

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 17, 2016**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Lois A. Smith, Chair
 Commissioner Kathryn West, Vice Chair
 Commissioner Robert B. Rondini
 Commissioner Bill Schwartz
 Commissioner Jose Galvan
 Commissioner Frances Hardrick

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the October 20, 2016 meeting. With one correction noted and made to the minutes, they were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding approval of a Project Plan amendment, the required Class I notice was published in the Daily Reporter on November 10th and as required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing. For the public hearing regarding authorization of property disposition, the required Class II notice was published in the Daily Reporter on November 3rd and November 10th.

Item 1, Public Hearing

Resolution approving Amendment No. 1 to the Project Plan for the Tax Incremental District No. 54 (Stadium Business Park), in the 8th Aldermanic District, to allow donation to the Tax Incremental District No. 59 (Bronzeville), in the 6th Aldermanic District. (8th & 6th Aldermanic Districts; submitted by Economic Development)

Lori Lutzka of Economic Development provided details on the success of TID-54 (Stadium Business Park) created in 2004 for an area located east of Miller Parkway at 38th and Mitchell Street. The project includes the redevelopment of 17 acres of the former Ampco Foundry into 4 new buildings, 200,000 square feet, and over 200 employees. TID-59 has ~\$5MM of debt whereby the City would contribute ~\$500,000 of increment from TID-54 each of the next five years to pay down the debt. Accounting for the increment generated from TID-59, that would leave ~\$135,000 of remaining debt in TID-59 in five years.

Commissioner West asked if this was an annual donation to which Ms. Lutzka stated affirmatively. Chair Smith asked about the close out of TID-54. Ms. Lutzka responded that this will delay the close out of TID-54 but in five years the City will look at TID-54 for the paving and housing initiatives.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10649.

Commissioner Galvan arrived prior to the presentation of Item 2.

Item 2, Public Hearing

Resolution authorizing the conveyance of Redevelopment Authority of the City of Milwaukee property at 3306-10 North Dr. Martin Luther King Jr. Drive to the City of Milwaukee, in the 6th Aldermanic District. (6th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate described how one Authority property will be combined with three City parcels to be sold to MLK-LLC for the relocation of Bader Philanthropies. The \$8MM project includes renovation of the Green Bay Building, construction of new building space, and some public park space. The City Plan Commission approved the rezoning of the project in October.

Commissioner Galvan requested that the planning of this project include the community and that this be communicated to the development team. Commissioner Schwartz asked about the other properties on the block which are private homes not part of the project. Commissioner Hardrick asked if the project has been discussed with the home-owners. Mr. LaPierre stated there have been 2 or 3 meetings with the neighborhood and Bader has enlisted Frank Cumberbatch to assist with the outreach.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10650.

Item 3, Public Hearing

Resolution designating the property located at 5111 S. 9th Street as a property in need of substantial rehabilitation for the purpose of providing financial assistance for redevelopment and borrowing purposes (Leader Paper Products, Inc. Project). (13th Aldermanic District; submitted by City Attorney's Office)

This item is to be held until the December 2016 meeting.

Item 4, Regular Business

Initial Resolution Regarding Redevelopment Revenue Bond Financing for Leader Paper Products, Inc. Project. (13th Aldermanic District; submitted by City Attorney's Office)

This item is to be held until the December 2016 meeting.

Item 5, Regular Business

Resolution approving a Term Sheet for a Development Agreement among The Couture LLC, the Redevelopment Authority of the City of Milwaukee, and the City of Milwaukee for the Couture Project. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development reminded the Board of the project approved by this body in December 2014. This resolution is a house-keeping item approving a term sheet that was agreed upon in 2015 when the TID was approved by the Authority and the Common Council. The \$122MM investment includes apartments, retail, and a public concourse on the first two floors that can house the streetcar and the Bus Rapid Transit. The terms of the public space stay the same with the City contributing \$17.5MM from the TID. There are agreements for increment guarantees and public access agreements. The property changed hands this past summer and demolition is underway. The construction should begin in the Spring of 2017.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10651.

Item 6, Regular Business

Resolution approving a cooperation agreement with Near West Side Partners Inc., Avenues West Association and any other community partners for the preparation of an updated Near West Side Market Study. (4th & 15th Aldermanic Districts; submitted by Planning)

Monica Wauck of DCD Planning requested the Redevelopment Authority become the fiscal agent for a \$25k contribution from Avenues West and the Near Westside Partners for a market study of the area. The last market study was conducted in 2004 with the area plan and this one would be an update to that analysis. The new market study would research (1) viability of commercial corridors, (2) market for a grocer, (3) sites from the design charrette, and (4) residential options. The \$25k contribution will be matched by \$25k of the Advanced Planning Fund. No Authority money will be used.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10652.

Item 7, Administration

Resolution approving the 2017 meeting schedule.

Meeting schedule discussed with 1 possible change for 2017. The scheduled meeting on April 20th may conflict with Spring Break for board members. The group will determine in the early part of 2017 if the date of the meeting needs to be changed.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10653.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 15, 2016**, at 1:30 P.M. at an off-site location that has not been determined and to adjourn. The motion carried without objection.



David P. Misky
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.