



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, March 20, 2025

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

Excused 1 - Smith

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the February 20, 2025 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 a Project Plan, the required Class II notice was published in the Daily Reporter on March 6th and March 13th. For the public hearing regarding approval of a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on March 13th.

4. Resolution approving the boundary and Project Plan for the Cudahy Farms Tax Incremental Financing District No. 122 (Cudahy Farms).

Executive Director Lafayette Crump introduced the item and stated the Administration's support for the item. Dan Casanova of Economic Development presented the details including this housing project being in line with the City's use of TIDs for affordable housing projects. The Planned Development was approved by the City Plan Commission in 2023. This 58-acre TID is a \$3.7M developer-financed loan at 5.1% interest to be repaid in year 17 of the TID. The development team is agreeing to 25% SBE and 40% RPP.

Terrell Walter, Development Director for Royal Capital, presented the details of the overall project and Phase I of the Former John C. Cudahy YMCA. Royal Capital purchased the site in 2021 with an early childhood education center continuing to

operate until last year. Phase I is a \$56.8M investment that includes 8 buildings and 212 housing units with approximately half for seniors. Amenities include an amphitheater, fitness center, putting green, community gathering space, pickleball courts, and an early childhood education center. Phase I should be completed in 12-15 months. All four phases will create 1125 units with 63% of them for 55+ and some for sale units.

Alderwoman Laressa Taylor presented her concerns with the project including crime, density, proximity to other developments including The Woodlands, schools and a Church, ingress/egress of the development for emergency vehicles, and loss of natural areas.

Alderwoman Taylor invited Greg Rich, apartment complex manager of two nearby gated developments, to the lectern to describe the challenges with managing large developments without proper management.

Commissioner Charlier asked about the timing of the four phases to which Mr. Walter stated 10-15 years for entire development. Ms. Charlier asked about the access points. Mr. Walter provided additional detail of the ingress/egress points. Finally, Commissioner Charlier asked about the 3rd party management with Mr. Walter stating his development team would hire day-to-day oversight and would stay involved with the development due to their significant investment.

Brian Mays, CFO for Royal Capital, stated this project involved 4% low-income tax credits and received the permissive zoning in 2023 to satisfy WHEDA's requirements.

Commissioner Galvan asked about Phase II. Mr. Walter stated Phase II would include 50 individual living units and 6 additional family housing buildings. Phase III would be for-sale units and Phase IV would be senior housing in the northwest corner. All units would be between 65- and 1,300 square feet.

Commissioner Westmoreland asked if the development team had addressed any of her concerns to date. Mr. Walter stated the team has been working on mitigating the wetlands with the State, creating a larger buffer to the east, establishing larger multi-purpose paths, and ensuring building operations are sound. All in response to neighborhood issues. Alderwoman Taylor stated she is conveying concerns of the neighborhood.

Commissioner Charlier stated her concern of the timing of the Planned Development and this resolution. Commissioner Jones asked about managing a development of this size to which Mr. Walter stated they implement 1 management employee for every 80 to 100 units. Commissioner Jones followed up that he is very excited for this development and the density this would bring to the area and the City.

Resident Kenisha Terrell asked how many supporters were present for the Aldermanic-led meeting to which Ms. Taylor stated three. In response, Mr. Walter presented a list of 200+ residents that support the project.

Zachary Krone, Biologist for SEWRPC but not speaking for the organization, described the critical species and the wetlands present at the site. In response, Mr. Walter stated the development has identified the wetlands and has been working with the WDNR on a wetlands mitigation plan.

Neighbor of project area for 47 years, Nicole Hartley, spoke against the development

by referencing the impact to the environment and the urban forest and included handouts. She also presented a petition signed by residents opposing the project. Resident Marty Wahl also spoke against the project for the same reasons.

Resident Cade spoke in favor of the TID and the project.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes and 2 nays. Adopted resolution is No. 11027.

5. [241841](#) Resolution approving the boundary and Project Plan for the Cudahy Farms Tax Incremental Financing District (TID 122).

Sponsors: THE CHAIR

6. **Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 94 (1st and Becher).**

Alyssa Remington of Economic Development provided context with a summary of the original TID approval in 2018 (\$6.3M for environmental remediation, public infrastructure, and riverwalk) and Amendment No. 1 in 2023 (\$2.5M for murals, a skatepark, and paving projects). The current value of the district is \$100M. This resolution for Amendment No. 2 would provide \$475K for public riverwalk costs that will act as a match to other grant funding obtained by MPS Rec for the Lincoln Playfield. The TID would be paid off in Year 8.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Commissioner West was excused for the remainder of the meeting. Adopted resolution is No. 11028

7. [241842](#) Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 94 (1st and Becher).

Sponsors: THE CHAIR

8. **Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for Supplemental Brownfields Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee.**

Mr. Misky provided an overview of the RACM Brownfield Loan Fund. The Authority has received \$6.5M over the past two supplemental opportunities by the USEPA which has increased our grants received to \$16.7M and led to over 20 loans with several affordable housing projects included in the past two years. This resolution is for the Authority to apply for an additional \$1M, the maximum the Authority is eligible to apply for this round.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11029.

9. [241843](#) Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for Supplemental Brownfields Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee

Sponsors: THE CHAIR

10. Resolution authorizing a License Agreement with Sculpture Milwaukee, Inc. at the Vel R. Phillips Plaza (401-41 West Wisconsin Avenue) for a temporary public art installation.

Mr. Casanova stated this resolution is a temporary license agreement for Sculpture Milwaukee to install a Thomas Price sculpture entitled, "Within the Folds." This will be placed at the Vel R. Phillips Plaza until the permanent sculpture entitled "I Didn't Do It Alone" by Karyn Olivier is completed and installed. There is no cost to the Authority for either sculpture.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11030.

11. [241844](#) Resolution authorizing a License Agreement with Sculpture Milwaukee, Inc. at the Vel R. Phillips Plaza (401-41 West Wisconsin Avenue) for a temporary public art installation.

Sponsors: THE CHAIR

12. Resolution authorizing an amendment to a contract for Native Landscape Restoration Services in the Menomonee Valley Community Park.

Scott Stange of Contract Administration stated the Authority entered into a contract in 2024 with GEI Consultants for one year and two one-year extensions. This request is for the first one-year extension at ~\$42K to be paid for by the property owners of the Menomonee Valley Industrial Center. The company has met the SBE goals for the first year with Helianthus.

Commissioner Charlier asked if GEI was tracking the effectiveness of invasive controls to which Project Manager Mat Reimer stated the company is providing quarterly reports.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11031.

13. [241845](#) Resolution authorizing an amendment to a contract for Native Landscape Restoration Services in the Menomonee Valley Community Park.

Sponsors: THE CHAIR

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

Mr. Misky provided an update which has been consistent with the previous several years. Mr. Ruben Roman of Liga Premiere has been providing an opportunity for young Milwaukee kids to use the fields for soccer for the past four years. He has worked with other small soccer clubs to use the fields for practices and games and has maintained the integrity of the fields.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11032.

15. [241846](#) Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Sponsors: THE CHAIR

16. Other Business

17. Adjournment

The meeting was adjourned at 4:05 p.m.