

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
SPECIAL MEETING  
MAY 4, 2026 AT 1:30 P.M.  
809 NORTH BROADWAY, 1<sup>ST</sup> FLOOR BOARD ROOM**

**AGENDA**

The Redevelopment Authority of the City of Milwaukee Meeting will be a hybrid with in-person and virtual options available. Instructions, virtual access and meeting details can be found on the Redevelopment Authority website: <https://city.milwaukee.gov/DCD/BoardsCommissions/racm>. Individuals 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. Microsoft Teams (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 4, 2026 RACM Board meeting from your computer or mobile app**  
**[Click here to join the meeting](#)**

**Or call in (audio only)**

+1 414-251-0392,607422634# United States, Milwaukee

Phone Conference ID: 607 422 634#

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES**

Motion approving Minutes of the April 16, 2026 regular meeting.

**PUBLIC HEARING**

- 1 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).

**Project:** TID No. 133 (2711 West Wells)  
**Aldermanic Districts:** 4th

**Submitted By:** Commissioner's Office  
Dee Kanter

**PUBLIC HEARING**

- 2 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).

**Project:** TID No. 134 (Austin Commons)  
**Aldermanic District:** 14th

**Submitted By:** Commissioner's Office  
Larry Kilmer

REDEVELOPMENT AUTHORITY AGENDA

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**PUBLIC HEARING**

- 3 Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

**Project: TID No. 56 (Erie Jefferson)**  
**Aldermanic District: 4th**

**Submitted By:** Economic Development  
Alyssa Remington

**OTHER BUSINESS**

**ADJOURNMENT**

Motion to adjourn and to schedule the next regular meeting for May 21, 2026, 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 4, 2026

**Project/Area:**

TID No. 133 (2711 West Wells)

**Aldermanic District:**

4th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).**

Whereas, The Common Council of the City of Milwaukee, pursuant to Section. 66.1105(3)(f) of the Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts thereto; and

Whereas, The boundaries and a Project Plan for Tax Incremental Financing District No. 133, 2711 West Wells (the “District”) have been prepared and duly noticed; and

Whereas, On April 16, 2026, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District, pursuant to Sections 66.1105(4)(a) and (e) of the Wisconsin Statutes;; now, therefore, be it

Resolved, By the Redevelopment Authority that the Project Plan and the boundaries of the District as designated in the Project Plan for the District, a copy of which was submitted to the Journal of Proceedings, are approved and adopted as required by Sections 66.1105(4)(d) and (f) of the Wisconsin Statutes; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the District and the Project Plan.

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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 4, 2026

**Project/Area:**

TID No. 134 (Austin Commons)

**Aldermanic District:**

14th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).**

Whereas, The Common Council of the City of Milwaukee, pursuant to Section 66.1105(3)(f) of the Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts thereto; and

Whereas, The boundaries and a Project Plan for Tax Incremental Financing District No. 134, Austin Commons (the “District”) have been prepared and duly noticed; and

Whereas, On April 16, 2026, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District, pursuant to Sections 66.1105(4)(a) and (e) of the Wisconsin Statutes; now, therefore, be it

Resolved, By the Redevelopment Authority that the Project Plan and the boundaries of the District as designated in the Project Plan for the District, a copy of which was submitted to the Journal of Proceedings, are approved and adopted as required by Sections 66.1105(4)(d) and (f) of the Wisconsin Statutes; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the District and the Project Plan.

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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)

\_\_\_\_\_  
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 4, 2026

**Project/Area:**

TID No. 56 (Erie Jefferson)

**Aldermanic District:**

4th

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**Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).**

Whereas, The Common Council of the City of Milwaukee (“Common Council”), pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts and amendments thereto; and

Whereas, on November 22, 2026, the Common Council adopted File No. 160937 (RACM Resolution No. 10643), which approved a Project Plan and created Tax Incremental District No. 89 (Garfield & North) (“TID 89”) to assist in the redevelopment of the former Garfield School; and

Whereas, To date TID 89 has not created sufficient incremental revenue to recover the TID 89 project costs; and

Whereas, on September 22, 2020, the Common Council adopted File No. 200598 (RACM Resolution No. 10834), which approved a Project Plan and created Tax Incremental District No. 106 (McKinley School) (“TID 106”) to assist in the redevelopment of the former McKinley School; and

Whereas, To date TID 106 has not created sufficient incremental revenue to recover the TID 106 project costs; and

Whereas, TID 56, TID 89, and TID 106 remain in existence and have not been statutorily terminated; and

Whereas, on September 23, 2004, The Common Council adopted File No. 040639, which approved a Project Plan and created Tax Incremental District No. 56, Erie Jefferson (“TID 56” or the “District”); and

Whereas, TID 56’s Project Plan has been amended seven times since the District’s creation; and

Whereas, the City of Milwaukee’s Department of City Development (“DCD”) staff recommended that TID 56’s Project Plan be further amended under Wis. Stat. 66.1105(4)(h)1, with approval by the Common Council, RACM and the Joint Review Board, and with the findings in 66.1105(4)(g), to accomplish the following:

- To donate up to \$1,514,169 from TID 56 to TID 89 by allocating positive tax increments from TID 56 to TID 89 in 2026 as allowed by Wis. Stat. 66.1105(6)(f); and

- To donate up to \$1,294,527 from TID 56 to TID 106 by allocating positive tax increments from TID 56 to TID 106 in 2026 as allowed by Wis. Stat. 66.1105(6)(f); and

Whereas, The Eighth Amendment to TID 56’s Project Plan (“Eight Amendment”) has been prepared and duly noticed; and

Whereas, the Eighth Amendment does not change the boundaries of the District; and

Whereas, On May 4, 2026 the Redevelopment Authority conducted the required public hearing on the proposed Eighth Amendment; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Eighth Amendment is adopted, a copy of which was submitted to the Journal of Proceedings; and, be it

Further Resolved, That the Redevelopment Authority’s Executive Director is directed to transmit copies of this resolution and the Eighth Amendment to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to execute any documents and instruments necessary to implement the Eighth Amendment.

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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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