

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 19, 2026**

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 Montavius 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 February 19, 2026 Meeting Minutes. Hearing no corrections or objections, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearings regarding approval of Project Plan Amendments the required Class I notice was published in the Daily Reporter on March 12th.

Item 1, Public Hearing

Resolution approving the Second Amendment to the Project Plan for Tax Incremental Financing District No. 60 (Milwaukee Intermodal Passenger Station Project).

Lori Lutzka of Economic Development provided a summary of the District that was approved in 2005 with the WisDOT and development partners who developed 4K sf of retail and 27K sf of office space. The District was amended in 2019 for the District and \$1M for a donation to the Century City TID. This amendment of \$2.1M would be used for traffic calming on St. Paul Avenue, Michigan Street, and Canal Street. The total TID expenditures would exceed \$10M and would be paid off in year 26 or 2031.

Commissioner Galvan asked about the construction schedule in relation to I-94 work. Ms. Lutzka shared that construction would start in 2027 or 2028. Mike Amsden, DPW Transportation Planning Manager, stated the high-impact paving takes 2 to 5 days but coordination with other partners will be part of the design and construction schedule.

Chair Hardrick asked about the street racing on Canal Street. Mr. Amsden responded speed tables will be installed on Canal Street with speed tables as raised crosswalks made out of concrete and speed humps in residential neighborhoods constructed with asphalt.

Resident Cade Gerlach spoke in favor of the bike improvements in the District.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes, 0 nays, and 1 abstention (Commissioner Jones arrived midway through item). Adopted resolution is No. 11066.

Item 2, Public Hearing

Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 68 (Fifth Ward – First Place).

Alyssa Remington of Economic Development provided the background to the TID that was created in 2006 for the Riverwalk and other public amenities. The \$12M amendment for public infrastructure will fund Riverwalk expansion, street reconstruction, high-impact paving, new lighting, and City grants for the Commercial Districts. The TID will pay off in year 25 or 2030.

Commissioner Jones asked if the \$1M for the Commercial Districts is above the \$1M the City has budgeted for such uses in 2027. Ms. Remington stated that the TID funds would supplement the City funds and be specific to this District. Commissioner Jones also asked what would happen if all of the commercial funds were not utilized with Ms. Remington stating the City would not have to borrow as much.

Commissioner Jones then asked about the potential loss of parking for the bike infrastructure on S. 2nd Street. Mr. Amsden stated the loss of parking will be minimal based on the initial design. As a follow up, Commissioner Galvan asked about curb extensions and sidewalks to which Mr. Amsden responded the City must meet ADA compliance but will be designing the project soon.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes, 0 nays, and 1 abstention. Adopted resolution is No. 11067.

Item 3, Regular Business

Resolution authorizing the Executive Director to enter into a contract for Landscape Maintenance services and Snow and Ice Removal services at the Century City Business Park.

Contracts Administrator Scott Stange let the Board know the existing contract for landscape and snow/ice removal ends on March 31, 2026. This resolution would allow the Authority to piggy-back off a DPW contract using TL Reese, a City-certified SBE firm for the ~\$60K annual contract. The source of funds will continue to be the rental income from the existing tenants.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11068.

Item 4, Regular Business

Resolution authorizing an amendment to a contract for Native Landscape Restoration Services in the Menomonee Valley Community Park.

Mr. Stange stated that, following an RFP process in 2024, the Authority Board approved a contract with GEI for landscape restoration in the MVIC. The company has met their SBE goal of 20% and this resolution would extend the contract an additional year as contemplated in the original contract. The source of funds for the \$42K amendment is the MVIC stormwater management fees collected from the MVIC property owners.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11069.

Item 5, Regular Business

Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Redevelopment Authority Minutes
Regular Meeting of March 19, 2026

Mr. Misky stated the Authority has entered into an annual license agreement with Liga Premiere since 2021 and staff has been pleased with the use and caretaking of the soccer fields each year.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes and 0 nays. Adopted resolution is No. 11070.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **April 16, 2026**, 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.