

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
MAY 16, 2019**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

**MEMBERS PRESENT:** Commissioner Frances Hardrick, Chair  
Commissioner Kathryn West  
Commissioner Bill Schwartz  
Commissioner Jose Galvan  
Commissioner Monique Charlier

**MEMBERS EXCUSED:** Commissioner Lois A. Smith, Vice Chair  
Commissioner Cavalier Johnson

**ALSO IN ATTENDANCE:** David P. Misky, Assistant Executive Director-Secretary  
Rocky Marcoux, Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the April 11, 2019 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's four public hearings regarding approval of Project Plan Amendments, the required Class I notices were published in the Daily Reporter on May 9th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearings.

**Item 1, Public Hearing**

Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 41 (Time Warner Riverwalk). (6th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development requested the first four resolutions be taken at once since they are all requesting for TID amendments for the streetcar. Mr. Casanova then preceded to provide an overview of the streetcar project to date including ridership, sponsorship, and construction was on schedule and budget. He then provided a summary of the development projects that have been completed or are under construction along the Hop route. The City has not been successful in securing federal grants recently but believe the City's investment related to the TID amendments gives us a better chance.

Mr. Casanova explained the extension plans including: (1) the route constructed to W. Wisconsin Avenue in time for the Democratic National Convention (\$28MM); (2) project development (engineering and design) for 3 miles north from Bronzeville to Walker's Point (\$18.3MM); and (3) developing an alternatives analysis south of 1st and Pittsburgh to look at utilities and traffic impacts south to determine the best route (\$0.5MM). The total project costs are \$46.8MM with \$26.8MM in new funding.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10770.

**Item 2, Public Hearing**

Resolution approving Amendment No. 5 to the Project Plan for Tax Incremental Financing District No. 48 (Park East). (3rd, 4th & 6th Aldermanic Districts; submitted by Economic Development)

Lori Lutzka of Economic Development provided further breakdown of the TID amendments and the funding plan with Mr. Casanova describing the Vel Philips Plaza at the RACM-owned parking lot at 4th and Wisconsin. The current lease with the parking lot operator can be terminated with a 90-day notice.

Commissioner Schwartz asked about Walker's Point and the recent work the City did on S. 5th Street. Mr. Casanova stated there was significant work on S. 2nd, as well, so any alternatives analysis will have to look at recent roadwork completed and discuss with the property/business owners. The stakeholders would include Harbor District Inc., Walker's Point Neighborhood Association, property owners, businesses, and residents.

Also see Resolution #10770.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10771.

**Item 3, Public Hearing**

Resolution approving a Sixth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie/Jefferson Riverwalk). (4th Aldermanic District; submitted by Economic Development)

Commissioner Schwartz asked about the TID payoffs to which Ms. Lutzka replied the TIDs are healthy with increments that would only extend the TIDs 2 to 3 years.

Also see Resolution #10770.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10772.

**Item 4, Public Hearing**

Resolution approving a Third Amendment to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards). (12th Aldermanic District; submitted by Economic Development)

Marty Wall, Milwaukee citizen, would like the Board to consider the idea that these funds could be better spent on the school system. Mr. Wall is also concerned about the gentrification of Bronzeville and that there is a park only a few feet from the 4th and Wisconsin location.

Mr. Casanova responded that the City has conducted a Transit-Oriented Development study along with an Anti-Displacement Study where each have come up with strategies to address the gentrification question.

Also see Resolution #10770.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10773.

**Item 5, Regular Business**

Resolution authorizing a License Agreement with Clever Sauce Creative, LLC for the property at 401-41 West Wisconsin Avenue for special events. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development presented the resolution. The previous years have been successful in bringing people to the area. This year the group is proposing 4 days of entertainment on the 2nd Wednesday of the month. Commissioner Schwartz asked if there was ever any push back from the neighbors to which Mr. Casanova stated the overall response has been very positive.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10774.

**Item 6, Regular Business**

Resolution approving an amendment to the Reciprocal Easement Agreement for the 1st and Greenfield project. (12th Aldermanic District; submitted by Real Estate / City Attorney's Office)

Dave Misky, Assistant Executive Director, provided an overview of the 1st and Greenfield project. The developer, Wangard, will be selling an outlot to Summit Credit Union which leaves 1 vacant lot on the overall project site. This resolution cleans up the Reciprocal Easement Agreement between all the parcel owners of the development regarding signage for the development. The amendments clarify each owner's responsibilities with the signs. Commissioner Galvan asked about the appearance of the signs to which they are governed by the City Plan Commission.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10775.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Galvan to schedule the next regular meeting for **June 20, 2019**, 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: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.