

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
SPECIAL MEETING
MAY 4, 2026**

MINUTES

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

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
Commissioner Lois Smith, Vice Chair
Commissioner Kathryn West (Virtual)
Commissioner Jose Galvan (Virtual)
Commissioner Monique Charlier
Commissioner Montavius Jones (Virtual)

MEMBERS EXCUSED: Commissioner Lamont Westmoreland

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the April 16, 2026 Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings regarding approval of Project Plans and property dispositions, the required Class II notices were published in the Milwaukee Journal Sentinel on April 20th and April 27th. For the public hearing on a Project Plan Amendment, the required Class I notice was published in the Milwaukee Journal Sentinel on April 27th.

Item 1, Public Hearing

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).

Dee Kanter of the Commissioner's Office provided the background for 2711 W. Wells Street. The \$51M project includes 124 units of senior housing with a completion date in the Fall 2027. The \$2.6M Developer-Financed Affordable Housing TID has a 25-year payback at a 2.0% interest rate and includes a cost saving provision. The project also includes SBE and RPP, and follows the Anti-Displacement Policy. Pat O'Brien of Milwaukee Development Corporation was again in attendance.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes, 0 nays, and 1 abstention. Adopted resolution is No. 11071.

Item 2, Public Hearing

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).

Larry Kilmer of the Commissioner's Office provided the background to the \$33M project at 2318 S. Austin Street that will construct 100 units of affordable housing. The \$2.135M Developer-Financed Affordable Housing TID has a 21-year payback at a 5.91% interest rate and includes SBE and RPP.

Since the April 16, 2026 RACM Meeting, there was a second neighborhood meeting with ~25-30 attendees which addressed many of the parking questions. Commissioner Smith asked how the development team is proposing to address the parking questions. Brandon Methu of Northernstar and Tyler Sheeran of Commonwealth Development responded that they were able to show the public their parking study, indicate the streets will move to dual-sided parking, and their management company (ACC Management) will implement a vehicle registration practice, 12-month parking leases, and on-going oversight of the parking spots.

Commissioner Charlier asked about the capital stack to which Mr. Sheeran stated they are waiting on one final commitment from a source and will be closing on their financing in July.

Mr. Misky shared that the Authority received four emails in opposition to the development, including neighbor Anders Meyer who spoke at the last RACM Meeting, and two emails in support. All emails are part of the RACM file and will be part of the Common Council file.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11072.

Item 3, Public Hearing

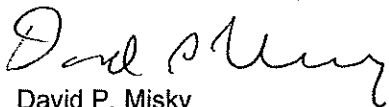
Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

Alyssa Remington of Economic Development provided the background to the TID that was created in 2004 for the Riverwalk and other public infrastructure. This resolution would authorize the donation of \$1.5M of increment from TID 56 to TID 89 (Griot and the America's Black Holocaust Museum) and \$1.3M of increment from TID 56 to TID 106 (Former McKinley School).

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11073.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **May 21, 2026**, 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

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.