REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
SEPTEMBER 19, 2019

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 Frances Hardrick, Chair Commissioner Lois A. Smith, Vice Chair Commissioner Kathryn West Commissioner Bill Schwartz Commissioner Jose Galvan Commissioner Monique Charlier
MEMBERS EXCUSED:	Commissioner Cavalier Johnson
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 August 15, 2019 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding approval of a Project Plan, the required Class II notice was published in the Daily Reporter on September 3rd and September 12th. As required by Statute, letters were mailed to property owners and written notification was sent to the taxing jurisdictions prior to publication of the hearings. For the two public hearings regarding authorization of property dispositions, the required Class II notices were published in the Daily Reporter on September 3rd and September 12th.

Item 1, Public Hearing
Resolution approving the boundary and Project Plan for The Century City Tax Incremental Financing District. (7th Aldermanic District; submitted by Economic Development)

Benji Timm of Real Estate introduced the item by providing a history of the site including Talgo, Benson, and Good City. Mr. Timm also described several plans for the area and the site and then introduced the company, Strauss Brands. The company is proposing to buy 20 acres, with a 5-acre option, and build a 170k square foot building which is significantly larger than their current 41k sf building in Franklin.

Dan Casanova of Economic Development provided an overview of the TID. TID-74 is the larger TIF district that will require a donor TID in the near future. TID-101 is specific to Century City with the terms of the project including $4.5MM grant provided the company meets certain job thresholds. The 25 year reimbursement has a 5.5% interest rate and has goals of 40% RPP and 25% SBE. The company would like to break ground this year with the facility being operational in the Spring of 2021.

Commissioner West asked about the outlots to which Mr. Timm stated staff is currently revisiting the future reuse of the outlots. Some could be used for park space, parking lots,

or developments. Commissioner Galvan asked about the size of the district. Good City's building will contribute to TID-74 but not to TID-101. The expansion on the optional 5 acres would be to the north of the new building.

Commissioner Schwartz asked Don Olsen of ESI, the design/build firm, about building materials and how the odor nuisances would be managed. Mr. Olsen explained the site layout, the refrigeration to control odors, and the use of a basement and a fully enclosed truck area to control odors. The livestock with be brought to site between 5 and 11 am and will be kept indoors. 80% of the plant labor is from Milwaukee and unionized with salaries between $13.50 and $17/hour with benefits.

Chair Hardrick asked about fencing to which Jerry Bussen of the company stated they will follow the same type of fencing constructed around Good City. Commissioner West asked about the TID size. Mr. Casanova responded the TID cannot be less than 1 parcel and, right now, the TID area is one parcel until we subdivide it.

Commissioner Schwartz asked about the impact of a job creator for the neighborhood. Both Mr. Timm and Executive Director Marcoux compared it to Palermos' impact in the Menomonee Valley and how this company is leading the way. Finally, Commissioner Galvan asked about truck traffic. Mr. Bussen of Strauss responded the company will have 10-15 trucks per day outbound and maybe 45-50 trucks after expansion. This is far less than when AO Smith operated at the site.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10792.

Item 2, Public Hearing
Resolution approving a Land Disposition Report for Sale of Land to Strauss Brands, LLC for property within the Century City Business Park. (7th Aldermanic District; submitted by Real Estate)

This item was heard with item #1 and the TID approval.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10793.

Item 3, Public Hearing
Resolution accepting an Offer to Purchase of MWM, LLC for the property at 207 East Florida Street in the 12th Aldermanic District. (12th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate reminded the Board of the recent approvals for expansion of Marchese including the lot south of E. National Avenue. This lot is a remnant of a Union Pacific rail spur that will be removed and allow Marchese to expand with additional employee parking and truck staging. Staff has discussed this with the neighboring property, Usingers, and they are comfortable with the sale and expansion plan.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10794.

Item 4, Regular Business
Resolution authorizing up to a $400,000 subgrant allocation for pre-demolition activities at the former Boston Store building located at the vacant Northridge Mall from the revolved funds of the RACM Brownfields Revolving Loan Fund received from grant funding from the Environmental Protection Agency. (9th Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team asked for permission to utilize revolved Brownfield Revolving Loan Funds to remediate the asbestos and other hazards from the former Boston Store. Demolition is the most effective option and this subgrant would assist in the demolition of the building.

Commissioner Schwartz asked what we have done to keep people from entering our building, in light of the recent electrocution. Mr. Reimer stated we have eyes on the site with the Police, DNS, DPW, and DCD. Further, our site has been de-energized when we first took ownership. Commissioner Charlier asked what percentage of the total funds does this subgrant represent. Mr. Misky responded that we have ~$7MM of revolved funds and we have used subgrants on other projects including the Menomonee Valley, Century City (twice), and now the former Boston Store. We provide subgrants to important projects managed by the City/Authority.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10795.

Item 5, Regular Business
Resolution relative to application, acceptance, and funding of State of a Wisconsin Department of Transportation (WisDOT), Transportation Economic Assistance (TEA) program grant for a transportation improvement project located at Century City, in the City of Milwaukee. (7th Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team requested the authority to apply for and accept a TEA grant for the road extension on to Century City. The plan is to apply for $1MM to assist in constructing the road to the Strauss Brands development. The grant program is available to retain and attract companies in the State.

Commissioner West asked if the stub road would be the route for Strauss trucks, as well as employee traffic to which Mr. Reimer said it is the same. Chair Hardrick asked if the road would be public and it will be a public road. Commissioner Smith asked if this grant program has been used before. Mr. Reimer stated we recently asked for permission to apply for Komatsu but the application never moved forward. Finally, Commissioner Schwartz asked that staff ensure the remaining parcels will be viable manufacturing sites.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10796.

Item 6, Administration
Resolution authorizing the Executive Director to enter into a contract amendment for Snow and Ice Removal services at the Century City Business Park site. (7th Aldermanic District; submitted by Finance & Administration)

Scott Stange, Contracts Manager, stated the original contract with Ray Hintz authorized by the Authority in October 2018 for 1 year and two 1-year extensions. Due to State Statutes and the Authority's Purchasing Policy, this resolution will extend the contract for the first of the two year extensions. The total contract in 2018-19 was ~$31k.

Commissioner Galvan asked about SBE and RPP percentages to which Mr. Stange stated the RPP was 55% exceeding the 40% goal. The company was a bit low on SBE (22%) but the Authority staff will push the company to improve on that number for this upcoming season.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10797.

Item 7, Communication
Communication by the City of Milwaukee relative to the preferred remedial cleanup action option at 2001 W. Vliet Street where an EPA Brownfields Cleanup Grant will be utilized for remediation. (4th Aldermanic District; submitted by Environmental Team)

> Mat Reimer of the Environmental Team restated the project and the USEPA requirement for a Public Meeting (rather than a Public Hearing). This meeting allows the public to comment on the remedial action of asbestos abatement, removal of lead-based paint, and hazardous materials. Commissioner Schwartz asked about the development which includes veterans housing in the former school and market-rate units along W. Vliet Street.

Item 8, Communication
Bike Pedestrian Plan Presentation (City Wide; submitted by Department of Public Works)

> Mike Amsden and James Hannig of the Department of Public Works presented on the bike/ped plan for the City of Milwaukee. The presentation included focus areas like downtown and how the bike lanes can be connected to the larger bike network.

ADJOURNMENT

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