

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 20, 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 August 20, 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 July 16, 2026 regular meeting.

PUBLIC HEARING

- 1 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 137 (310W East Tower).

Project: TID No. 137 (310W East Tower)
Aldermanic District: 4th

Submitted By: Commissioner's Office
Diana "Dee" Kanter

PUBLIC HEARING

- 2 Resolution authorizing a loan up to \$1,000,000 from RACM's EPA Brownfield Revolving Loan Fund to Midtown Commons Lender, LLC or an agreed upon affiliate to be used on the northern portion of the property at 5825 West Hope Avenue, Milwaukee, Wisconsin.

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

Submitted By: Environmental Team
Tory Kress

ADMINISTRATION

- 3 Review and Acceptance of RACM's 2025 Financial Statements by Baker Tilly.

Submitted By: Finance & Administration
David Schroeder

ADMINISTRATION

- 4 Resolution approving the 2027 Redevelopment Authority of the City of Milwaukee
Operating Budget.

Submitted By: Finance & Administration
Dave Piedt

ADMINISTRATION

- 5 Resolution approving the 2027 meeting schedule.

Submitted By: Finance & Administration
Dave Misky

OTHER BUSINESS

ADJOURNMENT

Motion to adjourn and to schedule the next regular meeting for September 17, 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:**

August 20, 2026

Project/Area:

TID No. 137 (310W East Tower)

Aldermanic District:

2nd

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 137 (310W East Tower).

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. 137, 310W East Tower (the “District”) have been prepared and duly noticed; and

Whereas, On August 20, 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: August 20, 2026
Project Area: TID No. 132 – Midtown Commons
Aldermanic District: 2nd

Resolution authorizing a loan up to \$1,000,000 from RACM's EPA Brownfield Revolving Loan Fund to Midtown Commons Lender, LLC or an agreed upon affiliate to be used on the northern portion of the property at 5825 West Hope Avenue, Milwaukee, Wisconsin.

Whereas, the Environmental Protection Agency (EPA) has awarded \$17.35 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 northern portion of the property at 5825 West Hope Avenue, Milwaukee, Wisconsin (known as Lots 2, 3, and 4 of CSM No. 9747) is located on approximately 6.31 acres and has been determined to be blighted through the adoption of TID No. 132 (Midtown Commons) (RACM Resolution No 11090); and

Whereas, the property is blighted by the contamination of petroleum volatile organic compounds (PVOs), metals and polycyclic aromatic hydrocarbons (PAHs) in the soil and groundwater, and requires remediation; and

Whereas, Midtown Commons Lender, LLC, or an agreed upon affiliate, is proposing to construct an affordable housing development project with a total estimated investment of approximately \$32.3 million for Phase I and \$30.2 million for Phase II; 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 Midtown Commons Lender, LLC, or an agreed upon affiliate, entering into a loan agreement of up to \$1,000,000 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 northern portion of the property at 5825 West Hope Avenue site proposes a preferred remedial option of limited soil excavation and off-site disposal with engineering and institutional controls; 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 \$1,000,000 from its EPA Revolving Loan Fund to Midtown Commons Lender, 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.

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: August 20, 2026

Project Area: Administration

Resolution approving the 2027 Redevelopment Authority of the City of Milwaukee Operating Budget.

Whereas, The Redevelopment Authority of the City of Milwaukee (RACM) funds its redevelopment efforts and administrative activities from the RACM General Fund, City of Milwaukee operating and capital funds, CDBG program grants and outside direct grants to the Redevelopment Authority; and

Whereas, The Executive Director has presented a budget for Fiscal Year 2027 that outlines redevelopment activities and administrative matters; now, therefore be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Fiscal Year 2027 RACM Operating Budget is approved; and, be it

Further Resolved, That the proper officials of the Authority are authorized and directed to enter into any contracts and agreements necessary to implement the 2027 RACM Operating Budget activities.

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: August 20, 2026

Project Area: Administration

Resolution approving the 2027 meeting schedule.

Whereas, The bylaws of the Redevelopment Authority require it to establish annually a regular meeting schedule, and

Whereas, Since 2001, the Authority has held its regular meeting on the third Thursday of each month at 1:30 P.M. in the First Floor Board Room at 809 North Broadway; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the 2027 meeting schedule is as follows:

January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027
October 21, 2027
November 18, 2027
December 16, 2027

and, be it

Further Resolved, That these meetings shall commence at 1:30 P.M. in the First Floor Board Room at 809 North Broadway, or will be held virtually, unless a different time and/or location are approved at the previous meeting.

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
