



1. Describe the proposed ordinance or resolution. File number: _250152_____

Resolution approving a Development Agreement for the construction of the Gary Grunau Memorial Plaza, in the 4th Aldermanic District. This resolution will allow the City to enter into a development agreement with Business Improvement District #15 to facilitate the construction of the Gary Grunau Memorial Plaza on Highland Avenue between North Dr. Martin Luther King Jr Drive and the Riverwalk. The Agreement will authorize the City to finance 78% of the cost to construct the Plaza, while the BID provides the remaining 22% and facilitates the construction on the City's behalf. On January 21, 2025, the Common Council approved file number 241347 which authorized a second amendment to TID 84 and included the \$5 million estimated project cost associated with the plaza.

2. Identify the anticipated equity impacts, if any, of this proposal.

This project will provide public plaza space and an improved accessible public access connection to the Milwaukee River and the Riverwalk System. The shores of the Milwaukee, Menomonee and Kinnickinnic Rivers are not reserved for those who can afford to live or work on them, but are free and open to all through projects such as this.

3. Identify which minority groups, if any, may be negatively or positively impacted by the proposal.

All minority groups, of all levels of ability, will be positively impacted through the created opportunity to enjoy the benefits of a publicly accessible Riverwalk and public plaza. They can access the Milwaukee Riverwalk System and have access to the commercial activities directly adjacent.

In addition, included as part of the agreement and applying to the riverwalk project is a Human Resource Agreement that requires the development team to use their best efforts in the hiring of unemployed or underemployed RPP certified city residents at 40% of the total construction hours.

In addition, the development team must use their best effort to hire certified SBE firms at 18% for



4. Describe any engagement efforts with minority communities potentially impacted by the proposal.

The Downtown Plan adopted by the Common Council in 2023 contained recommendations to improve the Downtown Riverwalk System and create additional publicly accessible gathering spaces downtown. The recommendations of that Plan, including those focused on the priority of creating additional public spaces downtown, was shaped by public engagement including a Downtown Community Council focused on developing recommendations to make Downtown more inclusive and accessible.

The citizens of Milwaukee are also offered two opportunities to weigh in on this plaza and Riverwalk project, at the Redevelopment Authority of the City of Milwaukee and lastly at the Zoning

5. Describe how any anticipated equity impacts of the proposal will be documented or evaluated.

The City does not have a means to measure the impacts but it can be seen that overtime the improvements are beneficial in cultivating a thriving community. In addition, DCD tracks, over time, the amount of new housing development, including affordable housing developments, located downtown so will be able to measure the number of current and future residents with access to the Riverwalk System.

6. Describe strategies that will be used, if any, to mitigate any anticipated equity impacts.

The city currently addresses all complaints related to access as soon as they are received. We will continue to monitor access and address concerns as they arise.

Name: **Sam Leichtling, DCD Deputy Commissoiner**

Signature: **Sam Leichtling**

Digitally signed by Sam Leichtling
Date: 2025.05.13 17:09:44 -05'00'

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