

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
MAY 19, 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](mailto: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 May 19, 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](tel:+14142510392),,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 April 21, 2022 regular meeting.

**REGULAR BUSINESS**

- 1 Resolution approving an amendment to a Riverwalk Development Agreement among Admiral's Wharf, LLC, the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 234 South Water Street, TID #68 (First Place)

**Project:** TID No. 68/ Fifth Ward–First Place  
**Aldermanic District:** 12th

**Submitted By:** Economic Development  
Alyssa Remington

**REGULAR BUSINESS**

- 2 Resolution authorizing a License Agreement with the Westown Association for the property at 401-41 West Wisconsin Avenue for a special event.

**Project:** 5<sup>th</sup>/Wisconsin  
**Aldermanic District:** 4th

**Submitted By:** Economic Development  
Dan Casanova

**REGULAR BUSINESS**

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

**Project:** Citywide  
**Aldermanic District:** Citywide

**Submitted By:** Commercial Corridor Team  
Sally Svetic

**REGULAR BUSINESS**

- 4 Resolution authorizing a License Agreement with Zignego Company, Inc. for the property at 3940 North 35<sup>th</sup> Street at the Century City Business Park.

**Project:** 35<sup>th</sup> & Capitol (Century City)/TID No. 74  
**Aldermanic District:** 7th

**Submitted By:** Century City Project Manager  
Benji Timm

**ADMINISTRATION**

- 5 Resolution commending Gregg Hagopian for his service to the Redevelopment Authority of the City of Milwaukee.

**Project:** Administration  
**Aldermanic District:** N/A

**Submitted By:** Real Estate  
David Misky

**OTHER BUSINESS**

**ADJOURNMENT**

Motion to adjourn and to schedule the next regular meeting for June 16, 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:** May 19, 2022

**Project Area:** TID No. 68/ Fifth Ward–First Place

**Aldermanic District:** 12th

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**Resolution approving an amendment to a Riverwalk Development Agreement among Admiral’s Wharf, LLC, the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 234 South Water Street, TID #68 (First Place)**

Whereas, Admiral’s Wharf, LLC., (“Developer”) of the property located at 234 South Water Street (“Property”) desire to construct Riverwalk Improvements along the Milwaukee River and adjacent to the Property; and

Whereas, the Redevelopment Authority of the City of Milwaukee (“the Redevelopment Authority”) authorized execution of a Riverwalk Development Agreement among the Developer, the Redevelopment Authority and the City via Resolution Number 10816, on March 19, 2020; and

Whereas, the City would provide the Redevelopment Authority, for distribution to the Developer, with funds up to \$2,719,080 from TID #68 (First Place) to finance 70% of the eligible costs of constructing the Developer Riverwalk, 50% of costs of constructing the dockwall and 100% of the cost to construct the Public Access Improvement and replace the dockwall located on City property (the “Riverwalk Improvements”); and

Whereas, the Developer is willing to maintain and operate the Developer Riverwalk and the Public Access Improvement, while granting access to and a right to use the Developer Riverwalk to the general public in the form of a permanent public access easement to the City of Milwaukee (“the City”); and

Whereas, due to uncertainties related to the Covid-19 pandemic, construction was delayed until Summer of 2022; and

Whereas, the City, the Redevelopment Authority and the Developer now desire to enter into an Amendment to the Riverwalk Agreement to provide for the increased construction costs associated with the Riverwalk Improvements; and

Whereas, the Amendment to the Riverwalk Development Agreement among the Developer, the Redevelopment Authority and the City has been drafted by the City Attorney and submitted to the Journal of Proceedings; now, therefore, be it

Resolved, by the Redevelopment Authority of the City of Milwaukee that the Amendment to the Riverwalk Development Agreement among Admiral’s Wharf, LLC., the City of Milwaukee and the Redevelopment Authority for the property located at 234 South Water Street is approved; and be it

Further Resolved, that the proper officers of the Redevelopment Authority are authorized to execute the Amendment to the Riverwalk Development Agreement in substantially the form submitted for the Journal of Proceedings; and be it

Further Resolved that the proper officers of the Redevelopment Authority, in consultation with the City Attorney's Office, are authorized to make non-substantive changes to the Amendment to the Riverwalk Development Agreement as necessary to achieve the intent of this Resolution; and be it

Further Resolved, that the Redevelopment Authority may request necessary funds from the City of Milwaukee as part of TID #68.

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**CERTIFICATION**

I certify that the foregoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee 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:** May 19, 2022  
**Project Area:** 5th/Wisconsin  
**Aldermanic District:** 4th

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**Resolution authorizing a License Agreement with the Westown Association for the property at 401-41 West Wisconsin Avenue for a special event.**

Whereas, The Redevelopment Authority owns the parking lot at 401-41 West Wisconsin Avenue (“Property”); and

Whereas, Mayor Tom Barrett formed a West Wisconsin Avenue Task Force to promote redevelopment and activity along West Wisconsin Avenue; and

Whereas, The West Wisconsin Avenue Task Force recommended holding events on the Property to increase awareness of the area and promote redevelopment and activity; and

Whereas, the Westown Association wishes to utilize the Property to hold a special event in 2022, according to terms outlined in the attached License Agreement; and

Whereas, the existing lease for the Property allows for special events such as this; 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 the Westown Association to use the Property for the event, 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:** May 19, 2022  
**Project / Area:** Citywide  
**Aldermanic District:** Citywide

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

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the Greater Milwaukee Foundation (GMF) to fund staffing costs of the Public Artist in Residency (PAIR) pilot program; and

Whereas, the Redevelopment Authority recognizes that placing Artists within City Departments to strategize, propose and implement creative solutions to complex civic challenges will invest in the city's cultural producers by leveraging the knowledge, practices and creative tool kits of local artists to build a better community for Milwaukee residents; and

Whereas, the Redevelopment Authority has declared its intent to hire a liaison to manage relationships and catalyze the PAIR project; and

Whereas, the Redevelopment Authority will maintain records documenting all expenditures made during the Grant period and will allow employees from the GMF to inspect records and the grant site; and

Whereas, the Redevelopment Authority will adhere to all reporting requirements established by GMF for the grant program; and

Whereas, the Redevelopment Authority of the City of Milwaukee has determined that operation of this PAIR program would cost \$20,000 to hire a part time liaison and \$43,000 for the artist stipend; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that application, acceptance, and implementation of said Grant from the Greater Milwaukee Foundation by the Assistant Executive Director under the terms specified above is authorized; and be it

Further Resolved, that the proper officers of the Redevelopment Authority be and hereby are authorized and directed to enter into an agreement and/or other documents deemed necessary and agreed to by the Assistant Executive Director in order to implement the eligible activities.

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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:** May 19, 2022

**Project Area:** West Capitol Drive and North 35<sup>th</sup> Street “Century City” Project Area

**Aldermanic District:** 7th

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**Resolution authorizing a License Agreement with Zignego Company, Inc. for the property at 3940 North 35<sup>th</sup> Street at the Century City Business Park.**

Whereas, The Redevelopment Authority owns the property at 3940 North 35<sup>th</sup> Street (“Property”); and

Whereas, The Property is part of the Century City Business Park and is currently undergoing pre-development activities and environmental work; and

Whereas, The Redevelopment Authority is working with Wisconsin Department of Transportation (“WisDOT”) and City of Milwaukee Department of Public Works (“DPW”) to set up a concrete crushing operation at the Property to process material from the Century City Business Park and the Humboldt Boulevard Reconstruction Project; and

Whereas, Zignego Company, Inc. (“Zignego”) was awarded a contract with WisDOT to perform construction activities for the Humboldt Boulevard Reconstruction Project under State Project Number 2667-03-71; and

Whereas, Zignego will perform the processing and recycling of mined materials (“concrete crushing”) at the Property for a temporary period of time between June 2022 and December 2022 and all of the material will be recycled and reused at its source of origin; and

Whereas, The Redevelopment Authority is preparing the Century City Business Park for development and requires concrete crushing at various locations; and

Whereas, Use of the Property will achieve cost savings for the City of Milwaukee, improve project timelines, and create other efficiencies for both the Century City Business Park and the Humboldt Boulevard Reconstruction Project; and

Whereas, The Redevelopment Authority will ask Zignego to perform concrete crushing and related services at the Century City Business Park and the terms, conditions, and fees for this work will be determined under a separate agreement that will come back before the board, unless it occurs as part of environmental remediation and fits under the City-wide blanket contracts for environmental contracting and consulting which was approved by the Redevelopment Authority Board on April 21, 2022 as Resolution Number 10908; and

Whereas, The Century City Business Park is zoned Industrial-Heavy and this operation will require the City's Board of Zoning Approvals (BOZA) to approve the temporary use before work can commence; and

Whereas; The Redevelopment Authority has successfully managed three concrete crushing operations at the Century City Business Park and is working with residents and adjacent businesses to ensure the operation does not have a negative impact on the surrounding area; 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 Zignego to use the Property for 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:** May 19, 2022  
**Project Area:** Administration  
**Aldermanic District:** N/A

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**Resolution commending Gregg Hagopian for his service to the Redevelopment Authority of the City of Milwaukee.**

Whereas, Gregg Hagopian has served the Redevelopment Authority with distinction as an Assistant City Attorney since 1994; and

Whereas, Gregg Hagopian, Attorney at Law, facilitated hundreds of millions of dollars in development including working on City-owned properties acquired through property tax foreclosure, privately-owned tax-delinquent brownfield properties, tax incremental districts and surplus DPW, MPD, MFD, MPL and MPS properties, and

Whereas, Gregg led the creation of the public-private partnership that established Three Bridges Park in the Menomonee Valley Industrial Center and Community Park; and

Whereas, Counselor Hagopian worked with DCD on acquiring the Century City property which included presenting and winning the case with the State's Surface Transportation Board; and

Whereas, Attorney Hagopian developed Wisconsin State Statute 75.106 where he applied the Statute in the State's first tax delinquent brownfield conveyance and development (Sherman Perk) under the Statute. Since the introduction of Statute 75.106, Gregg worked successfully with Authority staff to return dozens of abandoned tax delinquent brownfield properties into productive uses and responsible ownership; and

Whereas, Gregg worked on policy development such as authoring numerous City of Milwaukee Real Estate guidance documents including the City Real Estate Disposition Ordinance 304.39 and the Residential Offer to Purchase; and

Whereas, Attorney Gregg Hagopian negotiated the purchase of property from the Union Pacific Railroad in 2013 which would become the award winning Trestle Park and riverwalk extension in the Third Ward and continued to guide the Authority in our dealings with the railroad to transform these abandoned lines into public spaces; and

Whereas, Gregg Hagopian, Esq. worked closely with the Redevelopment Authority to creatively terminate hundreds of expired Redevelopment Plans; and

Whereas, Counselor Gregg successfully represented the Redevelopment Authority in the Wisconsin Supreme Court Case against the Veterans of Foreign Wars for the property at 2601 W. Wisconsin; and

Whereas, Gregg Hagopian, JD will always be remembered for his right hand/left hand, belts and suspenders approach to each and every Authority assignment; now, therefore, be it

Resolved, That the Commissioners of the Redevelopment Authority of the City of Milwaukee do hereby commend Gregg Hagopian for his invaluable years of service to the Authority that led to improvements in the overall quality of life for the residents of the City of Milwaukee; and, be it

Resolved, That the Authority staff shall miss Mr. Hagopian's diligent and repeated notifications of his vacation schedule; and, be it

Further Resolved, That the Commissioners and staff of the Redevelopment Authority do hereby express their gratitude to Gregg Hagopian for his service and civic commitment that made Milwaukee a better place to live, work and play and extend him best wishes in his retirement; and, be it

Further Resolved, That Gregg Hagopian was an excellent public servant and wonderful colleague, and that this resolution shall become part of the permanent record of the Redevelopment Authority.

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**CERTIFICATION**

(seal)

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.

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David P. Misky  
Assistant Executive Director-Secretary

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