

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

**REGULAR MEETING
MAY 21, 2026**

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 Lois Smith, Vice Chair
Commissioner Monique Charlier
Commissioner Jose Galvan (Virtual)
Commissioner Lamont Westmoreland (Virtual)
Commissioner Montavius Jones

MEMBERS EXCUSED: Commissioner Kathryn West

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 May 4, 2026 Special Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding property disposition, the required Class II notices were published in the Daily Reporter on May 7th and May 14th. For the public hearing on a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on May 14th.

Item 1, Public Hearing

Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 67 (Pabst Brewery/The Brewery Project), in the 4th Aldermanic District.

Dan Casanova of Economic Development provided the background to the TID that was created in 2006 for new infrastructure, historic preservation and demolition of the former Pabst Brewery. The \$29M TID had a base value of \$9.2M with a current value of \$253M.

Amendment No. 1 of the TID was for \$5M of infrastructure with proposed Amendment No. 2 being used for King Park (\$2M), traffic calming (\$1.7M), street repaving and reconstruction (\$13M), potential property acquisition (\$1.5M), development preparation (\$1.5M), commercial corridor grants (\$500K), and contingency/administration (\$1.25M). The TID will pay off in year 25 or 2031.

Commissioner Jones asked about the close out of the TID to which Mr. Casanova stated the infrastructure and housing amendments are still expected. Commissioner Jones then asked about the Commercial Corridor grants. Mr. Casanova stated these will be primarily for Vliet Street and possibly some Dr. Martin Luther King Drive properties.

Resident Cade Gerlach supports the amendment if there are townhomes and rowhouses.

Commissioner Jones moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays (Lost Connection with Commissioner Westmoreland). Adopted resolution is No. 11077.

Item 2, Public Hearing

Resolution authorizing the conveyance of thirteen Redevelopment Authority of the City of Milwaukee-owned vacant lots to the City of Milwaukee, to facilitate future marketing and development, in the 4th Aldermanic District.

Assistant Executive Director Misky presented the opportunity to acquire 19 vacant privately-owned lots in the King Park area to combine with 19 City- and RACM-owned lots. This resolution would consolidate the RACM-owned with the City-owned lots.

Larry Kilmer of the Commissioner's Office presented the Revive MKE opportunity with the King Park area being one of the four possible neighborhoods for the City's investment.

Commissioner Jones asked about the type of housing envisioned for the area stating this area, given its proximity to downtown, would lend itself to higher density development rather than single-family housing. Resident Erika Harris also spoke in favor of having the Authority Board keep greater control over the land to ensure quality development.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes and 1 nay. Adopted resolution is No. 11078.

Item 3, Regular Business

Resolution relating to issuance of redevelopment revenue bonds with respect to the 3100 Meinecke Project.

Dave Misky of the Authority introduced the project and the application by the development team for Authority conduit bonds to assist in financing the Meinecke Project. A final Authority resolution will be needed by the Board to effectuate the bond issuance.

Anthony Kazee of KG Development introduced the \$28M project that will include 83 units of affordable housing, 80% for seniors and 20% for healthcare workers. The development will be applying for 4% tax credits from WHEDA to combine with ~10 other funding sources.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11079.

Item 4, Regular Business

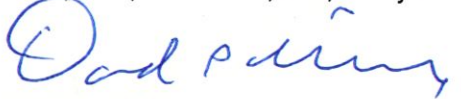
Resolution authorizing a License Agreement with the Westown Association for the properties at 634 North 5th Street and 401-41 West Wisconsin Avenue for a special event.

Mr. Casanova provided background on the previous agreements. This license is for Night Market events to be held on June 24, July 22, August 19, and September 16.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11080.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule a special meeting for **June 18, 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.