REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JULY 16, 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 Kathryn West (Virtual) Commissioner Monique Charlier Commissioner Jose Galvan Commissioner Montavius Jones (Virtual)
MEMBER EXCUSED:	Commissioner Lois West, Vice-Chair
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 June 18, 2026 Regular 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 a lease amendment, the required Class II notices were published in the Daily Reporter on July 2nd and July 9th. For the public hearings on Project Plan Amendments, the required Class I notices were published in the Daily Reporter on Juyly 9th.

Item 1, Public Hearing
Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 135 (1101-1113 W. Historic Mitchell Street).

> Dee Kanter of the Commissioner's Office provided the background for the Former Grand Department Store that will create 25 new workforce housing units. Developer Zuwena Cotton introduced her company, BBE Investment and Development, along with mentor Que El-Amin. The studio and 1-bedroom apartments will be completed in late 2027.
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> The $9.4M investment will include the $480K developer-financed TIF that will have an interest rate of 5.75% and be paid in 15 years. Despite the TID providing less than $1M, the development will also include 25% SBE and 40% RPP.
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> Commissioner Galvan asked about parking to which Ms. Cotton stated she owns a 20-stall surface lot adjacent to the project site. Commissioner Jones asked about WHEDA as a source of funds. Ms. Kanter stated the developer has submitted applications to WHEDA from Vacant 2 Vitality and Restore Main Street. Commissioner Jones then asked about the historic tax credits which Ms. Cotton stated the federal and state credits will be sold.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11085.

Item 2, Public Hearing
Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 136 (Amani Homeownership Initiative).

Larry Kilmer of the Commissioner's Office presented the background for backbone TIDs. This initiative includes 55 homes for immeidate home ownership (50 Habitat for Humanity, 4 MKE Community Crossroads, and 1 Ezekial CDC) and 40 LIHTC Emem Group homes that will have home ownership after 15 years of WHEDA compliance.

Frank Martinez spoke on behalf of the Community Development Alliance; Michael Emem for the Emem Group; Brian Sonderman for Habitat for Humanity. The $30.7M investment will include a $3.57M developer-financed TIF will have a 2.5% interest rate with SBE and RPP requirments for the Emem portion of the proejct and best efforts for the rest of the initiative.

Commissioner Charlier asked about the lease to own units to which Mr. Emem stated his group will own and operate with the help of Lutheran Social Services. He further explained that the sale to maintain affordability is required in a couple of agreements with the City including the development agreement.

Commissioner Charlier asked about the Habitat for Humanity model. Mr. Sonderman stated his organization has the funds to carry the construction costs but will also undertake a fundraising campaign. The TID proceeds will provide about 40% of the funding gap.

Resident Marty Wahl asked if there were deed restrictions attached to the properties to ensure affordability to which Mr. Martinez stated Habitat has their own system of maintaining affordability while the Emem model has deed restrictions.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 4 ayes, 0 nays, and 1 abstention. Adopted resolution is No. 11086.

Item 3, Public Hearing
Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Dan Casanova of Economc Development introduced the TID amendment having been created in 2009 with ~$6M of expenditures. The district was amended to provide for additional infrastructure. The Base Value was west at $26.5M and has a 2025 value of $343M. Amendment No.4 would provide $17.2M of funds for infrastructure, streetscaping, public art, commercial corridor grants, and housing programs. The TID will pay off in year 18 or 2027.

Commissioner Charlier asked about the Kneeland Properties with Mr. Misky stating the Board has seen items regarding Kneeland from a $3.2M EDA Grant two years ago to a TID amendment from the Harley Museum for $800K.

Commissioner Galvan asked about the Commercial Corridor grants which will fund our existing programs such as signage, whitebox, and façade. Commissioner Jones asked about the housing programs to which Mr. Casanova stated the funds would go to our traditonal programs with NIDC.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes, 0 nays, and 1 abstention. Adopted resolution is No. 11087.

Item 4, Public Hearing
Resolution approving the First Amendment to the Project Plan for Tax Incremental Financing District No. 121 (Bronzeville Arts & Tech Hub).

Lori Lutzka of Economic Development provided the background to the TID that was created in 2024. The original $700K from the TIF was a loan for the 60-unit residential development on the site. Developer Michael Adetoro stated this amendment will provide funding for the 29K square-foot commercial building that will house the Milwaukee Conservatory of Music, Beyond STEM, Black Art MKE, and a café. The $11.1M investment will utilize $1.645M of developer-financed TID funding will have a 3.5% interest rate and be paid back in 25 years. The development will have SBE and RPP requirements.

Commissioner Charlier asked about tenant commitments to which the Mr. Adetoro stated he has pre-commitments for 70% of the space with the 4th floor still unaccounted for.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11088.

Item 5, Public Hearing
Resolution authorizing a first amendment to the Ground Lease between the Redevelopment Authority of the City of Milwaukee and the Board of Regents of the University of Wisconsin System Operating as the University of Wisconsin-Milwaukee for properties at 2185 North Prospect Avenue and 1925 East Kenilworth Place in the 3rd Aldermanic District.

Assistant Executive Director Misky and Assistant City Attorney Jordan Schettle presented the background for the bond issuance. The resolution will match the differing termination dates of the Ground and Operating Leases to allow the university to continue to pay down the debt service and use the building beyond 2036.

Commissioner Galvan asked about the leaseholds of the retail space which has been solid.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11089.

Item 6, Public Hearing
Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 132 (Midtown Commons).

Mr. Kilmer introduced the project with Ted Matkom of Gorman & Company providing additional detail of the 200-unit affordable housing development that will co-developed with One5 Olive. The $61M project will be done in two phases with the first phase completed in Spring of 2028 and the second phase in Fall of 2028. The $3.95M developer-financed TID will be repaid in 20 years with a 5.85% interest rate and will incorporate 25% SBE and 40% RPP.

Commissioner Charlier asked who will own and operate the complex to which Mr. Matkom stated BMO Bank will own 99.99% of the project with Gorman and One5 Olive owning the rest and managing the complex for the 15-year tax compliance period.

Commissioner Galvan asked about the layout of the buildings and associated amenities with the buildings. Each building will have a fitness center and a community space with each unit having laundry facilities. In addition, the project will have a shared playground.

Resident Marty Wahl expressed concerns over the development.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11090.

Item 7, Regular Business
Resolution authorizing the issuance of a Governmental Lender Note, Series 2026 (Austin Commons Project).

Mr. Misky stated this resolution is to provide $9.875M of tax-exempt bond financing for the Austin Commons Porject with a potential closing in mid-August.

Brandon Methu of Northernstar Development responded to a question from Commissioner Galvan regarding changes since the project was in front of this body. There have been two additional public meetings and a parking plan has been created that includes DPW making changes to off-street parking to appease neighborhood concerns.

Commssioner Jones asked about requesting a WHEDA extension to which Mr. Methu and City Bond Counsel, Ms. Dana Lach of Foley & Lardner, stated the request is into WHEDA and will likely be approved.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11091.

Item 8, Regular Business
Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for Supplemental Brownfields Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee.

Mr. Misky stated the Authority has received an additional $500K for the Brownfield Revolving Loan Fund from the USEPA. This resolution allows the Authority to accept the funding and add to our total grant dollars of $17.8M. We have executed 24 loans to date that have been part of nearly $1B of private investment and created/retained thousands of jobs.

Commissioner Jones asked about the terms for each loan to which Mr. Misky stated each project is treated differently with different term lengths and interest rates.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11092.

Item 9, Regular Business
Resolution reauthorizing a loan up to $500,000 from RACM's EPA Brownfield Revolving Loan Fund for the benefit of the Bronzeville Arts and Tech Hub, LLC to be used on the properties at 606 and 616 West North Avenue, Milwaukee, Wisconsin.

Mr.Misky stated the resolution is to update an expired loan commitment from June 2025. The $500K loan would be a 16-year term with a 4% interest rate. Several details need to be worked out with the borrower and a couple of other lenders but the laon would be within the New Market Tax Credit structure requiring the funding to be provided at the time of closing. This is not an issue since the borrower has spent funds on remediation of the site. The New Markets are being provided by FIRE.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11093.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Galvan to schedule a special meeting for **August 20, 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.