



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

FINANCE & PERSONNEL COMMITTEE

ALD. MARINA DIMITRIJEVIC, CHAIR

Ald. Peter Burgelis, Vice-Chair

Ald. Scott P. Spiker, Ald. Milele A. Coggs, and Ald. Sharlen P. Moore

**Staff Assistant, Chris Lee, 414-286-2232; Fax: 414-286-3456,
clee@milwaukee.gov**

**Legislative Liaison, Kathleen Brengosz, 414-286-3926,
kathleen.brengosz@milwauk**

Monday, October 13, 2025

9:00 AM

Room 301-B, City Hall

2026 BUDGET HEARINGS

This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>

Meeting convened at 9:14 a.m.

Present 5 - Dimitrijevic, Burgelis, Spiker, Coggs, Moore

Also present:

*William Christianson, City Comptroller
Nik Kovac, Budget Director
Kathy Brengosz, LRB Fiscal Planning Specialist
Keith Broadnax, LRB Manager
Charles Roedel, Deputy Comptroller*

1. [250001](#) Communication from the Mayor relating to the proposed 2026 budget.

Sponsors: THE CHAIR

-Dept. of Neighborhood Services

Appearing:

*Jezamil Arroyo-Vega, DNS Commissioner
Michael Mazmanian, DNS Deputy Commissioner
Tanz Rome, DNS
Shaketa Winters, Budget Office
Ald. Russell Stamper, II, 15th Ald. Dist.
Jumaane Cheatham, DNS
Jeremy McGovern, DNS
Lorie Gallup, DNS*

An overview presentation on the Dept. of Neighborhood Services was given on the following topics:

2026 Budget Summary, Salaries and Positions, Operating Expenses, Special Funds, Special Purpose Accounts, Revenues, Capital Expenses, Budget by Service, Org Chart, Department Demographics, Core Services, 2026 Major Updates - Department, Key Performance Indicators (Development Center), Service Uniformity - Permits and Inspections, Key Performance Indicators (Code Enforcements), Service Uniformity - Complaints and Inspections, Environmental & Technology, 2025 Amendment Update

There was discussion on business reinspections (delays, electronic plan review workflow, dedicated position to assist businesses), response to calls (procedure), permit timeline improvement, vacancies (plans to address), use of AI technologies (digital plan review, illegal dumping cameras, surveillance cameras), maintaining staffing levels, flood mitigation and response (use of available funds, repairs, collaborations, letter mailings, reporting of data), citation collections (illegal dumping), complaints and inspections (decreasing numbers), demolition numbers (concentrated blight, State law impact, 2026), illegal dumping (property owners being charged, rewards for those reporting, inspections (deployment, HACM properties, entry and access), nuisance properties, vacant properties, Development Center (compliance liaison position), fee increases (impact on DNS, revenues, consideration of higher fees for bad actors, disparate equity impacts), short term rentals, recycling and trash container requirement (apartments 5 or more units, code enforcement), reinspection process and enforcement (educating the public, consult City Attorney's Office on addressing habitual offenders, equipping inspectors with more tools), safety for field workers (training, safety plan)

Information requests were made as follows:

Percentage of collections from illegal dumping citations (Ald. Moore)

A mapping of short term rentals (Ald. Dimitrijevic)

List of increased fees, their amounts, and historical trend for last 5 years (Ald. Spiker)

Projected number of people who will not pull fees (Ald. Spiker)

List and information on habitual bad actors and properties in violation (Ald. Moore)

Information on inspection entry and access process (Ald. Stamper)

This Communication was NOT ACTED ON

-BOZA

Appearing:

India Gaar, BOZA Administrative Manager

Maly Vang, BOZA Administrative Supervisor

Eric Lowenberg, BOZA chair

Shaketa Winters, Budget Office

Ald. Larresa Taylor, 9th Ald. Dist.

An overview presentation on the Board of Zoning Appeals was given on the following topics:

2026 Budget Summary, Revenues, Key Performance Measures, Org Chart, Department Demographics, 2026 Major Updates, Service Uniformity, Current Fee Schedule, Environmental Impact, Amendment Updates

There was discussion on Legistar transition, board compensation, decrease in appeals and backlog, reduced fees or waivers (adhere to the code), increased hearing notice mailings (streamlining, QR codes, simplification, funding, email), use variance (weight given to aldermanic input), minor dimensional variance (consideration of administrative

approval, ordinance change), tracking of cases (by aldermanic district), scheduling of cases (aldermanic input), notification of addresses outside notice radius, bilingual and translation services (including Rohingya),

Information requests made were as follows:

Updated presentation with department demographics (Ald. Moore)

Data breakdown on use variance (Ald. Spiker)

Data on minor dimensional variance (Ald. Burgelis)

BOZA flyer on public outreach event (Ald. Coggs)

Breakdown and map of use variance citywide (Ald. Coggs)

A copy of BOZA criteria for review of special use cases (Ald. Coggs)

This Communication was NOT ACTED ON

1:00 P.M.

Meeting recessed at 12:09 p.m.

Meeting reconvened at 1:02 p.m.

-Dept. of City Development

Appearing:

Sarah Osborn, Budget Office

Lafayette Crump, DCD Commissioner

Sam Leichtling, DCD Deputy Commissioner

Ald. Russell Stamper, II, 15th Ald. Dist.

Pres. Ald. Jose Perez, 12th Ald. Dist.

David Misky, DCD

An overview presentation on the Dept. of City Development was given on the following topics:

2026 Budget Summary, 2026 Budget by Service, Salaries and Positions, Operating Budget, Special Funds, Special Purpose Accounts, Revenues, Capital, DCD Core Services, Service Delivery Model, Service Delivery Highlights 2024 - YTD 2025, Key Performance Indicators, 2026 Major Initiatives, Community Engagement, Department Demographics, Service Uniformity and Strategic Investment, Environmental Sustainability, F&P Requested Items

There was discussion on down payment assistance (budgeted funding levels), Housing Trust Fund (budgeted funds), Commercial Corridor grant funds (2025 and 2026), new Business Advocacy and Job Growth Liaison position (duties, rationale), in-rem tax foreclosed homes (totals, sale proceeds), Associate Planner position, comprehensive planning (State law change and impact on DCD, AI technologies (researching for opportunities), workforce housing (TIF funding), Strong Neighborhoods loans programs (decreased loans, increased loan amounts), strategic plan to invest in distressed areas, DCD rental income (sale to previous owner or tenant, raising rents), MKE MERI 1.0 and 2.0 programs, TID creation goals for 2026 (homeownership opportunities), Anti-displacement fund status, city property and vacant lot sales (explore TID creation), exploring city home sales to MKE Promise Keepers, Homes MKE position elimination, 4th of July (budget, Jackson Park parade, park programming, contract indemnification or lack thereof, liability), TID creation ideas, and proto-market analysis of districts.

Information requests made were as follows:

Updated capital expenses information (Ald. Dimitrijevic)
Job description for new Business Advocacy and Job Growth Liaison position (Ald. Coggs)
Breakdown of tax foreclosed in-rem city properties before March 2024 (Ald. Coggs)
Breakdown on amounts spent and by aldermanic district (Ald. Coggs)
Sales data for MKE MERI 1.0 and 2.0 programs (Ald. Stamper)
RICH Revolving program data (Ald. Stamper)
Data on investor sales (Ald. Stamper)
Property sales data for the last 5 years (Pres. Perez)
Data on impact into businesses and employment from commercial corridor grant funding (Pres. Perez)

This Communication was NOT ACTED ON

A motion was made by ALD. COGGS that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Dimitrijevic, Burgelis, Spiker, Coggs, and Moore

No 0

2. [250721](#)

Resolution relating to the adoption of the proposed 2026 budget for the Redevelopment Authority of the City of Milwaukee.

Sponsors: THE CHAIR

-Redevelopment Authority of the City of Milwaukee

Appearing:

Sarah Osborn, Budget Office

Lafayette Crump, DCD Commissioner

Sam Leichtling, DCD Deputy Commissioner

Ald. Russell Stamper, II, 15th Ald. Dist.

Pres. Ald. Jose Perez, 12th Ald. Dist.

An overview presentation on the Redevelopment Authority of the City of Milwaukee was given on the following topics:

RACM Tools for Economic Development, RACM 2026 Budget Components, RACM 2025 Highlights

There was discussion on RACM board approvals.

A motion was made by ALD. SPIKER that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Dimitrijevic, Burgelis, Spiker, Coggs, and Moore

No 0

Meeting adjourned at 3:02 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at
<http://milwaukee.legistar.com/calendar>.**