

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 21, 2025 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 21, 2025 RACM Board meeting from your computer or mobile app
[Click here to join the meeting](#)

Or call in (audio only)
[+1 414-251-0392, 627658419#](tel:+14142510392) United States, Milwaukee

Phone Conference ID: 627 658 419#

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

Motion approving Minutes of the July 17, 2025 regular meeting.

PUBLIC HEARING

- 1 Resolution approving a Fourth Amendment to the Project Plan for Tax Incremental Financing District No. 53 (Menomonee Valley Business Park).

Project: TID No. 53 (Menomonee Valley)
Aldermanic Districts: 4th, 8th, 10th, 12th

Submitted By: Economic Development
Alyssa Remington

PUBLIC HEARING

- 2 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 126 (Field House Flats).

Project: TID No. 126 (Field House Flats)
Aldermanic District: 6th

Submitted By: Commissioner's Office
Larry Kilmer II

PUBLIC HEARING

- 3 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 129 (Mitchell Building).

Project: TID No. 129 (Mitchell Building)
Aldermanic District: 4th

Submitted By: Commissioner's Office
Larry Kilmer II

REGULAR BUSINESS

- 4 Resolution authorizing the application, acceptance, and funding of a grant for the construction of new Riverwalk along the Kinnickinnic River from the United States Environmental Protection Agency Great Lakes National Program Office.

Project: Kinnickinnic River Access Riverwalk/Harbor District
Aldermanic District: 12th

Submitted By: Environmental Team
Mat Reimer

COMMUNICATION

- 5 Redevelopment Authority Staff Presentation on the 2024 Annual Report of Tax Incremental Districts.

Project: City-Wide
Aldermanic District: City-Wide

Submitted By: Economic Development/
Finance & Administration
Lori Lutzka/David Schroeder

ADMINISTRATION

- 6 Review and Acceptance of RACM's 2024 Financial Statements by Baker Tilly.

Submitted By: Administration
David Schroeder

ADMINISTRATION

- 7 Resolution approving the 2026 Redevelopment Authority of the City of Milwaukee Operating Budget.

Submitted By: Finance & Administration
David Piedt

ADMINISTRATION

- 8 Resolution approving the 2026 meeting schedule.

Submitted By: Finance & Administration
Dave Misky

OTHER BUSINESS

ADJOURNMENT

Motion to adjourn and to schedule the next regular meeting for September 18, 2025, 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 21, 2025

Project/Area:

TID No. 53 (Menomonee Valley Business Park)

Aldermanic District:

4th, 8th, 10th and 12th

Resolution approving a Fourth Amendment to the Project Plan for Tax Incremental Financing District No. 53 (Menomonee Valley Business Park).

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 Fourth Amendment to the Project Plan for Tax Incremental Financing District No. 53, Menomonee Valley Business Park (the “District”) has been prepared and duly noticed; and

Whereas, The District is located within Aldermanic Districts 8 and 10; however, the Fourth Amendment includes projects that are in the 4th, 8th, 10th and 14th Aldermanic Districts, that are within .5 miles of the District’s boundaries in compliance with the Wisconsin Statutes.

Whereas, On August 21, 2025 the Redevelopment Authority conducted the required public hearing on the proposed Fourth Amendment to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Fourth 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 Fourth 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 Fourth 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:

August 21, 2025

Project/Area:

TID No. 126 (Field House Flats)

Aldermanic District:

6th

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 126 (Field House Flats).

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. 126, Field House Flats (the “District”) has been prepared and duly noticed; and

Whereas, On August 21, 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

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 21, 2025

Project/Area:

TID No. 129 (Mitchell Building)

Aldermanic District:

4th

Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 129 (Mitchell Building).

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. 129, Mitchell Building (the “District”) has been prepared and duly noticed; and

Whereas, On August 21, 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

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 21, 2025

Project / Area:

Kinnickinnic River Access Riverwalk/Harbor District

Aldermanic District:

12th

Resolution authorizing the application, acceptance, and funding of a grant for the construction of new Riverwalk along the Kinnickinnic River from the United States Environmental Protection Agency Great Lakes National Program Office.

Whereas, This resolution authorizes the Redevelopment Authority of the City of Milwaukee (RACM) to apply, accept and fund a Great Lakes Restoration Initiative (GLRI) grant from the United States Environmental Protection Agency (USEPA) Great Lakes National Program Office (GLNPO) for the construction of new Riverwalk along the Kinnickinnic River in the Harbor District; and

Whereas, RACM is working collaboratively with Harbor District, Inc. and the City of Milwaukee to address degraded shoreline habitat, limited river accessibility, and poor water quality conditions along the Kinnickinnic River; and

Whereas, RACM is eligible for grant funds from USEPA GLNPO for implementation of shoreline stabilization, native vegetation, and public use infrastructure; and

Whereas, the new Riverwalk will be part of the Harbor District Riverwalk system and will complement ongoing cleanup efforts and help restore beneficial use conditions;

Whereas, the grant amount requested from the USEPA GLNPO is \$1,000,000 with no RACM funds necessary for matching; and,

Whereas, RACM would ensure that proper staff will maintain records documenting all expenditures and submit reports as required by the grantor; now, therefore be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that application, implementation and acceptance of said GLRI Grant from the USEPA is authorized; and, be it

Further Resolved, that the proper officials are authorized and directed to enter into an agreement and/or other documents deemed necessary, including required grantor reports, and agreed to by the Assistance Executive Director in order to implement these funds in accordance with, and in support of, the site's redevelopment plans.

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 21, 2025

Project Area: Administration

Resolution approving the 2026 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 2026 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 2026 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 2026 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 21, 2025

Project Area: Administration

Resolution approving the 2026 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 2026 meeting schedule is as follows:

January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026
October 15, 2026
November 19, 2026
December 17, 2026

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
