

From: [Lee, Chris](#)
To: [Lee, Chris](#)
Subject: David Misky E-mail
Date: Friday, January 05, 2018 2:14:46 PM

From: Misky, David
Sent: Friday, January 05, 2018 12:54 PM
To: Coggs, Milele
Cc: Yaccarino, Dennis; Lewis, Chantia; Murphy, Michael (Alderman); Stamper II, Russell; Witkowski, Terry; Lee, Chris
Subject: FW: Hearing Notice for Finance & Personnel Committee meeting 01/10/18

Chair Coggs and Committee Members,

I will be coming before the Finance & Personnel Committee next week as a Mayoral appointment to the Public Debt Commission. I thought it would helpful for each of you to receive a brief summary of my experience in public finance and how I hope to bring value to the Commission and to the City of Milwaukee. As you hopefully know, the Redevelopment Authority of the City of Milwaukee has statutory bonding authority resulting in RACM being part of nearly \$2B of bond issuances since 1985. As Assistant Executive Director of the Redevelopment Authority of the City of Milwaukee for the past 10+ years, I have personally been part of 20 projects with over \$300MM in bond debt financing. These projects have involved residential, office, and industrial deals that have resulted in significant numbers of housing projects, office park expansion, and manufacturing jobs. The majority of these bond deals have RACM serving in a conduit capacity (i.e bonds backed by borrower and not RACM or the City) with \$675MM of principal currently outstanding (66 projects); however, RACM also has >\$100MM of outstanding bond debt where RACM is the borrower. This was done to leverage favorable terms for Milwaukee Public Schools and UW-Milwaukee's Kenilworth Project where both entities are tenants of RACMs with their lease payments equating to paying down the debt service on a monthly basis.

While my experiences in real estate and brownfields have led to my current role at RACM, I have gained a great deal of knowledge in the public finance arena through my 15 years of work experience in the City working on bond deals, tax-incremental financing districts, and grant and loan products. In addition to these work experiences, I have gained knowledge as having been on the board since 2015 of the nationally-recognized Council for Development Finance Agencies (<https://www.cdfa.net/cdfa/cdfaweb.nsf/pages/about.html>). This agency has been around for 35 years working on development finance but was recently instrumental in successfully lobbying the federal government to retain private activity bonds that were to be lost in the Federal Tax Cut.

Finally, I am proud of a recent individual accomplishment as having been recognized locally as the Public Policy Forum's Norman N. Gill Award for Individual Excellence winner in 2016. I believe this award recognizes past project work throughout the City but also represents my commitment to the City of Milwaukee. I plan on providing that kind of commitment to the Public Debt Commission.

If you have any questions or would like to discuss any of the information above, please do not hesitate to reach out to me.

Dave

David P. Misky

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