



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, October 17, 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 7 - West, Smith, Galvan Jr., Hardrick, Jones, Charlier and Westmoreland

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the September 19, 2024 Meeting Minutes. Hearing no other corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding a grant application, the required notice was published in the Daily Reporter on October 3rd.

4. Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for cleanup of a brownfield in the City of Milwaukee.

Mat Reimer of the Environmental Team introduced the resolution which would allow the Authority to apply, accept, and fund an EPA brownfield grant for the property at 29th and Center. The site has a history of manufacturing but did receive a closure from the State prior to the City foreclosing on the property in 2020. The Jewish Community Center (JCC) has been leasing the space as a food pantry since that time and has expressed interest in purchasing the site and growing their operations. The grant would be used for soil management, asbestos and lead abatement, demolition, vapor mitigation system, and capping.

Mark Shapiro, President and CEO of the JCC, provided an overview of their proposal. Pantry started in 1976 and has developed partnerships with Hunger Task Force, Feeding America, Northwestern Mutual Foundation, Froedtert/MCW, Metcalfe Bridges and Amari United. They are also interested in expanding their services beyond the food pantry and have several partners identified.

Commissioner Galvan asked which commitments have been secured to which Mr. Shapiro stated \$1.1M has been committed for Phase I. Commissioner Smith asked about the WDNR case closure. Mr. Reimer stated the closure was for conditions in 2005 and this project would modify those conditions requiring additional remediation. Mr. Reimer also confirmed, per Commissioner Jones' question, that the Authority can only apply and accept one EPA grant for this site.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 11017.

5. [240998](#) Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for cleanup of a brownfield in the City of Milwaukee.

Sponsors: THE CHAIR

6. **Redevelopment Authority Staff Presentation on the 2023 Annual Report of Tax Incremental Districts.**

Lori Lutzka of Economic Development and David Schroeder of Finance summarized the 2023 TID report. The City has 65 TIDs with \$3.4B of incremental property value generated totaling 7.85% of the City's 2023 total equalized value. The future project costs to be recovered are estimated at \$157MM. The City created 4 TIDs and amended 5 TIDs in 2023. The City is proposing to use the increment from 1 TID for housing projects in 2025.

7. **Other Business**

8. **Adjournment**

The meeting was adjourned at 2:07 p.m.