

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

**REGULAR MEETING
JUNE 18, 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
Commissioner Montavius Jones (Virtual)

MEMBER 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 21, 2026 Regular Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings on Project Plan Amendments, the required Class I notices were published in the Daily Reporter on June 11th.

Item 1, Public Hearing

Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 62 (DRS Power & Control Technologies).

Alyssa Remington of Economic Development provided the background to the TID that was created in 2005 for an investment by DRS which has since moved from this location.

This \$1M amendment would be used to complete raised crosswalks (\$120K), several traffic calming projects (\$190K), and paving projects (\$690K). The TID will pay off in year 22 or 2027.

Commissioner Jones asked if the \$1M amendment was a cash surplus to which Ms. Remington stated it was with no additional borrowing. Commissioner Galvan asked about the former DRS building to which Mr. Misky stated the building was sold several years ago and has a mixture of uses.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11081.

Item 2, Public Hearing

Resolution approving the Second Amendment to the Project Plan for Tax Incremental Financing District No. 72 (Bishops Creek).

Lori Lutzka of Economic Development presented the background for the TID created in 2008 for a 55-unit apartment complex and other surrounding development. This ~\$2M amendment would be used to complete several traffic calming projects (\$315K), upgrade street lighting (\$935K), and construction of a new playground (\$750K). TID will pay off in year 22 or 2032.

Redevelopment Authority Minutes
Regular Meeting of June 18, 2026

Commissioner Charlier asked about the maintenance of the playground to which Kevin Muhs, City Engineer, stated it will be part of DPW's MKE Plays portfolio of parks.

Alderwoman Andrea Pratt spoke in favor of the project and is excited for the upgrades and the playground giving credit to the Northwest Side Community Development Corporation.

Commissioner Jones asked if playgrounds are considered public infrastructure to which Ms. Lutzka stated yes and referenced several examples.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11082.

Item 3, Public Hearing

Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 74 (North 35th Street and West Capitol Drive), in the 6th and 7th Aldermanic Districts.

Dan Casanova of Economic Development introduced the TID amendment having been created in 2009 with ~\$20M of expenditures. The district was reset in 2014 to account for lower assessments but has since recovered to allow for this amendment. Amendment No.2 of \$4M would be used for infrastructure projects (\$2.7M), housing programs (\$150K), and site preparation (\$1M). The TID will pay off in year 25 or 2034.

Commissioner Charlier asked about the environmental to which Mr. Misky stated PFAS being a recent contaminant of concern. She asked about the \$150K for housing which was backed into by the remaining TID dollars and will be used as NIDC grants.

Commissioner Jones asked whether the State was involved with the Capitol Drive improvements to which Mr Muhs stated they were as well as the railroad regarding the bridge.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11083.

Item 4, Regular Business

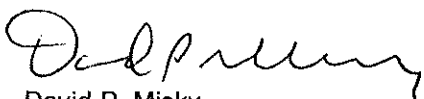
Resolution authorizing an amendment to a contract for Economic Feasibility Services, Market Analysis, and/or Implementation Plans.

Scott Stange of Contracts and Administration stated this resolution is to extend Ehlers and Associates contract for TID analysis. We entered into a 3-year contract in January 2023 with two 1-year extensions. We are in the middle of the first 1-year extension with this resolution requesting an additional not-to-exceed \$250K to carry the contract until the end of 2027. The source of funding is predominantly developer-requested TID assistance.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11084.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule a special meeting for **July 16, 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.