REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 15, 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 Kathryn West (Virtual) Commissioner Monique Charlier Commissioner Jose Galvan (Virtual)
MEMBER EXCUSED:	Commissioner Montavius Jones
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 August 20, 2026 Regular Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding approval of a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on October 8th.

Item 1, Public Hearing
Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 70 (735 N. Water).

> Alyssa Remington of Economic Development provided the background to the TID that was created in 2007 for façade restoration and Riverwalk rehab. The TID has been amended several times over the years for additional infrastructure. This $4M amendment would provide $3.75M for the planning and construction of City Hall Square, $100,000 for median work in North Water Street, and $50,000 for 35 LifeBuoys along the Milwaukee River. The $35M District's current value generates $450K of increment each year. This TID would be paid off in year 22 or 2029.
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> Commissioner Charlier asked how the City prioritized City Hall Square to which Ms. Remington stated this is one of the catalytic project areas from the 2040 Downtown Plan and was coordinated with DPW. DPW did not have any upcoming infrastructure projects within the District boundary. Further, this initiative has become a priority for the Common Council.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11098.

Item 2, Regular Business
Resolution re-authorizing a loan up to $500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318–2332 South Austin Street, Milwaukee, Wisconsin.

> Tory Kress of the Environmental Team provided a summary of the originally-approved loan. This resolution would change the terms of the loan from 17 to 18.5 years and removing one

of the guarantors. These changes were requested by other lenders to match their terms. Developer Brandon Methu asked for the Board's support.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11099.

Item 3, Administration
Resolution authorizing the Executive Director to enter into a contract for audit services.

Scott Stange, Finance and Administration, stated this five-year contract would be with the current auditor, Baker Tilly, for $224,500. The contract has an 18% SBE goal and will utilize Coleman Williams.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11100.

Item 4, Communication
Redevelopment Authority Staff Presentation on the 2025 Annual Report of Tax Incremental Districts.

Lori Lutzka of Economic Development and David Schroeder of Finance summarized the 2025 TID report. The City has 76 TIDs with $3.8B of incremental property value generated totaling 7.9% of the City's 2025 total equalized value. The future project costs to be recovered are estimated at $103MM. The City created 8 TIDs and amended 6 TIDs in 2025.

Commissioner Smith made a motion to accept the 2025 Annual Report of Tax Incremental Districts.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule a regular meeting for **November 19, 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.