

Redevelopment Authority of the City of Milwaukee

Resolution No.: 11040
Adopted on: June 12, 2025
Project Area: Bronzeville/ TID No. 59
Aldermanic District: 6th

Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Bronzeville Arts and Tech Hub, LLC or an agreed upon affiliate to be used on the properties at 606 and 616 West North Avenue, 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 property comprised of two parcels, 606 and 616 West North Avenue, Milwaukee, Wisconsin has been determined to be blighted through the adoption of the North 7th Street – West Garfield Avenue Project Area (Bronzeville) Redevelopment Plan and its amendments (Common Council File Nos. 82-2097-a, 041531, and 061139); and

Whereas, the property is blighted by the contamination from historic occupancy/usage and urban fill material, and requires remediation; and

Whereas, Bronzeville Arts and Tech Hub, LLC, or an agreed upon affiliate, is completing construction of a new mixed-use building with 60 housing units (48 affordable) and 21,400 square feet as a Creative Arts and Technology Hub with a total estimated investment of approximately \$10 million for the commercial phase of the project; and

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

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

Whereas, to comply with 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 Bronzeville Arts and Tech Hub 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 \$500,000 from its RACM Brownfield Revolving Loan Fund to Bronzeville Arts and Tech Hub, LLC, or an agreed upon affiliate for site remediation; and be it

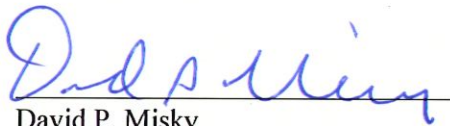
Further Resolved, that the preferred remedial option for the property identified in the attached ABCA is authorized; and be it

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
