

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
SEPTEMBER 21, 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 Kathryn West, Vice Chair
Commissioner Bill Schwartz
Commissioner Jose Galvan
Commissioner Cavalier Johnson

MEMBERS EXCUSED: Commissioner Lois A. Smith, Chair
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 August 17, 2017 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding authorization of a property disposition, the required Class II notice was published in the Daily Reporter on September 7th and September 14th.

Item 1, Public Hearing

Resolution authorizing the Redevelopment Authority to enter into a lease with Talgo, Inc. for parking lots at 3025 W. Hopkins Street and 3424 N. 27th Street, in the 7th Aldermanic District. (7th Aldermanic District; submitted by Environmental Team)

Benji Timm, 30th Street Corridor Manager, stated the Authority has had a relationship with Talgo since 2010. The company is requesting a 4-year term with extensions to work on refurbishing Los Angeles Metro cars. The lease request is specific to two Authority parking lots as Building 36 was taken to the Century City Redevelopment Corporation board meeting on September 14th and to the Common Council Zoning, Neighborhood & Development meeting on September 19th.

Commissioner Schwartz asked if the parking lot leases coincide with the factory building lease to which they do. Vice-Chair West asked why the subway cars come by truck rather than rail. Mr. Timm stated the subway cars are not compatible with the freight rail. The company and Authority staff do not anticipate a need to repair either parking lot during the lease term.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10692.

Item 2, Regular Business

Resolution authorizing certain amendments relating to Redevelopment Revenue Bonds, Series 2010 (Palermos Properties Project), and the execution of the related documents. (8th Aldermanic District; submitted by City Attorney's Office)

Jeremy McKenzie of the City Attorney's Office reminded the Board this was a bond issuance from 2010 as part of a New Market Tax Credit transaction. The structure is now being unwound including the replacement of the tax credit entity and a new placement of bonds at a lower interest rate. The original bond debt of \$14MM is now at \$8MM. There will not be any fees for the Authority in this transaction since it is replacement of bond debt (i.e. no new bond debt).

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10693.

Item 3, Regular Business

Resolution approving an amendment to the approved Land Disposition Report that was part of the Redevelopment Authority of the City of Milwaukee's Resolution No. 10676. (6th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate stated that the Authority authorized the sale of 17 individual parcels to the Vanguard Group in May 2017 for "City Place." The project was to be completed in 3 phases; however, there was a discrepancy in the land needed for Phase I and so this resolution is a housekeeping item. Phase I will now include ~20 feet of the Phase II land for development.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10694.

Item 4, Regular Business

Resolution authorizing the application, acceptance, and funding of a grant for the Kneeland Properties Predevelopment Activities from the Fund for Lake Michigan. (4th Aldermanic District; submitted by Environmental Team)

Benji Timm of the Environmental Team provided background on the Kneeland Properties and how the properties fit into the Menomonee Valley 2.0 Plan as part of the Food and Beverage cluster and multi-modal opportunities. The Authority is also working on pre-development activities preparing the sites for future development. This request is for \$40k to look at stormwater management and sewer separation.

Commissioner Schwartz asked about Standard Electric's expansion which has been completed and the subdivision of property. Mr. Timm stated the Authority has sold the company 1.5 acres leaving 12 acres of total land available. The upcoming work will involve further subdivision and better ingress/egress.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10695.

Item 5, Regular Business

Resolution authorizing the Executive Director to enter into a contract with The Sigma Group for professional services for the Grand Trunk/Bay View Wetland Habitat Restoration Project in the Milwaukee Estuary Area of Concern (4th Aldermanic District; submitted by Environmental Team)

Scott Stange introduced the RFP process to the Board whereby the Authority received 6 proposals that were reviewed by 7 evaluation members. Two proposers were interviewed with the recommendation for awarding to The Sigma Group. The company has agreed to 8% MBE and 8% WBE through their subcontractors, Stormwater Solutions Engineering and LaDallman Architects. Mr. Stange provided additional information on the RFP process per Commissioner Schwartz's request. In general, evaluators look at work,

experience, cost, and human resource participation. This contract is for \$220k and is funded by a federal grant.

Commissioner Johnson was excused from the meeting during presentation of this item.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays. Adopted resolution is No. 10696.

Item 6, 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 3048 West Galena Street site in the City of Milwaukee. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team provided the history of the site as a manufacturing facility. The Authority foreclosed on the property in 2007, demolished the building in 2007, conducted an environmental assessment in 2008 through 2010, and has been remediating the site ever since. A bit more testing is required and this resolution authorizes the Authority to apply and accept a grant for completing the testing through a State program.

Commissioner Galvan asked about the retaining wall to which Ms. Kress stated some was already removed and it currently stands 1 floor above the rail tracks. Commissioner West asked about the length of sampling required to complete the project. Ms. Kress thought 1 to 2 years remain. There have been initial discussions about moving a playground to the site for the neighborhood.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays. Adopted resolution is No. 10697.

Item 7, Regular Business

Resolution authorizing a 1-Year License Agreement with Milwaukee Torrent Community Foundation for the property at 212 South 36th Street for soccer programming. (8th Aldermanic District; submitted by Real Estate)

Assistant Executive Director Dave Misky introduced the item to the Board stating we have attempted to attract an entity to program the fields in the Valley for soccer. A recent RFP was issued and an evaluation committee determined to not pursue the 1 submitted proposal. Subsequently, a meeting was held between the Authority and Max Welsh, former attorney at Foley & Lardner.

Mr. Welsh introduced himself and his interest in programming the space being a soccer player, dad, and community advocate. His relationship with Andi Davi of the Milwaukee Torrent Community Foundation, and their compatible missions, laid the groundwork for a proposal to be submitted to the Authority.

Mr. Davi introduced himself and is excited for the opportunity to host a soccer tournament on the fields this fall and use the fields throughout 2018 in providing space for youth with few resources to play soccer in the City of Milwaukee. There is a shortage of fields particularly in the City center. This 1-year license would allow hundreds of these kids to use the fields.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays. Adopted resolution is No. 10698.

Item 8, Regular Business

Resolution approving the updated Menomonee Valley Sustainable Design Guidelines and applying the updated Menomonee Valley Sustainable Design Guidelines to all new building developments or major renovations in the Menomonee Valley that receive financial assistance or involve the sale of land from the Redevelopment Authority of the City of Milwaukee. (4th, 8th & 12th Aldermanic Districts; submitted by Planning)

Bob Harris described the use of the Valley Sustainable Design Guidelines in the past to influence building design in the Menomonee Valley Industrial Center. This resolution updates the guidelines and allows for expansion of the guidelines to be used throughout the Valley. This applies to buildings that receive financial assistance or involve a sale from the City in the Valley. Most developments in the Valley have not had much trouble reaching the 85% goal within the guidelines in the past. Once adopted by the Authority, the guidelines will need to be added to the overlay district that exists on the east end of the Valley.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 3 ayes - 0 nays. Adopted resolution is No. 10699.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **October 19, 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.