

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 19, 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 February 20, 2020 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 March 5th and March 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 hearing. For today's public hearing regarding approval of a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on March 12th. 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 37th Street School Tax Incremental Financing District. (15th Aldermanic District; submitted by Commissioner's Office)

Maria Prioletta of the Commissioner's Office introduced the item where Heartland Housing would adaptively reuse an historic school building for developing 49 mixed-income senior units. The TID would provide \$460K for a developer-financed loan with a 5.5% interest rate over a 20-year term. The TID funding would require workforce goals of 25% Small Business and 40% Resident Preference and a façade easement. The project would also require the developer to enter into the Anti-Displacement Resident Preference Program.

Charlie Johnson of Heartland Housing provided an overview of the company where the company has 4 projects in Milwaukee already but this project would be his company's first senior building in Milwaukee. The co-developer is Community First. The amenities for this development would include a community room, exercise room, garden, walking trails, and an outdoor patio.

Vice-Chair Smith asked about the Anti-Displacement program to which Ms. Prioletta stated it requires the developer to create a marketing plan making the neighbors aware of the opportunity to stay in the neighborhood with this development.

Commissioner Galvan asked if the local alderperson was in support. Ms. Prioletta stated Alderman Stamper was very supportive. Commissioner Galvan then asked about parking to which Mr. Johnson stated 40 spaces would be created which is more than what should be needed by the residents and guests. The existing asphalt will be removed to create the greenspace proposed for the gardens and trails.

Commissioner Schwartz asked about the façade easement. Ms. Prioletta responded that the easement will require the owner to maintain the building to historic standards. He then asked about the possibility of age-discrimination. Mr. Johnson stated the tenant selection allows age selection provided it is consistent. The one-year leases will be for individuals only and the site will be fenced for security purposes. There will not be any fees for the tenants.

Commissioner Charlier asked about the dates for construction. Mr. Johnson stated they expect a small delay due to current conditions but they have been working with Greenfire for this project already.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10815.

Item 2, Public Hearing

Resolution approving a Third Amendment to the Project Plan for Tax Incremental Financing District No. 68 (Fifth Ward – First Place). (12th Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development reintroduced the TID created in 2006. The current value of the district is \$71MM and is performing well. The requested amendment is for 3 specific riverwalk projects including: (1) 234 S. Water Street/Admiral's Wharf, (2) 103 W. Clybourn under Interstate 794 along the west side of the Milwaukee River, and (3) 111 W. Michigan Street. The riverwalk was completed along 111 W. Michigan Street in 2009 with an elevator. This upgrade would remove the elevator and create several ramp switchbacks.

The amendment would provide \$813K for Admiral's Wharf, \$200K for 103 W. Clybourn, \$213K for 111 W. Michigan Street, and \$125K for a traffic signal adjacent to 234 S. Water Street. The total amendment is for \$1.8MM and would be paid off this year or year 14 of the TID.

Matt Dorner, Economic Director of Downtown BID-21, spoke in support of the amendment which would allow the property to be used as a Dog Exercise Area and provide additional connections from the north side to the south side of the freeway. The addition of nearly 5,000 units within 1/2 mile of the property has brought the need for additional space for dogs.

Commissioner West joined via phone during presentation of this item.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10816.

Item 3, Regular Business

Resolution approving an allocation of funding for development of an Industrial Land Analysis and approving RACM seeking and accepting outside funding to support the project. (City Wide; submitted by Planning)

Vanessa Koster of Planning gave an overview of the Growing Prosperity goals including the need for preserving or expanding our industrially-zoned properties. DCD is working with the 7 Industrial Business Improvement Districts to develop an Industrial Land Analysis which was last completed in 2004. DCD will issue an RFP and believe the work will take 8-12 months to complete. The scope is expected to cost ~\$100K with \$50K coming from the City, \$25K from the Redevelopment Authority, and at least \$25K from MEDC.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10817.

Item 4, Administration

Associated Bank Investment Update (Aldermanic District; submitted by Finance & Administration)

This item was held until the next meeting.

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 **April 16, 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.