

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JULY 18, 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 June 20, 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 Project Plan Amendments, the required Class I notices were published in the Daily Reporter on July 11th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearings.

**Item 1, Public Hearing**

Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 37 (Grand Avenue). (4th Aldermanic District; submitted by Economic Development)

Dan Casanova, Economic Development, provided background to the project area and the increased costs for the Grand Theater renovation for the Milwaukee Symphony. The underground utilities in N. 2nd Street require relocation and some utilities in the alley to the north were unknown. This amendment would increase the funding budget \$3MM and the TID would be paid off in year 23 or 2021. The work on the MSO continues and is expected to be open in the fall of 2020.

Commissioner Charlier asked about the amount of money originally allocated for utilities to which Mr. Casanova stated \$2.5MM. Part of the challenge has been the moving of the wall for Historic tax credit purposes has required underground utility work. Commissioner Johnson asked about N. 2nd Street which will ultimately be 1 direction with 1 parking lane.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10780.

**Item 2, Public Hearing**

Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 83 (Broadway and Michigan). (4th Aldermanic District; submitted by Economic Development)

Dan Casanova stated TID-83 was created in 2015 with Phase I involving the Mackie Building, Phase II the Button Block Building and Streetscaping, and Phase III the parking lot south of the Mackie. The parking lot will be redeveloped for the Huron Building (with Husch Blackwell as the major tenant), additional streetscaping, and enhancements under the 794 bridge. The \$3.9MM amendment will primarily be developer-financed with \$100k used for redeveloping Pompeii Square. The TID is projected to be paid back in year 13 or 2028. This amendment allows payback to be one year earlier.

Commissioner West asked about the first floor of the Huron to which Mr. Casanova stated it would be designed for retail. Commissioner asked if there were renderings of Pompeii Square, a County Park. There are no renderings yet. Commissioner Schwartz asked that the lighting and landscaping be done well.

Mitchell Henke, bike enthusiast, requested a bike lane be considered for N. Broadway to be created to cross Clybourn to the Third Ward. Mr. Casanova stated the lane had existed but was recently removed. The Board requested the bike lane be considered and requested the bike/ped plan be presented to the Board at a later date.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10781.

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

Resolution authorizing an Agreement for Purchase and Sale with Tower Automotive Operations USA III, LLC for its property in the 35th & Capitol Redevelopment Project Area (7th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate stated the Authority has an opportunity to purchase the parcel for \$250k with half of the money coming from BID-37. The Authority's money is coming from the Century City account as part of the New Market Tax Credit transaction 7 years ago. The property will give the Authority control over its future use including a possible bike/ped bridge over the rail tracks to Good City Brewing.

Commissioner Schwartz asked about the price of the parcel to which Mr. Timm said the price has come down over the years from \$1.6MM due to holding costs and environmental liability. The Authority will take on both but has a good handle on what costs we will be faced with. In fact, the environmental issues are closed through the State of Wisconsin. Commissioner Galvan asked about utilities which exist primarily along the northern property line and we should be very thoughtful in creating more pedestrian safety.

Commissioner West asked about the use for the site to which Mr. Timm indicated there have been several retail groups that have looked at the site due to its visibility. Mr. Timm also stated the MMSD and DPW continue to work through the flood conditions in the area and the train bridges may see some aesthetic improvements in the near future.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10782.

### **Item 4, Regular Business**

Resolution approving a term sheet and authorizing expenditures from Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District. (5th Aldermanic District; submitted by Commercial Corridor Team/City Attorney's Office)

Natanael Martinez of the Commercial Corridor Team reintroduced the file where the City set up a \$300k business attraction/retention fund. The resolution is requesting \$2,010 for

Broken Egg Family Restaurant for new signage and installation. This request is a matched by the owner of the restaurant.

Chair Hardrick asked about the occupancy of the business park which has lost many tenants in the recent past. Commissioner Schwartz stated it is struggling based on his company's portfolio which includes one of the buildings in the park.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10783.

**Item 5, Regular Business**

Resolution authorizing execution and recording of satisfactions to terminate of record expired and obsolete Redevelopment Plans. (Various Aldermanic Districts; submitted by Real Estate)

Assistant Executive Director Dave Misky offered the termination of 3 expired redevelopment plans. All of the plans served their purpose of eliminating blight and a satisfaction can be recorded against the deeds to remove any encumbrances.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10784.

**Item 6, Regular Business**

Resolution approving the acceptance of a grant from Ascension St. Joseph Hospital and entering into an agreement to conduct the Burleigh BID/St. Joseph Hospital Campus Design Charette. (7th & 10th Aldermanic Districts; submitted by Planning)

Vanessa Koster, City Planner, introduced the charette concept where the department has collaborated with Community Design Solutions (CDS) on 11 other charettes since 2013. The approach involves numerous stakeholders and results in a summary that illustrates redevelopment project ideas. Several successful examples have resulted. Ms. Koster stated that Ascension St. Joseph Hospital is contributing \$10k for a charette to be conducted in the area of the BID.

Commissioner Galvan asked about the outreach to schools for the charette and Ms. Koster responded that the process involves reaching out to all schools in the area.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10785.

**Item 7, Communication**

Redevelopment Authority Staff Presentation on the 2018 Annual Report of Tax Incremental Districts (City-Wide; submitted by Economic Development/Finance & Administration)

Lori Lutzka and Dave Piedt presented the overview of the TID Annual Report. There are currently 52 TIDs with incremental property value of \$1.8 billion. In 2018 there were 3 districts created including 1st and Becher (Michels) at \$7MM, Villard Commons at \$500k, and Komatsu at \$40MM.

The City utilized \$65k for paving (2018) and \$65k for housing (2019) from the Solar Paints TID #50. The City also dissolved TID-15 (Steeltech). The City has closed 45 districts over the years benefiting with \$1.3 billion of incremental value added to the tax base. It appears the City will dissolve TID-50 in 2019, use TID-46 and TID-60 for paving, and use TID-22 for housing.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **August 15, 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.