

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JULY 20, 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 Bill Schwartz
Commissioner Jose Galvan
Commissioner Frances Hardrick
Commissioner Cavalier Johnson

MEMBERS EXCUSED: Commissioner Kathryn West, Vice Chair
Commissioner Lois A. Smith, Chair

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 June 15, 2017 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's three public hearings regarding approval of Project Plans and authorization of a property disposition, the required Class II notices were published in the Daily Reporter on July 6th and July 13th. 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 approving the boundary and Project Plan for the Park Place Tax Incremental Financing District. (5th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development introduced the resolution with a bit of history including the office park being created in the 1980s and being built out in the 1990s and 2000s. There is ~1.5MM square feet of space but vacancy rates have been steadily climbing. The current occupancy rate is 60% with Woodland Prime in Menomonee Falls across the freeway at 89%.

This proposed district follows the mixed-use statute rather than the blight elimination statute and is to be proactive by including 16 parcels with an assessed value of \$59.9MM. The only difference lies in the fact the mixed-use statute has a maximum life of 20 years. The three parts of the TIF district are (1) providing a \$125k grant to AO Smith to construct an \$8MM technology center; (2) creating a \$300k fund to attract retail, service companies, and office tenants; and (3) assisting with \$450k for repaving and landscaping of a stretch of Good Hope. With \$75k of administrative costs, the district is for \$950k and will be paid off in year 12 or 2028.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10684.

Item 2, Public Hearing

Resolution approving a fifth amendment to Project Plan for Tax Incremental Financing District No. 56 (Erie/Jefferson Street). (4th Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development described Amendment #5 to provide ~\$1.2MM of funds for public improvements of Trestle Park. The City purchased the property from the rail company in 2014 for \$53k to make further Riverwalk connections. The City has an agreement with Mandel Group for the Marine Terminal that includes construction of Trestle Park. The design has been approved by the City Plan Commission and the Third Ward Association's Architectural Review Board.

Commissioner Galvan asked about boat docks to which Ms. Remington stated there is public boat dockage directly north and south of the proposed Trestle Park. Commissioner Schwartz asked about the cost breakdown. Ms. Remington responded that the majority of the cost of the park is for the trestle and is in line with the cost of Riverwalk on a per square-foot basis. There are constraints with the MMSD infrastructure but will be landscaped to allow future access to manholes. The project should start this fall with the completed park maintained by the Historic Third Ward Association.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10685.

Item 3, Public Hearing

Resolution approving the Land Disposition Report and authorizing the sale of the former Esser Paint properties located at 1500 and 1542-46 North 32nd Street and 3131 West Galena Street in the 15th Aldermanic District. (15th Aldermanic District; submitted by 30th Street Corridor)

Kein Burton of the 30th Street Corridor team reintroduced the project to the Board including the plans for housing and the Hmong American Friendship Association garden. The site has taken years and ~\$1.5MM to be ready for a development including federal, state, and local funds. Tory Kress of the Environmental team spoke of the history of the site, the environmental challenges of 19 tanks, soil and groundwater contamination, and demolition.

Commissioner Hardrick asked about any post-construction requirements to which Ms. Kress stated that, if any, they will not hold off occupancy primarily due to the location of the remaining environmental issues in relation to the housing. Based on questions from the Commissioners, Nicole Solheim, development manager of Gorman, discussed the tax credits, the retaining wall, the workforce components of the project, and the surface parking. The project has a set-aside for 20% of the units to be available for veterans.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10686.

Item 4, Regular Business

Resolution Authorizing the Issuance and Sale of Redevelopment Lease Revenue Refunding Bonds for University of Wisconsin - Milwaukee Kenilworth Project and Matters Related Thereto. (3rd Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Jeremy McKenzie provided the history of the project whereby the Authority is the owner of the Kenilworth building but has a lease with UW-Milwaukee for the housing, retail, and Peck School of the Arts. A recent RFP was issued for both public bonds and private placement. UW-Milwaukee is requesting Authority approval of a private placement with CapitalOne for ~\$52MM. The payment structure stays the same where UW-Milwaukee makes a lease payment to the Authority which uses a trustee to

Redevelopment Authority Minutes
Regular Meeting of July 20, 2017

pay down the bond debt service. Both Robin van Harpen and Donna McGee of UW-Milwaukee were in attendance thanking the Authority for their assistance with the project.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10687.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Hardrick to schedule the next regular meeting for **August 17, 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.