

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 16, 2025**

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 Jose Galvan (virtual)
Commissioner Monique Charlier (virtual)
Commissioner Montavius Jones (virtual)

MEMBERS EXCUSED: Commissioner Lois Smith, Vice Chair
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 August 21, 2025 Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Chair Hardrick reported there are no public hearings for today's meeting and we will begin with Regular Business.

Item 1, Regular Business

Resolution relating to issuance of redevelopment revenue bonds with respect to the Austin Commons 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 Austin Commons project. A final resolution would need to be adopted by the Authority Board to effectuate the bond issuance.

Tyler Sheeran, Managing VP of Development for Commonwealth Development Corporation, introduced the project that will include 100 units of affordable housing in a 4-story building. The development team has received tax credits from WHEDA and has a November 1st deadline to show the State that the project has secured 80% of its financing. This resolution will give the investor, a bank that will utilize their investment under the Community Reinvestment Act, to further commit to the project.

Mr. Sheeran stated the project is still under design due to several unknowns including soil conditions but are sticking with their mix of 1-, 2-, and 3-bedroom units.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11053.

Item 2, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation, Idle Industrial Sites Redevelopment Program grant for the development project located at 3700 W. Juneau Avenue, in the City of Milwaukee.

Mat Reimer of the Environmental Team provided a summary of the Wisconsin Economic Development Corporation's Idle Sites Redevelopment Program and the \$250K grant available to municipalities on a rolling application.

Pat McQuillin of Central Standard introduced his 11-year old company, Central Standard Distillery, with currently 60 employees. The move to a portion of the Harley-Davidson campus will allow the company to consolidate the distillery with two warehouses. The work is scheduled to begin later this year and be complete in mid-2026.

Commissioner Jones asked about the role of the Authority to which Mr. Reimer stated the Idle Sites program requires a municipality to be the applicant. WEDC approached the City about the company's request and agreed to be the applicant. The most recent Idle Sites received by the Authority was in 2017 for the Reed Street Project. Commissioner Jones asked if the company will be leveraging Historic Tax Credits. Mr. McQuillin stated the company will be using the financial tool.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 4 ayes, 0 nay, and 1 abstention. Adopted resolution is No. 11054.

Item 3, Regular Business

Resolution relative to application, acceptance, and funding of a Greater Milwaukee Foundation Grant for the staffing of the Public Artist in Residence program in the City of Milwaukee.

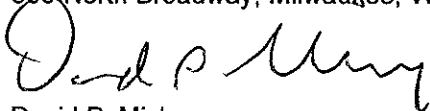
Sally Svetic of the Commercial Corridor Team and the City's representative on the Milwaukee Arts Board introduced the resolution. Ms. Svetic described the Public Artist in Residence (PAIR) program that DCD was part of from 2022-2024 and how this second grant for \$25K will assist City staff in serving the PAIR pilot program.

Commissioners Charlier and Jones asked questions about the Authority's role in the grant application to which Mr. Misky stated the Authority is the fiscal agent for the grant dollars. Ms. Svetic stated the City, under the direction of the specific department requesting the funds, will issue a Request for Qualifications. There will be no Authority money in the project.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays. Adopted resolution is No. 11055.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Charlier to schedule the next regular meeting for **November 20, 2025**, 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.