



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

REDEVELOPMENT AUTHORITY

*FRANCES HARDRICK, CHAIR
Lois Smith, Vice-Chair*

*Kathryn West, Jose Galvan, Jr., Monique Charlier, Ald.
Lamont Westmoreland and Montavius Jones*

*Assistant Executive Director-Secretary David P. Misky,
414-286-8682, dmisky@milwaukee.gov*

Thursday, December 19, 2024

1:30 PM

551 North 5th Street Milwaukee, WI 53203

1. Pledge of Allegiance

The meeting was called to order at 1:30 p.m. The Pledge of Allegiance was said.

2. Roll Call

Present 7 - West, Smith, Galvan Jr., Hardrick, Jones, Charlier and Westmoreland

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the November 21, 2024 Meeting Minutes. Hearing no other corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding approval of Project Plan Amendments, the required Class I notice was published in the Daily Reporter on December 12th and for the public hearing regarding a lease amendment, the required Class II notices were published in the Daily Reporter on December 5th and 12th.

4. Resolution approving a Seventh Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

Alyssa Remington of Economic Development provided the TID background created in 2004 for the Riverwalk and a couple of redevelopment projects. The TID has been previously amended for the streetcar, Erie Street Plaza, Riverwalk extensions, Trestle Park, and Milwaukee Street Reconstruction. This amendment would provide \$25M for Public Infrastructure (e.g. bikeways, paving, traffic calming, and Water Street), \$3M for Construction Contingency, and \$2M for Administration. The list of projects was created with input from the Historic Third Ward BID and stakeholder outreach with construction to begin in 2026-27. The current value of the District is \$240M with \$5M of increment generated each year. With the Amendment, the District is scheduled to be paid off in Year 25.

Commissioner Jones asked what would happen to the increment if this amendment were not approved. Dave Piedt of DCD/RACM Finance indicated the funds would be

returned to the taxing jurisdictions but, if these projects were to move forward separately, they would be paid for by the tax levy and add debt to the City.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes, 0 nays, and 1 abstention. Adopted resolution is No. 11020.

5. [241397](#) Resolution approving a Seventh Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

Sponsors: THE CHAIR

6. **Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 84 (West McKinley & Juneau).**

Ms. Remington reminded the Board the original TID was created in 2014 with \$20M for the overall Arena Project. An amendment in 2020 assisted in the redevelopment of the Journal Sentinel Block. This amendment would (1) remove four parcels including the City-owned parking deck and three parcels that make up the Public Museum, and (2) provide \$7M for Public Infrastructure (i.e. Vliet Street reconstruction and Gary Grunau Highland Plaza construction), \$1M for Construction Contingency, and \$400K for Administration. The current value of the District is \$192M with \$3.5M of increment generated each year. With the Amendment, the District is scheduled to be paid off in 2030.

Commissioner Jones commented on how this amendment will support the Downtown Plan but wondered how the cost estimates were derived. Ms. Remington stated costs were obtained through bids and DPW unit estimates. Commissioners Galvan and West requested the reconstruction work on Vliet consider safety measures for the Museum. City Engineer Kevin Muhs mentioned the \$36M Reconnecting Communities Grant received last year and his team is working with the Museum on pedestrian crossings and bus drop-off/pick-up.

Mr. Frank Krejci, owner of 1044 N. MLK Drive/205 W. Highland Avenue, asked if there was an opportunity to voice his concerns about how the Highland Plaza may impact his building and tenants. Mr. Remington stated the Plaza design is conceptual at this time and there is certainly an opportunity to address his concerns. Bruce Block, representing the BID and Wisconsin Preservation Fund, reaffirmed that Rinka Architects will meet with the owners.

Lindsay Schwegler, Manager of Edelweiss Boats, asked that their ticket booth and fuel trucks be considered when designing the Plaza. Ms. Remington reiterated the designs are conceptual and that she will connect with both concerned parties.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 11021.

7. [241398](#) Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 84 (West McKinley & Juneau).

Sponsors: THE CHAIR

8. **Resolution authorizing the Lease Amendment and Assignment of the Redevelopment Authority of the City of Milwaukee -owned property at 1027 North Edison Street, from North Edison, LLC to The Edison SPE, LLC and its assignees, in the 4th Aldermanic District.**

Assistant Executive Director Dave Misky introduced the resolution with Assistant City Attorney Jordan Schettle providing additional detail. This resolution changes the name of the lessee and provides RACM consent and acknowledgement of the assignment of the leaseholder for the RACM-owned parcel at 1027 N. Edison Street. ACA Schettle also indicated Sections 10 and 17 of the lease were amended to allow the mortgage lender an opportunity to complete the plaza space, if the lessee is unable to complete the improvements. This Lease Amendment must also be approved by the Common Council along with the City-owned parcel at 1001 N. Edison Street.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 11022.

9. [241399](#) Resolution authorizing the Lease Amendment and Assignment of the Redevelopment Authority of the City of Milwaukee-owned property at 1027 North Edison Street, from North Edison, LLC to The Edison SPE, LLC and its assignees, in the 4th Aldermanic District.

Sponsors: THE CHAIR

10. **Resolution authorizing entering into a contract that will piggyback off the City of Milwaukee's Department of Public Works' engineering contract with The Sigma Group.**

Benji Timm, Project Manager of Century City, stated DPW recently contracted with The Sigma Group for Architectural and Engineering Services through an RFI process. This resolution would allow the Authority to use the City contract to perform architectural and engineering services for Building 36, the Talgo Building.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10023.

11. [241400](#) Resolution authorizing entering into a contract that will piggyback off the City of Milwaukee's Department of Public Works' engineering contract with The Sigma Group.

Sponsors: THE CHAIR

12. **Annual election of the chair and vice chair.**

The Board decided to keep the current Chair and Vice-Chair for 2025.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays.

13. **Other Business**

14. Adjournment

The meeting was adjourned at 2:37 p.m.