

**Redevelopment Authority  
of the City of Milwaukee**

**Regular Meeting of July 17, 2025**

**SUMMARY**

Resolution No. or Motion	Resolution Title (Renewal Project, Aldermanic District)
<b>11041</b>	Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 127 (100 E. Wisconsin).
<b>11042</b>	Resolution approving the First Amendment to the Project Plan for Tax Incremental Financing District No. 59 (Bronzeville Cultural and Entertainment District).
<b>11043</b>	Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 123 (Northwoods).
<b>11044</b>	Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 128 (Compass Lofts).
<b>11045</b>	Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Compass Lofts MLKEDC, LLC or an agreed upon affiliate to be used on the property at 3116 North Martin Luther King Junior Drive, Milwaukee, Wisconsin.
<b>11046</b>	Resolution authorizing a loan up to \$750,000 from RACM's EPA Brownfield Revolving Loan Fund to Union at Rose Park, LP or an agreed upon affiliate to be used on the properties at 3030 – 3064 North Martin Luther King Junior Drive, Milwaukee, Wisconsin.

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

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 11041  
**Adopted on:** July 17, 2025  
**Project/Area:** TID No. 127 (100 East Wisconsin)  
**Aldermanic District:** 4th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 127 (100 East Wisconsin).**

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 thereto; and

Whereas, Boundaries and a Project Plan for Tax Incremental Financing District No. 127, 100 East Wisconsin (the "District") has been prepared and duly noticed; and

Whereas, On July 17, 2025 the Redevelopment Authority conducted the required public hearing on boundaries and Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundaries and 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, 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.:** 11042  
**Adopted on:** July 17, 2025  
**Project/Area:** TID No. 59 (Bronzeville Cultural and Entertainment District)  
**Aldermanic District:** 6th

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**Resolution approving the First Amendment to the Project Plan for Tax Incremental Financing District No. 59 (Bronzeville Cultural and Entertainment District).**

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. 59 (Bronzeville Cultural and Entertainment District) (the "District") has been prepared and duly noticed; and

Whereas, On July 17, 2025 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

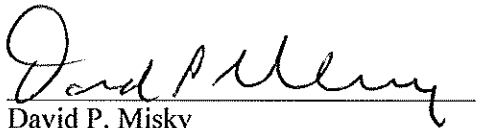
Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the First Amendment to the District.

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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.:** 11043  
**Adopted on:** July 17, 2025  
**Project Area:** TID No. 123 (Northwoods)  
**Aldermanic District:** 6th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 123 (Northwoods).**

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 as the agency responsible for preparation and review of proposed tax incremental districts; and

Whereas, Boundaries and a Project Plan for Tax Incremental Financing District No. 123 (the "District"), have been prepared and duly noticed; and

Whereas, On July 17, 2025, the Redevelopment Authority conducted a public hearing on the boundaries and Project Plan for the District as required by Sec. 66.1105(4)(a), Wisconsin Statutes; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundaries and Project Plan for the District, a copy of which were submitted to the Journal of Proceedings, are adopted; 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

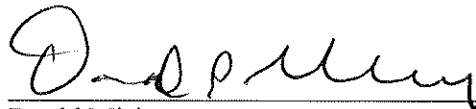
Further Resolved, That the officers of the Redevelopment Authority is authorized to execute any documents and instruments necessary to implement the District and the Project Plan.

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**CERTIFICATION**

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(seal)



David Misky  
Assistant Executive Director – Secretary

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 11044  
**Adopted on:** July 17, 2025  
**Project/Area:** TID No. 128 (Compass Lofts)  
**Aldermanic District:** 6th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 128 (Compass Lofts).**

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 thereto; and

Whereas, Boundaries and a Project Plan for Tax Incremental Financing District No. 128, Compass Lofts (the "District") has been prepared and duly noticed; and

Whereas, On July 17, 2025 the Redevelopment Authority conducted the required public hearing on boundaries and Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundaries and 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, the Project Plan and boundaries of the District to the Common Council for its approval; and, be it

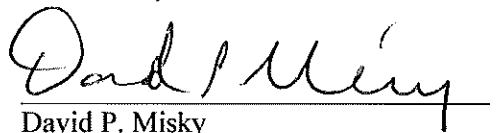
Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the District and the Project Plan

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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.: 11045  
Adopted on: July 17, 2025  
Project Area: TID No. 128 – Compass Lofts  
Aldermanic District: 6th

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**Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Compass Lofts MLKEDC, LLC or an agreed upon affiliate to be used on the property at 3116 North Martin Luther King Junior Drive, Milwaukee, Wisconsin.**

Whereas, the Environmental Protection Agency (EPA) has awarded \$16.7 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, on July 17, 2025, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District that determined the property at 3116 North Martin Luther King Junior Drive to be blighted through the proposed adoption of TID No. 128 (Compass Lofts); and

Whereas, the property is blighted by the contamination of petroleum compounds in the soil and groundwater, and requires remediation; and

Whereas, Compass Lofts MLKEDC, LLC, or an agreed upon affiliate, is proposing to construct a mixed-use development with affordable housing units and commercial space with a total estimated investment of approximately \$19.6 million; and

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

Whereas, the term sheet attached hereto contemplates the Authority and Compass Lofts MLKEDC, LLC, or an agreed upon affiliate, entering into a loan agreement of up to \$500,000 for environmental remediation; and

Whereas, to comply with the requirements of the Authority's Closeout Agreement with EPA, the Authority must consider the advantages and disadvantages of various remedial options, consider public input, and choose a preferred remedial option; and

Whereas, the Analysis of Brownfield Cleanup Alternatives (ABCA) for the 3116 North Martin Luther King Junior Drive site proposes a preferred remedial option of limited soil excavation and off-site disposal with on-site soil management, engineering and institutional controls, and vapor mitigation; and

Whereas, this option has been chosen as the preferred remedial option in the ABCA because it protects human health and the environment and will also efficiently prepare the site for a future redevelopment; 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 Revolving Loan Fund to Compass Lofts MLKEDC, LLC, or an agreed upon affiliate, for site remediation; and be it

Further Resolved, that the preferred remedial option for the property identified in the attached ABCA is authorized; and be it

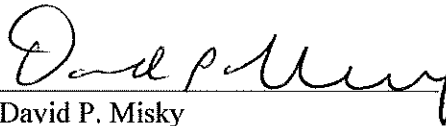
Further Resolved, That the proper officers of the Redevelopment Authority are authorized and directed to take all necessary actions and provide necessary assistance needed to carry out the intent and purpose of this resolution and Term Sheet.

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**CERTIFICATION**

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(seal)



David P. Misky  
Assistant Executive Director – Secretary

## Redevelopment Authority of the City of Milwaukee

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Resolution No.: 11046  
Adopted on: July 17, 2025  
Project Area: TID No. 59 – Bronzeville  
Aldermanic District: 6

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**Resolution authorizing a loan up to \$750,000 from RACM's EPA Brownfield Revolving Loan Fund to Union at Rose Park, LP or an agreed upon affiliate to be used on the properties at 3030 – 3064 North Martin Luther King Junior Drive, Milwaukee, Wisconsin.**

Whereas, the Environmental Protection Agency (EPA) has awarded \$16.7 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 properties at 3030 – 3064 North Martin Luther King Junior Drive, Milwaukee, Wisconsin are located on approximately 1.4 acres and have been determined to be blighted through the adoption of TID No. 59 (Bronzeville District) (RACM Resolution No 9753; Common Council Resolution No 050395); and

Whereas, the property is blighted by the contamination of petroleum volatile organic compounds (PVOCs) and chlorinated volatile organic compounds (CVOCs) in the soil and groundwater, and requires remediation; and

Whereas, Union at Rose Park, LP, or an agreed upon affiliate, is proposing to construct an affordable housing development project with a total estimated investment of approximately \$25.2 million; and

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

Whereas, the term sheet attached hereto contemplates the Authority and Union at Rose Park, LP, or an agreed upon affiliate, entering into a loan agreement of up to \$750,000 for environmental remediation; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements, loan recipients must consider the advantages and disadvantages of various remedial options, consider public comments, and choose a preferred remedial option; and

Whereas, the Analysis of Brownfield Cleanup Alternatives (ABCA) for the 3030 – 3064 North Martin Luther King Junior Drive site proposes a preferred remedial option of limited soil excavation and off-site disposal with on-site soil management, engineering and institutional controls, and vapor mitigation; and

Whereas, this option has been chosen as the preferred remedial option in the ABCA because it protects human health and the environment and will also efficiently prepare the site for a future redevelopment; 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 \$750,000 from its EPA Revolving Loan Fund to Union at Rose Park, LP, or an agreed upon affiliate, for site remediation; and be it

Further Resolved, that the preferred remedial option for the property identified in the attached ABCA is authorized; and be it

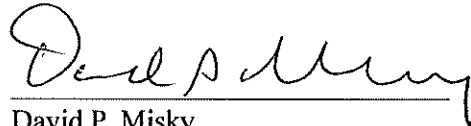
Further Resolved, That the proper officers of the Redevelopment Authority are authorized and directed to take all necessary actions and provide necessary assistance needed to carry out the intent and purpose of this resolution and Term Sheet.

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David P. Misky  
Assistant Executive Director – Secretary

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