

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 21, 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 Jose Galvan
Commissioner Cavalier Johnson
Commissioner Monique Charlier

MEMBERS EXCUSED: Commissioner Bill Schwartz

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 October 17, 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 and Land Disposition, the required Class II notice was published in the Daily Reporter on November 7th and November 14th. 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. And for today's public hearing regarding approval of a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on November 14th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing.

Item 1, Public Hearing

Resolution adopting the boundaries and Project Plan for the Phillis Wheatley Tax Incremental Financing District. (15th Aldermanic District; submitted by Commissioner's Office)

Maria Priolella of the Commissioner's Office provided the background for the LIHTC project of converting a surplus MPS school in the Lindsay Heights Neighborhood into a residential development. The department issued an RFP for the site and selected Royal Capital LLC as the developer. The \$19.4MM development will utilize the historic school building to create 82 new housing units through utilization of Historic Tax Credits, Low Income Housing Tax Credits, HOME Funds, and private financing. TID-103 would add an additional \$1.05MM to the capital stack through a developer-financed loan with a 20-year term at 5.5% interest. The project would include 25% RPP and 40% SBE and a façade easement.

Terrell Walter of Royal Capital further described the project with a fitness center, a community kitchen, and a café. Commissioner Johnson asked about the fitness center to which Mr. Walter stated they are in discussion with several 3rd parties who would operate the space.

Commissioner Galvan asked about Royal Capital's other projects. Mr. Walter mentioned the apartments adjacent to the Fiserv Forum, the Good Hope Library, and the City of Madison. Commissioner Smith asked about the market research of the residential units. Mr. Walter stated BakerTilly completed the market research for this project and determined, with the classroom sizes for the school, 3 bedroom units work well.

Commissioner West asked about the open space on the north side of the site to which Mr. Walter responded the area needed an open space and it is their intention to leave that area as open. Commissioner Johnson had spoken to Alderman Stamper who is very supportive of the project. Finally, Commissioner Galvan asked about the Legacy Lofts apartments at 15th and North which is fully developed and occupied showing there is additional need for the neighborhood.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10801.

Item 2, Public Hearing

Resolution approving a Third Amendment to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards). (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development stated the resolution's objective of moving TID funds from one line item to another. The district was created in 2009 with funds approved in 2011. The business park has the Global Water Center, Zurn, and The Yard (now under construction). The TID has expended \$7.3MM on infrastructure in the district and has a \$5MM private/public venture fund to attract companies. Approximately \$1.6MM has been spent and so the request is to move \$3.4MM from the private/public venture fund to public infrastructure to relocate sewers that exist in the real property portion of the District to the public right-of-way. This 3rd amendment would replace a previously-approved 3rd amendment for the streetcar that has not been approved at the Common Council. The District is performing well starting with a base value of \$26MM and currently has a value of \$121MM.

Commissioner Charlier asked what happens if the venture fund was needed in the future to which Mr. Casanova stated the sewers are an impediment to bringing companies to the site so the current thought is to complete the infrastructure improvements. Commissioner Galvan asked if there is interest in the site. Mr. Casanova stated General Capitol and Peter Moede, the owner, regularly respond to RFPs.

Linda Gorens-Levey of General Capital and Terry Meyer of the Sigma Group provided an overview of the sewer move from the parcels to the right-of-way. Commissioner Johnson asked if the \$3.4MM will cover the infrastructure move to which Mr. Casanova stated yes but need to design the move to understand all costs. We may have to utilize the Idle Sites Grant already approved for the site to cover the difference. Commissioner Johnson then asked about the \$1.6MM already spent from the venture fund. It was used for geotech work, a site grant, and a forgivable loan to Zurn for job counts.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10802.

Item 3, 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)

Terence Acquah of the Commercial Corridor Team presented items #3 and #4 together. The TID allocated a \$300K fund for business attraction and retention.

Item #3 would provide a \$2,265 façade grant for Broken Egg, a restaurant that recently opened and Item #4 would provide a \$10,000 signage grant for the Liberty Plaza retail center.

Commissioner Smith asked about the retail mix and longevity of the stores to which Mr. Acquah responded that there are several stores currently leasing space but all less than 2 years. Commissioner Galvan asked if this was a reimbursable grant program with Mr. Acquah stating affirmatively.

Commissioner Johnson requested the signage be uniform and professionally done. Chair Hardrick asked for clarification on the costs. Mr. Acquah confirmed the facade and signage grant programs have caps and these requests fit within the maximum requests.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10803.

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)

See item #3.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10804.

Item 5, Administration

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

Scott Stange, Contracts Administrator, reminded the Board of their approved resolution extending a contract for Ray Hintz, Inc. at the September 2019 meeting. Since that time, Ray Hintz has severed their contract with the Authority. This resolution allows the Authority to piggyback onto a City contract with All Seasons for 3 years. The firm is minority-owned and a Small Business Enterprise company.

Commissioner Smith asked about pricing to which Mr. Stange stated the contract is for \$15,000 per year and less than the Hintz contract.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10805.

Item 6, Administration

Resolution approving the 2020 meeting schedule. (submitted by Real Estate)

The proposed meeting schedule for 2020 was presented with meetings continuing to be held on the third Thursday of each month.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10806.

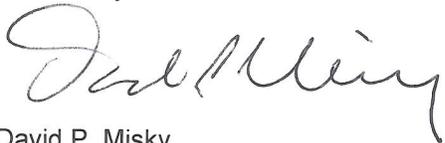
Item 7, Communication

Communication by the City of Milwaukee relative to a brownfield grant application to the USEPA for cleanup of 3100 W. Capitol Drive in the City of Milwaukee. (1st Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team provided background on the site and the USEPA requirement for a Public Meeting. This meeting allows the public to comment on the remedial action of soil excavation from the former service station. The site will be part of a larger stormwater management system for the area by the City Department of Public Works. There were no additional public comments to the file.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 19, 2019**, at 3:00 P.M., at Good City Brewing Company, 3945 North 31st Street, 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.