Redevelopment Authority of the City of Milwaukee

Regular Meeting of October 15, 2026

SUMMARY

Resolution No. or Motion	Resolution Title (Renewal Project, Aldermanic District)
11098	Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 70 (735 N. Water).
11099	Resolution re-authorizing a loan up to $500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318–2332 South Austin Street, Milwaukee, Wisconsin.
11100	Resolution authorizing the Executive Director to enter into a contract for audit services.
Motion	Redevelopment Authority Staff Presentation on the 2025 Annual Report of Tax Incremental Districts.

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

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10/15/2026

Redevelopment Authority of the City of Milwaukee

Resolution No.:	**11098**
Adopted on:	October 15, 2026
Project/Area:	TID No. 70 (735 N Water)
Aldermanic District:	4th

Resolution approving a Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 70 (735 N Water).

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 Fifth Amendment to the Project Plan for Tax Incremental Financing District No. 70 (735 N Water) (the "District") has been prepared and duly noticed; and

Whereas, On October 15, 2026, the Redevelopment Authority conducted the required public hearing on the proposed Fifth Amendment to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Fifth 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 boundaries of the District are not changing; and

Further Resolved, That the Executive Director is directed to transmit copies of this resolution and the Fifth 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 Fifth 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.:	**11099**
Adopted on:	October 15, 2026
Project Area:	TID No. 134 – Austin Commons
Aldermanic District:	14th

Resolution re-authorizing a loan up to $500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318–2332 South Austin Street, 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 properties at 2318–2332 South Austin Street, Milwaukee, Wisconsin are located on approximately 1.1 acres and have been determined to be blighted through the adoption of TID No. 134 (Austin Commons) (RACM Resolution No 11067); and

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

Whereas, Austin Commons, LLC, or an agreed upon affiliate, is proposing to construct an affordable housing development project with a total estimated investment of approximately $33.4 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 Austin Commons, LLC, or an agreed upon affiliate, entering into a loan agreement of up to $500,000 for environmental remediation; and

Whereas, the term sheet attached hereto is an amendment of a previously approved term sheet from April 2026; 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 EPA Revolving Loan Fund to Austin Commons, LLC, or an agreed upon affiliate, 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

Redevelopment Authority of the City of Milwaukee

Resolution No.: **11100**
Adopted on: October 15, 2026

Resolution authorizing the Executive Director to enter into a contract for audit services.

Whereas, The Government Accounting Standards Board (GASB) requires that component units must be included as part of a local government's financial reporting entity for a fair presentation of the government's overall financial operations; and

Whereas, a component unit is a legally separate organization for which the elected officials of the City are accountable based on appointment of governing board, fiscal dependence on the primary government, and if there is a potential threat that exclusion would result in misleading financial reporting on behalf of the City of Milwaukee; and

Whereas, The Redevelopment Authority of the City of Milwaukee is a component unit of the City of Milwaukee; and

Whereas, Per Common Council file #060391, the Redevelopment Authority is required to submit annual audited financial statements to the City Comptroller; and

Whereas, annual audited financial statements are due by June 1st of the following fiscal year; and

Whereas, Staff of the Redevelopment Authority issued a Request for Proposals to retain a consultant to conduct an audit of its financial records and submit a final audit opinion for the calendar years 2026, 2027 2028, 2029, and 2030; and

Whereas, Staff completed the evaluation of the proposal received and recommend awarding the contract to Baker Tilly Virchow Krause, LLP for five years for the afore mentioned services; and

Whereas, it is the expectation of the Redevelopment Authority that funding of the audit services will be come from the Authority's General Fund; now therefore be it

Resolved, By the Redevelopment Authority of the City of Milwaukee, that the Executive Director is hereby authorized to enter into a contract for such services.

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