

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 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 July 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 August 5th and August 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.

Item 1, Public Hearing

Resolution adopting the boundaries and Project Plan for the McKinley School Tax Incremental Financing District. (4th Aldermanic District; submitted by Commissioner's Office)

Maria Prioletta of the Commissioner's Office provided the background to the project. The property is 2.2 acres and had been an MPS school until 1980 when MPS entered into a lease with VE Carter Development Center. The Center eventually purchased the property from MPS in 1991. The building was vacant when a fire occurred in 2013 with the City foreclosing on the site in 2016. After several public meetings, officials decided the building should be sold to Gorman Company for veterans housing. The \$12.6MM project would adaptively reuse through a historic renovation of the former school. The building would house 35 affordable 2-3 bedroom units.

The capital stack includes a \$450K EPA grant for environmental issues, historic tax credits, and low-income housing tax credits. The TID would contribute \$650K for environmental costs and \$300K for infrastructure improvements. The City would obtain a façade easement and the agreement would require 25% SBE and 40% RPP.

Ted Matkom of Gorman stated there were 4 community meetings hosted by Alderman Bauman. The alderman is supportive of the housing project including the construction of 4 single-family homes along W. Vliet Street that balances the neighborhood. The former

school would support family veterans and include support services through DryHootch and Lutheran Social Services.

Commissioner Charlier asked about the timeline to which Mr. Matkom stated the remediation would take place in October/November 2020 and the building would be turned over to Gorman in December for reconstruction. The single-family homes would begin in Spring 2021.

Commissioner Galvan asked about the former use of the open area which was the old school playground. Chair Hardrick asked how buyers will be made aware of the single-family houses. Mr. Matkom said Gorman will build the homes and market them for sale. The apartments have a preference for veterans and will follow fair housing laws.

Commissioner Smith asked about the support services. Mr. Matkom responded the services will be provided in the basement on site. Commissioner Johnson asked about the greenspace to the south of the redevelopment. Ms. Prioletta responded the space is currently owned by the City of Milwaukee and operated by DPW's MKE Plays. The plan is to work with MKE Plays and reach out to the neighborhood to determine the best type of park to construct.

Commissioner Galvan asked about the size of the houses. Mr. Matkom stated the houses will be 3 bedroom homes with 1,600-1,800 square feet.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10834.

Item 2, Administration

Acceptance and approval of the 2019 RACM audit and financial statements by CLA. (submitted by Finance & Administration)

David Schroeder of Finance and Administration and Jordan Boehm of Clifton Larson Allen presented the 2019 audit which was completed on time (June 12) considered a "clean" audit. This was despite the COVID19 pandemic and the work being performed remotely.

Commissioner Smith moved for acceptance and approval of the 2019 RACM audit and financial statements and it carried by a vote of 6 ayes - 0 nays.

Commissioner Galvan was excused prior to presentation of this item

Item 3, Administration

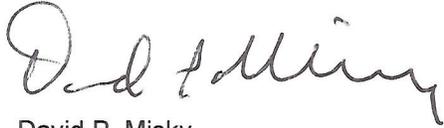
Resolution approving the 2021 Redevelopment Authority of the City of Milwaukee Operating Budget. (submitted by Finance & Administration)

David Piedt, Finance and Administration, provided an overview of the 2021 budget. Mr. Piedt stated that little has changed from 2020 to 2021. The proposed reserve use is \$487k; however, this is a very conservative estimate. The Authority has not had to dip into the reserves the past two years.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10835.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **September 17, 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.