REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 20, 2020

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 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 December 19, 2019 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings regarding approval of Project Plan Amendments, the required Class I notices were published in the Daily Reporter on February 13th. Where required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearings. For today's public hearings regarding property disposition, the required Class II notice was published in the Daily Reporter on February 6th and February 13th.

Item 1, Public Hearing
Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 49 (Cathedral Place), in the 4th Aldermanic District, to allow donations to Tax Incremental Financing District No. 74 (North 35th Street and West Capitol Drive), in the 7th Aldermanic District, and authorizing additional public infrastructure expenditures within the one-half mile radius of the District 49 boundaries. (4th & 7th Aldermanic Districts; submitted by Economic Development)

Dan Casanova of Economic Development provided the background of TID-49 with the original TID created to construct a $25MM parking deck. The TID was amended to provide $9.7MM for the streetcar. Cathedral Square Friends was created in 2015 to undertake small-scale initiatives.

This TID amendment would provide $1.85MM for public infrastructure which would "frame the park." The amendment would also donate $7.7MM to TID-74 (Century City) which has nearly $25MM in outstanding debt. This amendment will add 5 years to TID-49 but would still be paid off in year 24 of the district.

Commissioner West asked about the possibility of providing greater support for Cathedral Park. Mr. Casanova stated more outreach was needed to work on park plans and that decisions about park renovations are not far enough along. Commissioner Galvan asked

about City input to the park to which Mr. Casanova stated it would not be likely since it is a County park.

Commissioner Charlier asked about green infrastructure (GI). The infrastructure has not yet been designed so GI could be incorporated including curbless streets. Commissioner Schwartz asked about the use of the $1.85MM. Mr. Casanova stated the money would be used for lighting, utilities, streetscaping, and pavement.

Resident Bruce Westling asked about TID-74 and how the business district will be different going forward. Why would the City create a TIF district to subsidize a business park and compete against the private market. Benji Timm, DCD Project Manager, responded the TID was created to acquire and clear the site since the private market was not interested in redeveloping the site. Commissioners Schwartz, West, and Smith all agreed that TID-74 has had some setbacks but there is trust in the department and the process.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10808.

Item 2, Public Hearing
Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 46 (New Arcade Project). (4th & 7th Aldermanic Districts; submitted by Economic Development)

Lori Lutzka of Economic Development described the 1/2-mile policy for infrastructure and the donation of increment where an amendment to TID-46 would provide $688K for streets and $4.3MM for donation to TID-74. The district would be extended an additional 5 years and pay off in year 24. The infrastructure funds would be repaving of streets within the right-of-way.

Citizen Bruce Westling suggested that TID projects stand alone on their own merits.

Commissioner Schwartz asked if the success of the renovated Grand Avenue will impact this item to which Ms. Lutzka sated TID-97 is an overlay of TID-46 and would not impact this TID.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10809.

Item 3, Public Hearing
Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental Financing District No. 60 (Milwaukee Intermodal Passenger Station). (4th & 7th Aldermanic Districts; submitted by Economic Development)

Lori Lutzka of Economic Development stated TID-60 was created in 2005 with $6MM to fund the Galleria of the Intermodal Station. This amendment will provide $170k for streets and $1.362MM for donating to TID-74. The district will be extended 5 additional years but be paid off in year 20. All told, $13.3MM of increment will be donated from TIDs 46, 49, and 60 to pay down over half of the debt service of TID-74 leaving ~$11.3MM of debt.

Commissioner Schwartz asked if the Strauss deal would have impacted TID-74 to which Ms. Lutzka stated Strauss would not have impacted TID-74 since it would have been an overlay (i.e. increment would pay down Strauss TID and not TID-74). Alderman Johnson asked about TID-60 and whether this amendment would impact the proposed streetcar.

Ms. Lutzka stated none of the 3 TIDs would be used for streetcar extensions. The City has newer TIDs that could be used for streetcar investments in the future.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10810.

Item 4, Public Hearing
Resolution authorizing the sale of the Redevelopment Authority of the City of Milwaukee -owned property at 541 North 20th Street, in the 4th Aldermanic District. (4th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate provide some background on the City's ownership of the parcel in 1998. The parcel is west of Marquette's campus and is located on a residential block. The site has been listed for quite some time with Herro Co. proposing a $3MM apartment building with 27 one-bedroom units. The sale price of the land is $25k. Developer Louis Herro spoke to the board about his company's experience all over southeast Wisconsin.

Commissioner Charlier asked if any of the units would be affordable to which Mr. Herro stated the units would all be market-rate. Commissioner West asked why the parcel was on the market for so long. Mr. LaPierre responded that the parcel is very small and has been marketed for several years with the size of the lot turning many developers away. Commissioner Schwartz asked about the cost of the development. Mr. Herro stated he grew up in the neighborhood and believes his set of drawings for this site can be replicated elsewhere and his family company has low overhead. The company believes in the project not necessarily in the bottom line.

Finally, Mr. Herro has spoken to Marquette about the project and has a meeting scheduled next month since many of the tenants will likely be students.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10811.

Item 5, Regular Business
Resolution approving the acceptance of funds to support community engagement for the South 13th Street Strategic Action Plan. (12th, 13th & 14th Aldermanic Districts; submitted by Planning)

Amy Oeth of Planning introduced the item to the Board. DCD is working with the neighborhood in this area (roughly S. 13th Street from W. Harrison to W. Morgan) on this planning effort and has the ability to accept funds to assist in the efforts. The authority would be the fiscal agent for the funds and the contracting.

Assistant Executive Director Misky pointed out one slight change to the resolution where the second "Whereas" clause should read South 20th Street to the "west," West Morgan Avenue to the south, South 6th Street to the "east," and West Harrison Avenue to the north.

Commissioner West moved for adoption of the resolution and it carried by a vote of 0 ayes - 0 nays. Adopted resolution is No. 10812.

Item 6, Regular Business
Resolution authorizing the release of funds to Harbor District, Inc. for a 2018-2019 Wisconsin Coastal Management Program grant for the Grand Trunk Wetland Restoration and Habitat Improvement Project. (14th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate provided the Board with an overview of the Milwaukee Estuary Area of Concern. The list of projects include the habitat restoration of the Grand Trunk Wetland. The Board heard this item in March 2019 but the funding source for the match has changed so this resolution is requesting $27k of match money to come from the Authority's Brownfield Revolving Loan Fund rather than City Brownfield funds.

Commissioner Schwartz asked about the 2018-19 grant award to which Mr. Timm responded the State grant has been extended and we are within the compliance period to spend the funds. Commissioner Schwartz then asked about lake levels to which Mr. Timm stated this wetland is reliant on lake water feeding the wetland so getting the hydraulics right is critical to the success of the project.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10813.

Item 7, Administration
Resolution authorizing the Executive Director to execute an 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)

According to Benji Timm of Real Estate, the Grand Trunk Wetland project has encountered other challenges including PCB-contaminated sediments. The source of the contamination is unknown but may be due to recent dumping. In October 2019 the Board authorized a contract with The Sigma Group but, due to additional contamination identified, an amendment to the contract is needed. This resolution would authorize a $125k increase in the contract that would be paid for a Great Lakes Restoration Initiative grant rather than Authority sources.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10814.

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 **March 19, 2020,** 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.