



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, June 20, 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 6 - West, Smith, Galvan Jr., Hardrick, Jones and Charlier

Excused 1 - Westmoreland

3. Minutes

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the May 16, 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 a Project Plan, the required Class II notices were published in the Daily Reporter on June 6th and June 13th.

4. Resolution adopting the boundaries and Project Plan for the Midtown Home Ownership Initiative Tax Incremental Financing District.

Maria Prioletta of the Commissioner's Office introduced TID 119. This "coordinated backbone TID" includes 130 properties (80 vacant lots) where Emem Group will construct 20 duplexes and Milwaukee Habitat for Humanity will construct 34 new single-family homes. The \$19.2M investment will be completed by the end of 2027 with the use of affordable housing tax credits, philanthropic grants, and the TID. The City will contribute \$2.34M for a developer-financed TID with a 2.5% interest rate, 25-year term, 25% Small Business Enterprise, and 40% Resident Preference Program.

Teig Whaley-Smith of Community Development Alliance (CDA) provided an overview of the CDA and the need to build new housing stock for Black and Latino residents who are competing for 1,500 homes that hit the open market in Milwaukee each year. The current cost to construct a new home is minimally \$250K but the CDA is trying to

provide enough subsidy so the homes can be purchased for \$120K. The TID would provide ~\$50K of that subsidy. The overall project would annually create \$125K of new property taxes to the City.

Michael Emem of Emem Group and Brian Sonderman of Habitat for Humanity described their organizations. Commissioner Galvan asked about “safety nets” for homeownership to which Mr. Sonderman stated Habitat has two mechanisms to ensure homeownership in the future including “right of first offer” and a “10-year shared appreciation.” In each case, Habitat has some control over who owns the home in the future. Mr. Emem stated the duplexes would be rentals for 15 years and then would be sold with Habitat identifying qualified buyers who may be current renters who could purchase half of the duplex.

Commissioner Jones asked if the project boundary includes both Emem and Habitat to which Mr. Misky stated it did and all the properties are continuous. In addition, the State Department of Revenue has agreed to the TID boundary. Commissioner Smith asked about accessibility to which both Mr. Emem and Mr. Sonderman stated accessibility was available. Commissioner Galvan asked about possible gentrification. Mr. Whaley-Smith stated it is a balancing act and the CDA is working on a “shared equity” model.

Resident John Wallace spoke about owning 3 vacant lots at 2119 N. 19th Street, 2122 N. 24th Street, and 2126 N. 24th Street. He is interested in having a garden in the neighborhood. Mr. Sonderman will connect with him in the future about the vacant lots.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 11002.

5. [240348](#) Resolution adopting the boundaries and Project Plan for the Midtown Home Ownership Initiative Tax Incremental Financing District.

 Sponsors: THE CHAIR

6. **Resolution authorizing a contract for unarmed security guard services at the Century City Business Park.**

 Century City Project Manager Benji Timm reintroduced the item. The Authority issued a Bid in May 2024 and received three responsive bids. The Authority is recommending entering into an 18-month contract with Security Officer Services (SOS) not-to-exceed \$212,600 with an 18-month renewal option. Scott Stange of Contracts Administration stated that SOS has achieved 100% SBE and 98% RPP over the past year of the contract. The source of the funds continues to be Century City rental income.

7. [240349](#) Resolution authorizing a contract for unarmed security guard services at the Century City Business Park.

 Sponsors: THE CHAIR

8. **Resolution authorizing a Grant Agreement for professional services with Northwest Side Community Development Corporation (“NWSCDC”) for convening neighborhood stakeholders to support work in the Century City Neighborhood.**

Assistant Executive Director Dave Misky provided background with the Authority

receiving \$25K in 2016 from Gorman Co. for community outreach in the Century City neighborhood. At that time, the Century City Triangle Neighborhood Association used \$3,800 of the total for a neighborhood art project but the remaining funds have been in the Authority's accounts since no entity from the area was able to provide fiscal management services. NWSCDC will act as the fiscal agent for the remaining funds and this resolution will allow the Authority to enter into an agreement to allow the NWSCDC to deploy the funds into the neighborhood for community engagement including activating the new Melvina Park.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 11004.

9. [240350](#) Resolution authorizing a Grant Agreement for professional services with Northwest Side Community Development Corporation ("NWSCDC") for convening neighborhood stakeholders to support work in the Century City Neighborhood

Sponsors: THE CHAIR

10. Other Business

11. Adjournment

The meeting was adjourned at 2:08 p.m. Minutes created by David Misky