

2026



Legislative Reference Bureau

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REDEVELOPMENT AUTHORITY



2026 Proposed Plan and Executive Budget Review

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Budget Hearing: 1:00 pm on Monday, October 13, 2025

\$5.19 million

Total proposed budget for 2026,
a decrease of 7.7% from
2025 Budget of \$5.62 million.

-71.1%

Decrease in withdrawal from
RACM General Reserves for 2026
(from \$374,000 in 2025 to
\$108,000 for 2026).

-\$500,000

Projected decrease in revenue
from Development Fees/Property
Sales, largely a result of recent
State Statute changes limiting the
amount of fees RACM may collect.

68.0%

Percentage of RACM's budget
to be funded by grant proceeds in
2026, compared to 62.7% in 2025.

Relationship of RACM to City

The Redevelopment Authority of the City of Milwaukee (RACM) is an independent corporation created by State Statute in 1958. Its mission is to:

- Eliminate blighting conditions that inhibit neighborhood reinvestment.
- Foster and promote business expansion and job creation.
- Facilitate new business and housing development.

RACM has an annual cooperation agreement with the City for the City to provide:

- Financial management.
- Land use planning and urban design.
- Real estate acquisition and disposition.
- Relocation assistance for displaced families and businesses.

Staffing Update

- All RACM positions moved to City (DCD) budget in 2018.
- 4 DCD positions are supported by RACM reimbursement in 2025, at a cost of \$684,000; no DCD positions will be funded by RACM reimbursement in 2026.

RACM Board

- 7 Board members.
- All members appointed by the Mayor and approved by the Common Council.
- Board members receive no compensation.
- Board meetings receive staff support from DCD and the City Attorney's Office.
- The Board held 11 regular meetings in 2021 and 10 each year from 2022 through 2024.

Operating Expenditures

- Professional Services decrease by \$469,400 (-27.1%), largely due to the elimination of \$684,000 in City salary reimbursement.
- Property Services increase by \$79,000 (2.4%), attributable to increased insurance costs.
- The budget for IT Services is decreasing from \$108,000 to \$62,400 (-42.2%), due to a change in financial software.

0

Number of City (DCD) positions to be supported by RACM reimbursement in 2026, down from 4 in 2025 and 12 in 2024.

\$5.46 million

Balance of RACM General Reserves as of December 31, 2024 (2023 end-of-year balance was \$6.0 million).

21.6%

Increase in Non-Dwelling Rent revenues for 2026, from \$672,000 to \$817,000.

-\$469,400

Reduction in Professional Services expenditures for 2026, largely a reflection of the elimination of City salary reimbursement.

RACM Operating Expenditures

	2025 Budget	2026 Proposed
Property Services	\$3,344,500	\$3,423,500
Professional Services	\$1,727,600	\$1,258,200
Loans and Grants	\$300,000	\$300,000
All Other	\$245,900	\$205,300
Total	\$5,618,000	\$5,187,000

Major RACM Grants

	2025	2026
EPA Grants	\$1,500,000	\$1,500,000
US EDA	\$1,000,000	\$1,000,000
WEDC Idle Sites Grant	\$500,000	\$500,000
MMSD	\$250,000	\$250,000
Wis. DNR	\$100,000	\$100,000

Grant Funds – Major Uses

- Brownfields (environmental remediation).
- Grand Trunk Westland restoration (Inner Harbor), including installation of green infrastructure.
- 30th Street Industrial Corridor/Century City redevelopment efforts.

Major RACM Revenue Types/Sources

	2025 Budget	2026 Proposed
Grants	\$3,525,000	\$3,525,000
Non-dwell Rent	\$672,000	\$817,000
Property Sales	\$750,000	\$250,000
TID Applic. Fees	\$10,000	\$200,000
Dwell Rent	\$200,000	\$200,000
ALL REVENUES	\$5,618,000	\$5,187,000