REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVMBER 19, 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 November 19, 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, 627658419# United States, Milwaukee

Phone Conference ID: 627 658 419#

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES
Motion approving Minutes of the October 15, 2026 regular meeting.

PUBLIC HEARING

1 Resolution approving Amendment No. 3 to the Project Plan for Tax Incremental Financing District No. 84 (West McKinley and West Juneau), in the 4th and 6th Aldermanic Districts.
Project: TID No. 84 (West McKinley & Juneau) **Submitted By:** Economic Development
Aldermanic Districts: 4th and 6th Dan Casanova

PUBLIC HEARING

2 Resolution approving a Third Amendment to the Project Plan for Tax Incremental Financing District No. 94 (1st and Becher).
Project: TID No. 94 (1st & Becher) **Submitted By:** Economic Development
Aldermanic Districts: 12th and 14th Alyssa Remington

REGULAR BUSINESS

3 Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation Site Assessment Grant for demolition and eligible environmental activities at 900 and 946 N. 46th Street in the City of Milwaukee.

Project: Menomonee Valley **Submitted by:** Environmental
Aldermanic District: 10th Mat Reimer

REGULAR BUSINESS

4 Resolution authorizing an amendment to the contract for Design and Owner's Representative Services of Riverwalk Construction.

Project: Port of Milwaukee Redevelopment Project Area **Submitted By:** Contracts Administration
Aldermanic District: 12th Scott Stange

REGULAR BUSINESS

5 Resolution authorizing execution and recording of satisfaction to terminate of record completed, expired, and obsolete Redevelopment Plans.

Project: Various **Submitted By:** Real Estate
Aldermanic District: 4th and 15th Dave Misky

OTHER BUSINESS

ADJOURNMENT

Motion to adjourn and to schedule the next regular and annual meetings for December 17, 2026**,** at 1:30 P.M., East National Flats, 1st Floor Community Room, 100 E. National Avenue, Milwaukee, WI 53204.

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: November 19, 2026
Project/Area: TID No. 84 (West McKinley and West Juneau)
Aldermanic Districts: 4th and 6th

Resolution approving Amendment No. 3 to the Project Plan for Tax Incremental Financing District No. 84 (West McKinley and West Juneau), in the 4th and 6th Aldermanic Districts.

Whereas, On September 22, 2015, the Common Council of the City of Milwaukee adopted File No. 0150383, which approved a Project Plan and created Tax Incremental District No. 84 (West McKinley and West Juneau) (the "TID 84") (RACM Resolution No. 10567) to provide funding towards the public plaza adjacent to Fiserv Forum and the parking structure to north of Fiserv Forum; and

Whereas, On July 28, 2020, the Common Council adopted File No. 200378 (RACM Resolution No. 10829), which approved Amendment No. 1 to the TID 84 Project Plan; and

Whereas, On January 21, 2025, the Common Council adopted File No. 241347 (RACM Resolution No. 11021), which approved Amendment No. 2 to the TID 84 Project Plan (later corrected by Common Council adopted File No. 251039); 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. 3 to the Project Plan for the District has been prepared and duly noticed; and

Whereas, On November 19, 2026, the Redevelopment Authority conducted the required public hearing on the proposed Amendment No. 3 to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority, by its Board, that Amendment No. 3 to the TID 84 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. 3 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. 3, RACM officers are authorized to take such further action and to execute such further documents and instruments necessary to implement Amendment No. 3.

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

Redevelopment Authority of the City of Milwaukee

Resolution No.:
Adopted on: November 19, 2026
Project/Area: TID No. 94 (1st and Becher)
Aldermanic District: 12th and 14th

Resolution approving a Third Amendment to the Project Plan for Tax Incremental Financing District No. 94 (1st and Becher).

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 Third Amendment to the Project Plan for Tax Incremental Financing District No. 94 (1st and Becher) (the "District") has been prepared and duly noticed; and

Whereas, The boundaries of the District are not changing; and

Whereas, The District is located within Aldermanic District 12; however, the Third Amendment includes projects that are in both the 12th and 4th Aldermanic Districts that are within .5 miles of the District's boundaries in compliance with the Wisconsin Statutes; and

Whereas, On November 19, 2026, the Redevelopment Authority conducted the required public hearing on the proposed Third Amendment to Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Third 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 Third 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 Third 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)

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David P. Misky
Assistant Executive Director – Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:
Adopted on: November 19, 2026
Project / Area: Menomonee Valley
Aldermanic District: 10th

Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation Site Assessment Grant for demolition and eligible environmental activities at 900 and 946 N. 46th Street in the City of Milwaukee.

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the Wisconsin Economic Development Corporation (WEDC) for eligible environmental activities, including demolition, of various brownfield sites in the city; and

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

Whereas, the Redevelopment Authority has declared its intent to complete the Site Assessment Grant activities described in the application if awarded funds; and

Whereas, the Redevelopment Authority will maintain records documenting all expenditures made during the Site Assessment Grant period and will allow employees from the WEDC to inspect records and the grant site; and

Whereas, the Redevelopment Authority will adhere to all reporting requirements established by WEDC for the grant program; and

Whereas, the Redevelopment Authority of the City of Milwaukee has determined that operation of this Grant program would cost up $150,000 for environmental site work and demolition related activities at 900 and 946 N. 46th Street in the City of Milwaukee, with a minimum match of 25% of the costs, which will come from eligible costs provided by the subgrantee; and

Whereas, the benefits to the Redevelopment Authority from this Grant program 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 WEDC 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 implement the eligible environmental 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)

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David P. Misky
Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:
Adopted on: November 19, 2026
Project / Area: Port of Milwaukee Redevelopment Project Area
Aldermanic Districts: 12th

Resolution authorizing an amendment to the contract for Design and Owner's Representative Services of Riverwalk Construction.

Whereas, in 2018 Milwaukee County, Harbor District, Inc. and the Redevelopment Authority developed a comprehensive water and land use plan ("WaLUP") for the Harbor District which implemented a Harbor District Riverwalk, and established a Harbor District Riverwalk Site Plan Review Overlay Zone; and

Whereas, the City through the Redevelopment Authority desire to design and construct a Riverwalk segment in the Harbor District adjacent to the Komatsu Mining Corp's new Global Mining headquarters and industrial facility; and

Whereas, the Redevelopment Authority issued a Request for Proposals for Design and Owner's Representative Services of Riverwalk Construction on February 26, 2021; and

Whereas, the Redevelopment Authority authorized execution of a contract with SmithGroup on April 15, 2021; and

Whereas, based on the need to split the original Riverwalk construction work into two phases to qualify for grant funding, the project now includes an additional bid-letting with design refinement that was not part of the original contract, which will require an amendment to the contract, in the amount of $207,000; and

Whereas, the funding for the contract amendment will come from TID 96 funds from the City of Milwaukee; 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 amendment as noted herein 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)

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David P. Misky
Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:
Adopted on: November 19, 2026
Project Areas: Various
Aldermanic Districts: 4th and 15th

Resolution authorizing execution and recording of satisfaction to terminate of record completed, expired, and obsolete Redevelopment Plans.

Whereas, as part of the Redevelopment Authority's function, the Redevelopment Authority, under Wis. Stat. 66.1333 (6)(a), prepares comprehensive plans of redevelopment and urban renewal, which plans and amendments thereto, after due approval, are recorded in the Milwaukee County Register of Deeds Office per Wis. Stat. 66.1333 (9)(a)l.c.; and

Whereas, periodically, the Redevelopment Authority reviews recorded plans and amendments to identify which plans and amendments are completed, expired, or are obsolete; and

Whereas, some of the plans and their amendments are completed, expired, or are obsolete, but, having been recorded, the plans nonetheless show up on title searches as encumbrances against title and title companies list them as exceptions to title-insurance coverage; and

Whereas, the Redevelopment Authority having reviewed and considered this, wishes a satisfaction to be recorded with the Milwaukee County Register of Deeds Office to terminate, of record, the completed, expired, or obsolete plan indicated below:

Expired Plans:
1) N. Jefferson Street and E. Mason Street
2) Park West A, B, and C

; now, therefore, be it

Resolved, By the Redevelopment Authority that the above indicated redevelopment plan thereto is completed, expired, or obsolete, and no longer in force, and, Redevelopment Authority staff is authorized to execute and record with the Register of Deeds a satisfaction to terminate the plan of record.

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
