

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 18, 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 Bill Schwartz
Commissioner Jose Galvan
Commissioner Cavalier Johnson
Commissioner Monique Charlier

MEMBERS EXCUSED: 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 April 16, 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 June 3rd and June 10th. 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 property disposition, the required Class II notice was published in the Daily Reporter on June 3rd and June 10th.

Item 1, Public Hearing

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

Maria Prioletta of the Commissioner's Office reintroduced the file for The Community Within the Corridor (TCWTC). TID #105 would support a \$59MM investment creating 197 housing units with 60K square feet of commercial and community space. The development team includes Scott Crawford Inc. and Roers Companies and is being financed with low-income housing tax credits, tax-exempt bonds, historic tax credits, grants, HOME funds, and private financing. The renovation of the former Briggs & Stratton building would begin in the fall of 2020 with a completion in Spring 2022. The \$3.15MM TID will require 25% SBE and 40% RPP with the City receiving an Historic Façade Easement.

Que El Amin from Scott Crawford spoke to the project including the number of community meetings and the use of Common Bond to manage the facility. The two-block development will include significant community connections with a courtyard, community space, and organizations in the development to support the surrounding neighborhood.

Commissioner Schwartz asked about the Aldermanic District. This is Alderman Stamper's district and he organized several neighborhood meetings and is fully supportive. The neighboring Masterlock property is also supportive. Commissioner Charlier asked about the community center to which Mr. El Amin stated the tax credits will pay for the initial build out and the expected tenants/businesses are getting highly subsidized rents at \$6.50 per sf.

Commissioner Smith asked about the after-school programming which will be run by the Social Development Commission.

Additional questions about the local alderman were asked with Mr. El Amin, Ms. Prioletta, and Shane LaFave of Roers stating his support. Commissioner Charlier asked about phasing to which Mr. El Amin stated project will be done at once.

Chair Hardrick summarized the item by stating how she is pleased with the overall development of the two-block area.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10821.

Item 2, Public Hearing

Resolution authorizing replacement of a lease for 1600-1624 West State Street with Bridging the Gap Learning Center, Inc. (4th Aldermanic District; submitted by Real Estate)

Assistant Executive Director stated this lease is a replacement for the previous 20-year lease with Bridging the Gap located at 16th and State. The replacement lease is for an additional 10 years with two 5-year extensions.

Robert Byrd, Executive Director of Bridging the Gap, thanked the Board and Alderman Bauman for their support of his organization which involves teaching golf to central city children. His organization has relationships with First Tee, MPS, Rufus King High School, and Bradley Tech High School. This lease would allow his organization to add 2,000 sf of building space for additional golf teaching, culinary arts and hospitality training, and workforce preparation.

Chair Hardrick asked about the number of participants and how it is impacting the community to which Mr. Byrd stated his organization has invested \$750k in stabilizing this area of the neighborhood. Commissioner Charlier asked about the timeline for funding the expansion. Mr. Misky acknowledged it would be tight and offered to amend the Land Disposition Report prior to Council to give Bridging the Gap until January 1, 2022.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10822.

Commissioner Galvan was excused prior to this item being introduced.

Item 3, Regular Business

Resolution authorizing a License Agreement with The Milwaukee Police Department for the property at 401-41 West Wisconsin Avenue for a special event. (4th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, described the meetings between the Authority and the Milwaukee Police Department for possible use of the space for the Democratic National Convention. The convention continues to evolve so the MPD is unsure of how they would use the lot but the lot is adjacent to the convention center so it would likely be used for security related to the center.

Commissioner Johnson asked about the location for protesting to which Assistant City Attorney Jeremy McKenzie stated his conversation with his colleagues representing the MPD does not include this site for protests but rather for security for the convention center.

Mr. Misky then let the Board know that our tenant, ABM, has issued a letter to the Authority stating they will not be making lease payments for the foreseeable future for use of the parking lot. The company has no revenue since mid-March and issued the letter in May. The Authority issued a response letter stating our rights under the lease. Authority staff and the City Attorney's Office will bring a recommendation to the Board at a future meeting on how to resolve the issue.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10823.

Item 4, Regular Business

Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street. (8th Aldermanic District; submitted by Real Estate)

Assistant Executive Director Misky provided a brief overview of last year's success with use of the soccer fields. The organization, Liga Premiere, will again be the license holder and will program the fields for children from all over the City. The license is for no fee but does include some field maintenance responsibilities for Liga. Ruben Roman of Liga spoke on his soccer organization that promotes affordable soccer, where the coaches are volunteers, for children primarily from the south side of Milwaukee. Robert "Biko" Baker then spoke to his club from the north side of Milwaukee that collaborates with Liga and will utilize the fields like last year. Liga is considered a feeder to Mr. Baker's teams.

Commissioner Schwartz asked about the garbage issue we had last year to which Mr. Misky responded we now have a dumpster on site with regular pick up and Mr. Roman has been very diligent in keeping the fields clean following their use and even other users.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10824.

Item 5, Regular Business

Resolution relative to application, acceptance and funding of an Urban Nonpoint Source & Storm Water (UNPS&SW) Management Program Construction Grant application to the WDNR for construction of various stormwater best management practices at the 29th & Melvina Park reconstruction site in the City of Milwaukee. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team provided a history of the site, the list of partners involved, and the community outreach. A number of funds have already been secured and this grant application would add to the project with construction expected in 2021.

Commissioner Johnson asked about the local Alderman's involvement. Ms. Kress stated he has been at several meetings, has convened a neighborhood meeting, and is supportive. Commissioner Johnson restated this is a City of Milwaukee park and is part of the MKE Plays system.

Chair Hardrick asked about the application and the project timeline. Ms. Kress stated the application will go in later this summer with funds being accessible after January 1, 2021, in time for the construction work in 2021.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10825.

Item 6, Regular Business

Resolution authorizing the application, acceptance, and funding of a grant from the Fund for Lake Michigan to review and evaluate shoreline wall structures and utility crossings in the Milwaukee River and the South Menomonee Canal within the Milwaukee Estuary Area of Concern. (3rd, 4th, 6th & 12th Aldermanic Districts; submitted by Real Estate)

Benji Timm of Real Estate/Environmental Team described the need for funding to assist us in the Area of Concern (AOC) work for the region. The scope of work involves working with Port Milwaukee and the Menomonee Valley Partners to establish a baseline of all shorelines in the Milwaukee River and South Menomonee Canal. This \$30k grant will help the community with understanding dockwall conditions for climate resilience, riverwalk design, and other critical components of the AOC. The grant does require some match that would come from the RACM General Fund or the Revolving Loan Fund.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10826.

Item 7, Regular Business

Resolution to approve and authorize entering into a contract for the preparation of an Industrial Land Analysis. (City Wide; submitted by Planning)

Sam Leichtling of Planning reintroduced the item to the Board. In a previous meeting, the Authority had agreed to contribute \$25,000 for the effort. The Authority issued a Request for Proposals and, due to COVID, held a virtual Q&A session. The department received 13 responses and added to the \$100k budget with an additional \$50k of COVID funds. Four finalists were chosen and a round of interviews followed. The group of reviewers, including two BID directors, unanimously selected Interface Studios from Philadelphia but has a project manager located in Chicago. The firm has committed to the 18% SBE goal and will identify the firms as the company identifies their needs through the process.

Chair Hardrick asked what the outcomes will be when completed to which Mr. Leichtling stated this will be a tool that the department will be able to use to make decisions on industrial zoning changes. The analysis will also develop a strategy on land availability and its proximity to workforce.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10827.

Item 8, Regular Business

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

Contracts Manager Scott Stange stated this resolution would authorize the Authority to "piggyback" off of a City contract for landscape maintenance. The contract would be with All Seasons Landscaping and would be for this season plus two additional 1-year

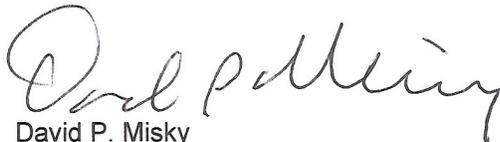
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additions. The cost of the contract is less than the Purchase Order the Authority was preparing to sign with a different contractor. All Seasons is a Small Business Enterprise (SBE) firm and a company we have worked with in the past. Commissioner Johnson asked about the company's address which is in the 2nd Aldermanic District.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10828.

ADJOURNMENT

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