

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 15, 2017**

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 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 May 18, 2017 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding approval of a Project Plan and authorization of a property disposition, the required Class II notices were published in the Daily Reporter on June 1st and June 8th. Where required by Statute, letters were mailed to property owners and written notification was sent to the taxing jurisdictions prior to publication of the hearing.

Item 1, Public Hearing

Resolution adopting the boundaries and Project Plan for the 15th and North Tax Incremental Financing District. (15th Aldermanic District; submitted by Commissioner's Office)

DCD representative Maria Prioletta provided the historical context of the former Blommer's Ice Cream Factory Building. TID-90 would assist in the adaptive reuse of the historic structure for 64 housing units (54 affordable). The \$13.7MM investment includes low-income housing tax credits and historic tax credits. The developer-financed TID would provide \$635k to the project with the return of a façade easement. The price of tax credits left a gap in the financing package necessitating the City contribution.

The development team includes Evergreen Real Estate, Legacy Midwest Renewal, and HN Development and will include 25% SBE and 40% RPP. Ms. Sally Peltz from Legacy and Nicolette Jurgens-Tamminga from Evergreen described their organization's involvement and experience with such projects.

Commissioner Galvan asked about the RPP commitment and the role the SDC could play since they are in the neighborhood. Ms. Jurgens-Tamminga stated SDC has been incredibly supportive, hosting meetings, and recruiting companies to apply for contracts. Chair Smith asked about Aldermanic support to which Ms. Prioletta responded that Alderman Stamper is very supportive and has been pushing the human resource components. Commissioner Schwartz asked about developer-financed TIDs. Ms. Prioletta stated this is largely due to borrowing capacity and shared risk.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10679.

Item 2, Public Hearing

Resolution authorizing the conveyance of Redevelopment Authority of the City of Milwaukee properties located at 220 East Florida, 300 East Florida Street and 310 East Florida Street to the adjoining owners, in the 12th Aldermanic District. (12th Aldermanic District; submitted by Real Estate)

Rhonda Szallai of Real Estate described the remnant parcels that currently exist along E. Florida Street. The lots are unbuildable and encumbered by utilities but owned by the Authority. Commissioner Galvan asked what the buyers would do with such a challenging property to which Ms. Szallai responded surface parking. The lots will be sold for \$2 per square foot with one adjacent owner submitting a proposal to purchase a lot to date.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10680.

Item 3, Regular Business

Resolution authorizing Redevelopment Authority of the City of Milwaukee staff to facilitate predevelopment activities including executing easements, releasing easements, and conducting other site preparation and planning activities at the Kneeland Properties in the Menomonee Valley. (4th Aldermanic District; submitted by Environmental Team)

Benji Timm of the Environmental Team introduced the Kneeland Properties to the Board stating there are three parcels comprising of 15 acres. The sites were historically used for coal and salt storage, a lumber yard, and a junk car lot. The Authority took title in 2010 from the State of Wisconsin and is requesting this resolution to clear up some title issues related to easements. This was done similarly with the Menomonee Valley Industrial Center.

Commissioner Hardrick asked about the timeline to which Mr. Timm stated the Authority will clear up easement issues this year to submit grant funding requests for infrastructure improvements in 2018. Commissioner Schwartz asked about the eastern property known as Petit Point. Mr. Timm suggested this is a unique site overlooking the Harley Museum and the confluence of the Milwaukee and the Menomonee Rivers.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10681.

Item 4, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Department of Natural Resources Wisconsin Assessment Monies grant for the environmental assessment of the 401 E. Greenfield Avenue site in the City of Milwaukee. (12th Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team made this grant request for a City-owned site at the terminus of E. Greenfield Avenue. The City acquired the site in 1980 and the Port of Milwaukee has been leasing the site for coal storage since that time. The Authority recently conducted a Phase I of the 13.6-acre site which identified three Recognized Environmental Conditions including the coal storage use, a former boat slip filled in with unknown fill, and a large fuel oil tank farm. This State grant will provide the City with a limited investigation of the soil and groundwater conditions.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10682.

Item 5, Regular Business

Resolution approving the acceptance of a grant from Bader Philanthropies and entering into a cooperation agreement to conduct the Harambee Five Points Design Charrette. (6th Aldermanic District; submitted by Planning)

Sam Leichtling of Planning described the close working relationship the department has with the Business Improvement Districts at Riverworks and Martin Luther King Drive. The two BIDs will be working with DCD on a Design Charrette for 6 areas in the Harambee Neighborhood whereby 6 architectural firms will sketch out ideas for the identified areas. The Charrette concept has been used recently in Bronzeville, S. 27th Street, and the Northwest Side. The Authority's role is to accept the \$10k grant from Bader for use in the Charrette.

Lisa Hiller of Bader Philanthropies spoke about Bader's "placed-based philanthropy" and the hope their move to the neighborhood will catalyze other development in the area. Their offices open in 2018 with 19 employees.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10683.

Item 6, Communication

Menomonee Riverwalk Communication File (submitted by Planning)

Bob Harris of Planning provided communication on riverwalk overlay district proposed for the Menomonee River Valley which will go through the Common Council in the July cycle.

Item 7, Administration

Associated Bank - Investment Update (submitted by Finance & Administration)

Associated Bank provided an overview of the Authority's current investments.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **July 20, 2017**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, 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.