



**CITY OF MILWAUKEE -
TAX INCREMENTAL DISTRICTS
BI-ANNUAL STATUS REPORT
JUNE 30, 2008**

**Submitted by
DEPARTMENT OF CITY
DEVELOPMENT**

TID 14 - Historic King Place
Periodic Report
6/30/08

District Created: 1990
Authorized expenditure (excluding interest): \$450,000
Authorizing resolution(s): File #900591
Projected TID dissolution: 2011
Maximum legal life: 2017
Base property value: \$314,300
Completion Status: Project complete

Project description

This district includes the former Home Bank Building and annex at N. King Drive and W. Garfield Street. TID funding provided a \$400,000 loan to assist in converting this long-vacant property into 41 apartments for low and moderate-income families, and 14,000 s.f. of ground floor office and commercial space. Apartment occupancy continues to be high, while commercial space has experienced significant vacancy.

The owner sold the building in April, 2008 and the resulting payoff of the TID loan is sufficient to close the district.

This district is overlapped by TID 59 (Bronzeville), and any increase in incremental value will accrue to that TID in the future.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 2,191,000	0%
2006	\$ 2,191,000	0%
2005	\$ 2,191,000	12%
2004	\$ 1,959,800	4%
2003	\$ 1,890,000	2%
2002	\$ 1,857,700	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Grants	\$ 442,500	\$ 412,750	\$ -	\$ 412,750	\$ -
Administration	7,500	-			-
Total	\$ 450,000	\$ 412,750	\$ -	\$ 412,750	\$ -

TID 14 - Historic King Place
Periodic Report
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Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 2,241,000	\$ 2,505,300
Incremental value	\$ 1,940,000	\$ 2,191,000
Incremental taxes	\$ 1,132,820	\$ 604,807

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 15 - 27th & North Avenue
Periodic Report
6/30/08

District Created: 1991

Authorized expenditure (excluding interest): \$2,000,000

Authorizing resolution(s): File #901659, #912106

Projected TID dissolution: 2019

Maximum legal life: 2018

Base property value: \$608,600

Completion status: Project complete

Project description

TID No. 15 encompasses the 14-acre site at N. 27th Street and W. North Avenue where Steeltech Manufacturing, Inc. originally constructed a 186,000 s.f. steel fabricating and painting facility. Approximately \$1.6 million of tax increment funding was provided for site assembly, environmental clean-up and adjacent street improvements.

Following Steeltech's bankruptcy, Capitol Stampings Corp. acquired the facility in January, 2001. Capitol invested approximately \$10 million in the purchase, renovation and equipping of the property, and moved into the facility in July of 2001.

Capitol subsequently declared bankruptcy in 2005 and was acquired by Steel Craft Corp. of Hartford, WI, which continues to operate Capitol as a subsidiary at this location. Current employment is approximately 95 employees.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 4,195,400	0%
2006	\$ 4,211,300	1%
2005	\$ 4,173,500	-1%
2004	\$ 4,204,600	0%
2003	\$ 4,211,000	-1%
2002	\$ 4,271,800	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 19,000	\$ 138,295	\$ -	\$ 137,232	\$ 1,063
Land Assemblage/Disposition	896,560	-	-	-	-
Public Improvements	834,440	1,552,181	-	1,552,181	-
Site Improvements	250,000	34,524	-	34,524	-
Capitalized Interest	-	-	-	-	-
Total	\$ 2,000,000	\$ 1,725,000	\$ -	\$ 1,723,937	\$ 1,063

TID 15 - 27th & North Avenue
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 6,722,000	\$ 4,804,000
Incremental value	\$ 6,104,300	\$ 4,195,400
Incremental taxes	\$ 3,906,752	\$ 1,614,835

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

The estimated payback date now exceeds the statutory termination date for this district. With the value of the property essentially remaining unchanged and given the continuing decline in the City tax rate, it may be necessary for this district to receive donations from other districts in order to remain solvent.

TID 17 - Curry/Pierce Project
Periodic Report
6/30/08

District Created: 1992
Authorized expenditure (excluding interest): \$750,000
Authorizing resolution(s): File #912431, #912437
Projected TID dissolution: 2014
Maximum legal life: 2019
Base property value: \$663,100
Completion Status: Project complete

Project description

This district provided financing for the redevelopment of the long-vacant Currie Pierce office building at 400 E. Wisconsin Avenue. Total TID capital costs were \$738,000. The historic renovation of the property was completed in October, 1993.

Redevelopment of this property stimulated additional renovations and private investment along what was then a severely declining Milwaukee Street commercial district. This project proved to be the first step in redevelopment efforts that featured such projects as Hotel Metro, the Grain Exchange Condominiums, upgraded offices for the Metropolitan Milwaukee Association of Commerce, and numerous entertainment and dining venues.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 2,828,900	-2%
2006	\$ 2,893,200	11%
2005	\$ 2,605,700	16%
2004	\$ 2,255,600	1%
2003	\$ 2,235,500	1%
2002	\$ 2,204,300	

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration/Feasibility Study	\$ 50,000	\$ 94,931	\$ -	\$ 90,199	\$ 4,732
Public Improvements	50,000	-	-	-	-
Property Acquisition	350,000	350,000	-	350,000	-
Redeveloper Loans	300,000	300,000	-	300,000	-
Capitalized Interest	75,000	5,069	-	5,069	-
Total	\$ 825,000	\$ 750,000	\$ -	\$ 745,268	\$ 4,732

TID 17 - Curry/Pierce Project
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 3,039,256	\$ 3,492,000
Incremental value	\$ 2,509,456	\$ 2,828,900
Incremental taxes	\$ 1,080,823	\$ 824,153

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 18 - New Covenant Housing
Periodic Report
6/30/08

District Created: 1992

Authorized expenditure (excluding interest): \$1,070,000

Authorizing resolution(s): File #981693, #920527

Projected TID dissolution: 2013

Maximum legal life: 2019

Base property value: \$120,300

Completion Status: Project complete

Project description

TID 18 is located between N. 36th Street and N. 40th Street, on the former Park West Freeway Corridor. New Covenant Housing Corp. has completed 72 townhouse and apartment units for low- and moderate-income tenants at this location.

The TID provided \$650,000 in street improvements for this project.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 3,497,900	0%
2006	\$ 3,497,900	10%
2005	\$ 3,190,000	10%
2004	\$ 2,889,100	7%
2003	\$ 2,692,300	3%
2002	\$ 2,610,300	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 6,775	\$ 58,511	\$ -	\$ 58,511	\$ -
Public Way Development	1,058,300	541,494	-	541,494	-
Land Acquisition/Disposition	4,925	5,353	-	5,353	-
Capitalized Interest	107,000	37,952	-	37,952	-
Total	\$ 1,177,000	\$ 643,310	\$ -	\$ 643,310	\$ -

TID 18 - New Covenant Housing
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 3,267,000	\$ 3,618,200
Incremental value	\$ 3,143,690	\$ 3,497,900
Incremental taxes	\$ 1,627,552	\$ 710,573

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 20 - Florida Yards
Periodic Report
6/30/08

District Created: 1993

Authorized expenditure (excluding interest): \$4,945,000

Authorizing resolution(s): File #981652, #950212, #930206

Projected TID dissolution: 2016

Maximum legal life: 2020

Base property value: \$3,025,100

Completion Status: Project complete.

Project description

This district funded site assembly, environmental remediation and public improvements for the Florida Yards Industrial Park, a 15-acre site at E. Florida and S. Water Streets. Sites were marketed to manufacturing and distribution businesses, although environmental contamination, poor subsoil conditions and sewer service difficulties discouraged new development for several years. The site is a former railroad yard. In addition to the TID investment in the area, \$1.8 million of other City of Milwaukee funding was committed to the development, and in 2000, the U.S. Department of Commerce provided a grant of \$1,410,000.

Fred Usinger, Inc. purchased 6 acres in 1994 and constructed a 20,000 s.f. warehouse and distribution facility. In 2003, Usinger constructed an \$8 million, 55,000 s.f. addition, to which it relocated a substantial portion of its production operations. Also in 2003, V. Marchese & Sons, a produce processor and distributor, completed a 33,000 s.f., \$4 million facility, adding 10 positions to its initial workforce of 64.

TID 5 donated \$850,000 to this district in an attempt to eliminate a shortfall anticipated by the time the district closes out. District incremental value has increased in recent years as detailed below. However, revenue is still not expected to amortize its costs before statutory termination of the district in 2020.

An amendment to TID 47 (875 E. Wisconsin Ave.) was adopted in 2007 which donates additional funds to assist in amortizing this district's project costs. In the absence of this donation, the district was not expected to recover its expenses prior to its statutory termination date.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 15,555,800	35%
2006	\$ 11,490,900	26%
2005	\$ 9,103,800	52%
2004	\$ 5,977,600	60%
2003	\$ 3,733,200	31%
2002	\$ 2,842,600	

TID 20 - Florida Yards
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 103,100	\$ 382,400	\$ -	\$ 382,400	\$ -
Public Improvements	4,842,000	3,434,264	-	3,286,519	147,745
Capitalized Interest	494,510	127,635	-	127,635	-
Total	\$ 5,439,610	\$ 3,944,299	\$ -	\$ 3,796,554	\$ 147,745

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 10,083,000	\$ 18,580,900
Incremental value	\$ 7,808,000	\$ 15,555,800
Incremental taxes	\$ 3,377,600	\$ 1,482,875

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Cash flow is substantially behind forecast to the point where donations from another district are required to achieve pay-off before end of statutory life, or district term must be extended, or both.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 21 - Industrial Jobs Bank
Periodic Report
6/30/08

District Created: 1993

Authorized expenditure (excluding interest): \$3,065,000

Authorizing resolution(s): File #040397, #980110, #931829, #931644, #931296

Projected TID dissolution: 2009

Maximum legal life: 2020

Base property value: \$1,709,900

Completion Status: First two buildings complete; balance of District now overlapped by TID 69.

Project description

This district was conceived as an industrial development project designed to generate job opportunities for central city residents. It encompasses a 15-acre site located between N. 27th Street and N. 24th Street along North Avenue, in the former Park West Freeway Corridor. Plans originally called for up to four multi-tenant industrial buildings totaling 250,000 s.f. The zoning was changed in 2000 to permit light industrial, commercial and retail uses.

The first building, a 57,600 s.f. facility, was completed in 1995. Goodwill Industries leased the entire facility through March of 2001. After a long period of vacancy, the building was sold in 2004 to an affiliate of the Private Industry Council. This ended the payment of rent support to the project's developer, which had been approximately \$200,000 annually.

A second building was completed in 2000, and has housed a variety of tenants since, largely as a result of the zoning change. The building was sold in early 2006 to an affiliate of Legacy Bank.

It is fair to say this district has not achieved its goal of generating manufacturing employment opportunities for area residents. A combination of factors contributed to this outcome, including a general decline in the manufacturing sector as a whole, and changing conditions within the 30th Street industrial corridor. Like Florida Yards, this district received revenues donated from TID 5. Total donations over a five year period amounted to \$600,000.

This district was not expected to recover its costs prior to its statutory termination date of 2020. Consequently, an amendment to TID 47 (875 E. Wisconsin Ave.) was approved which will donate additional funds sufficient to achieve the payoff of this district's costs prior to statutory termination.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 7,593,300	18%
2006	\$ 6,421,800	17%
2005	\$ 5,472,300	19%
2004	\$ 4,614,400	2%
2003	\$ 4,531,800	36%
2002	\$ 3,323,700	

TID 21 - Industrial Jobs Bank
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 165,000	\$ 389,138	\$ -	\$ 389,138	\$ -
Public Improvements	575,120	(12,755)	-	(12,755)	-
Land Assemblage	1,067,280	577,677	-	577,677	-
Right of Way	157,600	112,335	-	112,335	-
Financial Assistance	1,100,000	1,960,703	-	1,960,703	-
Capitalized Interest	306,500	141,376	-	141,376	-
Total	\$ 3,371,500	\$ 3,168,473	\$ -	\$ 3,168,473	\$ -

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 10,217,110	\$ 9,303,200
Incremental value	\$ 8,971,900	\$ 7,593,300
Incremental taxes	\$ 3,920,260	\$ 1,311,103

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: See comments above re solvency of district.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 22 - Beerline B
Periodic Report
6/30/08

District Created: 1993

Authorized expenditure (excluding interest): \$25,146,965

Authorizing resolution(s): File #930935, #990110 and #051169

Projected TID dissolution: 2016

Maximum legal life: 2020

Base property value: \$7,761,700

Completion status: Riverwalk segments, Marsupial Bridge enhancements, and other public amenities nearing final construction. The Edge Condominiums underway.

Project description

This district is located along the west side of the Milwaukee River, from E. Pleasant Street to E. North Avenue. The original project budget was \$6.25 million and was amended to \$12.3 million in 1999 and in 2005 an increase in funding to \$25,146,965 was authorized. The district boundary was also expanded to include the Humboldt Yards area, Caesar Park, and property on the east side of the river, along N. Water Street to N. Humboldt Avenue. Initially, the district funded a \$1.2 million loan for Brewer's Point Apartments, a 107-unit conversion of the former Gimbels warehouse on N. Commerce Street.

Other completed projects include the conversion of a former ward yard at 1872 N. Commerce Street into the new home for Lakefront Brewery. The 16-unit Crescent Condominium was completed in 2000, adding upwards of \$6 million in new investment to the area. In 2001, the first phase of the 66-unit River Homes condominium project at 1942-2000 N. Commerce Street was completed. In addition, New Land Enterprises completed 27 units of the Highbridge Condominiums, a 53-unit project on remnant bluff land at Astor and Water Streets at a cost of \$15 million. The 12-unit first phase of Commerce Bluff Condominiums at 1801 N. Commerce Street has also been completed. The second 12-unit building was completed in 2003, along with the new Roots Restaurant that opened in February 2004.

In 2003, construction began on the Riverbridge Condominium project, a 117-unit development at Humboldt and Water Streets. This completed project includes a riverwalk and the redevelopment of an historic former ward yard. In addition, the Trostel Square development at Commerce and Vine Streets was completed in 2003. This development includes 99 apartments and 27 condominiums with an estimated value of \$20 million. Also in 2003, RACM approved the sale of property at 2029-57 N. Commerce Street to Vetter Denk Properties for the construction of 38 housing units with an estimated investment of \$10.8 million, and the sale of 2101 N. Humboldt Avenue to Legacy Real Estate Development for the development of a mixed use building comprised of 45 condominiums and approximately 7,400 s.f. of commercial space, with an estimated value of \$6.7 million.

In 2004, ground broke for both the Legacy Real Estate and the Vetter Denk projects. Park Terrace (Vetter Denk) is a 37-unit residential development at 2029-57 N. Commerce Street. It is comprised of 21 townhouse units and 16 single-family detached units with a total investment estimated at \$14

TID 22 - Beerline B
Periodic Report
6/30/08

million. Union Point (Legacy) increased the size of the project and is a mixed-use development comprised of 72 residential condominiums, 12,500 s.f. of retail space and 81 parking spaces, with a total estimated value of \$15 million.

In 2005, work was completed on the Marsupial Bridge beneath the Holton Street Viaduct, which acts as a connection between the Brady Street and the Beerline “B” Neighborhoods. Further enhancements to the bridge, including an Urban Media Garden near Brady Street and the transformation of the existing railroad trestle into a path down to Commerce Street, are currently in the design phase and will begin construction in 2008.

In fall 2006, construction was completed on a commercial building at 2060 N. Humboldt Ave. Developed by WillowTree Development, this is a 20,000 square foot commercial building with a 10,000 square foot Invivo Wellness Center and a restaurant located on the first floor, adjacent to the Riverwalk.

The Edge Condominiums and its associated Riverwalk segment began construction in fall of 2007. All pre-sale commitments have been satisfied. The Pleasant Street Market is undergoing final design review and is in the process of obtaining necessary permits for infrastructure improvements.

The Riverwalk adjacent to the Brewers Point Apartments is expected to be constructed by the Department of Public Works in the spring of 2009. After years of conflict and negotiations, the Common Council approved a Development Agreement to allow for the construction of this “missing link” to the Riverwalk System.

A \$15 million, condominium project known as Riverboat Landing is currently working on pre-sales for its 67 condominium units. In addition to the condos, there will be 8,200 square feet of commercial space as well as boat slips adjacent to the property along the Riverwalk. The project is expected to break ground in the summer of 2008.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 141,305,300	34%
2006	\$ 105,389,500	29%
2005	\$ 81,868,800	35%
2004	\$ 60,761,900	16%
2003	\$ 52,530,700	87%
2002	\$ 28,113,400	

TID 22 - Beerline B
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Public Way & Facilities Development	\$ 22,992,583	\$ 22,863,662	\$ 1,289,316	\$ 16,343,299	\$ 5,231,047
Grants/Loans	1,604,382	1,298,279		1,298,279	-
Administration	550,000	947,618	172	947,446	-
Capitalized Interest	2,514,697	1,159,510		1,159,510	-
Total	\$ 27,661,662	\$ 26,269,069	\$ 1,289,488	\$ 19,748,534	\$ 5,231,047

Revenue/Value Performance (as of 12/31/2007)

	<u>Projected*</u>	<u>Actual</u>
Property value	\$ 178,467,038	\$ 149,067,000
Incremental value	\$ 170,705,338	\$ 141,305,300
Incremental taxes	\$ 13,698,140	\$ 12,282,496

*Projections based on 2005 feasibility analysis.

Is the project within budget? Yes ☒ No ☐ If no, explain:

Is the project on schedule? Yes ☒ No ☐ If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 23 - City Hall Square
Periodic Report
6/30/08

District Created: 1994

Authorized expenditure (excluding interest): \$5,375,000

Authorizing resolution(s): File #990317, #970752, #931823, #931485

Projected TID dissolution: 2015

Maximum legal life: 2021

Base property value: \$4,853,800

Completion Status: Project complete

Project description

This district provided financial assistance to the City Hall Square housing and commercial development, located at the southwest corner of E. Wells Street and N. Water Street.

A total of 155 apartments were developed in former warehouse and manufacturing buildings at this site. In addition, a new 60,000 s.f. office building was completed in 1999, and a group of historic buildings along Water Street were renovated and are now occupied by an art gallery, deli, restaurant and second floor housing. The TID provided low-cost loans to the apartment and office projects, and funded street improvements.

The office building now houses Heartland Funds, the City's Pension Office, and ground-floor retail.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 21,524,700	-1%
2006	\$ 21,814,300	10%
2005	\$ 19,882,300	17%
2004	\$ 17,055,600	3%
2003	\$ 16,489,900	4%
2002	\$ 15,876,000	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 60,000	\$ 104,408	\$ -	\$ 104,408	\$ 0
Public Improvements	440,000	143,907	-	143,907	(0)
Grant to Developer	4,000,000	4,450,000	-	4,450,000	-
Capitalized Interest	450,000	286,605	-	286,605	-
Total	\$ 4,950,000	\$ 4,984,920	\$ -	\$ 4,984,920	\$ (0)

TID 23 - City Hall Square
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 19,326,252	\$ 26,378,500
Incremental value	\$ 15,372,842	\$ 21,524,700
Incremental taxes	\$ 6,126,230	\$ 4,027,824

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 24 - Riverworks
Periodic Report
6/30/08**

District Created: 1994

Authorized expenditure (excluding interest): \$3,273,371

Authorizing resolution(s): File #931957 and #001260

Projected TID dissolution: 2008

Maximum legal life: 2021

Base property value: \$23,488,700

Completion Status: All redevelopment sites remediated and sold.

Project description

The City created this district to redevelop approximately 32 acres of industrially zoned property located between Capitol Drive, Keefe Avenue, N. Booth Street and N. Palmer Street. The site was the location of the former American Motors assembly plant.

A Builder's Square home improvement store was developed on one of the sites along W. Capitol Drive. This eventually closed but was replaced by a Wal-Mart. Milwaukee Protective Covers, Inc. built a 36,000 s.f. manufacturing facility in 1998, vacated the facility when the business was sold in 2002, and then sold it to In-Place Machining, which significantly expanded it in 2003.

In addition, CenterPoint Properties completed a \$4 million, 116,000 s.f. facility in 1999 for lease to Production Stamping Corp. Production Stamping, unfortunately ceased operations in early 2007. Compo, Inc. also acquired a former AMC building for its metal fabricating business.

In 2001, the district's boundary and budget were expanded to accommodate the acquisition and redevelopment of five blighted sites, provide for additional street improvements, and fund loans/grants for businesses in the area. All of the blighted properties were acquired in 2003 and most of the environmental remediation and demolition was completed by year-end. The sale of two of these sites was approved for a second phase of an adjoining retail development.

Other sites were sold to a developer of industrial condominiums, and a new facility for Lad Lakes School at 225 W. Capitol.

The TID assisted these redevelopment efforts by funding public improvements, environmental remediation, and loans for renovations in the area. This is a key industrial district in Milwaukee's central city, offering direct access to the city's labor pool.

In 2007, \$150,000 of TID funding was authorized for the \$2.1 million Riverworks Commerce Center planned at 3500 N. Holton St. This 10,340 s.f. retail and office building will be leased to North Milwaukee State Bank, the Riverworks Development Corp., BIDs 25 and 36, MATC, and other retail and office users.

TID 24 - Riverworks
Periodic Report
6/30/08

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 34,326,800	6%
2006	\$ 32,324,900	26%
2005	\$ 25,623,400	18%
2004	\$ 21,698,900	14%
2003	\$ 19,022,400	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 177,834	\$ 390,667	\$ -	\$ 390,667	\$ -
Public Way and Infrastructure	826,053	576,012	-	576,012	-
District and Site Improvements	1,544,484	2,258,688	-	2,233,980	24,708
Grants/Loans	725,000	645,000	-	495,000	150,000
Capitalized Interest	327,337	307,258	-	307,258	-
Total	\$ 3,600,708	\$ 4,177,625	\$ -	\$ 4,002,917	\$ 174,708

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 34,939,700	\$ 57,815,500
Incremental value	\$ 12,815,000	\$ 34,326,800
Incremental taxes	\$ 3,368,457	\$ 5,538,870

Is the project within budget? ☐ Yes ☒ No If no, explain: Acquisition and remediation expenses exceeded estimated.

Is the project on schedule? ☐ Yes ☒ No If no, explain: Disposition delayed by environmental problems on two sites. Both sites were sold in 2007.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 27 - Clarke Square
Periodic Report
6/30/08**

District Created: 1995
Authorized expenditure (excluding interest): \$2,725,000
Authorizing resolution(s): File #941695
Projected TID dissolution: 2012
Maximum legal life: 2022
Base property value: \$1,669,800
Completion Status: Project complete

Project description

The Pick 'N Save Mega Mart Project at S. 18th Street and W. National Avenue consists of a 112,000 s.f. food store which also contains a food court, liquor store, florist, optical center, bakery, bank, pharmacy, and a day care center for 40 children.

The TID provided \$2.6 million for the acquisition of a severely blighted site, relocation of tenants and businesses, environmental remediation, demolition and site improvements.

The store opened in January, 1997 and employs 160 people, including area residents trained for store or bank positions by SER Jobs For Progress.

Recent investments in and around the TID include redeveloped housing and security improvements spearheaded by Badger Mutual Insurance Company which is headquartered on National Avenue.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 14,560,100	-1%
2006	\$ 14,636,600	9%
2005	\$ 13,486,100	8%
2004	\$ 12,480,100	13%
2003	\$ 11,039,600	0.2%
2002	\$ 11,012,400	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 25,000	\$ 37,697	\$ -	\$ 25,830	\$ 11,867
Public Improvements	1,745,000	1,721,075	-	1,721,075	-
Demolition & Extraordinary Site Costs	955,000	1,060,131	-	1,060,131	-
Capitalized Interest	272,500	6,097	-	6,097	-
Total	\$ 2,997,500	\$ 2,825,000	\$ -	\$ 2,813,133	\$ 11,867

TID 27 - Clarke Square
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 10,777,788	\$ 16,229,900
Incremental value	\$ 9,151,468	\$ 14,560,100
Incremental taxes	\$ 2,814,597	\$ 3,273,777

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 28 - City Homes
Periodic Report
6/30/08

District Created: 1995/1997

Authorized expenditure (excluding interest): \$2,077,663

Authorizing resolution(s): File #941820, #070118

Projected TID dissolution: 2014

Maximum legal life: 2022

Base property value: \$1,017,400

Completion status: Initial project complete, six additional home sites being developed.

Project description

When created in 1995, City Homes was the first residential subdivision to be developed in Milwaukee's central city in thirty years. Located at N. 21st and W. Walnut Streets, the first phase provided 43 home sites. The homes, designed in a traditional style, feature classic front porches, custom cabinets, Kohler fixtures, built-in dishwashers, high energy furnaces, two-car garages and a 10-year builder's warranty.

Initially, construction of the homes cost approximately \$110,000, and the TID provided funds to help write down the purchase price. The units began selling at an average of \$76,000, with the TID absorbing up to \$22,000 of the write-downs and private contributions absorbing the rest. By the time the last home in Phase I was sold, sales prices had risen to \$90,000-\$95,000.

As a result of strong market demand, the City expanded the TID in 1997 to accommodate 34 additional sites. By the end of 2003, homes on all sites had been completed.

In 2007, a private developer purchased the site of the former McDonald's restaurant located within the TID-28 boundaries, for the purpose of building six additional single family homes. The City is utilizing TID funding of up to \$137,500 (including administrative costs and capitalized interest) to construct a new alley to service the new home sites. When complete, the six homes will add an estimated \$1.5 million of new value to the District. One home has been built and is currently completed and an additional lot is reserved.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 11,587,100	6%
2006	\$ 10,887,000	10%
2005	\$ 9,875,500	9%
2004	\$ 9,047,200	8%
2003	\$ 8,352,600	15%
2002	\$ 7,238,300	

**TID 28 - City Homes
Periodic Report
6/30/08**

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 204,656	\$ 249,656		\$ 212,732	\$ 36,924
Public Improvements	137,500	76,500	8,622	25,800	42,078
Grants/Subsidies	1,748,007	1,748,007	-	1,748,007	-
Capitalized Interest	209,016	91,717	-	91,717	-
Total	\$ 2,299,179	\$ 2,165,880	\$ 8,622	\$ 2,078,256	\$ 79,002

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	Not Projected	\$ 12,604,500
Incremental value	Not Projected	\$ 11,587,100
Incremental taxes	Not Projected	\$ 1,881,149

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 30 - Westown Village
Periodic Report
6/30/08

District Created: 1996
Authorized expenditure (excluding interest): \$4,325,000
Authorizing resolution(s): File #951453
Projected TID dissolution: 2013
Maximum legal life: 2023
Base property value: \$14,066,000
Completion Status: Project complete

Project description

This TID funded the assembly of the site for the Library Hill apartment complex at N. 8th Street and W. Wisconsin Avenue. The development consists of 139 one-, two- and three-bedroom units, along with 6,800 s.f. of ground floor commercial space. The project is 94% leased and 93% occupied. The project was developed by a not-for-profit subsidiary of the Milwaukee Redevelopment Corporation. TID capital expenditures were approximately \$7.5 million.

Because of significant cost overruns and the anticipated future valuation of this project, it was determined that this district would not recover its project costs by the end of its statutory life without an infusion of funds from another source. The district received funds donated from TID 5 in the amount of \$7.4 million over a five year period ending in 2006. This District now appears to be capable of retiring before its statutory termination date of 2023.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 28,755,300	59%
2006	\$ 18,111,300	48%
2005	\$ 12,213,800	37%
2004	\$ 8,890,700	12%
2003	\$ 7,914,300	14%
2002	\$ 6,965,600	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 30,000	\$ 252,471	\$ -	\$ 227,300	\$ 25,171
Public Improvements	4,295,000	6,891,236	-	6,888,872	2,364
Capitalized Interest	432,500	381,473	-	381,473	-
Total	\$ 4,757,500	\$ 7,525,180	\$ -	\$ 7,497,645	\$ 27,535

TID 30 - Westown Village
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 9,948,709	\$ 42,821,300
Incremental value	\$ 8,053,065	\$ 28,755,300
Incremental taxes	\$ 2,492,828	\$ 2,223,017

Is the project within budget? ☐ Yes ☒ No If no, explain: See comments above

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 34 - Third Ward Riverwalk
Periodic Report
6/30/08

District Created: 1997

Authorized expenditure (excluding interest): \$5,300,651

Authorizing resolution(s): File #970388, #040238, #060404

Projected TID dissolution: 2009

Maximum legal life: 2024

Base property value: \$5,787,400

Completion Status: Project completed by September, 2008.

Project description

This district provided funding for the extension of the Milwaukee Riverwalk from E. Clybourn Street south to the Milwaukee Institute of Art and Design building at N. Broadway.

Other funds were provided from the Third Ward Business Improvement District, the Milwaukee Institute of Art & Design, and other city capital accounts. Incremental revenues are being generated through the conversion of several vacant or underutilized loft buildings into offices, apartments and condominiums. Key projects include the Saddlery, a 64,000 s.f. office conversion at 233 N. Water Street which houses the Milwaukee Ale House, and Riverwalk Plaza condominiums, a conversion to condos of two buildings, totaling 135,000 square feet at N. Water and W. Chicago Streets. Business Improvement District No. 2 completed construction of a 430-space parking ramp in May of 1999. This privately financed project significantly stimulated redevelopment in this TID and in TID No. 11. Dock wall repairs and construction of the riverwalk began in April 2002 and was completed in 2004.

This TID also reimbursed 70% of the construction costs of the Riverwalk and 30% of the costs of the dockwall for the property at 102 N. Water Street, referred to as River Renaissance. This \$20,000,000 mixed-use development includes 20,000 square feet of retail space located on the first floor along the Riverwalk and 84 condominium units occupying the six stories above. Construction was completed in the summer of 2007.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 40,397,900	29%
2006	\$ 31,240,800	13%
2005	\$ 27,724,300	17%
2004	\$ 23,724,400	10%
2003	\$ 21,527,200	9%
2002	\$ 19,784,200	

**TID 34 - Third Ward Riverwalk
Periodic Report
6/30/08**

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 250,000	\$ 250,000	\$ -	\$ 205,723	\$ 44,278
Public Improvements	1,556,300	1,556,965	406,555	659,565	490,846
Contingency	-	-	-	-	-
Grants/Loans	3,215,506	3,215,506	-	3,198,608	16,898
Capitalized Interest	436,693	357,383	-	357,383	0
Total	\$ 5,458,499	\$ 5,379,854	\$ 406,555	\$ 4,421,278	\$ 552,021

Revenue/Value Performance (as of 12/31/2007)

	<u>Projected</u>	<u>Actual</u>
Property value	\$ -	\$ 46,185,300
Incremental value	\$ -	\$ 40,397,900
Incremental taxes	\$ 4,982,385	\$ 5,218,209

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

As of January 2007, DCD was informed by DPW that the Riverwalk gap between Clybourn and St. Paul Avenue, under the freeway, was designed by Eppstein Uhen in 2004 under contract with the Historic Third Ward Association and was to be paid for by the Wisconsin DOT once the freeway work was completed on the Marquette Interchange. The DOT has committed to paying for this portion of Riverwalk and has fast-tracked the project to be completed in 2008. Contracts are scheduled to be let in July 2008, with a project completion date of October 2008.

TID 35 - 27th & Wisconsin
Periodic Report
6/30/08

District Created: 1998

Authorized expenditure (excluding interest): \$2,187,000

Authorizing resolution(s): File #971799

Projected TID dissolution: 2025

Maximum legal life: 2025

Base property value: \$2,240,700

Completion status: Developers are being actively solicited.

Project description

This district covers the two blocks between N. 26th Street, W. Wisconsin Avenue, N. 28th Street and W. Michigan Street. The main focus of the district is the “east block” which was dominated by the vacant, 10-story former Holiday Inn Hotel at 2601 W. Wisconsin Avenue. The TID plan funded assembling the entire east block, and clearing all existing structures. By February 2001, the Redevelopment Authority had acquired title to all properties on the block. By year-end 2002, demolition of the hotel continued to be stalled by claims filed by the building’s only tenant, a VFW post. In April 2003, the courts upheld the City’s action and demolition was completed shortly thereafter, five years after the project commenced.

The Redevelopment Authority had renewed an option to purchase agreement with a private developer in 2007, who planned to build a mixed-use project containing between 60-70 rental units and approximately 13,000–15,000 s.f. of ground floor commercial space, including a US Bank branch that will relocate from 26th & Wisconsin Avenue. Plans also called for approximately 16-20 owner-occupied town homes on the site. Total estimated project costs were \$17.5 million.

In 2007, WHEDA turned down the tax credit application for the above-proposed development, effectively ending it. DCD is actively recruiting new developers for the site.

Incremental value in the district remains negative.

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 75,000	\$ 77,490	\$ -	\$ 77,490	\$ -
Public Improvements	1,452,000	2,170,978	25,000	2,019,759	126,219
Loans to Developers	660,000	-	-	-	-
Capitalized Interest	218,700	209,787	-	209,787	-
Total	\$ 2,405,700	\$ 2,458,255	\$ 25,000	\$ 2,307,036	\$ 126,219

TID 35 - 27th & Wisconsin
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 5,726,656	\$ 1,871,700
Incremental value	\$ 3,368,934	\$ (369,000)
Incremental taxes	\$ 697,401	\$ 9,833

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: VFW lawsuit delayed acquisition and demolition. Proposed redevelopment requires Sec. 42 tax credits.

Identify any significant concerns that might affect budget or schedule of this project in the future:

The previously proposed development did not receive a tax credit allocation, effectively terminating the proposal's feasibility. DCD is actively recruiting potential developers.

TID 37 - Grand Avenue Redevelopment
Periodic Report
6/30/08

District Created: 1998

Authorized expenditure (excluding interest): \$21,900,000

Authorizing resolution(s): File #000910, #990360, #990115, #971894

Projected TID dissolution: 2016

Maximum legal life: 2025

Base property value: \$60,317,400

Completion status: Project complete.

Project description

This district was created to revitalize the downtown retail and commercial district anchored by the Grand Avenue retail center.

Initially, the district was used to fund a \$2 million loan to assist the 169-room Courtyard by Marriott Hotel project at W. Michigan and N. 3rd Streets. This \$13,250,000 development was the first of several staged revitalization efforts for this area.

In June of 1999, the project plan was amended to assist the renovation of the former Marshall Fields building. \$9.4 million of City assistance, including \$6.4 million in City loans, was provided to help convert the project to hotel, office and retail uses as well as upgrade its exterior. Major tenants include another Marriott Hotel and the American Society for Quality's headquarters. ASQ has a staff of 225, and occupies 105,000 s.f. on five floors of the building.

In November of 2000, the plan was amended to provide \$5 million for the renovation of the Boston Store building, upgrading the retail space and the regional offices of Boston Store's owner, Saks, Inc. This project added significant incremental value to the district, while retaining 950 jobs and the last department store in downtown Milwaukee.

Saks sold its Boston Store unit in 2006, but the new owner continues to operate the store, and has increased employment at the regional offices.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 91,953,400	25%
2006	\$ 73,408,600	32%
2005	\$ 55,620,000	-4%
2004	\$ 57,679,600	49%
2003	\$ 38,615,900	10%
2002	\$ 35,157,400	

TID 37 - Grand Avenue Redevelopment
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 100,000	\$ 1,697,762	\$ -	\$ 1,132,735	\$ 565,027
Public Improvements	400,000	247,914	-	247,914	-
Grants/Loans	21,400,000	16,409,752	-	16,409,752	-
Capitalized Interest	2,190,000	2,438,592		2,438,592	-
Total	\$ 24,090,000	\$ 20,794,020	\$ -	\$ 20,228,993	\$ 565,027

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 109,644,664	\$ 152,270,800
Incremental value	\$ 49,327,264	\$ 91,953,400
Incremental taxes	\$ 7,394,193	\$ 9,594,655

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 38 - Grange Avenue Project
Periodic Report
6/30/08

District Created: 2000
Authorized expenditure (excluding interest): \$874,000
Authorizing resolution(s): File #991643
Projected TID dissolution: NE
Maximum legal life: 2027
Base property value: \$200
Completion Status: Project not begun

Project description

This district encompasses a 6-acre, contaminated industrial site located adjacent to the Airport Freeway spur. Working with Real Estate Recycling, Inc. of Minneapolis, a plan was developed, and approved by the DNR, to remediate the property and develop up to 100,000 s.f. of industrial or distribution space. The site had been contaminated by foundry sand and heavy metals from batteries.

The TID's contribution to the clean-up is estimated at \$874,000, with funding to be advanced by the Milwaukee Economic Development Corporation (MEDC.) MEDC will be repaid from future incremental revenue generated by the project. Property value is expected to reach \$3,300,000.

The City contribution to remediation is contingent upon pre-leasing the building, and the developer continues to actively seek tenants for the project before beginning construction. The Development Agreement for this project has expired, but can be renewed once a suitable tenant is found. Given the time expired for this district, it may be more effective if it is dissolved and recreated, when a tenant is attracted to the property.

In March, 2008 this site was proposed to the US Bowling Congress as a new location for its national headquarters. In addition to the clean-up grant, the proposal included a \$1.5 million contribution to the cost of the facility. Another site, in Cudahy, was also proposed to the USBC. Despite the superior economic packages offered to the organization, it decided to relocate to Arlington, Texas and share office space with the Bowling Proprietors Assn.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 30,200	2%
2006	\$ 29,600	

TID 38 - Grange Avenue Project
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Grant/Increment	\$ 874,000	\$ 1,330	\$ -	\$ -	\$ 1,330
Administration	-				-
Total	\$ 874,000	\$ 1,330	\$ -	\$ -	\$ 1,330

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 3,300,000	\$ 30,400
Incremental value	\$ 3,299,900	\$ 30,200
Incremental taxes	\$ 554,982	\$ 1,330

Is the project within budget? ☐ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Project has been unable to pre-lease space in planned facility. Project is approximately five years behind schedule, but no costs have been incurred.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 39 - Hilton Hotel
Periodic Report
6/30/08

District Created: 2000
Authorized expenditure (excluding interest): \$5,625,000
Authorizing resolution(s): File #000165
Projected TID dissolution: 2015
Maximum legal life: 2027
Base property value: \$23,863,400
Completion Status: Project complete

Project description

This district consists of the block at N. 6th Street and W. Wisconsin Avenue on which the Hilton Hotel and parking ramp are located. The TID contributed \$5 million to a new 850-space parking ramp constructed at a cost of \$14.8 million. The ramp serves the Hilton Hotel, the adjacent Midwest Airlines Center, and provides additional public parking to the entire area. The TID also funded pedestrian-oriented streetscape improvements around the entire block at a cost of \$525,000.

This is a “pay-as-you-go” TID. All funds, including those for the City’s share of the expenses, were advanced by the Marcus Corp., the owner of the Hilton. The City’s share will be repaid to Marcus with interest, but only in the amount of actual incremental revenue generated in the district annually. The city’s payment ends no later than 2015, whether or not Marcus has recovered all costs.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 26,480,800	3%
2006	\$ 25,615,500	15%
2005	\$ 22,233,600	16%
2004	\$ 19,225,800	21%
2003	\$ 15,908,900	5%
2002	\$ 15,192,700	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Grants/Increments	\$ 5,525,000	\$ 3,412,116	\$ -	\$ 3,412,116	\$ -
Administration	100,000	30,000	-	9,019	20,981
Total	\$ 5,625,000	\$ 3,442,116	\$ -	\$ 3,421,135	\$ 20,981

The Developer has advanced all project costs. Thus far, the City has repaid the amount shown above. Interest also accrues on the funds advanced by the Developer.

TID 39 - Hilton Hotel
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	68,579,589	50,344,200
Incremental value	46,020,089	26,480,800
Incremental taxes	7,052,834	3,442,115

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 40 - West North Avenue
Periodic Report
6/30/08

District Created: 2000

Authorized expenditure (excluding interest): \$2,429,000

Authorizing resolution(s): File #000429, #050035, #070050

Projected TID dissolution: 2012

Maximum legal life: 2027

Base property value: \$3,929,800

Completion Status: Ongoing

Project Description

This district was created to revitalize the North Avenue commercial district from North 31st Street to North Sherman Boulevard. The project is anchored by the Todd Wehr Metcalf Park Community Center and by the \$4.8 million Jewel/Osco (now Pick 'n Save) store on North 35th Street. The TID Plan, as amended, provides for \$1,035,000 for street lighting and pedestrian public improvements, and \$1,100,000 for business development grants or loans to encourage investment in vacant commercial storefronts.

One business development grant, in the amount of \$85,000, was disbursed in 2007. A second repayable loan of \$286,906 was approved in 2007, and will be disbursed in 2008. Since its inception, 13 business development grants / loans totaling \$961,954 have been awarded to projects in the TID. This funding complemented approximately \$23,181,685 million of private investment.

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 108,000	\$ 450,000	\$ -	\$ 450,000	\$ 0
Public Improvements	1,221,000	832,282	144,990	518,766	168,526
Grants	1,100,000	928,241	-	697,481	230,760
Capitalized Interest	242,900	127,303	-	127,303	-
Total	\$ 2,671,900	\$ 2,337,826	\$ 144,990	\$ 1,793,550	\$ 399,286

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 12,429,000	\$ 18,675,700
Incremental value	\$ 8,795,000	\$ 14,745,900
Incremental taxes	\$ 1,484,197	\$ 1,398,126

TID 40 - West North Avenue
Periodic Report
6/30/08

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 41 – Time Warner/Manpower
Periodic Report
6/30/08**

District Created: 2000/2006

Authorized expenditure (excluding interest): \$32,700,000

Authorizing resolution(s): File #000428, #030289 and #051108

Projected TID dissolution: 2026

Maximum legal life: 2027

Base property value: \$10,021,400

Completion Status: Project completed. Manpower moved in, Sept. 2007.

Project description

This TID was created to fund public improvements in conjunction with a planned Harley-Davidson Museum project, and an extension of the Riverwalk between W. Juneau Avenue and W. Cherry Street. A significant new development within this TID was the renovation of the former Commerce Street Power Plant. The building is now the corporate headquarters for Time-Warner's Milwaukee cable and communications business, and houses 1100 employees in 150,000 s.f. of space.

As of the end of 2005, the District had a surplus fund balance. In early 2006, the TID Plan was amended to provide up to \$25.5 million in funding for a new world headquarters facility for Manpower, Inc., which currently operates in 72 countries.

Manpower moved into its new facility in September of 2007. It presently employs 900 at this location, and expects to add 300 more within five years. The presence of this world headquarters operation should significantly stimulate economic activity in the Downtown, Schlitz Park, Brewers Hill and the Park East corridor redevelopment project.

District incremental values are as follows. The district property value does not yet include the Manpower project.

Year	Incremental Value	Increase
2007	\$ 56,366,400	-1%
2006	\$ 56,705,300	47%
2005	\$ 38,524,700	

**TID 41 – Time Warner/Manpower
Periodic Report
6/30/08**

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 116,742	\$ 33,258
Public Improvements	22,866,000	23,959,324	12,600	22,384,869	1,561,855
Demolition & Extraordinary Site Costs	250,000	250,000	-	163,034	86,966
Grant to Developer	4,700,000	4,700,000	-	4,700,000	-
Capitalized Interest	2,570,000	897,074	-	897,074	-
Total	\$ 30,536,000	\$ 29,956,398	\$ 12,600	\$ 28,261,718	\$ 1,682,080

Revenue/Value Performance (as of 12/31/2007)

	<u>Projected</u>	<u>Actual</u>
Property value	\$ 50,107,811	\$ 66,387,800
Incremental value	\$ 40,086,811	\$ 56,366,400
Incremental taxes	\$ 2,646,777	\$ 6,024,980

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 42 - Midtown
Periodic Report
6/30/08**

District Created: 2000

Authorized expenditure (excluding interest): \$6,600,000

Authorizing resolution(s): File #000806 and #010319

Projected TID dissolution: 2012

Maximum legal life: 2027

Base property value: \$7,118,300

Completion status: Phase II complete.

Project description

TID 42 was created to assist Boulder Venture, Inc. with the redevelopment of the former Capitol Court shopping mall. This project will ultimately lead to the construction of over 600,000 s.f. of retail space. The first phase of this development has been completed and includes a 145,000 s.f. Wal-Mart, a Pick 'N Save food store, 70,000 s.f. of retail space, and a 20,000 s.f. medical clinic. Up to \$7.25 million in TID funding was used to pay for the new street system being reintroduced to the project's 55-acre site, as well as to fund site improvements and unusual site condition work.

In 2005, the Midtown streetscape enhancement project was developed to include pedestrian friendly elements such as Milwaukee Lantern and Harp-style lighting, enhanced decorative crosswalks at designated intersections, extensive landscaping and commercial district gateway signage. In addition, to the streetscape enhancements, phase two of the Midtown Shopping District, including an Office Depot store, began in mid-2006. Several new retail units adjacent to Office Depot were completed in July 2008.

Office Depot opened in June, 2007, and has 23 employees.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 65,425,600	3%
2006	\$ 63,583,800	20%
2005	\$ 53,020,500	69%
2004	\$ 31,422,700	

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 100,000	\$ 100,000	\$ -	\$ 83,529	\$ 16,471
Public Improvements	-	479,875	125,691	326,510	27,674
Grant to Developer	6,500,000	6,500,000	-	6,498,340	1,660
Capitalized Interest	660,000	845,448	-	803,278	42,170
Total	\$ 7,260,000	\$ 7,925,323	\$ 125,691	\$ 7,711,657	\$ 87,974

TID 42 - Midtown
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 34,564,083	\$ 72,543,900
Incremental value	\$ 27,789,493	\$ 65,425,600
Incremental taxes	\$ 3,823,107	\$ 5,933,274

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 44 – Walnut/Locust
Periodic Report
6/30/08

District Created /Amended: 2001/04/05

Authorized expenditure (excluding interest): \$4,725,000

Authorizing resolution(s): File #001778, #040391 and #041629

Projected TID dissolution: 2013

Maximum legal life: 2028

Base property value: \$36,965,400

Completion status: Project essentially complete; \$31 million in private investment as of 2007.

Project description

This district was created to build on the ongoing redevelopment efforts of the YMCA, WHEDA, the City, neighborhood residents and other stakeholders in the Lindsay Heights neighborhood, generally bounded by N. 20th Street, W. Walnut Street, N. 12th Street, and W. Locust Street. This TID created a loan pool of \$1,605,000 to provide forgivable loans of up to \$10,000 for housing renovation and new home construction in the area. Funding for the loans was provided via a loan to RACM from the Local Initiatives Support Corp. (LISC), which in turn borrowed the funds from a group of local financial institutions. Repayment of the loan from LISC is to be made only from actual incremental revenue generated within the TID.

In 2004, the TID was amended to provide an additional \$2.2 million in funding for infrastructure, site, and green space improvements on a site bounded by N. 12th Street, N. 14th Street, W. Brown Street, and West Lloyd Street. The site is going to be developed with 37 new single-family homes and 16 town homes, with an estimated value of \$7.9 million. Funding for the amendment will be provided through general obligation borrowing, and incremental revenues from this development are not required to be paid to LISC, but will be utilized to retire the city bonds. Site preparation and infrastructure work began in 2005, and was completed in 2006. Three model homes have been completed in the development and marketing is ongoing.

In 2005, the City also amended the TID to provide an additional \$1 million for the loan pool.

This highly successful project wound down in 2007. As of year end 2007, loans totaling over \$2.7 million had been approved, leveraging over \$31 million in new investment.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 43,396,300	17%
2006	\$ 37,061,500	103%
2005	\$ 18,227,800	108%
2004	\$ 8,773,800	28%
2003	\$ 6,846,500	

**TID 44 – Walnut/Locust
Periodic Report
6/30/08**

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 126,962	\$ 23,038
Public Improvements	2,000,000	1,869,987	-	1,697,531	172,456
Grant to Developer	2,605,000	2,614,336	-	2,614,336	-
Capitalized Interest	215,000	111,874	-	111,874	-
Total	\$ 4,970,000	\$ 4,746,197	\$ -	\$ 4,550,703	\$ 195,494

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 49,256,116	\$ 80,361,700
Incremental value	\$ 12,290,716	\$ 43,396,300
Incremental taxes	\$ 1,271,859	\$ 2,645,824

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.
None.

TID 45 - Wilson Commons
Periodic Report
6/30/08

District Created: 2001

Authorized expenditure (excluding interest): \$1,460,000

Authorizing resolution(s): File #010226

Projected TID dissolution: 2010

Maximum legal life: 2028

Base property value: \$1,526,700

Completion status: Project complete.

Project description

This TID assisted in redeveloping the site of the former DePaul Hospital and Treatment Center at 4143 S. 13th Street. Tarantino & Co. developed three integrated senior housing facilities at this location:

- Villas: 17 units, offering single-story facilities with 1400 s.f. and attached garages.
- Senior Living Center: 152 units were developed, offering one- and two-bedroom apartments. A commons area includes a community room, hair salon, convenience store, bank and wellness center.
- Residential Care Complex: 75 units provide assisted living and include a dining room, as well as the facilities mentioned above.

The total project cost was \$22.6 million. The TID funded \$1.4 million in grants for demolition, infrastructure and site improvements. All funds were to be advanced by the developer and repaid from actual tax increment revenue realized from the project. The project was completed by the end of 2003.

Incremental value in the district declined in 2002 as a result of the demolition of the former hospital structure. District value was under-reported in 2004 and in 2005 and was corrected for 2006, hence the large increase in value in 2006. The 2007 represents the correct value for the project, which remains highly successful.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 14,482,500	-59%
2006	\$ 35,702,200	467%
2005	\$ 6,301,000	13%
2004	\$ 5,589,400	18%
2003	\$ 4,750,100	

TID 45 - Wilson Commons
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 1,405,000	\$ 1,511,977		\$ 1,511,977	\$ -
Administration	55,000	25,000		14,314	10,686
Total	\$ 1,460,000	\$ 1,536,977	\$ -	\$ 1,526,291	\$ 10,686

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 19,324,774	\$ 16,009,200
Incremental value	\$ 17,874,774	\$ 14,482,500
Incremental taxes	\$ 2,145,672	\$ 1,536,977

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 46 - Grand Avenue/New Arcade
Periodic Report
6/30/08

District Created: 2001

Authorized expenditure (excluding interest): \$6,000,000

Authorizing resolution(s): File #010322, 010542, 021194, and # 021195

Projected TID dissolution: 2021

Maximum legal life: 2028

Base property value: \$14,759,500

Completion Status: Project complete

Project description

This TID encompasses the retail components of the Grand Avenue mall which are contained in the New Arcade building and the Plankinton building – i.e., not the Boston Store or the ASQ Center buildings. Funding in the amount of \$5 million assisted the \$18.5 million upgrade of the New Arcade building's common areas and Wisconsin Avenue entrance. The upgrade began in early 2002.

New tenants, TJ Maxx and Linens & Things, moved into new space in the Plankinton Building in 2004. It is expected that new ownership will announce additional tenants in 2008.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 24,698,200	-34%
2006	\$ 37,318,200	5%
2005	\$ 35,538,900	237%
2004	\$ 10,530,900	13%
2003	\$ 9,307,400	

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 100,000	\$ 340,077	\$ -	\$ 340,077	\$ -
Public Improvements	150,000	-	-	-	-
Grants/Loans to Developer	5,750,000	5,750,000	-	5,750,000	-
Capitalized Interest	600,000	468,171	-	334,109	134,062
Total	\$ 6,600,000	\$ 6,558,248	\$ -	\$ 6,424,186	\$ 134,062

TID 46 - Grand Avenue/New Arcade
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 41,977,600	\$ 39,457,700
Incremental value	\$ 27,218,100	\$ 24,698,200
Incremental taxes	\$ 3,197,455	\$ 2,824,155

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 47 - 875 E. Wisconsin
Periodic Report
6/30/08

District Created: 2002

Authorized expenditure (excluding interest): \$4,645,000

Authorizing resolution(s): File #011302, 011471, 020783, 030050, 030670, 070377

Projected TID dissolution: 2013

Maximum legal life: 2029

Base property value: \$21,131,800

Completion Status: Project complete

Project description

This district provided assistance to a new, 213,000 s.f. eight-story office building located at 875 E. Wisconsin Avenue. The district financed a combination of \$1.2 million in grants and loans to the project. These funds are to be used for streetscaping amenities, utility relocations, plus installing utility upgrades and telecommunications redundancies.

Artisan Investors, Inc. was the initial key tenant, leasing approximately 55,000 s.f. in the building. In April 2003, Roundy's, Inc. announced it would lease 120,000 s.f. in the building, consolidating three office areas, including its current headquarters, into the facility. The Roundy's tenancy relocated about 500 employees and provided a significant stimulus to this part of downtown Milwaukee. Ernst & Young was the final tenant, helping the facility achieve full occupancy in record time for a downtown office building.

In 2007, an amendment to this District authorized donations to TID 20 (\$125,000 per year for five years) and TID 21 (est. \$274,000 per year for five years), in order to assist each district to pay off before their statutory expiration in 2020. Given the significant increase in value achieved in TID 47 for 2007, donations will exceed estimates and the "recipient" districts will likely pay off sooner than expected.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 91,277,100	290%
2006	\$ 23,400,100	25%
2005	\$ 18,667,100	23%
2004	\$ 15,229,500	194%
2003	\$ 5,183,800	

TID 47 - 875 E. Wisconsin
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 48,257	\$ -	\$ 48,257	\$ -
Public Improvements	2,200,000	654,150	-	654,150	-
Grant to Developer	300,000	1,528,859	-	1,528,859	-
Donations to Other TIDs	1,995,000	-	-	-	-
Capitalized Interest	265,000	97,716	-	97,716	-
Total	\$ 4,910,000	\$ 2,328,982	\$ -	\$ 2,328,982	\$ -

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 57,714,000	\$ 112,408,900
Incremental value	\$ 37,884,000	\$ 91,277,100
Incremental taxes	\$ 4,296,707	\$ 3,555,237

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

Incremental revenue is lagging forecast. Assessor is checking the file.

TID 48 - Park East Corridor Redevelopment
Periodic Report
6/30/08

District Created: 2002

Authorized expenditure (excluding interest): \$21,213,097

Authorizing resolution(s): File #011182, #041514, #071392

Projected TID dissolution: 2019

Maximum legal life: 2029

Base property value: \$27,727,300

Completion status: Flatiron project completed. North End under construction. RSC expected to commence construction in 2008, along with the Aloft Hotel project.

Project description

TID 48 encompasses the corridor of the former Park East Freeway, generally bounded by Juneau Ave. on the south, N. 8th Street on the west, N. Jefferson Street, N. Milwaukee Street, and N. Broadway Street on the east, and W. McKinley Street on the north.

Initially, the district funded capital costs of \$3.9 million for improvements and reconstruction of numerous street segments in the district. These improvements were made in coordination with the demolition of the freeway structure that previously ended at N. Jefferson Street. The freeway has been rebuilt to end at N. 6th Street and reconnect with the city street grid at that location.

Overall, the demolition of the freeway has freed up approximately 25 acres of underutilized land for future development. It is expected that \$780 million of new office, commercial and residential construction will take place on these sites over the next five to ten years. The Redevelopment Authority approved the Redevelopment Plan in 2003 and the Common Council in 2004.

An amendment to the TID plan, increasing costs to \$19.9 million, was approved by the Council in May of 2005. Also in 2005, the sale of a site at 1550 N. Water Street was approved to Flatiron, LLC which has recently completed 33 residential units. In addition, two sites were optioned to RSC, Inc. of Chicago, which proposed to develop a mix of residential and commercial projects. In the latter part of 2006, Milwaukee County also sold the block encompassed by Juneau Avenue, McKinley Avenue., N. 3rd Street and N. 4th Street to Mequon-based developer Rob Ruvin, who proposed a mixed-use development that would include commercial units, office space, a hotel and a residential component.

In December 2006, the Common Council approved a Development Agreement for the North End Riverwalk and Public Infrastructure Project, in conjunction with the North End Development on the site of the former US Leather tannery, located at 1531 North Water Street. The North End Development broke ground in March 2008 on Phase 1 of the development which includes 88 apartments, 13,000 sq ft of retail and a parking structure.

The Development Agreement earmarked \$500,000 for job training associated with the North End, and an advisory council has been established to oversee a "business capacity program."

TID 48 - Park East Corridor Redevelopment
Periodic Report
6/30/08

In winter of 2007, the sales center for the Moderne condominium project, at the southeast corner of Juneau and Third Street was granted permits and opened.

In April 2008, a file was approved to allocate an additional \$1,250,202 for the city-share of costs for a Riverwalk built in conjunction with the Aloft Hotel, 9 Condominiums, and ground floor retail, located at 202 W. Juneau Avenue.

Also, winter 2008-spring 2009, a TIF Amendment will be proposed to include approximately \$2-\$3 million in funds for public infrastructure and administration associated with the Palomar Development. It also will identify public improvement projects, such as Riverwalks and Public Spaces, that will be implemented over the next 10 years as development occurs, using the increase in funding mechanism to appropriate the funds which will total approximately \$16-18 million.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 14,987,400	32%
2006	\$ 11,324,900	109%
2005	\$ 5,416,100	134%
2004	\$ 2,313,100	438%
2003	\$ 430,100	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 764,000	\$ 1,793,504	\$ 9,940	\$ 1,822,549	\$ (38,985)
Public Improvements	20,449,096	18,169,341	636,657	16,233,409	1,299,275
Capitalized Interest	2,121,310	1,132,597	-	1,132,597	-
Total	\$ 23,334,406	\$ 21,095,442	\$ 646,597	\$ 19,188,556	\$ 1,260,290

Revenue/Value Performance (as of 12/31/2007)

	Projected*	Actual
Property value	\$ 68,102,344	\$ 60,313,000
Incremental value	\$ 22,776,744	\$ 14,987,400
Incremental taxes	\$ 1,002,849	\$ 790,035

*Data from November 29, 2006 feasibility study, exhibit 6.

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

TID 48 - Park East Corridor Redevelopment
Periodic Report
6/30/08

Identify any significant concerns that might affect budget or schedule of this project in the future:

With the County selling whole blocks, one after the other, and the current economic recession slowing the absorption rate for all land uses, most of the proposed, full block developments have been and will continue to request subsidy from government agencies to make the project financially feasible. Opening up 16 acres of land over a 3 year span will also have a competing effect on other downtown projects including the Pabst Brewery and existing buildings such as the iconic older buildings with high vacancy rates.

TID 49 - Cathedral Place
Periodic Report
6/30/08

District Created: 2002

Authorized expenditure (excluding interest): \$20,500,000

Authorizing resolution(s): File #011469, #011240

Projected TID dissolution: 2018

Maximum legal life: 2029

Base property value: \$2,052,700

Completion Status: Project complete

Project description

This TID was created to fund a 940-space public parking structure in the 700 block of N. Jackson Street. The structure was developed as a condominium unit in a mixed-use commercial building developed by Van Buren Management. This project also contains 24,000 s.f. of ground floor retail space, approximately 160,000 s.f. of office space and 30 residential condominiums. The condominiums overlook Cathedral Park.

Substantially all the space in the building is occupied. The principal office tenants include the law firm of Whyte Hirschboeck Dudek, Executive Director, Inc. and Deloitte & Touche, accountants. District value was understated by \$15 million in 2004 due to a reporting error, and was corrected in 2005.

The FMIS Expenditures, shown below, consider this a Developer Funded TID, and only show incremental revenue received and paid out. The project, however, was financed with \$25,400,000 of Redevelopment Authority revenue bonds, backed by a bank letter-of-credit, a guarantee from the office building developer, and the Moral Obligation Pledge of the City.

As of early 2008, \$20,005,000 of debt remained to be amortized. This includes a Debt Service Reserve Fund in the amount of \$2,540,000 which is self-liquidating. Debt is being retired from net parking revenue and tax increment revenue. Amortization is slightly ahead of original forecast.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	55,229,600	21%
2006	45,801,200	19%
2005	38,336,500	1047%
2004	3,343,700	

TID 49 - Cathedral Place
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 383,000	\$ 25,000		\$ 5,589	\$ 19,411
Developer Increments	20,117,000	3,249,337		3,249,337	-
Totals	\$ 20,500,000	\$ 3,274,337	\$ -	\$ 3,254,926	\$ 19,411

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 32,407,632	\$ 57,282,300
Incremental value	\$ 27,912,632	\$ 55,229,600
Incremental taxes	\$ 3,135,800	\$ 3,274,337

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 50 - Solar Paints
Periodic Report
6/30/08

District Created: 2002

Authorized expenditure (excluding interest): \$775,000

Authorizing resolution(s): File #020337

Projected TID dissolution: 2022

Maximum legal life: 2029

Base property value: \$300

Completion Status: Project complete

Project description

This district was created in 2002 to support environmental remediation at a former paint manufacturing plant located at 5375 S. 9th Street. A loan of \$760,000 from the City of Milwaukee's Brownfield Revolving Loan Fund contributed to the \$1.3 million environmental cleanup. The City loan is being paid off from property tax increment. The loan leveraged \$1,300,000 of private investment in the rehabilitation of an 8,400 s.f. industrial building and the construction of a new 33,000 s.f. industrial building. Three industrial users now occupy the site: Xcel Connection, Marshall Erecting, and Lone Wolf. 36 new jobs were created. The property sat vacant and tax delinquent for more than 13 years prior to cleanup. The owner of the property has been working with the Wisconsin Department of Natural Resources on the environmental issues. The latest reference on the project was from May 2004.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 2,089,000	-16%
2006	\$ 2,482,300	49%
2005	\$ 1,668,500	10%
2004	\$ 1,516,500	12%
2003	\$ 1,359,600	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Administration	\$ 15,000	\$ 15,000		\$ 1,879	\$ 13,121
Remediation Loan	760,000	202,741		202,741	-
Total	\$ 775,000	\$ 217,741	\$ -	\$ 204,620	\$ 13,121

This is considered a Developer Funded TID. A total of \$760,000 of project costs have been incurred. The amount shown above as Expenditures only includes actual incremental revenue paid out on the project, not total project cost.

TID 50 - Solar Paints
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 1,366,600	\$ 2,089,300
Incremental value	\$ 1,366,300	\$ 2,089,000
Incremental taxes	\$ 245,934	\$ 217,741

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 51 - Granville Station
Periodic Report
6/30/08

District Created: 2003

Authorized expenditure (excluding interest): \$4,500,000

Authorizing resolution(s): File #021332

Projected TID dissolution: 2029

Maximum legal life: 2030

Base property value: \$10,048,700

Completion status: Significant portions of the property are being marketed for redevelopment; Northwest Side Area Plan to be complete by year's end.

Project description

TID 51 was created to redevelop the former Northridge Shopping Center at N. 76th Street and W. Brown Deer Road. Opened to the public in 1972, this mall contained 1.1 million s.f. of retail space, including four department stores and approx. 400,000 s.f. of in-line store space. The mall operated successfully until the early 1990s when the number of shoppers began to decline rapidly. When this TID was created, all of the 1.1 million s.f. of retail space was closed, except 154,000 s.f. occupied by the Boston Store. That store closed later in 2002.

In 1990, the mall was assessed at \$107 million. Eleven years later, Tucker Development Corp. purchased the complex for \$3.5 million. Tucker implemented a plan to regrade approx. 26.8 acres of the site, demolish the former Sears department store, and develop a 161,000 s.f. home improvement center, a 61,000 s.f. grocery store with 15,000 s.f. of expansion space and an outlot.

The TID provided for \$4.4 million of funding to assist this comprehensive redevelopment effort of what is now known as 'Granville Station.' In 2003, site demolition and clearance commenced on the property. By the end of 2004, a Menard's, Pick N Save, and other retail outlets had been completed, and were fully assessed for the first time in 2005. Also in 2005, Tucker development sold 46.5 acres, including the former main mall building, to Inland Commercial LLC, a Los Angeles investor group. Early in 2007, Tucker sold the Pick N Save building to Sun Life Assurance, a Canadian firm.

In 2005, DCD undertook the Northwest Side Area Plan as part the City of Milwaukee's overall comprehensive planning strategy. Throughout the planning process, the redevelopment of Granville Station has been consistently identified as a project of great importance. The plan, completed in December of 2007 and adopted by the Common Council January of 2008, does not call for the vacant mall buildings to be revitalized as a retail complex. Instead, it proposes redevelopment of as a mixed used neighborhood. The property was purchased by U.S. Toward Enterprise Group Inc., a Germantown, Md. investors group July 2008.

TID 51 - Granville Station
Periodic Report
6/30/08

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 12,298,400	19%
2006	\$ 10,308,600	53%
2005	\$ 6,733,700	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 217,441	\$ 91,000	\$ 126,441	\$ -
Developer Grant	4,400,000	4,400,000	-	4,400,000	-
Capitalized Interest	450,000	387,375	-	382,880	4,495
Total	\$ 4,950,000	\$ 5,004,816	\$ 91,000	\$ 4,909,321	\$ 4,495

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 25,663,361	\$ 22,347,100
Incremental value	\$ 16,203,861	\$ 12,298,400
Incremental taxes	\$ 1,776,516	\$ 685,174

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 52 - Sigma-Aldrich Corporation
Periodic Report
6/30/08

District Created: 2003
Authorized expenditure (excluding interest): \$5,000,000
Authorizing resolution(s): File #030094
Projected TID dissolution: 2020
Maximum legal life: 2026
Base property value: \$10,225,900
Completion Status: Project complete

Project description

Aldrich is the world's largest supplier of organic, inorganic, and organometallic research chemicals. The company focuses on leading-edge research activities in biotechnology, drug discovery, genomics, proteomics, diagnostics, immunology, cell culture, and molecular biology.

Founded in Milwaukee in 1951, Aldrich Chemical employs over 600 people throughout the City of Milwaukee, a significant percentage of which are minorities.

Aldrich's previous facility at 940 W. St. Paul Avenue was acquired by the State of Wisconsin in connection with the reconstruction of the Marquette Interchange. The company was required to relocate by October 2005, at which time the building was demolished.

Functions performed at this location and at 1001 and 1101 W. St. Paul Avenue were transferred to the company's complex at 6000 N. Teutonia. The project, completed in mid-2005, consists of new facilities for production, research and development, quality control, warehousing, and maintenance with a combined area of approximately 184,000 s.f. plus, the renovation of existing facilities used for administration, packaging, and environmental services, and related services, having a combined area of approximately 90,000 s.f.

This TID was created to fund up to \$5 million of extraordinary site improvement expenses necessitated by the move, including, but not limited to, access improvements, utility relocation, environmental remediation, roadway construction, storm water management improvements and other on-site costs, as well as traffic improvements to facilitate access to the expanded operation.

All TID funding has been advanced by Aldrich and will be repaid from future incremental revenue generated at the expanded Teutonia Avenue project, but only through 2020. In addition, payments to Aldrich will be reduced if the company's employment in the city declines below 550. As of year-end, employment at Aldrich was 608.

District incremental values have increased as follows.

Year	Incremental value	Increase
2007	\$ 16,124,600	11%
2006	\$ 14,531,600	27%
2005	\$ 11,480,700	

TID 52 - Sigma-Aldrich Corporation
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 4,810,000	\$ 931,146		\$ 931,146	\$ -
Administration	190,000	31,500		1,324	30,176
Total	\$ 5,000,000	\$ 962,646	\$ -	\$ 932,470	\$ 30,176

This is a Developer Funded TID. As of year-end, \$4,912,969 in project costs had been incurred by the Developer. The amount shown above as Expenditure represents only the amount of increment paid out to the Developer, not total project costs. Project costs are capped at \$5 million. Project Costs also accrue interest from the date they are incurred.

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 17,299,802	\$ 26,350,500
Incremental value	\$ 10,753,802	\$ 16,124,600
Incremental taxes	\$ 658,212	\$ 962,646

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 53 - Menomonee Valley Shops
Periodic Report
6/30/08

District Created: 2003

Authorized expenditure (excluding interest): \$20,800,000

Authorizing resolution(s): File #030974

Projected TID dissolution: 2028

Maximum legal life: 2030

Base property value: \$4,752,300

Completion status: 4 buildings complete, 2 under construction, infrastructure finished in 2007.

Project description

Tax Incremental District No. 53 consists of approximately 261 acres of land zoned substantially for industrial and manufacturing use and bounded on the west by the Menomonee River, on the south by the Airline R.R. yards, on the east by the 16th Street Viaduct, and on the north by Interstate 94.

The major focus of this Project Plan is the 134-acre former Milwaukee Road Shops site and it is based on a plan done by Wenk & Associates (Wenk) for the Redevelopment Authority of the City of Milwaukee. The plan includes approx. 58 acres (net) of business park development on the Shops site. The balance of the business park site is dedicated to local roads, the extension of Canal Street through the Shops, and land under the 35th Street Viaduct which is largely intended for parking, storm water management, and recreational uses.

The balance of the Shops site is intended as green space, and is dedicated to a variety of uses, including:

- Land over areas with significant free product environmental contamination and therefore left undeveloped: approx. 5 acres;
- Areas to convey out-of-bank flood flows from the Menomonee River across the northern edge of the Shops area: approx. 4 acres;
- Areas to convey out-of-bank flows from south to north across the Shops site. This same area is also used for storm water storage and treatment: approx. 9 acres
- Additional green space in and around the site: approx. 9 acres.

Most areas dedicated as green space are intended to meet floodwater conveyance requirements and storm water storage and treatment requirements. Some of the green space is located in areas where significant environmental contamination precludes redevelopment of the site.

The business park component of the Shops Plan is served by the extension of Canal Street, which opened in April of 2006 and connects the southern ring road now serving the eastern parking lots of Miller Park, to 6th Street – providing a major, alternative east / west transportation linkage for the City. Local streets serve the interior of the business park, branching from Canal Street.

TID 53 - Menomonee Valley Shops
Periodic Report
6/30/08

Construction of these streets began in July 2007 and was completed in 2008. Parcels in the business park range from 1.5 to 10 acres, and can be re-divided or combined to respond to market demands.

Total estimated project cost for site remediation, demolition, filling and grading, storm water utilities, local roadways and infrastructure is estimated at \$16 million, net of an estimated \$8 million of grants for the project. District value is expected to increase from \$4.7 million to \$45 million by 2012.

Sites in the business park were expected to be available to businesses in late 2006 but Palermo Villa, Inc. jumped ahead of schedule and completed construction of a 135,000 s.f. frozen pizza production facility, on nine acres, in September 2006. Palermo now employs 350 at this location and is working with the City of Milwaukee on expansion of their facility. Incremental revenue for the district started in 2006-2007. Other sites have been sold to Caleffi NA, Badger Railing, Taylor Dynamometer, Derse, Inc., and Charter Wire.

Badger Railing completed their new facility on time, and moved in on June 18, 2007. A grand opening ceremony was held in August, with an official of the U.S. Treasury Department in attendance to commemorate the City's use of New Markets Tax Credits for the project. Badger currently employs 32 people. Construction of Caleffi's building began in June while ribbon-cutting occurred on September 10, 2007. Caleffi currently employs 12 people, and anticipates 28 positions by Year 3. Taylor Dynamometer began construction in July 2007, and opened in May 2008. Taylor currently has 34 employees, with an expected 39 at the end of Year 3. Both Derse and Charter Wire have begun construction with relocation to occur in 2009. Together, the companies will bring a total of 240 jobs to the business park with an additional 30 jobs at the end of Year 3.

Interior road-building for the business park was bid out in July 2007; construction was managed by DPW. Sewer and water utility work was completed in July. One half of utility and road costs are being paid for through an EDA grant.

The City had projected to sell 10-15 acres per year beginning in 2006. The City has sold 17.5 acres with an option on 4 additional acres. The Projected Plan assumed the land would sell at \$90,000 to \$100,000 per acre but the sites are being sold from \$110,000 to \$120,000 per acre.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 14,013,200	2192%
2006	\$ 611,300	81%
2005	\$ 337,600	

TID 53 - Menomonee Valley Shops
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 500,000	\$ 500,000	\$ -	\$ 469,039	\$ 30,961
DPW Oversight	200,000	200,000	-	190,676	9,324
Site Development	18,100,000	17,962,969	895,435	15,718,879	1,348,655
Development Incentives	2,000,000	-	-	-	-
Capitalized Interest	2,080,000	1,113,473	-	1,113,473	-
Total	\$ 22,880,000	\$ 19,776,442	\$ 895,435	\$ 17,492,067	\$ 1,388,940

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 11,660,976	\$ 18,765,500
Incremental value	\$ 6,993,676	\$ 14,013,200
Incremental taxes	\$ 196,440	\$ 336,455

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 54 - Stadium Business Park
Periodic Report
6/30/08

District Created: 2004

Authorized expenditure (excluding interest): \$2,605,828

Authorizing resolution(s): File #031578, #071565

Projected TID dissolution: 2021

Maximum legal life: 2031

Base property value: \$1,148,000

Completion Status: Project comple.

Project description

The Stadium Business Park TID was created to redevelop the site of the former Ampco Metal foundry at S. 38th Street and W. Mitchell Street. The TID funded \$2.4 million of demolition and environmental remediation expenses on this 17-acre property - after Ampco declared bankruptcy and efforts were unsuccessful in reactivating the business by a new owner.

The plan calls for developing 200,000 s.f. of multi-tenant, light industrial buildings on this property. By the end of 2005, the site had been cleared and two buildings totaling 107,000 s.f. had been constructed with two-thirds of the space leased to industrial users. Tenants in the first building include Illco, Inc. and Lennox Industries, both distributors of heating, ventilation and plumbing supplies, and Advanced Distribution. The second building includes UHS, a firm which services medical diagnostic equipment, an Aurora orthopedic clinic, and Wesco Distribution, Inc.

A third building was completed in 2006, and houses additional space for Aurora Medical and offices for Associated Bank. Total employment to date in the completed buildings is 234 full-time jobs. The final building was completed in late 2007, and Air Logic Power Systems plans to lease 19,000 s.f. of the 42,700 s.f. facility.

Real Estate Recycling of Minneapolis is the developer. An additional \$500,000 of funding was contributed via a brownfield grant from the Wisconsin Dept. of Commerce.

The district had been expected to achieve an incremental value of \$9 million upon completion. However, due to a re-evaluation of an adjacent property in the district, and a greater than estimated valuation of the new buildings, total incremental value may likely exceed \$13 million. Also, given the strong market for these facilities, the buildings have been constructed sooner than originally estimated. This will have the effect of shortening the payback period of the district, which originally had been estimated at 27 years.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 10,910,300	49%
2006	\$ 7,298,000	77%
2005	\$ 4,111,700	

TID 54 - Stadium Business Park
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 50,000	\$ 48,700	\$ -	\$ 45,518	\$ 3,182
Grant to Developer	2,555,828	2,557,128	31,000	2,401,300	124,828
Capitalized Interest	260,583	207,652	-	207,288	364
Total	\$ 2,866,411	\$ 2,813,480	\$ 31,000	\$ 2,654,106	\$ 128,374

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 4,444,220	\$ 12,058,300
Incremental value	\$ 3,949,220	\$ 10,910,300
Incremental taxes	\$ 191,915	\$ 506,245

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 55 - Holt Plaza
Periodic Report
6/30/08

District Created: 2004
Authorized expenditure (excluding interest): \$2,140,000
Authorizing resolution(s): File #031665
Projected TID dissolution: 2011
Maximum legal life: 2031
Base property value: \$10,056,000
Completion Status: Completed

Project description

The Holt Plaza TID, at S. Chase and W. Holt Avenue, was created to redevelop a former industrial site that had been converted to a grocery, retail, office and distribution complex. Of the 350,000 s.f. in the development, over 200,000 s.f. were vacant.

This TID was designed to fund up to \$1.8 million of redevelopment costs in connection with the development of a new Pick 'n Save store on the parking lot of the current project, the demolition of the previous complex of buildings, and the construction of a 102,000 s.f. Home Depot, plus adjacent outlot retail stores.

All funding for the TID was advanced by the developer, MSSD, Inc., and will be repaid by the City from actual incremental revenue generated by the project. By March of 2005, the Pick 'n Save had opened and by early 2006, the Home Depot also opened. Later in 2006, an Applebee's restaurant and a Starbucks also opened. A TCF bank was completed in 2007.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 20,463,400	35%
2006	\$ 15,211,700	4676%
2005	\$ 318,500	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 2,000,000	\$ 788,618		\$ 788,618	\$ -
Administration	140,000	14,000		1,737	12,263
Total	\$ 2,140,000	\$ 802,618	\$ -	\$ 790,355	\$ 12,263

This is a Developer Funded TID. TID Project Costs advanced by the developer, to date, are \$1,616,649. The amounts shown above as Expenditure represent only the amount of incremental revenue paid out by the City. The project costs advanced by the developer also accrue interest.

TID 55 - Holt Plaza
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 16,400,000	\$ 30,519,400
Incremental value	\$ 8,100,000	\$ 20,463,400
Incremental taxes	\$ 375,540	\$ 802,618

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 56 - Erie/Jefferson Riverwalk
Periodic Report
6/30/08**

District Created: 2004

Authorized expenditure (excluding interest): \$7,000,001

Authorizing resolution(s): File #040639, #051107

Projected TID dissolution: 2010

Maximum legal life: 2031

Base property value: \$8,958,600

Completion status: Public improvements under construction.

Project description

Tax Incremental District Number 56 was created in 2004 to provide funding for street improvements to E. Erie Street from Broadway to the Harbor entrance and to provide assistance in funding for riverwalk improvements.

These improvements will include constructing and paving new stub ends and roadways to the Milwaukee River for N. Milwaukee, N. Jefferson, and N. Jackson Streets. There will also be dockwall repair/replacement at the three new stubs, as well as new lighting and trees. Funding for the CNW RR swing bridge has been put at \$1 to allow for identification in the project plan. Further Common Council action is required if and when the disposition of the bridge is determined to take place.

The project includes development of two, mixed-use developments along East Erie Street and the Milwaukee River. Both projects include the construction of a Riverwalk and associated public & private boat slips.

- The six-story, mixed use development known as Harbor Front and Hansen's Landing (phase II) includes 840 linear feet of Riverwalk, 160 condominium units, and more than 15,000 square feet of retail space with a total investment of approximately \$65.9 million. The condominium units are 97% sold.
- The 5-story Marine Terminal Lofts (phase I) is a mixed-use development comprised of 83 condominium units and 45,000 square feet of retail/commercial space in with a total investment of approximately \$54.4 million. Construction of a Riverwalk adjacent to the building and a connection to the MIAD riverwalk to the west will begin construction in the Spring of 2008. This project is 100% sold.

Domus (phase II) is expected to break ground in the fall of 2008. This phase of the project will include a newly constructed, 6-story building with 61 condominium units, 8,885 square feet of first-floor retail space, and 11,165 square feet of live/work space. A Riverwalk running the length of the building and a public plaza at the Jefferson Street Stub End will also be included in this phase, with an expected completion date of 2010 and a total investment of \$40 million.

In December of 2005, the Common Council approved the expenditure of an additional \$2 million to cover costs of 2006 TID activities.

**TID 56 - Erie/Jefferson Riverwalk
Periodic Report
6/30/08**

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 120,124,600	74%
2006	\$ 69,016,900	571%
2005	\$ 10,287,700	

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 125,000	\$ 140,049	\$ -	\$ 140,049	\$ -
Street Improvements	1,210,000	1,402,800	-	491,954	910,846
Marine Terminal Loft Riverwalk	2,448,486	2,832,370	719,237	228,795	1,884,338
Harbor Front Riverwalk	1,793,393	1,703,818	46,864	1,656,954	-
Erie St. Plaza	1,000,000	798,064	41,903	221,380	534,781
CNW RR Swing Bridge Removal	1	-	-	-	-
Contingency	423,121	43,706	-	-	43,706
Capitalized Interest	700,000	117,449	-	117,449	-
Total	\$ 7,700,001	\$ 7,038,256	\$ 808,004	\$ 2,856,581	\$ 3,373,671

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 52,422,600	\$ 129,083,200
Incremental value	\$ 43,625,000	\$ 120,124,600
Incremental taxes	\$ 2,012,400	\$ 4,470,128

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

On January 17, 2007 CC Resolution Number 061267 passed Council delaying construction of the Erie Street Plaza for at least three years at which time MMSD construction would be completed.

It is the intent to amend this TID to account for increases in construction costs as well as to include additional public improvement located just outside the existing TID boundary.

TID 57 - Harley Davidson Museum
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$7,200,000

Authorizing resolution(s): File #040781

Projected TID dissolution: 2029

Maximum legal life: 2032

Base property value: \$0

Completion Status: Museum, archives, restaurant and gift shop opened on July 12, 2008.

Project description

Tax Incremental District Number 57 was created in 2005 to provide funding for public costs associated with the development of the Harley-Davidson Museum.

After cancelling its plans to develop its museum in TID 41, Harley-Davidson selected a 20-acre property at 6th & Canal Streets as its new site. Overall, its investment will exceed its original plans and culminate in a \$95 million complex consisting of the museum, archives, restaurant and banquet space, and at least 100,000 s.f. of supporting office or commercial space.

The district will fund up to \$7 million of extraordinary infrastructure costs on the property, including environmental remediation, dockwall construction, deep pile foundations for the buildings, and the need to elevate the site out of the flood plain. In connection with this project, the City agreed to relocate its Traser Yard maintenance facility to a site at the Tower Automotive complex. Development of that facility was completed in February 2006, at which time the museum's initial site work began.

Long-awaited plans for the museum were unveiled in March 2006 and depict the industrial muscle and open road adventure associated with Harley-Davidson throughout the world.

On July 12, 2008 the museum opened to thousands of guests, including past CEO's and numerous employees, the Mayor, the Governor and Harley enthusiasts from around the world. Rather than cutting a ribbon, a multiple length of "primary chain" was severed with an acetylene torch, opening 105 years of Harley-Davidson history to the public. The museum expects to draw 350,000 visitors annually. For more insight, go to www.h-dmuseum.com.

The district is expected to close out in 25 years. All funding is being advanced by H-D Milwaukee, LLC, a subsidiary of the company.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 2,978,700	260%
2006	\$ 828,200	

The 2008 value (unfinished) is estimated at \$12.3 million.

TID 57 - Harley Davidson Museum
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 7,000,000	\$ 80,154		\$ 80,154	\$ -
Administration	200,000	5,000		-	5,000
Total	\$ 7,200,000	\$ 85,154	\$ -	\$ 80,154	\$ 5,000

This is a developer-funded TID. As of 6-30-08, \$5,765,000 of TID costs had been certified. The amounts shown above in "appropriation" reflect only the actual TID revenue paid out to the project.

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 2,103,948	\$ 2,978,700
Incremental value	\$ 1,788,948	\$ 2,978,700
Incremental taxes	\$ 76,266	\$ 85,154

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 58 - 20TH/Walnut
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$2,191,650

Authorizing resolution(s): File #050276

Projected TID dissolution: 2026

Maximum legal life: 2032

Base property value: \$4,753,200

Completion status: Builders chosen, first model homes constructed, available lots being marketed.

Project description

TID 58 was created to support the redevelopment of two key sites near the intersection of N. 20th & W. Walnut Streets in the Fond du Lac and North Avenue planning area. The area surrounding the sites has seen significant new residential development in recent years, including City Homes, and the Lindsay Heights Initiative. The notable exceptions to those efforts have been a five acre site at 2101 W. Walnut Street, a former Sentry store that closed in 2001, and an adjacent parcel which was the site of the London Square Apartments, a 115 unit, subsidized Section 8 project that suffered from disrepair and absentee management. From a redevelopment perspective, the two sites have been viewed as interdependent. In late 2004, a private developer with a strong track record in redeveloping and managing affordable housing acquired the London Square project and began a significant renovation effort.

TID 58 will fund up to \$2.2 million for the acquisition, demolition, and remediation of the former Sentry site. TID funds will also be used for public improvements to support residential development on the site, and connecting new streets to the surrounding street grid.

Demolition work began on the grocery store site in late 2005. A Request for Proposals for single-family residential development was issued in 2006. Construction of public improvements, as well as single-family homes, commenced in 2007, and by year end, three model homes were substantially completed. As of June of 2008, public improvements at the site were about 75% complete, and two homes had accepted offers to purchase.

District value is expected to increase from \$4.4 million to \$10.4 million by 2012.

District incremental values decreased in 2007, due to the demolition of the existing improvements on the site.

Year	Incremental Value	Increase
2007	\$ (986,700)	-1549%
2006	\$ 68,100	

TID 58 - 20TH/Walnut
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 100,000	\$ 100,000	\$ -	\$ 96,985	\$ 3,015
Public Improvements	1,112,650	1,007,650	63,774	797,933	145,943
Site Acquisition	950,000	1,055,000	-	1,053,391	1,609
Demolition	229,000	229,000	-	132,921	96,079
Remediation	200,000	200,000	76,674	76,887	46,440
Sales Proceeds & Grants	(400,000)	(400,000)	-	(337,311)	(62,689)
Capitalized Interest	219,165	124,308	-	124,308	-
Total	\$ 2,410,815	\$ 2,315,958	\$ 140,448	\$ 1,945,114	\$ 230,396

Revenue/Value Performance (as of 12/31/2007)

	<u>Projected</u>	<u>Actual</u>
Property value	\$ 4,288,025	\$ 3,766,500
Incremental value	\$ (192,675)	\$ (986,700)
Incremental taxes	\$ -	\$ 1,501

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Marketing of the site was delayed until the end of 2006 which may result in an approximate six month delay in the projected build out.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 59 - Bronzeville
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$3,288,500

Authorizing resolution(s): File #050395

Projected TID dissolution: 2029

Maximum legal life: 2032

Base property value: \$46,021,500

Completion status: Property assembly ongoing, and redevelopment proposals solicited.

Project description

The Bronzeville TID covers a substantial area of the city, stretching from Burleigh Street on the north, Garfield Avenue on the south, King Drive on the east and N. 7th Street on the west. Overall, the district is one of the City's largest but at its heart is the creation of an African American Cultural and Entertainment District with the goal of re-creating, in the area surrounding W. North Ave., the jazz clubs, restaurants and night-life for which this area was famous up to the 1950s.

The TID has programmed funding for selective land acquisition in the entertainment area of the district, and provides funding for street improvements, signage, a loan or grant fund to assist new construction or renovation projects, façade improvements, and a residential renovation grant program. Total funds from all sources targeted at this program amount to \$4.5 million with the TID providing \$3.4 million.

In the surrounding residential neighborhood, housing incentives will be available to existing home owners and new homeowners interested in building new single-family homes on the 26 vacant City-owned lots. Phase one, the installation of Milwaukee-style Harp Lighting, was completed in 2005. Federal and state earmarks were awarded to the Bronzeville project to complete the streetscape enhancement project and conduct a feasibility and engineering study for the re-use of a former Milwaukee Public School building in the Bronzeville District.

In 2007, the Bronzeville streetscape visioning forum was conducted; the community participated in numerous design and visioning sessions. The Bronzeville Streetscape includes special paving enhancements, informational kiosks, gateway signage, greening of public spaces, improved bus shelters and a community public arts component. The streetscape project is scheduled for construction in 2009-2010.

In addition, the Bronzeville New Home Initiative is has provided a new beginning for five new home buyers; the Bronzeville homebuyers housing incentives have assisted these new buyers in building their futures in Bronzeville.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 7,846,800	47%
2006	\$ 5,331,300	

TID 59 - Bronzeville
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 450,000	\$ -	\$ 442,815	\$ 7,185
Public Improvements	488,500	488,500	-	20,083	468,417
Acquisitions	1,000,000	1,000,000	680	466,030	533,290
Marketing & Promotion	100,000	100,000	-	15,000	85,000
Developer Incentives	1,000,000	750,000	-	-	750,000
Residential Assistance Program	500,000	500,000	-	56,626	443,374
Capitalized Interest	328,850	-	-	-	-
Total	\$ 3,617,350	\$ 3,288,500	\$ 680	\$ 1,000,554	\$ 2,287,266

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 43,946,383	\$ 53,868,300
Incremental value	\$ 1,071,863	\$ 7,846,800
Incremental taxes	\$ 82,119	\$ 293,731

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

Major development has been proposed for property on the west end of the Bronzeville district. In order to move that project forward, the City will likely be asked to provide financial support for construction of a parking structure. The Gateway project is scheduled for a ground breaking in the spring of 2009.

TID 60 - Amtrak Intermodal Passenger Station
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$6,250,000

Authorizing resolution(s): File #050592

Projected TID dissolution: 2030

Maximum legal life: 2032

Base property value: \$1,494,000

Completion Status: Completed. Ground floor retail and second floor office remain vacant.

Project description

The long-neglected Amtrak Station is the focus of this TID. Working with the Wisconsin Dept. of Transportation, and Wilton Partners of Los Angeles, the District will provide \$6 million for an entire new façade to the station, while Wilton, which will lease the facility from WisDOT, will renovate the interior for a mix of retail, office, and commercial space. The plan provides for 10,000 s.f. to be occupied by Amtrak and by Greyhound Bus Lines for ticketing and related services, 4,000 s.f. for retail businesses serving rail and bus passengers, and 27,000 s.f. to be leased to office users.

Opened in November, 2007, the dramatic glass façade of the station features an angular grid structure, with varying textures and opacities, and forms a three-story galleria along the north face of the station, along W. St. Paul Avenue.

Completion of the project was somewhat delayed due to additional asbestos abatement at the start of construction. Also, only the third floor office space has been leased – to Wis DOT's regional traffic control center – with the second floor office and ground floor retail space remaining vacant. This has reduced values compared with the original forecast.

District incremental values have increased as follows.

Year	Incremental Value
2007	\$ 1,774,300

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 250,000	\$ 250,000	\$ -	\$ 153,261	\$ 96,739
Façade Grant	6,000,000	6,000,000	626,270	4,617,192	756,537
Capitalized Interest	625,000	675,000	-	116,423	558,577
Total	\$ 6,875,000	\$ 6,925,000	\$ 626,270	\$ 4,886,876	\$ 1,411,853

TID 60 - Amtrak Intermodal Passenger Station
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 5,875,575	\$ 3,987,200
Incremental value	\$ 4,381,575	\$ 1,774,300
Incremental taxes	\$ 147,618	\$ 39,851

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: See above.

Identify any significant concerns that might affect budget or schedule of this project in the future: See above.

TID 61 - Chase Commerce Center
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$500,000

Authorizing resolution(s): File #050593

Projected TID dissolution: 2014

Maximum legal life: 2032

Base property value: \$4,089,700

Completion Status: 71% leased, approx. 270 employees on-site.

Project description

This industrial TID was created to preserve, as a manufacturing facility, the former Nordberg/Metso Minerals complex at S. Chase and E. Oklahoma Avenues. After Metso ceased operations in 2004, the facility was put up for bid and acquired by Industrial Properties, LLC in early 2005. A driving force behind continuing this facility as an industrial center was the desire by Bucyrus International to lease 90,000 s.f. of its total 513,000 s.f., and create 80 to 90 new jobs for welders and support staff, with an average wage of \$22 per hour. Bucyrus was riding the upswing in demand for its mining products from China, India, and other rapidly industrializing countries, and saw considerable potential at this location and its main facility in South Milwaukee. A training program for welders was created with Bucyrus and a strong recruitment effort was undertaken in the neighborhood.

Rather than allow this facility to be demolished and the site used for commercial development with much lower pay scales, the TID assisted Industrial Properties by providing \$500,000 to upgrade the complex through roof repair, parking lot repaving, new loading docks, and repair of rail access. Ultimately, it is expected this complex can be home to some 320 family supporting jobs. As of year-end 2007, employment in the facility was approximately 270, according to the owner – not including another 100 or so Bucyrus office workers who were also on-site while their S. Milwaukee offices were being remodeled.

In addition to Bucyrus, tenants now include the following businesses: Tramont Corp., Metal Surgery, Metso Minerals, JF Menzia, Machine Tool Technologies, JMM/Advance Hydraulic, Allied Home Mortgage, Farmers Insurance, and Milwaukee Shakespeare.

This is a Developer funded TID.

District incremental values have increased as follows.

Year	Incremental Value	Increase
2007	\$ 632,500	14%
2006	\$ 556,600	

TID 61 - Chase Commerce Center
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 500,000	\$ 26,472		\$ 26,472	\$ -

This is a developer-funded TID. Project costs submitted for certification by year-end met the maximum of \$500,000. The expenditures shown above include only the revenue paid out to the developer.

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	*	\$ 4,722,200
Incremental value	*	\$ 632,500
Incremental taxes	*	\$ 26,472

* Not projected. TID is developer funded up to \$500,000. Payments end in 2015 or sooner if occupancy reaches 80%

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 62 - DRS Power & Technology
Periodic Report
6/30/08

District Created: 2005

Authorized expenditure (excluding interest): \$1,700,000

Authorizing resolution(s): File #050948

Projected TID dissolution: 2032

Maximum legal life: 2032

Base property value: \$5,329,800

Completion Status: Project began early 2008; estimated completion within one year.

Project description

DRS Power & Control Technologies, Inc. is located in the 30th Street Industrial Corridor sector of the city at 4265 N. 30th Street. The Company designs and manufactures power generation, conversion, and distribution equipment for ship propulsion systems for the US Navy and for industrial applications. DRS employs over 300 at this location, principally engineers, engineering technicians, and skilled assemblers. Average manufacturing and technical position wages, when the district was created, were \$19/ hr. and administrative staff salaries averaged \$34/hr.

The DRS facility was constructed in 1956, and became outdated and inefficient, particularly with respect to HVAC systems, engineering spaces, shop layout, and overall utilization.

To assist DRS in upgrading this facility, the TID will fund a forgivable loan in the amount of \$1.5 million toward total renovation costs of \$11.5 million. Payments on the loan will be forgiven if the company maintains employment at 450 during the life of the loan, through 2018. If employment falls below that amount, the loan forgiveness is reduced in proportion to the shortfall in employment.

The district also includes a residential renovation program for the adjacent neighborhood. These funds will provide \$10,000 loans for exterior improvements, with the loans being forgiven if the owner occupies the home for five years. To implement this program, the district's boundary will be expanded. The program will be managed by the Neighborhood Improvement Development Corp. (NIDC), which also manages a similar program in Lindsay Heights, TID 44.

DRS management did not finally authorize the Milwaukee project until March of 2007, and construction did not begin until early 2008. Completion is expected in one year. Despite the delays, this project represents a significant advance for the 30th St. Industrial corridor program of the City. Employment is expected to grow as DRS obtains additional Navy contracts.

District incremental values have increased as follows.

Year	Incremental Value
2007	\$ (519,900)

TID 62 - DRS Power & Technology
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 50,000	\$ 50,000	\$ -	\$ 3,732	\$ 46,268
Grant to Developer (DRS)	1,500,000	1,500,000	1,381,602	52,780	65,618
Grant to NIDC (Residential Assistance Program)	150,000	150,000	-	-	150,000
Capitalized Interest	170,000	-	-	-	-
Total	\$ 1,870,000	\$ 1,700,000	\$ 1,381,602	\$ 56,513	\$ 261,885

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 3,084,700	\$ 4,809,900
Incremental value	\$ 442,700	\$ (519,900)
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Project was not authorized by DRS until March of 2007.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 63 - Falk / Rexnord
Periodic Report
6/30/08

District Created: 2006

Authorized expenditure (excluding interest): \$1,500,000

Authorizing resolution(s): File #051461

Projected TID dissolution: 2021

Maximum legal life: 2026

Base property value: \$8,871,100

Completion Status: Project has been completed; employment is 720.

Project description

This TID will fund a grant to Falk for costs associated with site work and infrastructure necessitated by the Canal Street project. These funds, in the amount of \$1.5 million, will be advanced by the Company and repaid, by the City, but only from future tax incremental revenue generated in the District. Payments will be reduced, proportionately, if employment at the Canal Street site declines below 520 full-time equivalent positions.

The Term Sheet for the Project provides that the life of the District shall not extend beyond 2020 (2020 levy for 2021 budget). All expenditures in the District will be made at 3001 West Canal Street, Milwaukee, Wisconsin.

As of year-end 2007, no TID eligible project costs had been submitted to the city for certification, but the work to be funded with the TID has been completed.

District incremental values have increased as follows.

Year	Incremental Value
2007	\$ 1,526,900

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Developer Increments	\$ 1,500,000	\$ 34,295			\$ 34,295

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 4,815,300	\$ 10,398,000
Incremental value*	*	\$ 1,526,900
Incremental taxes*	*	\$ 34,295

* Not projected.

TID 63 - Falk / Rexnord
Periodic Report
6/30/08

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 64 - Direct Supply
Periodic Report
6/30/08

District Created: 2006

Authorized expenditure (excluding interest): \$13,350,000

Authorizing resolution(s): File #060420

Projected TID dissolution: 2033

Maximum legal life: 2033

Base property value: \$13,003,800

Completion Status: First of eight buildings nearing completion; employment is 820.

Project description

Tax Incremental District Number 64 consists of an area of approximately 64 acres located north and south of Industrial Road and Green Tree Road, generally between 7300 W. Green Tree Road, and 6600 N. Industrial Road.

The main goal of this TID is to assist Direct Supply, Inc. and its landlord KJ Greentree LLC, to upgrade and expand its campus facilities. The Project Plan calls for the construction of multi-story connector buildings between each of the nine existing buildings, adding up to 500,000 s.f. of office space over the next 10 to 15 years. Included in the proposed plan is the addition of a day care center, a medical clinic and a cafeteria. These connector buildings will displace most of the current off-street parking now used by company employees. Adjacent properties will be acquired and developed for replacement parking, additional office space, recreational facilities, conference facilities, and green space for use by Direct Supply employees.

The developer, KJ Greentree, will advance all project costs. The City will enter into a limited and conditional Monetary Obligation to repay the developer an amount up to the project costs, including interest at 6% per year.

As of year-end 2007, the first connector building of 90,000 s.f. was nearing completion, and the first parking lot had been completed. Traffic signals have been installed to facilitate pedestrian movement across Industrial Rd. Employment has increased to 820, compared with 682 when the project began. TID eligible project costs were first submitted to the city in July 2007, with total costs of \$1,478,000 submitted for 2007.

District incremental values are as follows:

Year	Incremental Value
2007	\$ (2,196,600)

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Developer Increments	13,100,000				-
Total	\$ 13,350,000	\$ -	\$ -	\$ -	\$ -

This is a developer-funded TID. Project costs certified by year-end approached \$1,500,000. Costs shown above reflect only incremental revenue paid out to the developer.

TID 64 - Direct Supply
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 13,003,800	\$ 12,161,400
Incremental value	\$ -	\$ (2,196,600)
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 65 - North 20th/West Brown Streets
Periodic Report
6/30/08

District Created: 2006

Authorized expenditure (excluding interest): \$3,250,000

Authorizing resolution(s): File #051275

Projected TID dissolution: 2028

Maximum legal life: 2033

Base property value: \$3,220,700

Completion status: Public improvements underway.

Project description

This District is located in the Fond du Lac and North neighborhood. The area in and around the District declined in the 1970's when hundreds of homes were razed for the proposed Park West freeway. Much of the District remains vacant and blighted even 30 years after the freeway clearance. "Legacy Development Partners" (the Developer) plans to develop the area with up to 60 detached single-family homes, and 24 townhouses. Construction of at least 4 models and marketing of house-lot packages is expected to begin in Spring, 2008. The Developer will build at least one 6-unit condominium townhouse building, with the possibility of 3 more buildings (total 24 units.) Construction on the townhouses will start soon after environmental remediation is done, estimated to be late 2008 or early 2009.

The TID will fund \$3.1 million of public infrastructure, site acquisitions, remediation costs, and provide loans/grants for rehabilitating existing homes. Work on the public improvements began in 2007 with completion scheduled for fall, 2009.

District incremental values have increased as follows.

Year	Incremental Value
2007	\$ (287,500)

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 175,000	\$ 35,018	\$ 135,964	\$ 4,018
Acquisition	150,000	125,000	-	30,316	94,684
Demolition & Remediation	50,000	50,000	-	-	50,000
Johnsons Park Improvements	100,000	100,000	-	-	100,000
Rehab Loans/Grants	100,000	100,000	-	10,000	90,000
Public Infrastructure	2,700,000	2,700,000	32,295	477,750	2,189,956
Capitalized Interest	325,000	3,187	-	3,187	-
Total	\$ 3,575,000	\$ 3,253,187	\$ 67,313	\$ 657,217	\$ 2,528,657

TID 65 - North 20th/West Brown Streets
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 2,195,689	\$ 2,933,200
Incremental value	\$ 435,265	\$ (287,500)
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 66 - Metcalfe Park Homes
Periodic Report
6/30/08

District Created: 2007

Authorized expenditure (excluding interest): \$1,475,000

Authorizing resolution(s): File #060893

Projected TID dissolution: 2023

Maximum legal life: 2034

Base property value: \$44,276,900

Completion status: Single-family homes under construction with completion projected in mid-2008, rehabilitation activities underway.

Project description

This TID was created to support new housing development and revitalization efforts in the Metcalfe Park Neighborhood, bounded by N. 27th Street, N. 39th Street, W. Meinecke Avenue and W. Center Street. The TID consists of two primary initiatives.

The first is a \$900,000 grant to a partnership comprised of Gorman & Company and Milwaukee Urban League for the construction of 30 new single-family homes on City-owned scattered sites in the neighborhood. The homes will be financed utilizing the low-income housing tax credit program, and will be sold to tenants under a lease-to-own program at the end of the 15 year tax credit compliance period. During the lease period, tenants will receive counseling to prepare them for home ownership.

The second is a forgivable loan pool funded by the TID to provide resources for Metcalfe Park property owners to make repairs to their homes.

At the June of 2008, almost all of the 30 new single family homes were complete and leasing up. Rehabilitation activities have commenced, and the City continues to work with Metcalfe Park residents on quality-of-life issues.

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 75,000	\$ 75,000	\$ -	\$ 64,113	\$ 10,887
Grant to Developer	900,000	900,000	-	450,000	450,000
Forgivable Loan Pool	500,000	500,000	-	73,005	426,995
Capitalized Interest	147,500	-	-	-	-
Total	\$ 1,622,500	\$ 1,475,000	\$ -	\$ 587,118	\$ 887,882

TID 66 - Metcalfe Park Homes
Periodic Report
6/30/08

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 46,855,373	\$ -
Incremental value	\$ 2,578,472	\$ -
Incremental taxes	\$ 61,368	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 67 - The Brewery Project
Periodic Report
6/30/08

District Created: 2007

Authorized expenditure (excluding interest): \$29,003,000

Authorizing resolution(s): File #060911

Projected TID dissolution: 2028

Maximum legal life: 2034

Base property value: \$9,266,900

Completion Status: Initial demolition and remediation reaching completion. Three buildings sold and being renovated.

Project description: The Project consists of the redevelopment of the former Pabst Brewery complex located in a 6 ½ block area at the junction of Interstate 43 and the Park East Freeway corridor containing twenty-five buildings with a total floor area of 1,400,000 s.f. The Project will ultimately contain a mix of residential, office, educational and supporting retail space.

The Developer is Brewery Project LLC, the sole member of which is Joseph J. Zilber. Initial City funding is limited to \$13.6 million, equivalent to Zilber's acquisition cost of the project, until the incremental value of the TID is reasonably expected to exceed \$55 million.

The initial stage of the Project will provide for the interior demolition and abatement of structures with a combined floor area of 546,000 s.f., the commencement of reconstruction of adjacent segments of City streets, the rededication of streets previously vacated, select demolition of structures with a combined floor area of up to 104,000 s.f., and the installation of public and private utilities.

The long-term projected development on the site is currently estimated at 573,000 s.f. of office space, 182,000 s.f. of retail space, 477 housing units, and 3,600 parking spaces, all currently anticipated to be developed and occupied by entities other than the Developer.

Thus far, Gorman & Co. has acquired building no. 9, along W. Winnebago St., and is converting the facility into 95 apartments. Total development cost is \$16 million. TMB Development/Dermond Properties has acquired the former Boiler House, building no. 10 at 1243 N. 10th St. and is converting it into a 38,000 s.f. office building. Tenants include Inland Companies, AMB Development Group and The Albion Group, architects. Total development cost is \$6.8 million. Also, building no. 14 was purchased by the BC Pabst Holdings, which will convert this 28,000 s.f. property into office at a cost of over \$3 million. Finally, discussions continue on converting building no. 42 at N. 8th St., and W. Highland Ave., into 79 office condo units for an international trade center.

TID 67 - The Brewery Project
Periodic Report
6/30/08

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Administration	\$ 360,000	\$ 500,000	\$ 123,859	\$ 352,817	\$ 23,324
City Infrastructure	6,547,648	2,955,195	136,411	1,372,059	1,446,725
Developer Infrastructure	5,139,884	2,830,829		2,356,460	474,369
Demo & Abatement	9,393,205	6,794,363		6,502,553	291,810
Historic Preservation Easements	7,061,535	1,019,613		675,903	343,710
Job Training	500,000	-		-	-
Capitalized Interest	2,900,227	19,213		10,030	9,183
Total	\$ 31,902,499	\$ 14,119,213	\$ 260,270	\$ 11,269,822	\$ 2,589,121

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 8,022,700	\$ 9,266,900
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 68 - Fifth Ward/First Place
Periodic Report
6/30/08

District Created: 2007

Authorized expenditure (excluding interest): \$4,402,966

Authorizing resolution(s): File #060895

Projected TID dissolution: 2027

Maximum legal life: 2034

Base property value: \$ 56,531,500

Completion status: Project under way.

Project description

This District will partially fund the construction of a Riverwalk of approximately 535 feet in length along First Place on the River, a 115 unit condominium project at the junction of the Menomonee and Milwaukee rivers. The design will be consistent with the Riverlink design guidelines. The design may include railings, harp lights, and medallions in the walking surface. Connected to the riverwalk will be a privately-funded marina with 28 boat slips. Four slips along with a boat launch for public use will be partially funded by the TID. The remaining marina and 24 slips will be privately funded. This District may also partially fund the construction of Riverwalk of approximately 120' feet along the river frontage of 100-06 E. Seeboth Street at a future date.

In addition, the District will provide funding for street improvements for S. 1st Street from the Milwaukee River to the railway underpass, and portions of S. 1st Place, E. Seeboth Street, and E. Pittsburgh Avenue. These improvements will include paving, street-narrowing, sidewalk widening, dockwall repair/replacement, constructing a new stub end roadway to the Milwaukee River for S. 1st Place, pedestrian crosswalks and reconfiguring the right-turn bypasses at S. 1st Street and E. Pittsburgh Avenue. A new public plaza will be created in the triangle at S. 1st Street and E. Seeboth Street.

In summer of 2007, the City held a workshop with property owners adjacent and surrounding the proposed 1st street. Conceptual design ideas for the proposed public improvements (street narrowing, sidewalks, crosswalks, public plaza) within the TID project plan were presented and discussed. A second public workshop was held in June of 2008 and a third public meeting is planned for the Fall of 2008. Construction of these public improvements is schedule to begin in 2009.

In February of 2008, the First Place project went into receivership with the lead lender satisfying liens and continuing to complete the development. In March, 48 occupancy units were issued, two commercial units were sold and the Riverwalk was completed. However, the base value for the District was set in 2007 based on the completed value of the condominiums, even though a majority of the units were not completed. In addition, with the downturn in the housing market, the residential units have been reassessed for 2008 at significantly lower values than the 2007 base value, thus creating no incremental value.

TID 68 - Fifth Ward/First Place
Periodic Report
6/30/08

As a result, an amendment to the District was passed in September 2008 to establish a correct and lower base value that will allow an increment to be created. The amendment removed 106 West Seeboth Street from the District at its 2007 value and then added the same property back in to the District at its 2008 value. With this amendment, the TID is expected to pay back by 2029, two years later than initially projected, but still five years before the maximum legal life.

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
First Place					
Riverwalk	\$ 2,073,541	\$ 2,073,541	\$ 546,408	\$ 1,439,303	\$ 87,830
Dockwall	440,675	440,675	435,886	-	4,789
Future Riverwalk	420,000	420,000	54,663	-	365,337
Fifth Ward					
South First Street Paving	623,000	623,000	-	36,803	586,197
Street Lighting	217,500	217,500	-	-	217,500
Traffic Signals	19,500	19,500	-	-	19,500
Water	15,000	15,000	-	-	15,000
Forestry	20,000	20,000	-	-	20,000
Contingency	223,750	223,750	-	-	223,750
Administration/Legal	350,000	350,000		120,372	229,628
Capitalized Interest	440,297	11,687	-	887	10,800
Total	\$ 4,843,263	\$ 4,414,653	\$ 1,036,957	\$ 1,597,365	\$ 1,780,331

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 28,596,900	\$ 56,531,500
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☐ Yes ☒ No If no, explain: See above text

Is the project on schedule? ☐ Yes ☒ No If no, explain: See above text

Identify any significant concerns that might affect budget or schedule of this project in the future: none
See above text

TID 69 - New Avenue Commerce Center
Periodic Report
6/30/08

District Created: 2007

Authorized expenditure (excluding interest): \$1,978,000

Authorizing resolution(s): File #061441

Projected TID dissolution:

Maximum legal life:

Base property value: \$0

Completion Status: Project on hold.

Project description: TID 69 encompasses the two blocks bounded by North Ave., N. 24th St., W. Meinecke St., and N. 25th St. The District overlaps TID 21 – North Ave. Commerce Center.

Funding of \$1.9 million is to be provided to assist the development of 31,000 s.f. of retail space and a 44,000 s.f. Lena's grocery store on this site. As of the adoption of the Project Plan, a financing commitment was in place for the retail component of the project. However, Lena's has not been able to obtain financing for its portion of the development, and, consequently, the project has been delayed.

Public improvement expenditures incurred to-date are for street widening, and resurfacing. These improvements are considered necessary for any redevelopment of these two blocks.

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 1,417	\$ 148,583
Public Improvements	560,000	560,000	6,114	188,219	365,666
Demolition & Extraordinary Site Costs	73,000	73,000	-	-	73,000
Contingency	95,000	95,000	-	-	95,000
Grant to Developer	1,100,000	1,100,000	-	-	1,100,000
Capitalized Interest	197,800	-	-	-	-
Total	\$ 2,175,800	\$ 1,978,000	\$ 6,114	\$ 189,636	\$ 1,782,250

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ -	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: See above.

Identify any significant concerns that might affect budget or schedule of this project in the future: See above.

TID 70 – 735 N. Water St.
Periodic Report
6/30/08

District Created: 2007

Authorized expenditure (excluding interest): \$3,236,000

Authorizing resolution(s): File #060961

Projected TID dissolution: 2024

Maximum legal life: 2034

Base property value: \$12,000,000

Completion Status: Project expected to start mid-2008

Project description: This project involves the redevelopment of the office buildings at 731 and 735 N. Water Street. The 735 property is the former headquarters of the First Wisconsin National Bank, and is the only office building in Milwaukee designed by Daniel Burnham. This property was recently designated a Milwaukee landmark. Improvements to 735 include a connection to the Milwaukee skywalk system, façade restorations, creation of new restaurant space, tenant improvements, and restoration of its riverwalk. The program for 731, which has been vacant for over 30 years, includes asbestos removal and abatement, conversion of the eastern half of the building to an elevator-driven parking ramp, and the development of seven high-end condominiums in the western half of the building, overlooking the Milwaukee River.

The TID is proposed to provide \$1.5 million of gap financing for the overall project, and \$1,554,000 to renovate the riverwalk adjacent to the buildings, including ADA access improvements. The overall cost of the project is \$23 million.

Expenditures - Life to Date (as of 6/30/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Riverwalk Improvements	1,554,000	-	-	-	-
Gap Financing	1,500,000				-
Contingency	62,000	-	-	-	-
Capitalized Interest	323,600			-	-
Total	\$ 3,559,600	\$ -	\$ -	\$ -	\$ -

Revenue/Value Performance (as of 12/31/2007)

	Projected	Actual
Property value	\$ 12,000,000	\$ 15,140,900
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

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Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

As of early 2008, the owner decided to explore a sale of the property, with bids due in mid-March. Should the sale take place, the TID would not be funded unless the new owner agrees to a development program identical to that which has been approved. Any new development program would require future underwriting by the City.