



Legislation Details (With Text)

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File created:	11/25/2014	In control:	COMMON COUNCIL
On agenda:		Final action:	2/10/2015
Effective date:			
Title:	Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 82 (East Michigan Street), in the 4th Aldermanic District.		
Sponsors:	ALD. BAUMAN, ALD. KOVAC, ALD. WADE, ALD. HAMILTON		
Indexes:	TAX INCREMENTAL DISTRICTS		
Attachments:	1. Proposed Substitute A, 2. Revised LRB Memo Tax Revenue Deferral Estimation.pdf, 3. Project Plan as of 12-2-14, 4. Fiscal Impact Statement, 5. Comptroller Letter, 6. Streetcar and Couture DCD and Mayor PowerPoint, 7. City Attorney Response 6-1-2009, 8. Dept. of Justice Attorney General Response 12-20-11, 9. Support - Tom Kubala, 10. Letter in Support of the Couture, 11. Support - Eric Wagner, 12. Support - Milwaukee Art Museum, 13. Support - Milwaukee Downtown BID 21.pdf, 14. Support - Discovery World, 15. Support - LiUNA! Local No. 113, 16. Hearing Notice List, 17. Sign-In Sheets from ZND 12-9-14 meeting, 18. Additional Sign-In Sheets ZND 12-9-14 Meeting, 19. Amendment by Ald. Zielinski and Davis, 20. Support - Hennessy Group Inc, 21. Support - Historic Third Ward Association, 22. Support - Westown Association, 23. UEDA Support Letter, 24. Support - WAM DC LLC, 25. Support - Jeff Sherman, 26. Support - Bublr Bikes, 27. Support - NKE, 28. Oppose - Benediction Lutheran Church, 29. Oppose - Dona and Jim Barsul, 30. Support - Menomonee Valley Partners, Inc., 31. Cincinnati.com Article, 32. Gateway Masterplan and Streetcar Animations, 33. LRB Memo Tax Revenue Deferral Estimation, 34. Oppose - James R. Smyczek, 35. Support - Marcus Center for the Performing Arts		

Date	Ver.	Action By	Action	Result	Tally
11/25/2014	0	COMMON COUNCIL	ASSIGNED TO	Fail	
12/1/2014	1	CITY CLERK	DRAFT SUBMITTED		
12/3/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/9/2014	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
12/9/2014	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECONSIDERED	Pass	4:0
12/9/2014	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:1
12/9/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	SUBSTITUTED	Pass	5:0
12/16/2014	2	COMMON COUNCIL	HELD IN COUNCIL	Pass	5:9
1/21/2015	2	COMMON COUNCIL	ADOPTED	Pass	10:5
1/21/2015	2	COMMON COUNCIL	RECONSIDERED AND ENTERED IN JOURNAL	Pass	7:8
2/10/2015	2	COMMON COUNCIL	RECONSIDERED	Fail	6:9
2/10/2015	2	MAYOR	SIGNED		

141263
SUBSTITUTE 2

ALD. BAUMAN, KOVAC, WADE AND HAMILTON

Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 82 (East Michigan Street), in the 4th Aldermanic District.

Tax Incremental District No. 82 comprises two properties at 909 East Michigan Street (Tax Key No. 392-1678-121) and 833 East Michigan Street (Tax Key No. 396-0491-000), totaling approximately 4.6 acres. The District is generally located west of Lincoln Memorial Drive between East Michigan Street and East Clybourn Street in the City of Milwaukee.

The District will fund a multimodal transportation hub and other public improvements, infrastructure and amenities necessary to expand transit options and promote development of the District and surrounding properties, infrastructure for the Milwaukee Streetcar initial line and lakefront line, a workforce development program and administration totaling \$49,550,000.

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin, with amendments from other chapters of said Laws, created Section 66.1105, Wisconsin Statutes, titled "Tax Increment Law;" and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee ("Common Council") and the Redevelopment Authority of the City of Milwaukee ("Authority") must follow to create a tax incremental district ("TID" or "District") and approve a project plan for a TID; and

Whereas, Pursuant to Section 66.1105(4) (a) through (gm), Wisconsin Statutes, on December 2, 2014 the Authority conducted a public hearing on the proposed Project Plan for the District ("Plan"), designated the boundaries of the District, recommended that the District be created and submitted such recommendation to the Common Council for approval with the Plan, a copy of which is attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4) (gm) 4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed TID must qualify as either a "blighted area" within the meaning of Section 66.1105(2) (a), Wisconsin Statutes; an area "in need of rehabilitation or conservation work" as defined in Section 66.1337 (2m) (a), Wisconsin Statutes; must be suitable for "industrial sites" within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; or must be "suitable for mixed-use development" as defined in Section 66.1105(2) (cm), Wisconsin Statutes; and

Whereas, More than 50 percent, by area, of the real property in the District was found by the Authority to be "in need of rehabilitation and conservation work;" and

Whereas, The Plan contains statements and other factual information indicating that the improvement of such area is likely to enhance significantly the value of real property in the District; and that project costs directly serve to promote development of the District consistent with the purpose(s) for which the District is created under Section 66.1105(4) (gm) 4.a., Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The District is "in need of rehabilitation and conservation work" within the meaning of Section 66.1105(4) (gm) 4.a., Wisconsin Statutes.
2. The improvement and/or development of such area, as hereinafter provided, is likely to enhance significantly the value of substantially all of the other real property in and adjoining the District.
3. Project costs relate directly to promoting development consistent with the City of Milwaukee's ("City") Master Plan and with the purpose(s) for which the District is

created under Section 66.1105(4) (gm)4.a., Wisconsin Statutes.

4. The percentage of the aggregate value of the equalized taxable property of the District, plus the incremental value of all other existing TIDs, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the District is created as of January 1, 2015, and that the boundaries of the District are approved as described and more precisely set forth in the Plan; and, be it

Further Resolved, That the Plan is approved as the "Project Plan" for the District and that the Plan is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to apply to the Wisconsin Department of Revenue for a "Determination of Tax Increments and Tax Incremental Base," for the District pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.

2. Pursuant to the provisions of Section 66.1105(5) (f), Wisconsin Statutes:

a. The Assessment Commissioner is directed to identify upon the assessment roll, returned and examined under Section 70.45, Wisconsin Statutes, those parcels of property, which are within the District, specifying thereon the name of the District.

b. The City Clerk is directed to make notations on the tax roll for the District similar to those required to be made under Section 70.65, Wisconsin Statutes.

3. The District shall be designated as Tax Incremental District No. 82.

4. The City Comptroller is directed to transfer the sum of \$49,550,000, plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. 0336-1910-TD08280000 for the purpose of providing the necessary funding for implementation of the Plan.

5. The City Comptroller is directed to establish all accounts and to make all appropriation transfers, upon request by the Department of City Development, for all revenue or expenditure activity under this resolution; and, be it

Further Resolved, That the proper City officials are directed to enter into a Development Agreement for the purposes of implementing the Plan on terms substantially in accordance with the Term Sheet for the District, which is attached to the Plan; and, be it

Further Resolved, That the proper City officials are directed to execute any additional documents and instruments necessary to carry out the provisions of the Development Agreement and to implement the Plan, including, without limitation, public access easements and contracts for implementation of the workforce development program.

DCD:Lori.Lutzka:lal

12/02/14