

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 19, 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 Frances Hardrick
Commissioner Cavalier Johnson

MEMBERS EXCUSED: Commissioner Lois A. Smith, Chair

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

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the September 21, 2017 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding a redevelopment plan height variance, the required Class II notice was published in the Daily Reporter on October 5th and October 12th and for today's public hearing regarding Brownfield Grant applications, the required Class I notice was published in the Daily Reporter on October 12th.

Item 1, Public Hearing

Resolution approving a waiver to exceed the maximum density of 40 units per acre as required in the Beerline B Redevelopment Plan to allow a density of 57 units per acre for the property located at 1858 North Commerce Street (the "Property"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington from Economic Development described the project where the first floor would be converted from warehouse/office space to 12 additional residential units. The existing zoning allows a density of 40 units per acre and this resolution would allow that density to be exceeded. There is adequate parking for this expansion, the riverwalk would be activated since several units will have patios facing the riverwalk, and the landscaping along Commerce Street will be enhanced.

Commissioner Galvan asked if there were other variances in the Beerline B area to which Ms. Remington stated the Edge received a variance to exceed the density but the 2nd phase was never completed. Commissioner Hardrick asked if the new units will be comparable to the existing units. Keith McFarland of the management company responded the units would be the same. The complex has had a >95% occupancy rate over the last 10 years.

Vice-Chair West shared her concerns regarding traffic on Commerce Street particularly with the corner of Humboldt and Commerce. Could there be some limitations to parking at that corner during certain times of the day?

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10700.

Item 2, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment and cleanup of various brownfields throughout the City of Milwaukee. (7th, 14th & 15th Aldermanic Districts; submitted by Environmental Team)

Mat Reimer of the Environmental Team stated this resolution was an annual request to apply, accept, and fund brownfield grants from the USEPA. This year the Authority staff will be applying for 5 grants including 1 Revolving Loan Fund grant, 2 Assessment grants, and 2 Cleanup grants. Mr. Reimer provided the Board with an overview of the brownfield successes over the past 15+ years and then described the grant applications in more detail. One of the Assessment grants is City-wide while the other is specific to the property at 201 W. Oklahoma Avenue, a tax-delinquent brownfield. The Cleanup grants are for 1330 W. Center Street and 2642 W. Hopkins Street which were a manufacturing facility and a service station, respectively.

Commissioner Johnson asked if there were redevelopment plans for either of these two properties. Mr. Reimer stated there are currently no plans in the immediate future but that does not preclude the Authority from applying.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10701.

Item 3, Regular Business

Resolution authorizing the amendment of a Cooperation, Loan and Development Agreement between the City of Milwaukee, Redevelopment Authority, The Bon-Ton Department Stores, Inc., Wispark, LLC and NWC Commercial, LLC (TID No. 37). (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development stated this item was last heard in February 2017 amending TID-37 as part of the Grand Theater renovation for the Symphony and the agreement for the Bon-Ton deal. This amendment is to extend the deadline to December 31, 2018 and to modify the lease space for Bon-Ton. The amount of leased office space and retail space will fit the company's needs better once the new owners of the building gut the current building and build out the new space over time. The store will remain open during renovation. The company is committed to the building through 2028 and the job numbers remain in effect for the \$1.9MM forgivable loan.

Commissioner Hardrick asked how the store compares to other stores in the area to which Mr. Casanova stated the 50,000 square foot concept is new to Boston Store. Commissioner Galvan asked why the store is on two floors and not just the first floor. The atrium of the building posed a challenge for keeping the store only to the first floor.

Commissioner Schwartz asked about the TID amendment and if the money would be used for any of the renovation to which the answer is no. Commissioner Hardrick asked about the retail jobs. There may be a loss of 5 retail jobs but the employees will have an opportunity to move to other stores.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10702.

Item 4, Regular Business

Resolution relative to entering into a Green Infrastructure Funding Agreement with the Milwaukee Metropolitan Sewerage District (MMSD) and Northwest Side Community Development Corporation (NWSCDC) to facilitate the construction of the Innovation Park Green Infrastructure Demonstration Site. (1st Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team introduced the resolution by providing background on the former use (oil storage tanks) and the grants already secured to redevelop the site. The Authority is working closely with the Northwest Side Community Development Corporation (NWSCDC) in creating the Innovation Park Green Infrastructure Demonstration Site that would include future public amenities for the neighborhood. One recently awarded grant was from the Milwaukee Metropolitan Sewerage District that requires the Authority to create a 10-year conservation easement while the NWSCDC will install and maintain the green infrastructure elements.

Sarah Bregant of the NWSCDC provided additional detail on the site concept including educational, economic, workforce training, and stormwater components.

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

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10703.

Item 5, Administration

Resolution commending Robert Rondini for his service to the Redevelopment Authority of the City of Milwaukee.

Vice-Chair West read the resolution of commendation into the permanent record of the Redevelopment Authority.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10704.

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 **November 16, 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.