

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JUNE 20, 2019**

**MINUTES**

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

**MEMBERS PRESENT:** Commissioner Frances Hardrick, Chair  
Commissioner Lois A. Smith, Vice Chair  
Commissioner Kathryn West  
Commissioner Bill Schwartz  
Commissioner Jose Galvan  
Commissioner Cavalier Johnson  
Commissioner Monique Charlier

**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 16, 2019 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 Land Disposition, the required Class II notices were published in the Daily Reporter on June 6th and June 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 a Project Plan for Tax Incremental Financing District No. 99 (Joy Farms). (5th Aldermanic District; submitted by Economic Development)

Lori Lutzka of Economic Development presented the project plan and boundary for the TID request. The property went through City Plan Commission last week for the zoning change. Bill Zacher, Executive for Western Building Products, provided an overview of the company and the need to expand from their facility in Wauwatosa. The project would include construction of a 325,000 sf building on a 28-acre site, known as Joy Farm. Ms. Lutzka stated the \$18MM project is consistent with the Northwest Side Plan that would bring more than 200 jobs to the site. The 913 feet of water main and 4,250 feet of sanitary sewer will be installed in the public right-of-way. The City Ordinances require property owners adjacent to the sanitary connect to the sewer within 1 year. Western Building has agreed to pay for connection fees for each of the property owners with existing homes with the sewer line not disrupting their driveways. The \$2.45MM developer financed TID will require 25% SBE and 40% RPP and is projected to be paid off in 14 years.

Commissioner Johnson asked for an explanation for the public on the difference between a developer-financed TIF and a City-bonded TIF. Ms. Lutzka stated the developer-financed TIF places more risk on the developer. Commissioner Johnson summarized his conversation with the local Alderwoman stating Alderwoman Dodd has had numerous meetings with the company and the neighbors including 1 public meeting in March.

Commissioner West asked about the property to which Mr. Zacher responded saying the property was riding stable for many years before becoming a bus barn and now a staging area for We Energies.

Commissioner Schwartz asked about site access. Mr. Zacher stated the neighbors had 3 main issues with the project including traffic, out-of-pocket costs, and environmental issues. The traffic flow for the company will be north to Good Hope with signage for their trucks stating no truck traffic south. The driveway for the trucks is on the north side of the parcel with the employee traffic entering and exiting in the middle of the property heading north. The State DOT is already working on improvements to the Good Hope ramps that will benefit the traffic flow particularly the 8-13 Western trucks per day.

Regarding the out-of-pocket costs, Western has sent a letter to all 14 property owners impacted by the sanitary sewer committing Western to pay for the connection fees for each property owner that has a house (11 homeowners). This will cost the company over \$300,000 that cannot be paid for by the TID. There is no requirement for each homeowner to connect to the new water main so the company will not be offering the same commitment. There are no out-of-pocket expenditures for any of the homeowners. The company will be establishing agreements for each homeowner solidifying the commitment. Commissioner Schwartz requested the company provide enough support so each homeowner understands the legal document.

Regarding the environmental issues, Mr. Zacher stated the company believes the site plan will improve environmental conditions in the area since stormwater will now be managed on the site.

Commissioner Schwartz asked about fencing of the property to which Mr. Zacher stated there will be fencing and a gate for the truck drive but not the entire property. In addition, the development to the north are cell towers and a barn to the south of the parcel. There are no homes adjacent to the site.

Neighbor Reinhart Rittmeyer asked about the water service and the hydrant system. As a fire fighter he was requesting the company discuss their needs with MFD and Milwaukee Water Works. Rob Seleen from DPW responded the water main will be 12-inch diameter main. Mr. Rittmeyer asked about connecting to the new water main to which Mr. Zacher stated that the company would not likely be paying for this connection.

Neighbor Bruce Winter suggested the three neighbors on Green Tree should be included in the sanitary sewer connection but Mr. Seleen of DPW stated that was not feasible due to elevation differences. Mr. Winter requested a berm be placed along the southern property line. The company has agreed and will place the berm on the next rendering before the ZND meeting. Mr. Winter also requested the sewer run through his property with an easement. Mr. Zacher stated the company spent many months working with DPW to identify the proper route. Mr. Seleen stated the City's general practice is to place the sewer in the right-of-way and not on private property. In this case, it is more difficult to access and maintain and would likely be in the groundwater.

Ms. Lutzka stated this TID would be a companion file with the zoning change file, that was recommended for approved at the City Plan Commission, at the ZND meeting on July 2nd.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10776.

### **Item 2, Public Hearing**

Resolution approving a Cooperation Agreement with Clear Channel Outdoor, Inc. and Authorizing a Land Swap in the 6th Aldermanic District. (6th Aldermanic District; submitted by Real Estate/City Attorney's Office)

Matt Haessly of Real Estate provided an overview of the area and that the department issued an RFP last year that requested developers to consider either moving the existing static billboard or placing it on the new building. The result was no proposals were submitted so DCD, Clear Channel, Bronzeville Advisory Council, and Alderwoman Coggs determined moving the billboard in advance of a development was required. Mr. Haessly stated BOZA has approved the change from a static billboard to an electronic one if this resolution was approved by the Authority and the City.

Commissioner Galvan asked what the former use of the Clear Channel property was to which Jerry Falvey of Clear Channel stated it was residential. Commissioner Schwartz asked for clarification on whether this was Clear Channel real estate for an easement. Mr. Haessly confirmed.

Commissioner Smith asked about the grade of the area. Jim Bernkley of Clear Channel responded the entire area is relatively flat and the site lines for the billboard are acceptable to the company.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10777.

### **Item 3, Regular Business**

Resolution approving contract among the Redevelopment Authority of the City of Milwaukee, City of Milwaukee, JCP Construction LLC, a JCP-related entity, and Milwaukee Area Technical College for sale and rehab of City house, in the 6th Aldermanic District. (6th Aldermanic District; submitted by Real Estate/City Attorney's Office)

Matt Haessly of Real Estate introduced the resolution which is the result of a conversation between DCD and MATC and included a partnership between the Authority, the City, the Milwaukee Area Technical College, Social Development Commission, and JCP. The City would sell the home at 2606 N. Holton Street to a JCP-related entity. JCP would coordinate the rehab work with MATC and SDC supervising students in the trades. The students would receive college credit and certifications through MATC. The Authority is contributing \$25,000 for start up costs with the hope that additional funders follow.

David Polk of MATC, Courtney Kelly of SDC, and Jalin Phelps of JCP all spoke about the partnership and how this program could be a pathway for many young people to succeed in the trades.

Commissioner Galvan asked if the students would be required to have their GED before enrolling in the program. Ms. Kelly and Tyrone McKee of SDC responded that the SDC is involved to provide wrap-around services for the students including obtaining their GED or equivalency.

Commissioner Charlier asked about funding. Alfredo Luna of MATC spoke to the federal and state workforce grants available to assist but philanthropists or donors may assist in the construction materials. Mr. Haessly stated the sale of the home will not occur until 70% of the funds are secured.

Commissioner Johnson asked about a requirement for owner-occupancy. Ms. Amy Turim of DCD stated there were discussions with Alderwoman Coggs and the group decided it is preferred but there would be no requirement. However, the group is hopeful they can find a buyer before picking the finishings so it could be customized.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10778.

**Item 4, Regular Business**

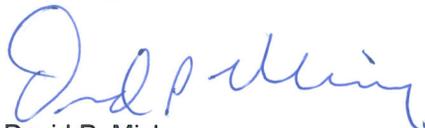
Resolution authorizing an amendment to a contract for unarmed security guard services at the Century City Business Park. (7th Aldermanic District; submitted by Finance & Administration)

Scott Stange stated an RFP was issued last year and Security Officer Services, Inc. was the selected bidder. The company is a registered Small Business Enterprise company and has achieved 100% Resident Preference Program hours to date. Despite the contract being for 3 years, staff would prefer to bring extensions to the board every 6 months or so since the conditions change regularly at the site. Consequently, the scope of work may change impacting the project budget. This amendment is not-to-exceed \$50,000.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10779.

**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 18, 2019**, 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.