

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
APRIL 21, 2022 AT 1:30 P.M.  
809 NORTH BROADWAY, 1<sup>ST</sup> FLOOR BOARD ROOM**

Both the US Centers for Disease Control (CDC) and the State of Wisconsin Department of Health Services (DHS) have provided restrictions on public gatherings. As such, those wishing to provide testimony relating to this matter are encouraged to do so via the following methods:

1. Submit comments via email no later than one business day prior to the start of the meeting:  
RACMInfo@milwaukee.gov.

2. MicrosoftTeams (viewing and participation) - Please see below for details on how to watch the meeting online. There is a chat feature that will allow you to submit questions or comments during the meeting.

**Please join the April 21, 2022 RACM Board meeting from your computer or mobile app**  
[Click here to join the meeting](#)

**Or call in (audio only)**

+1 414-251-0392,,563407735# United States, Milwaukee

Phone Conference ID: 563 407 735#

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**AGENDA**

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES**

Motion approving Minutes of the March 17, 2022 regular and annual meeting.

**PUBLIC HEARING**

- 1 Resolution authorizing the conveyance of 2900 West Hopkins Street and 3010-24 West Hopkins Street to the City of Milwaukee for assemblage with the adjacent City-owned properties for redevelopment of Melvina Park.  
**Project:** Century City/29<sup>th</sup> & Melvina Park  
**Aldermanic District:** 7th  
**Submitted By:** Environmental Team  
Tory Kress

**PUBLIC HEARING**

- 2 Resolution approving Amendment No. 6 for the Park East Redevelopment Plan.  
**Project:** Park East  
**Aldermanic District:** 3rd, 4th, and 6th  
**Submitted By:** Planning  
Sam Leichtling

**REGULAR BUSINESS**

- 3 Resolution authorizing a License Agreement with Great Lakes Sport Fishermen of Milwaukee, Wisconsin for the property at 1990 North Commerce Street.  
**Project:** Beerline B  
**Aldermanic District:** 6th  
**Submitted By:** Real Estate  
Dave Misky

**REGULAR BUSINESS**

- 4 Resolution authorizing entering into contracts that will piggyback off the City of Milwaukee's Environmental Service City-wide blanket contracts for environmental contracting and consulting services.

**Project: City-Wide**  
**Aldermanic District: All**

**Submitted By:** Administration  
Scott Stange

**OTHER BUSINESS**

**ADJOURNMENT**

Motion to adjourn and to schedule the next regular meeting for May 19, 2022, at 1:30 P.M., 1<sup>st</sup> Floor Board Room, 809 North Broadway.

**Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.**

## Redevelopment Authority of the City of Milwaukee

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**Resolution No.:**

**Adopted on:**

**April 21, 2022**

**Project Area:**

**Century City / 29<sup>th</sup> & Melvina Park**

**Aldermanic District:**

**7<sup>th</sup>**

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**Resolution authorizing the conveyance of 2900 West Hopkins Street and 3010-24 West Hopkins Street to the City of Milwaukee for assemblage with the adjacent City-owned properties for redevelopment of Melvina Park.**

Whereas, In July 2009, the Common Council and the Redevelopment Authority approved the acquisition of eight properties, including 2900 and 3010-24 West Hopkins Street, from Milwaukee Industrial Trade Center (MITC) to facilitate the redevelopment of the Century City Business Park; and

Whereas, On December 15, 2009, the Redevelopment Authority acquired 2900 and 3010-24 West Hopkins Street, along with the other six properties; and

Whereas, MKE Parks identified the adjacent 29<sup>th</sup> & Melvina Play Area located at 3840 North 29<sup>th</sup> Street as a city park due for reconstruction; and

Whereas, MKE Parks, the Redevelopment Authority, and community partners began to collaborate to envision a new park concept that redevelops the existing play area and expands it to provide enhanced community gathering spaces, play areas, exercise areas, community gardens, green infrastructure and other features; and

Whereas, MKE Parks, the Redevelopment Authority, and community partners are now completing project design, engineering, and fundraising and are preparing for park construction; and

Whereas, To facilitate permitting and construction, all park parcels should be under common ownership and zoning; and

Whereas, Conveyance of the two Redevelopment Authority-owned properties to the City of Milwaukee is recommended since the expanded park will be owned and maintained by MKE Parks; and

Whereas, The Authority conducted a public hearing on the proposed conveyance to the City of Milwaukee on April 21, 2022, as required by Wisconsin Statute; now therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the conveyance of the properties at 2900 and 3010-24 W Hopkins Street to the City of Milwaukee is authorized conditioned upon approval of the Land Disposition Report by the Common Council of the City of Milwaukee; and be it

Further Resolved, That the Executive Director shall submit a Land Disposition Report to the Common Council and secure approval of any other regulatory bodies or agencies having jurisdiction in the matter; and be it

Further Resolved, Upon approval by the Common Council, the properties at 2900 West Hopkins Street and 3010-24 West Hopkins Street shall be conveyed to the City by quit claim deed for no monetary consideration; and, be it

Further Resolved, That future redevelopment of the Authority's properties and adjacent City-owned will be subject to the redevelopment plans and will achieve the Authority's goals for redevelopment of the Century City neighborhood.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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## Redevelopment Authority of the City of Milwaukee

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**Resolution No.:**

**Adopted on:** April 21, 2022

**Project / Area:** Park East

**Aldermanic District:** 3rd, 4th and 6th

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**Resolution approving Amendment No. 6 for the Park East Redevelopment Plan.**

Whereas, On December 15, 2003, the Redevelopment Authority of the City of Milwaukee (“Authority”) and on June 15, 2004, the Common Council of the City of Milwaukee (“Council”) adopted and approved the Park East Redevelopment Plan (“Plan”) that provides a master plan for development of approximately 64 acres of land after the demolition of the freeway; and

Whereas, The Plan was recorded on August 11, 2004, in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 08841218; and

Whereas, The Plan, Document One: Master Plan, defines the redevelopment plan boundary and future development goals for each of the 28 blocks; and

Whereas, The Plan, Document Two: Renewal Plan, identifies the properties as blighted; and

Whereas, The Plan, Document Three: Development Code, defines use and design standards for all future development; and

Whereas, There have been a number of technical adjustments and updates to the uses defined in the land use tables within the City of Milwaukee Zoning Code since the creation of the Park East Development Code in 2003; and,

Whereas, The use tables within the previously adopted Park East Development Code as amended permitted certain uses only if approved by RACM resolution; and

Whereas, The Board of Zoning Appeals (“BOZA”) is the body that generally reviews requests for special use approvals and use and dimensional variances under the zoning code following processes and standards set forth within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances; and

Whereas, The Authority wishes to update the use tables within the Park East Development Code to reflect updates that have been made to the zoning code since 2003; and

Whereas, The Authority has determined that, consistent with Chapter 295, Subchapter 3 of the Milwaukee Code of Ordinances, the Board of Zoning Appeals is the appropriate body to review special use and variance requests for projects within the Park East Redevelopment Project Area zoned RED; and

Whereas, Amendment No. 6 to the Plan contains an updated use list and language to memorialize that BOZA is the body that will review and approve special use and use and dimensional variance requests within the Project Area zoned RED; and

Whereas, After providing proper notice to property owners within the project boundary and publishing a Class 2 notice, the Authority conducted a public hearing on April 21, 2022, on the proposed amendment as required by Wisconsin Statutes; now therefore, be it:

Resolved, That the Authority finds that Amendment No. 6 to the Park East Redevelopment Plan, a copy of which is attached to this resolution as Exhibit 1, is approved pursuant to Section 66.1333(11)(b), Wisconsin Statutes; and be it

Further Resolved, That the Executive Director-Secretary shall submit Amendment No. 6 to the Council with a recommendation for approval; and be it

Further Resolved, By the Authority that a certified copy of this Resolution shall be recorded in the Office of the Register of Deeds of Milwaukee County.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:** April 21, 2022

**Project Area:** Beerline B

**Aldermanic District:** 6th

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**Resolution authorizing a License Agreement with Great Lakes Sport Fishermen of Milwaukee, Wisconsin for the property at 1990 North Commerce Street.**

Whereas, The Redevelopment Authority owns the property at 1990 N. Commerce Street (“Property”); and

Whereas, The Property is leased to the Milwaukee Rowing Club on a 30-year lease with two 30-year extensions to the lease; and

Whereas, The Great Lakes Sport Fisherman of Milwaukee, Wisconsin (GLFS), a 501(c)3 that dedicates itself as an “Organization of Sportsmen Dedicated to the Enjoyment, Preservation, and Improvement of Salmon and Trout Fishing in the Great Lakes,” has a contract with the Wisconsin Department of Natural Resources (WDNR) to transport sport fish from WDNR hatcheries to the Great Lakes system; and

Whereas, The GLFS specifically requested use of the Property to affix net pens to the dockwall that confine the fish in a mesh enclosure in the Milwaukee River for a period of time prior to releasing to the Milwaukee River and Lake Michigan; and

Whereas, The GLFS proposal was reviewed by the Milwaukee Rowing Club which concluded the proposal would not interfere with Milwaukee Rowing Club operations; and

Whereas, The GLFS proposal was reviewed by Redevelopment Authority staff which concluded the proposal would contribute to the overall health of the fish population in the Milwaukee River and the future delisting of the Milwaukee River Estuary as an Area of Concern; now therefore, be it

Resolved, By the Redevelopment Authority, that the proper officials are authorized to execute the License Agreement that is part of this file, or one in form and substance materially similar thereto, to allow Great Lakes Sport Fishermen of Milwaukee, Wisconsin to use the Property for the net pens and to take such actions as may be necessary to carry out the intent of this resolution.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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## Redevelopment Authority of the City of Milwaukee

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**Resolution No.:**

**Adopted on:** April 21, 2022

**Aldermanic District:** All

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**Resolution authorizing entering into contracts that will piggyback off the City of Milwaukee's Environmental Service City-wide blanket contracts for environmental contracting and consulting services.**

Whereas, The City of Milwaukee (City) put out a Request for Proposals for an Environmental Services City-wide blanket contract for environmental contracting and consulting services to be performed on properties owned by the City or affiliated City Agencies, privately-owned tax-delinquent properties (for which a legal Right of Entry has been granted to the City), properties that may be considered for acquisition, and other properties as necessary.

Whereas, The City will contract with four different consultants (AECOM Technical Services, Inc.; The Sigma Group, Inc; Ramboll Holdings, Inc.; and TRC Companies, Inc.), for services on an as-needed basis for a period of three years, to be effective May 1, 2022, with the option of extending the contracts for two additional one-year periods upon mutual consent of the City and the selected consultants. The consultants selected agree to provide environmental services as specified by various City Agencies; and

Whereas, on September 18, 2008, the Redevelopment Authority approved a resolution adopting a Procurement Policy and Procedural Manual that allows the Redevelopment Authority to piggyback off of a resulting contract if a competitive procurement process was conducted by another governmental agency for a particular commodity or service; and

Whereas, on December 18, 2008, February 21, 2013, March 17, 2016 and again on April 11, 2019, the Redevelopment Authority approved resolutions authorizing the proper officials of the Redevelopment Authority to enter into contracts piggy-backing off of the corresponding City contracts for Environmental Services; and

Whereas, the projects conducted under the terms of the Redevelopment Authority piggy-back contracts will be determined by the individual needs of the Redevelopment Authority (on a case by case basis), available funding, and with consideration to the fact that certain developers may prefer to conduct their own environmental investigations; and

Whereas, the projects will be predominantly funded by various sources of money including, but not limited to, RACM general fund, other local funds, state grant funds and federal grant funds (e.g. Wisconsin Department of Natural Resources, Wisconsin Economic Development Corporation, United States Environmental Protection Agency); and

Whereas, the Redevelopment Authority desires to enter into four contracts for Environmental Services, piggy-backing off of the four City awarded contracts for the same services, in a total amount of all four contracts not to exceed \$3,750,000.00, over the initial three year period of the contract, to include, but not limited to: Phase I and II Environmental Site Assessments; Remediation Activities; Pre-demolition Facility Assessments; Asbestos and Lead-Based Paint Abatement; Natural Resources Management; Geotechnical Services; Storm Water Management; and General Environmental Regulatory Services; now therefore be it

Further Resolved, By the Redevelopment Authority of the City of Milwaukee that the proper officials of the Authority are authorized and directed to enter into four contracts for Environmental Services, in the amount stated above, piggy-backing off of the four City awarded contracts, for environmental contracting and consulting services.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director-Secretary

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