



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 18, 2024

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 5 - Galvan Jr., Hardrick, Jones, Charlier and Westmoreland

Excused 2 - West and Smith

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the February 15, 2024 Meeting Minutes. Hearing no corrections or objection, 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 April 11th and the public hearing regarding property dispositions, the required Class II notice was published in the Daily Reporter on April 4th and 11th.

4. Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental Financing District No. 67 (Pabst Brewery/The Brewery Project), in the 3rd Aldermanic District.

Dan Casanova of Economic Development introduced TID 67. The 2006 base value was \$9.2M and the current value is \$226M with apartments, education facilities, commercial space, offices, and a hotel. This amendment would be utilized for infrastructure for Highland Avenue (\$2.5M), N. MLK Drive (\$850K), Pere Marquette Park (\$500K), Public Art (\$50K), Neighborhood Traffic Calming (\$500K), and a contingency (\$500K). TID 67 has performed extremely well and will pay off in year 20 (2026). Finally, Mr. Casanova stated a PILOT was created in 2006 for the UWM School of Public Health that is no longer necessary. Zilber Foundation/UWM have paid ~\$2.7MM over the years to ensure the TID would be successful.

Commissioner Jones asked about the future housing piece of the TID. Mr. Casanova stated this would occur in the last year of the TID before close out. Mr. Jones also stated he has concerns about the removal of the bike lane on N. MLK Drive and hopes the new design will promote bike safety on N. MLK.

Citizen and downtown resident Bruce Westling asked how many tax dollars would fall into the City's General Fund to which Mr. Casanova responded that \$4.2MM of increment is generated each year. Mr. Westling suggested the City provide more details in the future of what the community is deferring when a TID amendment is proposed.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10987

5. [232011](#) Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental Financing District No. 67 (Pabst Brewery/The Brewery Project), in the 4th Aldermanic District.

Sponsors: THE CHAIR

6. **Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 100 (Zillman Park).**

Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 100 (Zillman Park).

Alyssa Remington of Economic Development shared the Zillman TID was created for \$500K of park improvements requested by the neighborhood and the local Alderperson but was later increased to \$900K through an administrative funding increase. This amendment would construct \$1.4M of protected bike lanes along S. KK Avenue and Bay Street. The total amendment of \$1.5M includes \$100K of administrative TID oversight. The feasibility analysis shows the TID will be paid off in Year 8 or 2026.

Commissioner Jones asked if the protected bike lanes have been designed to which Ms. Remington stated she would have to get back to the Board.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays (Westmoreland stepped away). Adopted resolution is No. 10988.

7. [232012](#) Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 100 (Zillman Park).

Sponsors: THE CHAIR

8. **Resolution approving an amendment to the easement of the RACM-owned land with Palermos Properties, LLC for properties located at 500 S. 33rd Court, 400 S. Layton Boulevard, and 500 S. 35th Street in the Menomonee Valley Industrial Center and Community Park.**

Resolution approving an amendment to the easement of the RACM-owned land with Palermos Properties, LLC for properties located at 500 S. 33rd Court, 400 S. Layton Boulevard, and 500 S. 35th Street in the Menomonee Valley Industrial Center and Community Park.

Assistant Executive Director Dave Misky provided the background of an existing easement allowing Palermos to park beneath the 35th Street Viaduct in the Menomonee Valley Industrial Center. This resolution would amend the easement to allow additional surface parking adjacent to their current lot and provide future opportunity for growth.

Angelo Fallucca, President of Palermos, stated the company has over 3.1 jobs per 1,000 square feet of building space, far exceeding the City's goal of 1.5. The company will likely be staggering their shifts to accommodate their growth but this extension of the lot will ease some of their constraints and allow for possible expansion in the future. Chair Hardick asked about the timeline of any expansion to which Mr. Fallucca stated they have no immediate plans.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10989.

9. 232013 Resolution approving an amendment to the easement of the RACM-owned land with Palermos Properties, LLC for properties located at 500 S. 33rd Court, 400 S. Layton Boulevard, and 500 S. 35th Street in the Menomonee Valley Industrial Center and Community Park.

Sponsors: THE CHAIR

10. Resolution authorizing the conveyance of the vacant parcel at 108 West Cherry Street to the City of Milwaukee for dedication as public right of way.

Mr. Misky introduced the item where, through an unknown history, the Authority owns 230 square-feet of real estate adjacent to the Cherry Street bridge. This resolution would allow the real estate to be conveyed to the City which will then dedicate it for right-of-way purposes and be part of the bridge infrastructure. DPW intends to install a monitoring device on the area for the Cherry Street bridge.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10990.

11. 232014 Resolution authorizing the conveyance of the vacant parcel at 108 West Cherry Street to the City of Milwaukee for dedication as public right of way.

Sponsors: THE CHAIR

12. Resolution authorizing an Exclusive Right to Negotiate for the RACM-owned property at 3055 West Hopkins Street in the Century City Business Park, in the 7th Aldermanic District.

Tory Kress of Real Estate/Brownfield Team provided an overview of Craft Beverage Warehouse (CBW) and the request for 9-months of site control on the parcel. Kyle Stephens of CBW introduced himself and his business partner Michael DeGrave. CBW is a packaging company with direct to can printing capabilities. There are 5 companies in the North America that do this type of 3-D printing to cans. CBW has purchased their second \$4MM printer recently and occupy 1/3 of the Century City 1 Building. The company is interested in constructing a 50-60k square-foot building for

additional warehouse and office space to accommodate their growth in half of the new building.

Commissioner Charlier asked about employment to which Mr. Stephens stated the company recently more than doubled their workforce to 11 employees and expects to grow to 25 employees with the new space. Mr. DeGrave highlighted the sustainability components of the business. Chair Hardrick asked about clientele. Mr. Stephens stated 80% of their business is within 300 miles of Century City. The current building has other tenants including B-83, 100-Acre Farm, Klein-Dickert, and Thompson Safety.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10991.

13. [232015](#) Resolution authorizing an Exclusive Right to Negotiate for the RACM-owned property at 3055 West Hopkins Street in the Century City Business Park, in the 7th Aldermanic District.

Sponsors: THE CHAIR

14. Resolution authorizing an Exclusive Right to Negotiate for the RACM-owned property at 3424 North 27th Street in the Century City Business Park, in the 7th Aldermanic District.

Ms. Kress provided a brief overview for a 12-month site control for the Northwest Side Community Development Corporation (NWSCDC). The NWSCDC has been short-listed from 560 applicants to the final 22 for the US EDA's Recompete Pilot Program. Mr. Willie Smith, Executive Director of NWSCDC, further described the \$30-\$50MM EDA grant and how part of the application revolves around constructing a 50k sf building. The organization is focusing on workforce training, entrepreneurship, and collaboration for companies already in the 30th Street Corridor and Century City area that helps them grow in the Corridor. The initiative is a collaborative initiative with over 40 partners.

Commissioner Galvan asked about building ownership and partnering with Talgo to which Mr. Smith stated a subsidiary of NWSCDC will likely own it and Talgo is one of the companies identified as a partner. Commissioner Charlier asked about program management. Mr. Smith shared there will be an individual overseeing the Recompete grant but this will also be a collaborative initiative with partners (organizations/companies) continuing their workforce and economic development initiatives under one roof. The program will be sustainable since the partners will continue to bring resources to the initiative after the initial grant. Mr. Smith indicated the initiative can move forward if only granted a portion of the \$50MM request.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10992.

15. [232016](#) Resolution authorizing an Exclusive Right to Negotiate for the RACM-owned property at 3424 North 27th Street in the Century City Business Park, in the 7th Aldermanic District.

Sponsors: THE CHAIR

16. Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation Capacity Building Grant for planning activities at the former Northridge Mall site in the City of Milwaukee.

Long-Range Planning Director Tanya Fonseca introduced the item. The Authority has applied for a \$100K grant for planning efforts centered around the Former Northridge Mall site. The grant requires a match of \$50K which the Authority will provide from the Brownfield RLF program approved by the Authority Board previously for demolition of the Former Boston Store.

Commissioner Charlier asked about the due diligence to understand the site infrastructure. This grant will not be used for that purpose but rather conducting a market study, public meetings, and interviews. The rest of the due diligence is being done concurrently by Benji Timm and Authority staff. All of this work will likely lead to an RFP for the site.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10993.

17. [232017](#) Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation Capacity Building Grant for planning activities at the former Northridge Mall site in the City of Milwaukee.

Sponsors: THE CHAIR

18. Resolution authorizing proper officials to enter into a contract for Landscape Maintenance Services in the Menomonee Valley Industrial Center and Community Park.

Scott Stange of Contracts Administration stated the Authority issued a bid with two responsive bids received. The review team recommends contracting with SJ Landscaping for the the 3-year, \$130K contract. The company is currently a DPW contractor and all indications are that they are performing well over the past several years. The company is an SBE firm and will commit to 50% RPP. Commissioner Charlier asked if there was overlap between this contract and the following native species item to which Mr. Misky stated the contracts overlap in the areas serviced; however, we have had trouble finding one contractor that can perform both scopes of work.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10994.

19. [232018](#) Resolution authorizing proper officials to enter into a contract for landscape maintenance services in the Menomonee Valley Industrial Center and Community Park.

Sponsors: THE CHAIR

20. Resolution authorizing proper officials to enter into a contract for Native Landscape Restoration Services in the Menomonee Valley Community Park.

Mr. Stange stated the Authority issued an RFP in February 2024 and received 1 responsive proposal. A review team recommends contracting GEI Consultants who will meet the goal of 20% SBE with a subcontractor called Helianthus. The contract will be for 1 year with the possibility of 2 one-year extensions. The first year is for \$39K. The work includes hand-pulling of weeds, herbicides, and prescribed burns.

Commissioner Charlier asked if any quantitative measurements would be included in the scope to which Mat Reimer of the Authority staff stated the subcontractor will be performing monitoring of the work and will be providing the Authority quarterly updates. Mr. Misky added the Authority continues to collect funds from the property owners to maintain the entire park including this contract.

Commissioner Galvan asked about the RFP and whether a bid may be used in the future. Mr. Reimer stated the future use of an RFP or bid for this work has not been determined.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10995.

21. [232019](#) Resolution authorizing the Executive Director to enter into a contract for Native Landscape Restoration Services in the Menomonee Valley Community Park.

Sponsors: THE CHAIR

22. Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Mr. Misky provided a brief overview of the use of the Menomonee Valley Industrial Center and Community Park soccer fields over the past few years. Ruben Roman of Liga Premeire, LLC used the fields in 2021, 2022, and 2023 for his club activities and coordinated the use of the fields by other soccer groups in the City of Milwaukee. This license would allow Liga Premeire use of the fields throughout 2024. Mr. Ramon is part of a landscape company and has been helpful in maintaining the fields outside the mowing performed by a RACM contractor, picking up the litter, and providing porta-pots.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10996.

23. [232020](#) Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Sponsors: THE CHAIR

24. Communication by Finance & Administration related to Investment Management Portfolio.

Communication by Finance & Administration related to Investment Management Portfolio.

Item held until May 2024 Meeting.

25. Other Business

26. Adjournment

The meeting was adjourned at 2:05 p.m. Minutes created by David Misky.