

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 20, 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 Lois Smith, Vice Chair
Commissioner Kathryn West (virtual)
Commissioner Jose Galvan
Commissioner Monique Charlier
Commissioner Montavious Jones (virtual)

MEMBERS EXCUSED: 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 October 16, 2025 Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings regarding property disposition, the required Class II notices were published in the Daily Reporter on November 6th and November 13th.

Item 1, Public Hearing

Resolution authorizing the sale of the Redevelopment Authority of the City of Milwaukee to enter into a purchase and sale agreement with SOHI Corner, Inc., for the parking lot at 748 North 27th Street, in the 4th Aldermanic District.

Rosita Ross of Real Estate presented the sale item and the overall project scope of expanding the surface lot for the SOHI Building.

John Hennessy of SOHI Corner, Inc. stated the adjacent building has Daddy's Soul Food and Siebert Lutheran Foundation as tenants. Due to the success of both tenants, additional parking is needed. Mr. Hennessy purchased a portion of the Authority lot several years ago for parking but this resolution would allow for the rest of the lot to be sold. The flow of traffic from the lot will have cars exiting onto Wells Street rather than N. 27th Street.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays (Commissioner Jones not yet present). Adopted resolution is No. 11056.

Item 2, Public Hearing

Resolution authorizing the sale of the Redevelopment Authority of the City of Milwaukee-owned property at 541 North 20th Street, in the 4th Aldermanic District.

Mr. Misky asked the item be held for a period of time. The developer is still planning on developing the vacant lot but has requested the item be held.

Item 3, Regular Business

Resolution approving an amendment to a Corcoran Street Extension and Harbor Drive Public Improvements Development Agreement among Milwaukee Apartment Ventures, LLC, the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to reimburse certain eligible costs in constructing an extension of Corcoran Avenue, in the 4th Aldermanic District.

Lori Lutzka of Economic Development stated the need to amend the Corcoran Development Agreement to provide \$100K from TID 56 for managing contaminated soils that were trucked to Michigan during the construction activities and for a new bike lane. The original TID allocation for Corcoran Street was \$3.5M from the same TID.

Commissioner Charlier asked about the soil to which Mr. Misky stated the soil had concentrations considered hazardous and could not be disposed of in the State of Wisconsin. Consequently, the costs to dispose were much higher than anticipated.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays (Commissioner Jones not yet present). Adopted resolution is No. 11057.

Item 4, Regular Business

Resolution approving an amendment to a Riverwalk Development Agreement among Run PKG, Inc., the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to reimburse certain eligible costs in constructing a Riverwalk extension, in the 4th Aldermanic District.

Ms. Lutzka stated the need to amend the Riverwalk Development Agreement to provide \$70K from TID 68 for bridge footing protection (i.e. structural foam). The \$70K would also reimburse engineering firm, GRAEF, for work performed in designing parts of the riverwalk.

Paul Schwartz, Executive Director of the Public Market and Third Ward BID, spoke about the Dog Park and the adjacent Brew Pub currently being constructed. Commissioner Charlier asked a question about maintenance of the riverwalk to which Mr. Schwartz stated he and Matt Dornier, Executive Director of the Downtown BID, are working on several contracts to maintain the area as it is the responsibility of Run PKG, Inc.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 5 ayes and 0 nays (Commissioner Jones not yet present). Adopted resolution is No. 11058.

Item 5, Regular Business

Resolution authorizing an amendment to a contract with AECOM Technical Services, Inc.

Scott Stange of Contracts Administration introduced the resolution. The not-to-exceed contract signed in 2022 was for \$937K with ~\$67K remaining. The 4-year contract can be extended one year until April 2027 and this amendment would add \$500K to the contract. The contract has a goal of 18% SBE with AECOM attaining 10%, to date, with newer opportunities working off lists from MMSD, Milwaukee County, and the State of Wisconsin.

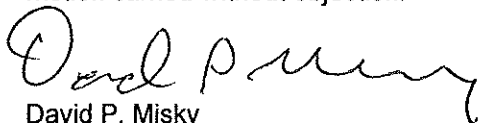
Tory Kress of the Environmental Team stated AECOM has been central to work at Century City, McKinley School, and the 30th and North Line Service Training Site.

Commissioner Galvan asked which SBE firms have been utilized to which Dave Henderson of AECOM shared the list of contractors. Commissioner Galvan then asked about the plan going forward. AECOM has the opportunity to increase the percentage through asbestos abatement, stormwater work, and soil excavation at Century City. Finally, Commissioner Galvan offered to assist the firm with identifying other firms, if needed.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11059.

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 **December 18, 2025**, at 1:30 P.M., 1st Floor Neighborhood Hall, ThriveOn King, 2153 North Martin Luther King Jr. Drive, 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.