

**Redevelopment Authority  
of the City of Milwaukee**

**Regular Meeting of May 21, 2026**

**SUMMARY**

Resolution No. or Motion	Resolution Title (Renewal Project, Aldermanic District)
<b>11077</b>	Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 67 (Pabst Brewery/The Brewery Project), in the 4th Aldermanic District.
<b>11078</b>	Resolution authorizing the conveyance of thirteen Redevelopment Authority of the City of Milwaukee-owned vacant lots to the City of Milwaukee, to facilitate future marketing and development, in the 4th Aldermanic District.
<b>11079</b>	Resolution relating to issuance of redevelopment revenue bonds with respect to the 3100 Meinecke Project.
<b>11080</b>	Resolution authorizing a License Agreement with the Westtown Association for the properties at 634 North 5th Street and 401-41 West Wisconsin Avenue for a special event.

If you require a copy of a resolution, please contact the Redevelopment Authority at (414) 286-5730.

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05/21/2026

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 11077  
**Adopted on:** May 21, 2026  
**Project/Area:** TID No. 67 (Pabst Brewery/The Brewery Project)  
**Aldermanic District:** 4th

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**Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental Financing District No. 67 (Pabst Brewery/The Brewery Project), in the 4th Aldermanic District.**

Whereas, On December 12, 2006, the Common Council of the City of Milwaukee adopted File No. 060911, which approved a Project Plan and created Tax Incremental District No. 67 (Pabst Brewery/The Brewery Project) (the "TID 67") (RACM Resolution No. 9858) to encourage redevelopment of the former Pabst Brewery complex by providing funds for public infrastructure and for building demolition, abatement and preservation; and

Whereas, On May 21, 2024, the Common Council adopted File No. 231947 (RACM Resolution No. 10987), which approved Amendment No. 1 to the TID 67 Project Plan; and

Whereas, The Common Council of the City of Milwaukee, 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

Whereas, The Amendment No. 2 to the Project Plan for the District has been prepared and duly noticed; and

Whereas, The boundaries of the District are not changing; and

Whereas, On May 21, 2026, the Redevelopment Authority conducted the required public hearing on the proposed Amendment No. 2 to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority, by its Board, that Amendment No. 2 to the TID 67 Project Plan, as submitted to the RACM file, is approved and adopted; and, be it

Further Resolved, That the RACM Executive Director is directed to transmit copies of this resolution and said Amendment No. 2 to the Common Council for its approval; and, be it

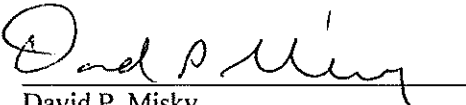
Further Resolved, That, after approval by the Common Council and the Joint Review Board of Amendment No. 2, RACM officers are authorized to take such further action and to execute such further documents and instruments necessary to implement Amendment No. 2, including, without limitation, a Grant Agreement with Milwaukee County for public infrastructure improvements.

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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.:** 11078  
**Adopted on:** May 21, 2026  
**Project Area:** King Park  
**Aldermanic District:** 4th

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**Resolution authorizing the conveyance of thirteen Redevelopment Authority of the City of Milwaukee-owned vacant lots to the City of Milwaukee, to facilitate future marketing and development, in the 4th Aldermanic District.**

This Resolution will permit the Redevelopment Authority of the City of Milwaukee (“Authority”) to convey the following vacant lots to the City of Milwaukee (“City”), according to the conditions in a Land Transfer Report:

<u>Address</u>	<u>Taxkey</u>
1507 W Juneau Avenue	390-0169-000
1125-A N 15th Street	390-0176-000
1506 W Highland Avenue	390-0184-000
1107 N 15th Street	390-0182-000
1433 W Juneau Avenue	390-0166-000
1429 W Juneau Avenue	390-0167-000
1144 N 15th Street	390-0165-000
1132 N 15th Street	390-0159-000
1132-A N 15th Street	390-0160-000
1124 N 15th Street	390-0158-000
1122 N 15th Street	390-0157-000
1411 W Juneau Avenue	390-0136-000
1405 W Juneau Avenue	390-0137-000

Whereas, The Authority acquired the above land (the “Property”) between 1991-2009, for blight elimination purposes; and

Whereas, The City is under contract to acquire 19 additional vacant lots in the King Park neighborhood from a private owner, between North 14<sup>th</sup> Street and North Callahan Place; and

Whereas, both the Authority and the City would like to consolidate ownership of the vacant land in King Park to facilitate development; and

Whereas, The Authority held a public hearing to review plans and authorize the Property transfer from the Authority to the City on May 21, 2026, as required by Wisconsin Statutes; and

Whereas, Pursuant to Wisconsin Statutes and as a condition precedent to the sale, lease or transfer of land, the Authority submits herewith a Land Transfer Report describing the terms and conditions of the proposed sale; now, therefore, be it

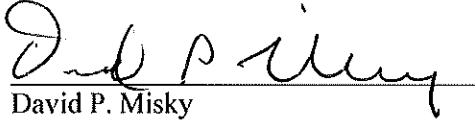
Resolved, That the proper officers of the Authority are authorized to execute all documents necessary to affect this conveyance including but not limited to easements and rights-of-entry.

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(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.:** 11079  
**Adopted on:** May 21, 2026  
**Project Area:** Bond  
**Aldermanic District:** 15th

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**Resolution relating to issuance of redevelopment revenue bonds with respect to the 3100 Meinecke Project.**

Whereas, the Redevelopment Authority of the City of Milwaukee (the “Authority”) is a public body corporate and politic duly organized and existing under and pursuant to the laws of the State of Wisconsin and is authorized by Wisconsin Statutes section 66.1333, as amended (the “Act”), to:

- (a) carry out redevelopment and urban renewal projects within the corporate limits of the City of Milwaukee (the “City”);
- (b) assist private acquisition, improvement and development of blighted property for the purpose of eliminating the status as blighted property;
- (c) enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of such property for the purpose of eliminating the status of the property as blighted property; and
- (d) issue bonds or other indebtedness; and

KG Development Group, a Wisconsin development company (the “Company”), and/or some or all of the members or shareholders of the Company (individually or as a part of any combination, joint venture, limited liability company, limited liability partnership or partnership of which any of the foregoing are a part) (the foregoing are collectively referred to herein as the “Project Owner”) are proposing to undertake a redevelopment project consisting of the construction and equipping of an approximately 83-unit affordable apartment development to be known as 3100 Meinecke (the “Project”), located at 3100 West Meinecke Avenue (the “Project Site”); and

Whereas, the Project Owner has estimated that the cost of the portion of the Project to be financed with bonds will be approximately \$7,600,000; and

Whereas, it is the finding and determination of this body that the public interest will be served if the Authority were to provide financing under the Act for the Project; now, therefore be it

Resolved that:

1. Subject to the conditions specified in paragraph 2, the Authority shall pursue and consummate a financing having the following elements:

(a) The Authority shall issue revenue bonds pursuant to the Act (the “Bonds”) at one or more times in one or more series in such aggregate principal amount not in excess of \$7,600,000 as the Project Owner shall request; provided, however, that the actual aggregate principal amount shall not be

greater than the sum of the then estimated aggregate cost of providing the Project, plus the amount necessary to fund any reserve deemed necessary or desirable, plus the estimated financing and bond issuance costs.

(b) The Bonds shall be limited obligations of the Authority payable by the Authority solely out of revenues derived from Project Owner or any other entity that the Project Owner designates to obtain a loan of the proceeds of the Bonds (such party, the "Borrower") or otherwise provided for pursuant to the terms of a sale, lease, loan or similar agreement (the "Revenue Agreement") to be entered into between the Authority and the Borrower.

(c) The Revenue Agreement shall require the Borrower to provide the Authority with revenues sufficient to pay when due the principal of, premium, if any, and interest on the Bonds and to cause the construction and acquisition of the Project.

2. The issuance of the Bonds by the Authority shall be on the following conditions:

(a) The Bonds shall not constitute an indebtedness of the Authority or the City within the meaning of any State constitutional provision or statutory limitation.

(b) The Bonds shall not constitute or give rise to a pecuniary liability of the Authority or the City or a charge against the City's general credit or taxing powers.

(c) The Borrower or the Project Owner shall be responsible for finding a purchaser or purchasers for all of the Bonds.

(d) Prior to the issuance of the Bonds, this body, by further resolution, shall have authorized and approved the terms of the Bonds and the Revenue Agreement.

(e) The Bonds shall be issued pursuant to the Act, and the delivery of the Bonds shall be accompanied with the approving legal opinion of a nationally recognized firm of bond attorneys acceptable to the Authority.

(f) The Borrower or the Project Owner shall enter into one or more agreements with the City and/or the Authority to use its "best efforts," as defined in such agreement(s), to use certified emerging businesses in the renovation and equipping of the Project.

(g) The Borrower or the Project Owner shall pay the Authority a fee of 3/4 of 1% of the principal amount of the Bonds and reimburse all costs of the Authority incurred in connection with the issuance of the Bonds.

3. No Bonds shall be issued until the terms and conditions of any guidelines governing the issuance of Bonds which may be adopted by the Authority have been complied with.

4. This Resolution is the Authority's "official intent" within the meaning of section 1.150-2 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended, to issue the Bonds in an amount up to the amount set forth in paragraph 1 above to finance costs of the Project including reimbursement of payments made by the Borrower prior to the date of issuance of the Bonds with respect to the Project.

5. The staff of the Authority is authorized to conduct a public hearing satisfying the requirements of section 147(f) of the Internal Revenue Code of 1986, as amended, and to publish a notice

of such public hearing in a newspaper of general circulation in the City in order to provide reasonable notice of such public hearing.

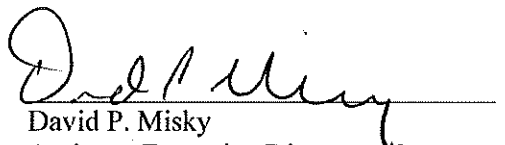
6. This Resolution shall be effective immediately upon its passage and approval. Unless the Bonds shall have been issued prior thereto, the authorities and authorizations given by this Resolution shall expire on the second anniversary date of the date of adoption of this Resolution or on such later date as this body may specify by resolution adopted either before or after such date.

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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

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 11080  
**Adopted on:** May 21, 2026  
**Project Area:** 5th/Wisconsin  
**Aldermanic District:** 4th

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**Resolution authorizing a License Agreement with the Westown Association for the properties at 634 North 5th Street and 401-41 West Wisconsin Avenue for a special event.**

Whereas, The Redevelopment Authority owns the parking lot at 634 North 5th Street, and Vel R. Phillips Plaza at 401-41 West Wisconsin Avenue (collectively, the "Property"); and

Whereas, the Westown Association wishes to utilize the Property to hold a special event for the Night Markets in 2026, 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

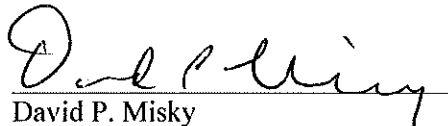
Resolved, By the Redevelopment Authority, that the proper officials are authorized to execute the License Agreement that is part of this file, or one in form and substance materially similar thereto, to allow the Westown Association to use the Property for the event, and to take such actions as may be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

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David P. Misky  
Assistant Executive Director – Secretary

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