

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 16, 2023**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
 Commissioner Kathryn West (virtual)
 Commissioner Bill Schwartz (virtual)
 Commissioner Monique Charlier (virtual)

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary (virtual but left at 2:00)
 Amy Turim, Special Designee

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the December 15, 2022 Meeting Minutes. Hearing no corrections or objection, the minutes were adopted by consensus.

Special Designee Ms. Amy Turim reported that for today's public hearing regarding approval of the Project Plan, the required Class II notice was published in the Daily Reporter on February 2nd and February 9th. For the public hearing regarding property disposition, the required Class II notice was published in the Daily Reporter on February 2nd and February 9th.

Item 1, Public Hearing

Resolution approving the boundary and Project Plan for the NM North Tax Incremental Financing District (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development introduced the item and Steve Radke, Vice President of Northwestern Mutual Government and Community Relations. Rebecca Villegas, Vice President of NM Enterprise Compliance and Bruce Block of Reinhardt Boerner were also present representing the company. The company completed a thorough examination of their needs and determined closing the Franklin campus and reconstructing one of their downtown Milwaukee buildings would be in best interest of the company. The campus project will encompass 540,000 square feet of building renovation and, with the other NM buildings, will house ~9,000 employees each day.

Mr. Casanova provided the details of the new TIF District including the \$30M TIF where 75% of the increment is returned to the company and the City retains the other 25%. NM currently has ~4,000 employees downtown and is committing to 5,375 employees by 2028 and 5,750 by 2030. The company is also committed to 25% SBE and 40% RPP, \$15 per hour service worker wages, and \$2.5M for affordable housing or youth fitness initiatives.

The TIF District would also contribute \$10M to public infrastructure including protected bike lanes, improvements to intersections and Juneau Park and the Oak Leaf Trail, and modifications to several sidewalks. In total, the TID is for \$40,480,000 with \$30M for the

company, \$10M for the public infrastructure improvements, and \$480K for administration costs. The TID will pay off in year 23 of the district.

Commissioner Schwartz asked if there was any speculative spaces being designed to which Mr. Casanova stated no, the entire building will be used by NM. A second question revolved around the design of the building. Ms. Villegas responded the company wants a cohesive campus. Finally, Commissioner Schwartz expressed concerns over signage at the intersection at Hoan, Lake Drive, and Michigan Street.

Commissioner West appreciated NM turning out the lights in the evening to lessen light pollution and become more sustainable. She then asked about migratory birds. Mr. Radke and Ms. Villegas confirmed that NM has hired an avian specialist for the design of the new building as the company is concerned with migratory birds, as well.

Peter Rickman of Milwaukee Area Service and Hospitality (MASH) spoke neither in favor nor against the proposed TID but expressed his feelings on racialized economic inequality. He stated the Common Council adopted the CORE Development Zone Resolution to ensure janitors, security officers, and food service workers are paid living wages and appreciates NM's commitment to meet the intent of the resolution.

Marty Wall, citizen of the City, expressed his feelings that the City has disregarded the neighborhoods when it comes to TID investments. Mr. Wall commented the County Parks are unkept, no water in Washington and Jackson Parks, streetlights are not working, repaving alleys are on a 400-year paving schedule, and The Hop is paid for by parking tickets. He wants a better Milwaukee for the entire community.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10949.

Item 2, Public Hearing

Resolution authorizing the Lease of the Redevelopment Authority of the City of Milwaukee-owned property at 821 East Locust Street, in the 3rd Aldermanic District. (3rd Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate shared with the Board that a new organization called the Garden Park Association, Inc. approached the Authority and requested to lease the parcel for neighborhood events. It has been used by the neighborhood for 15 years for public events but this lease will allow the leasee to invest in the parcel and create more formal opportunities for the neighborhood to use the site.

Commissioner Schwartz asked the background of the organization to which Mr. LaPierre stated it is comprised of Black Husky Brewing Company and other constituents of the Riverwest neighborhood. Commissioner Charlier asked about the environmental conditions of the site. The parcel was capped about 15 years ago after the contaminated soil was excavated from the site. There will not be a building on the site but only small above-grade improvements.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10950.

Item 3, Regular Business

Resolution approving the acceptance of funds to support the development of updates to the portions of the zoning code that regulate housing development. (City-Wide; submitted by Planning)

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City Planner Sam Leichtling provided the background on the need to update the zoning code. The Community Development Alliance, through a grant from the Greater Milwaukee Foundation, is willing to contribute \$15K to the update to the code that centers around housing development.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10951.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **March 16, 2023**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

David P. Misky
Assistant Executive Director-Secretary

Amy E. Turim
Special Designee

NOTE 1: An audio file of this meeting is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.