

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JULY 16, 2026 AT 1:30 P.M.
809 NORTH BROADWAY, 1ST 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.

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 July 16, 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](tel:+14142510392), 627658419# United States, Milwaukee

Phone Conference ID: 627 658 419#

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

Motion approving Minutes of the June 18, 2026 regular meeting.

PUBLIC HEARING

- 1 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 135 (1101-1113 W. Historic Mitchell Street).
Project: TID No. 135 (1101-1113 W. Historic Mitchell Street) **Submitted By:** Commissioner's Office
Aldermanic Districts: 12th Diana "Dee" Kanter

PUBLIC HEARING

- 2 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 136 (Amani Homeownership Initiative).
Project: TID No. 136 (Amani Homeownership Initiative) **Submitted By:** Commissioner's Office
Aldermanic District: 6th, 7th, and 15th Larry Kilmer

PUBLIC HEARING

- 3 Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Project: TID No. 75 (Reed Street Yards)
Aldermanic District: 12th

Submitted By: Economic Development
Dan Casanova

PUBLIC HEARING

- 4 Resolution approving the First Amendment to the Project Plan for Tax Incremental Financing District No. 121 (Bronzeville Arts & Tech Hub).

Project: TID No. 121 (Bronzeville Arts & Tech Hub)
Aldermanic District: 6th

Submitted By: Economic Development
Lori Lutzka

PUBLIC HEARING

- 5 Resolution authorizing a first amendment to the Ground Lease between the Redevelopment Authority of the City of Milwaukee and the Board of Regents of the University of Wisconsin System Operating as the University of Wisconsin-Milwaukee for properties at 2185 North Prospect Avenue and 1925 East Kenilworth Place in the 3rd Aldermanic District.

Project: Bonds
Aldermanic District: 3rd

Submitted By: Real Estate
Dave Misky

PUBLIC HEARING

- 6 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 132 (Midtown Commons).

Project: TID No. 132 (Midtown Commons)
Aldermanic District: 2nd

Submitted By: Commissioner's Office
Larry Kilmer

REGULAR BUSINESS

- 7 Resolution authorizing the issuance of a Governmental Lender Note, Series 2026 (Austin Commons Project).

Project: Bonds
Aldermanic District: 14th

Submitted By: Real Estate
Dave Misky

REGULAR BUSINESS

- 8 Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for Supplemental Brownfields Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee.

Project: City-Wide
Aldermanic District: City-Wide

Submitted By: Brownfield Team
Dave Misky

REGULAR BUSINESS

- 9 Resolution reauthorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund for the benefit of the Bronzeville Arts and Tech Hub, LLC to be used on the properties at 606 and 616 West North Avenue, Milwaukee, Wisconsin.

Project: Bronzeville
Aldermanic District: 6th

Submitted By: Brownfield Team
Dave Misky

OTHER BUSINESS

ADJOURNMENT

REDEVELOPMENT AUTHORITY AGENDA

JULY 16, 2026

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Motion to adjourn and to schedule the next regular meeting for August 20, 2026, at 1:30 P.M., 1st 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

Resolution No.:**Adopted on:**

July 16, 2026

Project/Area:

TID No. 135 (1101-1113 W. Historic Mitchell Street)

Aldermanic District:12th

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 135 (1101-1113 W. Historic Mitchell Street).

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. 135, 1101-1113 W. Historic Mitchell Street (the “District”) have been prepared and duly noticed; and

Whereas, On July 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.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

July 16, 2026

Project/Area:

TID No. 136 (Amani Homeownership Initiative)

Aldermanic District:

6th, 7th and 15th

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 136 (Amani Homeownership Initiative).

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. 136, Amani Homeownership Initiative (the “District”) have been prepared and duly noticed; and

Whereas, On July 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.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:**Adopted on:**

July 16, 2026

Project/Area:

TID No. 75 (Reed Street Yards)

Aldermanic District:12th

Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Whereas, On September 22, 2009, the Common Council of the City of Milwaukee adopted File No. 090564, which approved a Project Plan and created Tax Incremental District No. 75 (Reed Street Yards) (the “TID 75”) (RACM Resolution No. 10117) to provide infrastructure funding for the redevelopment of the Reed Street Yards; and

Whereas, On November 30, 2011, the Common Council adopted File No. 090688 (RACM Resolution No. 10317), which approved Amendment No. 1 to the TID 75 Project Plan; and

Whereas, On July 22, 2014, the Common Council adopted File No. 140453 (RACM Resolution No. 10491), which approved Amendment No. 2 to the TID 75 Project Plan; and

Whereas, On December 17, 2019 (RACM Resolution No. 10802), the Common Council adopted File No. 190175, which approved Amendment No. 3 to the TID 75 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. 4 to the Project Plan for the District has been prepared and duly noticed; and

Whereas, On July 16, 2026, the Redevelopment Authority conducted the required public hearing on the proposed Amendment No. 4 to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority, by its Board, that Amendment No. 4 to the TID 75 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. 4 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. 4, RACM officers are authorized to take such further action and to execute such further documents and instruments necessary to implement Amendment No. 4, including, without limitation, a grant agreement with Zocalo MKE, LLC.

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. MiskyAssistant Executive Director – Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

July 16, 2026

Project/Area:

TID No. 121 (Bronzeville Arts & Tech Hub)

Aldermanic District:

6th

Resolution approving the First Amendment to the Project Plan for Tax Incremental Financing District No. 121 (Bronzeville Arts & Tech Hub).

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 amendments thereto; and

Whereas, The First Amendment to the Project Plan for Tax Incremental Financing District No. 121 (Bronzeville Arts & Tech Hub) (the “District”) has been prepared and duly noticed; and

Whereas, The boundaries of TID No. 121 shall remain unchanged; and

Whereas, On July 16, 2026 the Redevelopment Authority conducted the required public hearing on the proposed First Amendment to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the First Amendment to the Project Plan for the District, a copy of which was submitted to the Journal of Proceedings, is approved and adopted; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution and the First Amendment 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 First Amendment to the District.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: July 16, 2026

Project Area: Bonds

Aldermanic District: 3rd

Resolution authorizing a first amendment to the Ground Lease between the Redevelopment Authority of the City of Milwaukee and the Board of Regents of the University of Wisconsin System Operating as the University of Wisconsin-Milwaukee for properties at 2185 North Prospect Avenue and 1925 East Kenilworth Place in the 3rd Aldermanic District.

Whereas, the Redevelopment Authority of the City of Milwaukee (“RACM”) issued \$68,210,000 of Redevelopment Lease Revenue Bonds (“Bonds”) in March 2005 to fund the redevelopment of the University of Wisconsin-Milwaukee (“UWM”) Kenilworth Project (“Project”) at 2185 North Prospect Avenue and 1925 East Kenilworth Place, Milwaukee, Wisconsin

Whereas, in conjunction with the Bonds, RACM and the Board of Regents of the University of Wisconsin System Operating as the University of Wisconsin-Milwaukee (the “Landlord”) entered into a Ground Lease dated March 1, 2005 (the “Ground Lease”); and

Whereas, the term of the Ground Lease expires on April 30, 2071; and

Whereas, RACM and the Wisconsin Department of Administration, on behalf of Landlord, entered into that certain Operating Lease dated March 1, 2005 (the “Operating Lease”) for the UWM Parcel; and

Whereas, the term of the Operating Lease expires on October 1, 2036; and

Whereas, RACM and the Landlord now desire to enter into this First Amendment to match the expiration date of the Ground Lease to that of the Operating Lease; and

Whereas, RACM conducted a public hearing on the proposed Ground Lease amendment on July 16, 2026, as required by Wisconsin Statutes; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the first amendment for the Ground Lease with the Board of Regents of the University of Wisconsin System Operating as the University of Wisconsin-Milwaukee for the properties at 2185 North Prospect Avenue and 1925 East Kenilworth Place is approved conditioned upon approval of the Ground Lease by the Common Council of the City of Milwaukee; and be it

Further Resolved, That the proper RACM officials, in consultation with the City Attorney's office, are authorized to make non-substantive changes to the lease, without further RACM action as necessary to achieve the intent of RACM's action; and, be it

Further Resolved, That the Executive Director shall submit the Ground Lease to the Common Council and secure approval of any other regulatory bodies or agencies having jurisdiction in the

matter.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: July 16, 2026

Project/Area: TID No. 132 (Midtown Commons)

Aldermanic District: 2nd

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 132 (Midtown 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. 132, Midtown Commons (the “District”) have been prepared and duly noticed; and

Whereas, On July 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.

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

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Resolution No.:

Adopted on: July 16, 2026

Project / Area: Bond

Aldermanic District: 14th

Resolution authorizing the issuance of a Governmental Lender Note, Series 2026 (Austin Commons Project).

WHEREAS, the Redevelopment Authority of the City of Milwaukee, Wisconsin (the “**Redevelopment Authority**”) is a body corporate and politic, duly created, organized, and existing under and by virtue of Section 66.1333 of the Wisconsin Statutes, as amended (the “**Act**”); and

WHEREAS, the Act authorizes the Redevelopment Authority to issue notes, bonds and other obligations to finance blight elimination, slum clearance and urban renewal programs and projects within the City of Milwaukee; and

WHEREAS, Austin Commons, LLC, a Wisconsin limited liability company (the “**Borrower**”), has requested that the Redevelopment Authority issue its Governmental Lender Note (as hereinafter defined) the proceeds of which will be loaned to the Borrower and used to finance the construction, acquisition and equipping of a 100-unit multifamily residential rental housing project to be located at 2332 S. Austin Street in the City of Milwaukee to be known as Austin Commons (the “**Project**”); and

WHEREAS, pursuant to the Act, the Common Council of the City of Milwaukee has declared the area in which the Project is located to be a blighted area in need of a blight elimination, slum clearance and urban renewal project; and

WHEREAS, the Redevelopment Authority has determined that the issuance of the Governmental Lender Note to finance the construction, acquisition and equipping of the Project within such blighted area will further the blight elimination and urban renewal purposes of the Act; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), a public hearing was conducted on July 16, 2026 (the “**Public Hearing**”) and a report of such hearing will be submitted to the Mayor of the City of Milwaukee in connection with the Mayor’s approval of the issuance of the Governmental Lender Note (as defined below); and

WHEREAS, the Borrower has represented that the Project will be constructed and operated so that (i) 23 units will be set aside for occupancy by persons earning no more than 30% of area median income, (ii) 40 units will be set aside for occupancy by persons earning no more than 50% of area median income, (iii) 37 units will be set aside for occupancy by persons earning no more than 80% of area median income, and (iv) 11 units will be covered by Project Based Vouchers, all in furtherance of the public purposes of the Act; and

WHEREAS, the Borrower has presented the Redevelopment Authority with proposed documentation for the transaction, as follows:

- (a) a Funding Loan Agreement (the “**Funding Loan Agreement**”), to be entered into between the Redevelopment Authority, as Governmental Lender, and BMO Bank N.A. (the “**Funding Lender**”), providing for the issuance of the Governmental Lender Note, the terms thereof and the security therefor; and
- (b) a Borrower Loan Agreement (the “**Borrower Loan Agreement**”), to be entered into between the Redevelopment Authority, as Governmental Lender, and the Borrower, providing for a loan of the proceeds of the Governmental Lender Note to the Borrower on repayment terms scheduled to provide the Redevelopment Authority with revenues sufficient to pay principal of and interest on the Governmental Lender Note in accordance with its terms; and
- (c) a Borrower Note (the “**Borrower Note**”), to be issued by the Borrower payable to the order of the Redevelopment Authority in the principal amount of the Governmental Lender Note as evidence of the borrowing provided for in the Borrower Loan Agreement, to be endorsed and assigned by the Redevelopment Authority to the Funding Lender; and
- (d) a Governmental Lender Note, Series 2026 (Austin Commons Project) (the “**Governmental Lender Note**”), to be issued by the Redevelopment Authority payable to the Funding Lender, evidencing the Redevelopment Authority’s obligation to repay the Funding Lender; and
- (e) a Land Use Restriction Agreement (the “**LURA**”) among the Borrower, the Redevelopment Authority, and the Funding Lender, setting forth certain covenants of the Borrower in respect to the Project; and
- (f) a Tax Compliance Agreement (the “**Tax Agreement**”) between the Redevelopment Authority and the Borrower, setting forth their representations and covenants with respect to the tax-exempt status of the Governmental Lender Note; and
- (f) a Forward Purchase Agreement (the “**Forward Purchase Agreement**”) among the Borrower, BMO Bank N.A. and Citibank, N.A. (the “**Permanent Lender**”), pursuant to which the Permanent Lender will purchase the Governmental Lender Note from the Funding Lender upon conversion from the construction phase to the permanent phase; and
- (g) a Construction Funding Agreement (the “**Construction Funding Agreement**”), between BMO Bank N.A. (as agent for the Governmental Lender) and the Borrower, providing for the disbursement of Funding Loan proceeds during the construction phase. The Funding Loan Agreement, the Borrower Loan Agreement, the Borrower Note, the Governmental Lender Note, the LURA, the Tax Agreement, the Forward Purchase Agreement, and the Construction Funding Agreement are referred to herein collectively as the “**Transaction Documents**”.

NOW, THEREFORE, BE IT RESOLVED:

1. Findings and Determinations.

It has been found and determined and is hereby declared:

- (a) that the Project constitutes a “redevelopment project” within the meaning of the Act, and that the Borrower Loan Agreement will constitute a revenue agreement to provide the Redevelopment Authority with income and revenues sufficient for the prompt payment of principal of and interest on the Governmental Lender Note; and
- (b) that the financing of the construction of the Project through the issuance of the Governmental Lender Note will serve the public purposes of the Act by eliminating blighted conditions in the project area, providing safe and sanitary dwelling accommodations for persons of low and moderate income, enhancing the tax base in the City, and stimulating economic development, and will in all respects conform to the provisions and requirements of the Act.

2. Borrower Loan Agreement and Funding Loan Agreement.

The Borrower Loan Agreement and Funding Loan Agreement are hereby approved. The Chairperson or Vice Chairperson and the Executive Director or Assistant Executive Director are hereby authorized for and in the name of the Redevelopment Authority to execute and deliver the Borrower Loan Agreement and the Funding Loan Agreement in the form thereof presented herewith or with such insertions therein or modifications thereto as shall be approved by them consistent with this Resolution, their execution thereof to constitute conclusive evidence of their approval of any such insertions and corrections.

3. Authorization to Issue Governmental Lender Note.

The Redevelopment Authority is hereby authorized to issue the Governmental Lender Note in the principal amount of up to \$9,875,000 for the purpose of financing the costs of construction of the Project. The Governmental Lender Note shall be issued to the Funding Lender pursuant to the Funding Loan Agreement. The proceeds received by the Redevelopment Authority upon issuance of the Governmental Lender Note shall be loaned to the Borrower pursuant to the terms of the Borrower Loan Agreement, and the Borrower’s repayment obligations shall be evidenced by the Borrower Note. The Governmental Lender Note shall mature and bear interest as provided in the Funding Loan Agreement. The Governmental Lender Note may have both tax-exempt and taxable tranches as set forth in the Funding Loan Agreement; provided, however, that the tax-exempt Governmental Lender Note shall be issued in a principal amount of up to \$9,875,000.

4. Execution of Governmental Lender Note.

The Governmental Lender Note shall be executed on behalf of the Redevelopment Authority by the Chairperson or Vice Chairperson and by its Executive Director or Assistant Executive Director. The signatures of the Chairperson or Vice Chairperson and the Executive Director or Assistant Executive Director may be manual or facsimile.

5. Governmental Lender Note as Limited Obligation.

The Governmental Lender Note shall be a limited obligation of the Redevelopment Authority, payable by it solely from the Pledged Revenues (as defined in the Funding Loan Agreement). It shall not constitute a general or moral obligation or a pledge of the faith or credit of the Redevelopment Authority, the City of Milwaukee, or any taxing power thereof. The Governmental Lender Note and the interest thereon shall not be a debt of the City of Milwaukee, the State of Wisconsin or any subdivision thereof, nor shall any of them be liable thereon. The Governmental Lender Note shall not in any event be payable out of any funds or property other than Pledged Revenues. The Governmental Lender Note shall not constitute or give rise to any personal liability of any member of the governing body of the Redevelopment Authority or any

officers or employees of the Redevelopment Authority for any act or omission related to the authorization or issuance of the Governmental Lender Note.

6. Source of Payment; Pledge of Revenues.

The Governmental Lender Note shall be payable solely from revenues and income derived by or for the account of the Redevelopment Authority from or for the account of the Borrower pursuant to the Borrower Note and the Borrower Loan Agreement; including, without limitation, (i) all payments by the Borrower on the Borrower Note or pursuant to the terms of the Borrower Loan Agreement, and (ii) all other amounts payable to the Redevelopment Authority as Governmental Lender under the Borrower Loan Agreement; but excluding any amounts derived by the Redevelopment Authority for its own account pursuant to the terms of the Borrower Loan Agreement.

As security for the payment of the Governmental Lender Note, the Redevelopment Authority shall pledge and assign to the Funding Lender all of its right, title and interest in and to the Borrower Note and the Borrower Loan Agreement (except for its rights to receive and enforce payment of certain expenses and indemnity payments from the Borrower as set forth in the Funding Loan Agreement and the Borrower Loan Agreement).

7. General Authorizations.

The Chairperson or Vice Chairperson and the Executive Director or Assistant Executive Director and the appropriate deputies and officials of the Redevelopment Authority in accordance with their assigned responsibilities are hereby each authorized to (i) execute, publish, file and record such other documents, instruments, notices (including Internal Revenue Service Form 8038), (ii) records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution and to comply with and perform the obligations of the Redevelopment Authority under the Transaction Documents that it is a party to and (iii) to authorize any non-substantive modification to these resolutions consistent with the purposes of these resolutions after consultation with bond counsel. .

8. Fee.

As a condition to the consummation of the transactions set forth in these resolutions, the Borrower or the Project Owner shall pay the Authority a fee of 3/4 of 1% of the principal amount of the Bonds (up to \$74,062.50) and reimburse all costs of the Authority incurred in connection with the issuance of the Bonds, including, but not limited to, reasonable legal fees.

9. Succession.

In the event that said officers shall be unable by reason of death, disability, absence or vacancy of office to perform in timely fashion any of the duties specified herein, such duties shall be performed by the officer or official succeeding to such duties in accordance with law and the rules of the Redevelopment Authority.

10. Effective Date; Conformity.

This Resolution shall be effective immediately upon its passage and approval. To the extent that any prior resolutions of this body are inconsistent with the provisions hereof, this Resolution shall control and such prior resolutions shall be deemed amended to such extent as may be necessary to bring them in conformity with this Resolution.

EXHIBIT A

**NOTICE TO ELECTORS OF THE CITY OF MILWAUKEE
RELATING TO ISSUANCE OF A GOVERNMENTAL LENDER NOTE**

On July 16, 2026, a resolution was offered, adopted and approved by the Redevelopment Authority of the City of Milwaukee, whereby said Authority was authorized to issue a governmental lender note in the amount of up to \$9,875,000 for the purpose of financing the construction of a 100-unit multifamily residential rental housing project known as Austin Commons, to be located at 2332 S. Austin Street, Milwaukee, Wisconsin 53207. It is anticipated that the closing will be held on or about August 17, 2026. A copy of all proceedings had to date with respect to the authorization and issuance of said governmental lender note is on file and may be examined in the office of the said Authority.

This notice is given pursuant to Section 893.77, Wisconsin Statutes, which provides that an action or proceeding to contest the validity of such municipal financing, for other than constitutional reasons, must be commenced within 30 days after the date of publication of this Notice.

David P. Misky

Assistant Executive Director - Secretary

Publication Date: July 16, 2026

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: July 16, 2026

Aldermanic District: City-Wide

Project / Area: City-Wide

Resolution relative to application, acceptance, and funding of a brownfield grant application to the USEPA for Supplemental Brownfields Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee.

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the United States Environmental Protection Agency (USEPA) for Supplemental Brownfields Revolving Loan Funds (BRLF) for the environmental cleanup of various brownfield sites in the city; and

Whereas, the Redevelopment Authority recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources and encouraging economic development in Milwaukee; and

Whereas, the Redevelopment Authority will maintain records documenting all loan contracts, and associated expenditures made during the grant period and compliance with the USEPA BRLF guidelines; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements and USEPA BRLF guidelines, the Redevelopment Authority must consider the advantages and disadvantages of various remedial options, consider public comments, and choose preferred remedial options for each project considered for a loan; and

Whereas, the Redevelopment Authority has determined that operation of this grant program from approximately October 1, 2026 to September 30, 2033 would cost approximately \$500,000, of which \$500,000 would be provided by the Grantor for Revolving Loan Funds; and

Whereas, the benefits to the Redevelopment Authority from this grant program appear to exceed the Redevelopment Authority's share of costs and other obligations to be incurred under this program; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that application, acceptance, and implementation of said grant from the USEPA 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 administer loans under the BRLF.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:
Adopted on: July 16, 2026
Project Area: Bronzeville
Aldermanic District: 6th

Resolution reauthorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund for the benefit of the Bronzeville Arts and Tech Hub, LLC to be used on the properties at 606 and 616 West North Avenue, Milwaukee, Wisconsin.

Whereas, the Environmental Protection Agency (EPA) has awarded \$17.85 million dollars in total Brownfield Revolving Loan Fund (BRLF) funding to the Authority for the purpose of making loans and subgrants in support of environmental cleanup on brownfield properties in Milwaukee; and

Whereas, the property comprised of two parcels, 606 and 616 West North Avenue, Milwaukee, Wisconsin has been determined to be blighted through the adoption of the North 7th Street – West Garfield Avenue Project Area (Bronzeville) Redevelopment Plan and its amendments (Common Council File Nos. 82-2097-a, 041531, and 061139); and

Whereas, the property is blighted by the contamination from historic occupancy/usage and urban fill material, and requires remediation; and

Whereas, Bronzeville Arts and Tech Hub, LLC, is completing construction of a new mixed-use building with 60 housing units (48 affordable) and 21,400 square feet as a Creative Arts and Technology Hub with a total estimated investment of approximately \$11.5 million for the commercial phase of the project; and

Whereas, the Authority has RACM BRLF funds available that could help ensure project feasibility; and

Whereas, the term sheet attached hereto contemplates the Authority and Fit Investment Group, LLC, or an entity to be determined under a New Market Tax Credit Structure, for the benefit of Bronzeville Arts and Tech Hub, LLC entering into a loan agreement of up to \$500,000 for environmental remediation; and

Whereas, this term sheet is an update and a time extension of a previously approved term sheet from June 2025; now therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Authority is authorized to provide a loan up to \$500,000 from its RACM Brownfield Revolving Loan Fund to Fit Investment Group, LLC, or an entity to be determined under a New Market Tax Credit

Structure, for the benefit of the Bronzeville Arts and Tech Hub, LLC, for site remediation; and be it

Further Resolved, That the proper officers of the Redevelopment Authority are authorized and directed to take all necessary actions and provide necessary assistance needed to carry out the intent and purpose of this resolution and Term Sheet.

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
