

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 17, 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 Bill Schwartz
Commissioner Jose Galvan
Commissioner Cavalier Johnson
Commissioner Monique Charlier

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
Commissioner Kathryn West

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 19, 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 Project Plan Amendment, the required Class II notices were published in the Daily Reporter on October 3rd and October 10th. 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 the boundary and Project Plan for the Schuster's Building Tax Incremental Financing District. (6th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development introduced the \$15MM developer-financed TID for the former Schuster mall. The \$84.5MM investment would include 400K square feet of space for 77 apartment units (53 affordable), office space, and a parking deck. Mr. Casanova provided a history of the building as a mall and then as storage. The site has been deemed as a catalytic project site in the Northeast Side Plan (2009), the Bronzeville Area Redevelopment Charrette (2013), and the Transit-Oriented Development Plan (2018). The project has had dozens of public meetings reaching out to all constituents.

Terrell Walter of the development team, Royal Capital Group, stated the office tenants include Medical College of WI and Greater Milwaukee Foundation. Tom Joy, architect for Engberg Anderson, further described the details of the build out.

Mr. Casanova provided additional background on the four parcels included in the TID that have a base value of \$3.7MM but will have an approximate assessed value of \$45MM. The developer will have a Human Resources Agreement, receive 5.5% interest up to 25

years, and will maintain the affordable units for 25 years. The City will receive a façade easement and a guarantee that 20% of the units will be reserved for neighbors.

Commissioner Schwartz asked about the assessed value to which Mr. Casanova stated there are no comparables to this new build-out so the assessed value is conservative. Commissioner Schwartz asked about possible office expansion. Mr. Walter stated there is currently 13-14K square feet of unoccupied office space for tenant expansion.

Commissioner Galvan asked about stormwater to which Mr. Joy responded there will a Stormwater Management Plan required for the redevelopment. Commissioner Johnson asked if the parking deck would be available for residents of the apartment complex. Mr. Walter stated the residents would park underground and inside the residential building with over 1 space available per unit.

Deshea Agee, Executive Director of the MLK Business Improvement Director, stated his organization's support and the amount of public outreach already conducted. Executive Director of RACM, Rocky Marcoux, also spoke in favor of the project.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10798.

Item 2, Public Hearing

Resolution approving Amendment No. 2 to the North 35th Street - West Capitol Drive (Century City) Redevelopment Plan. (7th Aldermanic District; submitted by Real Estate / Planning)

Executive Director Rocky Marcoux stating the item was a land use item and the Board will not be acting on the TID or land sale items that were heard at the previous Authority meeting. Strauss leads the meat industry in raising and processing animals.

Benji Timm of Real Estate mentioned this is Amendment No. 2 where the property at 3025 W. Hopkins will allow intense manufacturing as a special use, if the Board of Zoning Appeals (BOZA) approves. Mr. Timm stated the property owners within the plan area were notified of the amendment and were supportive but now the Authority and the Common Council are required to approve the amendment.

The original plan was adopted in 2005 to allow for family-supporting manufacturing jobs but prohibited intense manufacturing. Industrial processes have changed since the 1960s when the term slaughterhouse we used and the company will use best management practices in their processes.

Commissioner Johnson asked about the term modern manufacturing and Don Olsen, Vice President of ESI, the firm designing the facility, stated the facility will meet all USDA requirements. There will be a cleaning shift each day to comply with federal requirements. The odors will be managed through the cooling of temperatures in the manufacturing space with Mr. Olsen further describing the process to control odors in the basement of the facility.

Commissioner Johnson asked about the environmental impacts to which Mr. Olsen stated the manure will be managed on site with a wastewater permit issued by the sewerage district. The company does not believe there will be a rodent issue due to the USDA requirements and the daily cleaning of the facility. Commissioner Johnson then asked about outreach. Mr. Timm responded he met with the Triangle Neighborhood Association, the property owners and tenants in the business park, door-knocking in the residential neighborhood, the Corridor Corporation, Northwest Side CDC, and the local Alderman's office. Good City and Talgo are very supportive, as well.

Commissioner Johnson requested information on the jobs to which Executive Director Marcoux stated the labor shed was the critical piece of the decision-making process. Jerry Bussen of the company stated the company is union and is very competitive in the marketplace.

Chair Hardrick asked about the wastewater treatment to which Mr. Bussen responded that most new facilities require wastewater permits for their effluent. Commissioner Schwartz asked about the Franklin facility, which is in an industrial park but also near residential homes, and the jobs. Mr. Bussen stated the jobs are union and the company cannot discriminate against prospective employees on their past.

Assistant Executive Director read into the record a letter of support from FaB Wisconsin. The Corridor Corporation Executive Director Cheryl Blue spoke in support of the project and the amendment.

Citizen Marty Wahl spoke of his concern that there was not enough public outreach and questioned if this project would enhance development in the area. Mr. Marcoux stated the BID businesses are very supportive of the project.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10799.

Item 3, Administration

Resolution authorizing the Executive Director to execute and amendment to the contract with The Sigma Group for professional services for the Grand Trunk Wetland Habitat Restoration Project in the Milwaukee Estuary Area of Concern. (14th Aldermanic District; submitted by Real Estate)

Scott Stange, Contracts Administrator, reminded the Authority Board the contract for The Sigma Group was first brought to the group in May 2017 for the company to provide services for Grand Trunk. The original scope of work needs to be expanded by \$150K due to the increased volume of PCB-contaminated soils/sediment. The increased scope will require additional investigation.

Commissioner Galvan asked about the level of Authority commitment to which Mr. Timm stated it is \$38K as match to the \$150K of USEPA Great Lakes Restoration funds. The Authority match comes from City development funds and not RACM reserves.

Commissioner Johnson was excused during this item.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10800.

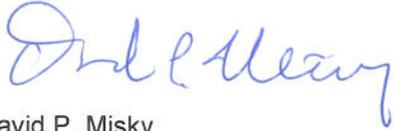
Item 4, Communication

Presentation from the Urban Ecology Center for the Menomonee Valley.

Tim Vargo, Ethan Bott, and Maggie Steinhauer of the Urban Ecology Center presented an overview of their science research program at Three Bridges Park and the Menomonee Valley Stormwater Park. The Center's work focuses on research of snakes, birds, bats, and dragonflies.

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 **November 21, 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.