



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, April 16, 2026

1:30 PM

809 North Broadway 1st Floor Boardroom

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 6 - West, Smith, Galvan Jr., Hardrick, Jones and Westmoreland

Excused 1 - Charlier

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the March 19, 2026 Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings regarding approval of Project Plans and property dispositions, the required Class II notices were published in the Daily Reporter on April 2nd and April 9th. For the public hearing on a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on April 9th. For the public hearing on environmental cleanup, the required notice was published in the Daily Reporter on April 9th.

Mr. Misky also stated that due to a procedural error on public hearing notices, each of the first three items on the agenda will not be voted on but there will be a Special Meeting scheduled for May 4, 2026.

4. Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).

Dee Kanter of the Commissioner's Office provided the background for 2711 W. Wells Street. The \$51M project includes 124 units of senior (>55 years old) housing with a completion date in the Fall 2027. The \$2.6M Affordable Housing TID has a 25-year payback at a 2.0% interest rate and includes a cost saving provision. The project also includes 25% SBE and 40% RPP, and follows the Anti-Displacement Policy.

Pat O'Brien of Milwaukee Development Corporation introduced his non-profit and stated the site plans are going in for permits. Commissioner West asked about parking to which Mr. O'Brien stated there are 112 spaces are available across the vacated N. 28th Street.

Commissioner Galvan asked about sprinklers. Mr. O'Brien stated sprinklers will be installed throughout. Commissioner Jones asked if the City is approaching the State limit of 12% on TID capacity to which Mr. Misky stated we are around 7.9%.

Resident Velly spoke in favor of the project but asked about social services provided to the residents. Mr. O'Brien shared that services will be provided by Jewish Family Services.

5. Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).

Larry Kilmer of the Commissioner's Office provided the background to the \$33M project at 2318 S. Austin Street that will construct 100 units of affordable housing. The \$2.135M Affordable Housing TID has a 21-year payback at a 5.91% interest rate and includes 25% SBE and 40% RPP.

Brandon Methu of Northernstar and Tyler Sheeran of Commonwealth Development introduced themselves and their development team. Project will be completed in Fall 2027.

Commissioner West about the three vacant homes that will be demolished. Mr. Methu stated they had been owned by Klements and boarded up for the past 10 years. Ms. West then asked about parking to which Mr. Methu stated there would be 104 indoor parking stalls as part of the new building with 25 stalls for bicycles.

Commissioner Smith asked about the leasing of the apartment units. Mr. Methu shared the project will be managed by an experienced affordable housing company, ACC Management Group, which will be charged with WHEDA compliance.

Neighbor Anders Meyer spoke in opposition to the development. His trucking business operates across the street and is concerned about parking and congestion on the roads. He stated the development will be charging for parking which will force some to use street parking and the houses were not boarded up until Klements sold a few years ago since Klements rented the homes to employees. Mr. Methu responded that Eppstein Uhen Architects has designed a beautiful building and the developers completed a parking study.

Resident Velly is supportive of the project but wants free parking for the residents.

Commissioner Westmoreland wanted clarity from Mr. Meyer about "cardboard construction" and Commissioner Smith asked about aldermanic support. Mr. Kilmer shared the alderwoman is still weighing the proposal and has not committed to supporting or not. Chair Hardrick asked about total number of units to which Mr. Methu stated the 100 units is locked in due to WHEDA requirements. Commissioner Jones spoke in support of more affordable housing in Bay View.

6. Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

Alyssa Remington of Economic Development provided the background to the TID

that was created in 2004 for the Riverwalk and other public infrastructure. After 7 amendments to the TID, the total value of the TID is \$74M. This resolution would authorize the donation of \$1.5M of increment from TID 56 to TID 89 (Griot and the America's Black Holocaust Museum) and \$1.3M of increment from TID 56 to TID 106 (Former McKinley School).

Commissioner West asked about the occupancy rates for these two projects and if we can provide data for all TID-funded affordable housing projects to see what trends may exist. Mr. Misky stated that staff will send the information to the Board after the meeting.

Commissioner Jones asked when a TID can be used as a donor to which Ms. Remington stated any time during the life of the TID as long as there is surplus increment.

7. Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318 – 2332 South Austin Street, Milwaukee, Wisconsin.

Tory Kress of the Environmental Team provided an overview of the environmental history of the site including impacted fill and a former fuel oil tank. The development team has fully investigated the site and has a remediation plan with soil management that includes capping and off-site disposal. The 17-year term has a 4.39% interest rate to assist the developer with their capital stack.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11074.

8. Resolution to facilitate renovation of Milwaukee Public Schools' Dr. Martin Luther King Jr. Playground by authorizing conveyance of two Redevelopment Authority of the City Milwaukee-owned vacant lots to the City of Milwaukee In Trust for the Board of School Directors, in the 6th Aldermanic District.

Mr. Misky stated the Authority acquired the two parcels in the early 1980s. MPS has used the lots as part of the MLK school playground since that time and is planning on renovating the playground in 2026 as part of their Green Schools Initiative. Conveying the land from the Authority to the City will help permit the work since construction will not be allowed if there are different land owners. This item will also be heard at the Common Council in May.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11075.

9. Resolution authorizing a Redevelopment Authority lease to ABM Parking Services at 634 N. 5th Street for parking in the 4th Aldermanic District.

Mr. Misky provided a bit of background on the lot and stated the Authority issued an RFQ for parking lot management services. There were six proposals and a team of DCD staff members unanimously agreed that the proposed lease should be offered to ABM Industry Groups, LLC. This lease is for 5 years and would allow termination of the lease with a 90-day notice. The lease would also be heard at the Common Council. Blaise Hometorwu of ABM thanked the Board for this consideration.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11076.

10. Other Business

11. Adjournment

The meeting was adjourned at 2:52 p.m. Minutes prepared by David Misky.