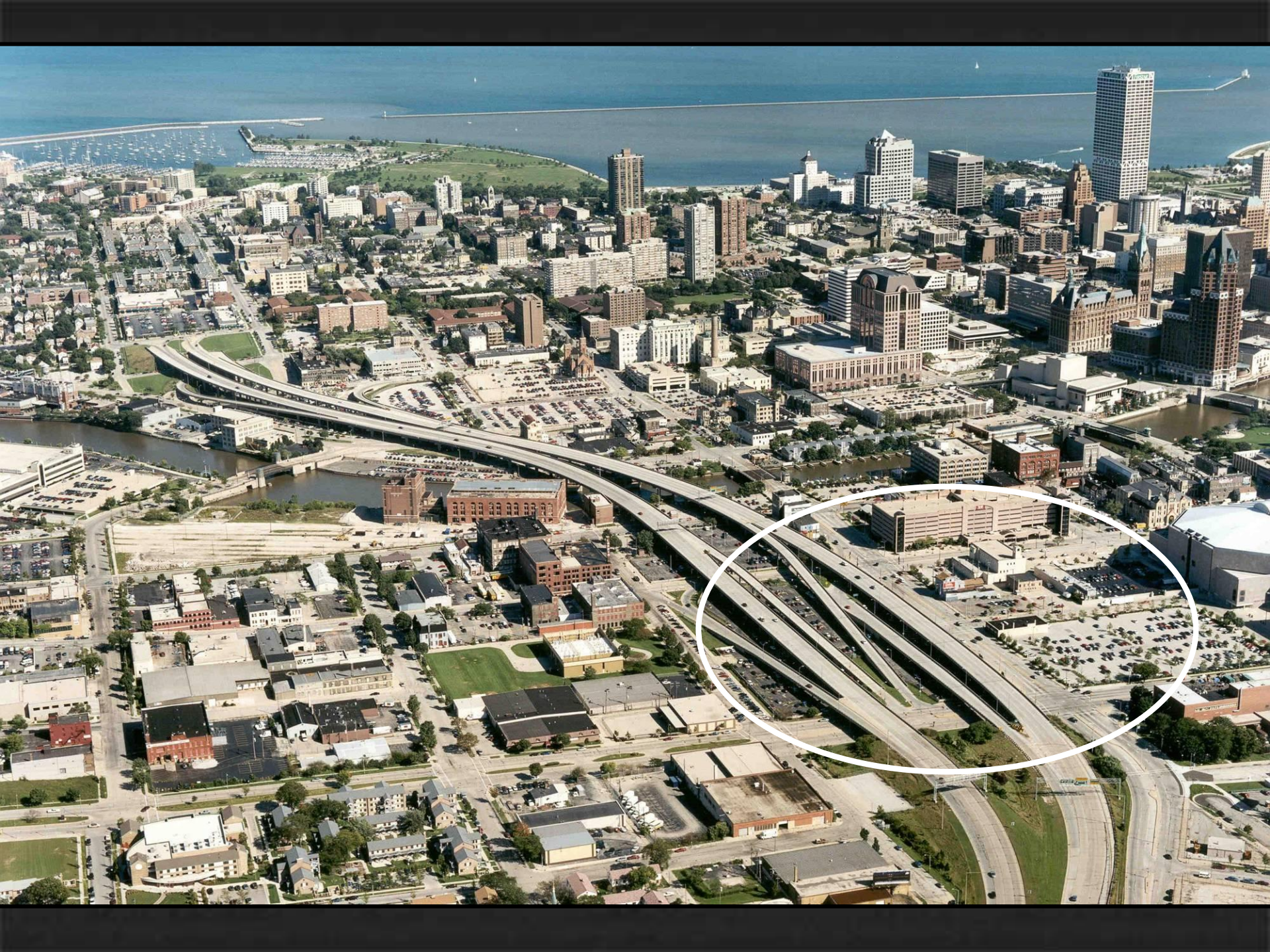


Downtown Arena District



POPULOUS HNTB eua

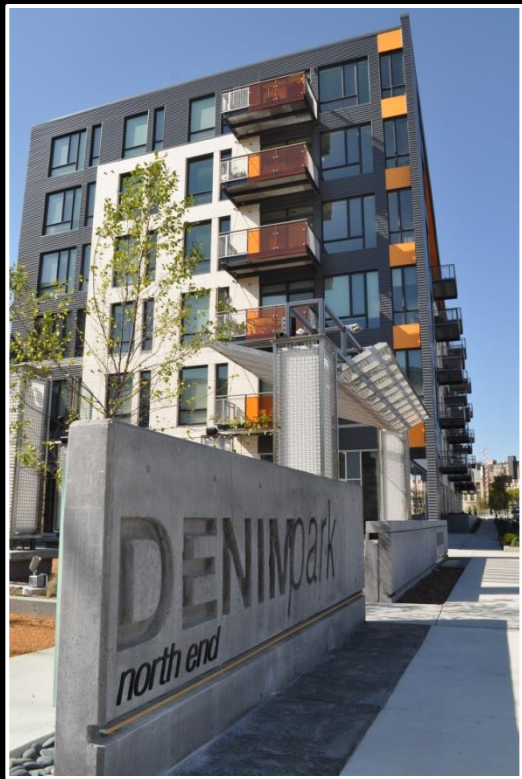
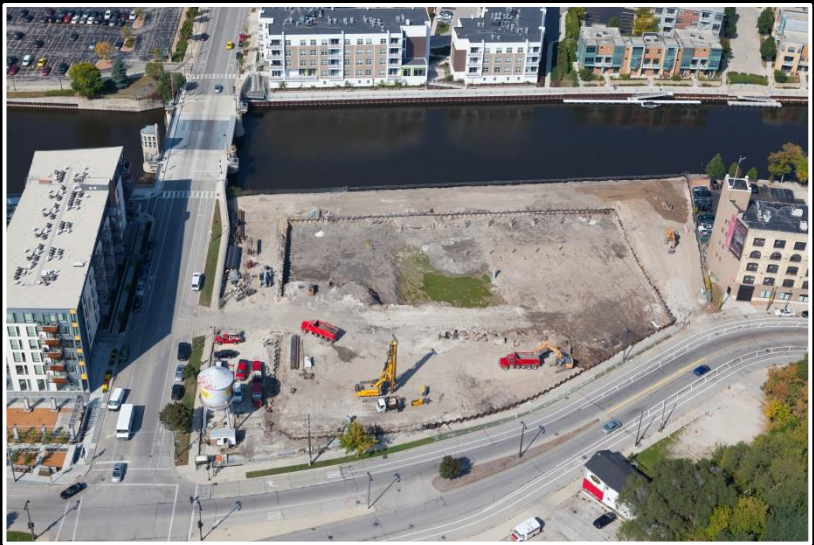
TID #84 – West McKinley and West Juneau
TID #22 – Beerline “B” (Amendment No. 4)































BRONZEVILLE

**HALYARD
PARK**

**BREWER'S
HILL**

SCHLITZ PARK

BEERLINE →

MLK DRIVE

ALOFT

**OLD WORLD
THIRD STREET**

**PERE
MARQUETTE
PARK**

**TOWNHOUSES
AT CARVER PARK**

HILLSIDE

HAYMARKET

MODERNE

**THE
BREWERY**

MATC

**MacARTHUR
SQUARE**

**WISCONSIN
CENTER
DISTRICT**







Block 7
100,000 SF
Office

Block 2
1,250 Surface
Parking Spaces

Block 1
30,000 SF
Office

Street Facing
Public Art Plaza

215
Apartments

237
Parking Spaces

Block 4
70,000 SF
Retail (Grocer)

37,000 SF
Outdoor Plaza

10,000 SF
Retail

100
Apartments

NBA Practice
Facility

17,000 SF
Retail

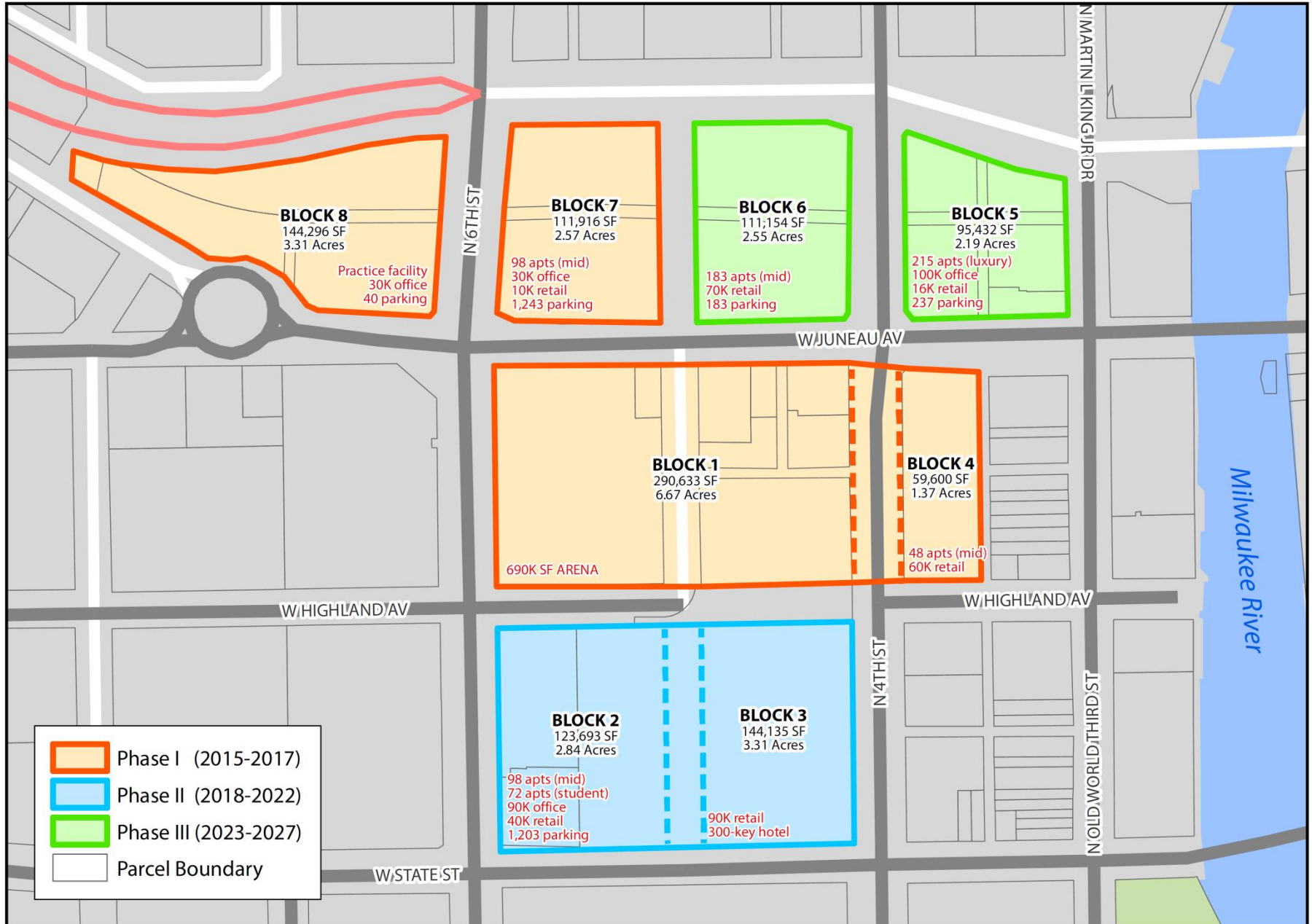
180
Parking Spaces





180
Apartments

30,000 SF
Office

Phase III: Perspective Looking South

MILWAUKEE ARENA | DEVELOPMENT PLAN BY PHASE



	Phase I (2015-2017)
	Phase II (2018-2022)
	Phase III (2023-2027)
	Parcel Boundary



Phase 3

Phase 3

Block 2
1,250 Surface
Parking Spaces

Block 1
30,000 SF
Office

10,000 SF
Retail

100
Apartments

30,000 SF
Office

NBA Practice
Facility

Street Facing
Public Art Plaza

Phase I: Perspective Looking South

Funding Sources

Total sources for the Bucks Arena:

Senator Herb Kohl	\$100 million
Bucks	\$150 million
Wisconsin Center District	\$93 million
Milwaukee County	\$55 million
State of Wisconsin	\$55 million
<u>City of Milwaukee</u>	<u>\$47 million</u>
TOTAL:	\$500 million

Total sources for the City's \$47 million:

TID #84	\$20 million
<u>TID #22 Amendment No. 4</u>	<u>\$27 million</u>
TOTAL:	\$47 million

Terms

State Legislation:

- Bucks responsible for all costs over \$500m, Public investment capped at \$250m
- If cost is less than \$500m, parties reimbursed proportionately
- Only Arena , Plaza ,and new City owned parking structure are tax-exempt
- WCD owns Arena, 30-year lease to Bucks (two 5-year extensions)
- Bucks responsible for operations and maintenance of Arena
- Bucks keep all Arena revenue, including naming rights
- Public entities reimbursed proportionately if lease broken
- Bucks demolish Bradley Center

Terms

City Obligations:

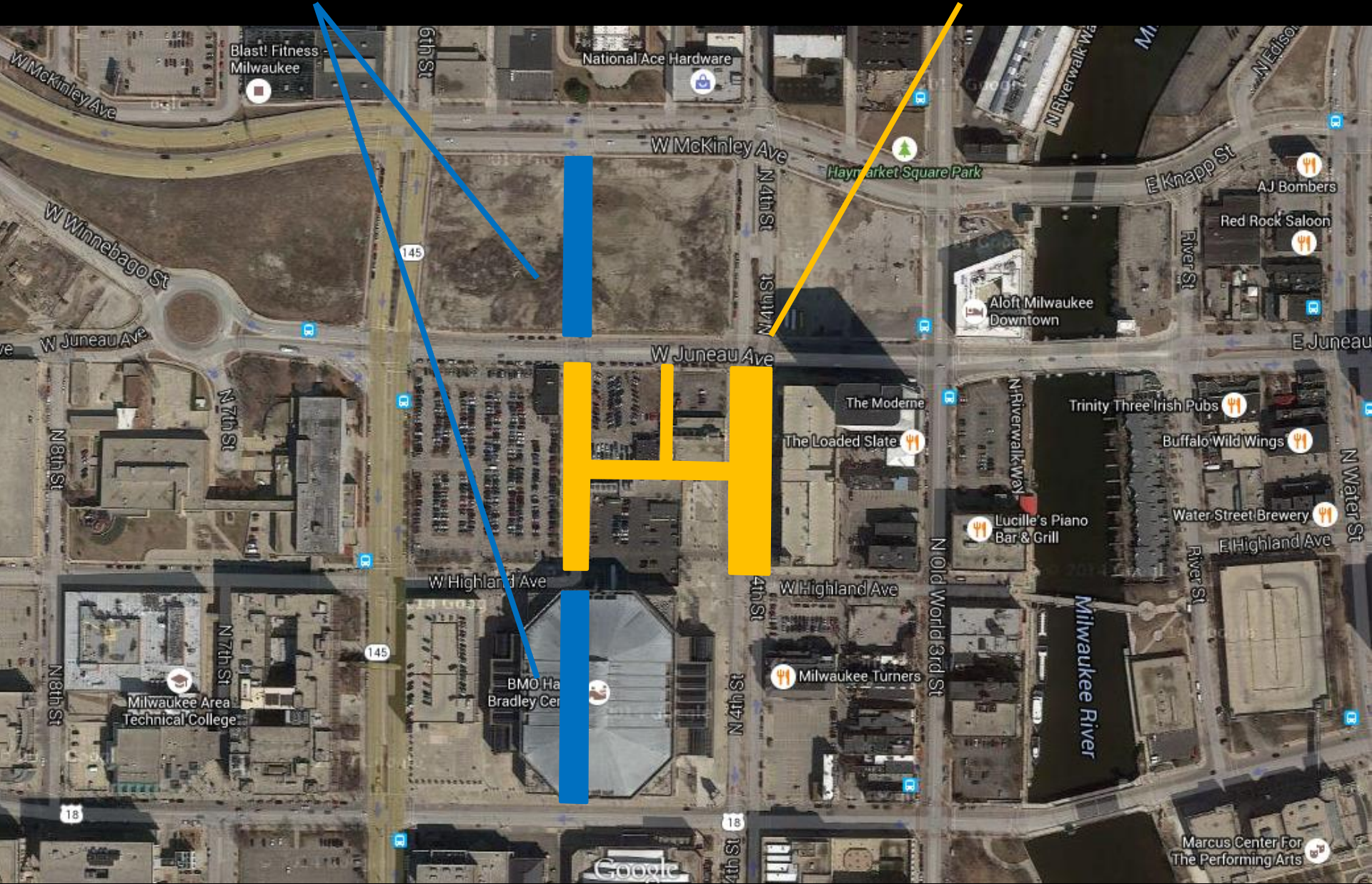
- Contribute \$35m towards construction of a 1,243-space parking structure
- Contribute \$12m towards construction of a plaza outside of the arena
- Convey 4th/Highland parking structure to Bucks
- Convey RACM Park East parcel to Bucks
- Various public infrastructure improvements: street/alley vacations, street resurfacing, rebuild 5th Street, city utility work

Parking Structure:

- Constructed by Bucks
- Owned by City
- Operated by Bucks
- Parking revenues, after O&M, split 50/50 between City and Bucks

Street Dedications

Street/Alley Vacations



Terms

Bucks Obligations:

- Construct arena, plaza, live block and parking structure
- Demolish Bradley Center
- Easement for vacated 4th Street
- Dedicate 5th Street
- Local Retailers for 25% of live block
- Permit fees up to \$1 million
- Detailed Planned Development for all blocks
- Human Resources for arena, plaza and parking structure:
 - 25% SBE for construction
 - 18% SBE for professional services
 - 40% RPP (10% county-wide)
 - \$750,000 workforce capacity program (split 50/50 between City and Bucks)



Northwestern
Mutual®





TID #84 (West McKinley and West Juneau)

Project Costs (\$20 million)

- \$12 million City or RACM bonding
- \$8 million developer-financed (4.5%, max of 25 years), subordinate to City

Base Value

- \$51.6 million (70 properties)

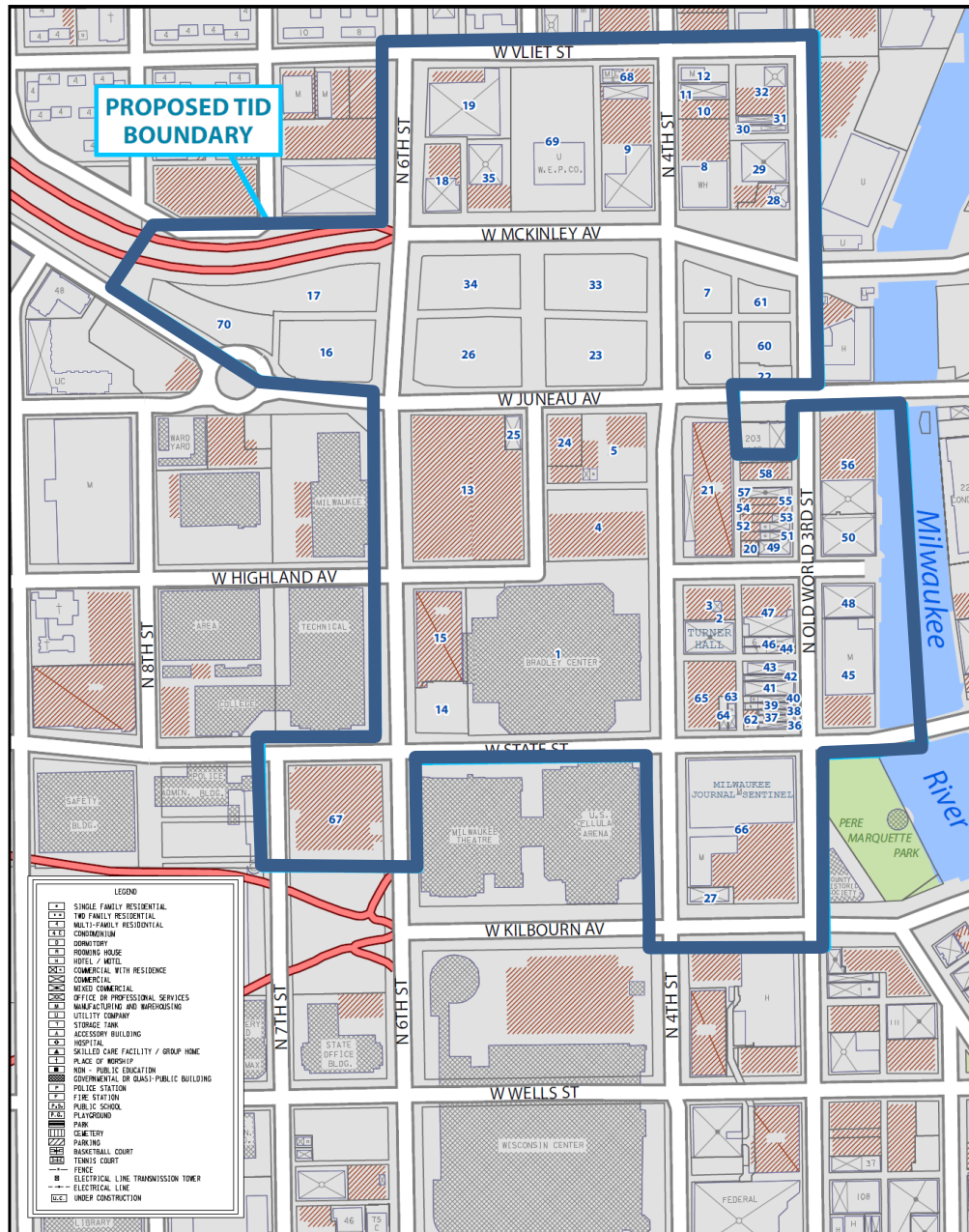
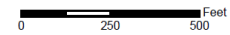
Feasibility

- Based on Phase 1 development only
- City repaid in year 15
- Bucks repaid in year 25

TID 84: WEST MCKINLEY AND WEST JUNEAU

MAP 1: BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 12 June 2015
 Source: City of Milwaukee Information & Technology Management Division



PROPOSED TID BOUNDARY

LEGEND	
[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CONDOMINIUM
[Symbol]	DOMESTIC
[Symbol]	ROOMING HOUSE
[Symbol]	HOTEL / MOTEL
[Symbol]	COMMERCIAL WITH RESIDENCE
[Symbol]	COMMERCIAL
[Symbol]	MOVIED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE YARD
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	PLACE OF WORSHIP
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	POLICE STATION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	CEMETERY
[Symbol]	PAVING
[Symbol]	BASKETBALL COURT
[Symbol]	TENNIS COURT
[Symbol]	FENCE
[Symbol]	ELECTRICAL LINE TRANSMISSION TOWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION

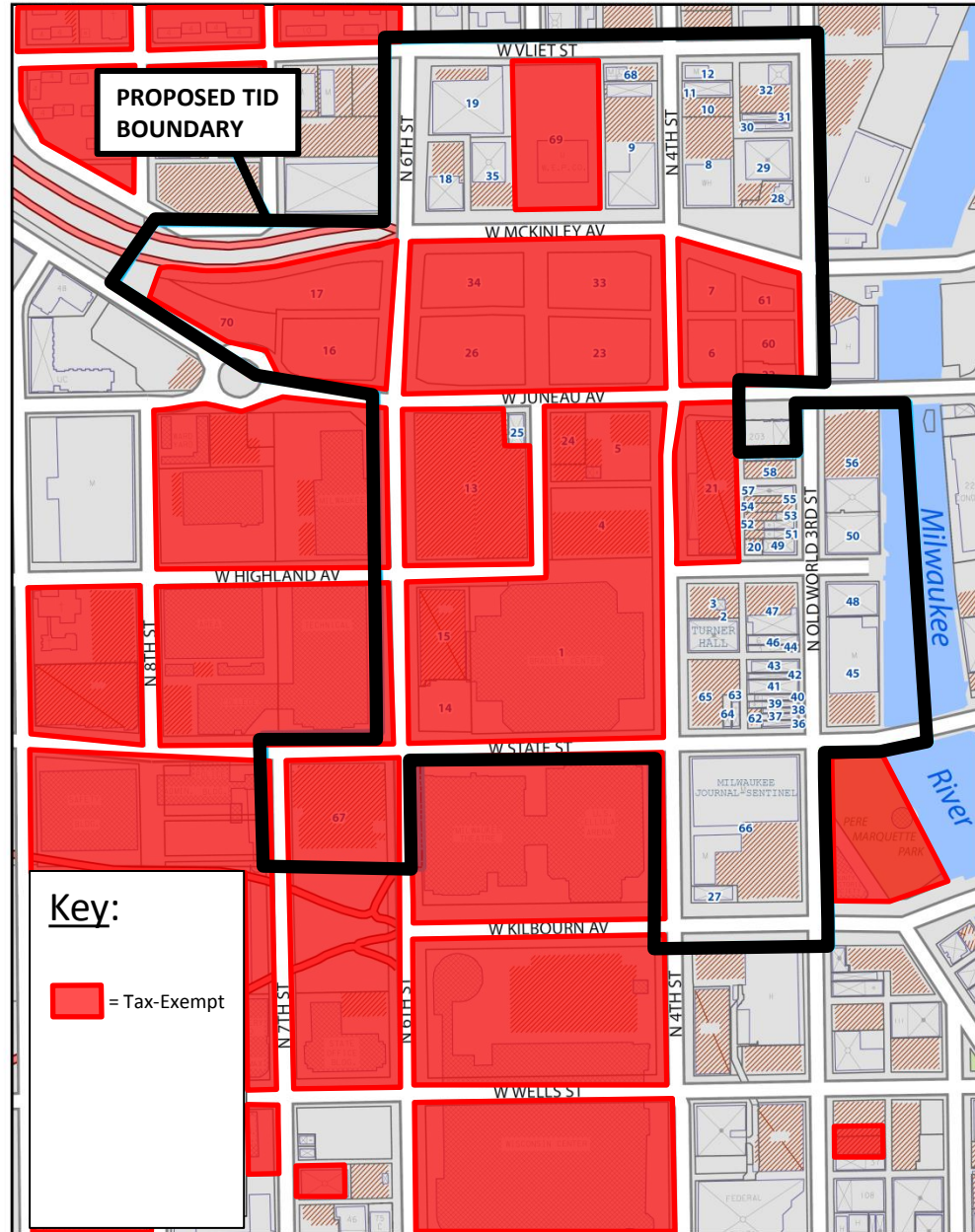


TID 84: WEST MCKINLEY AND WEST JUNEAU

Prepared by the Department of City Development Planning Division, 12 June 2015
Source: City of Milwaukee Information & Technology Management Division

MAP 1: BOUNDARY AND EXISTING LAND USE

0 250 500 Feet

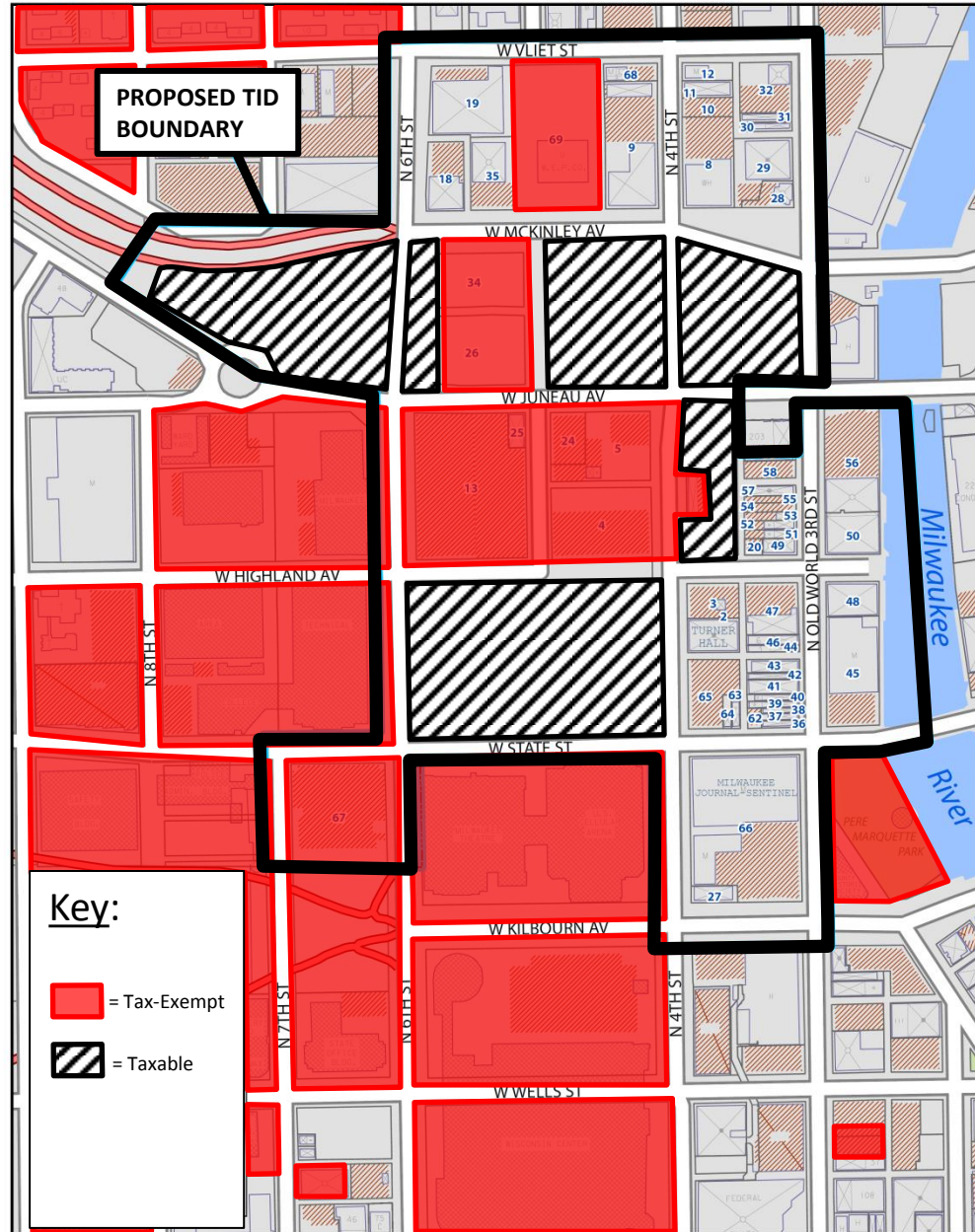


TID 84: WEST MCKINLEY AND WEST JUNEAU

Prepared by the Department of City Development Planning Division, 12 June 2015
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MAP 1: BOUNDARY AND EXISTING LAND USE

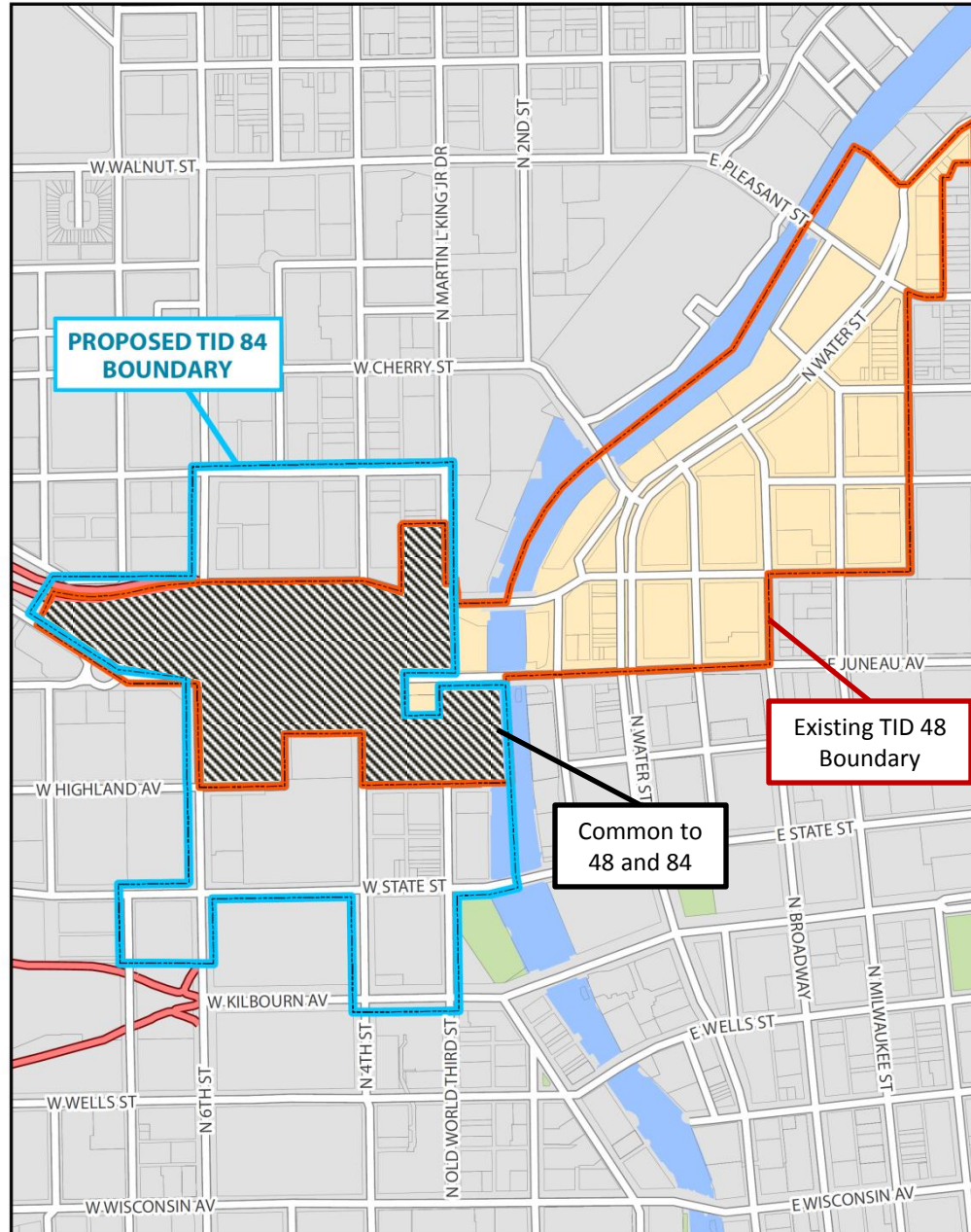
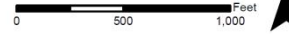
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TID 84: WEST MCKINLEY AND WEST JUNEAU

Prepared by the Department of City Development Planning Division, 12 June 2015
Source: City of Milwaukee Information & Technology Management Division

MAP 5: PARK EAST TID 48



**PROPOSED TID 84
BOUNDARY**

**Existing TID 48
Boundary**

**Common to
48 and 84**







TID #22 (Beerline “B”)

History

- Created in 1993 for infrastructure in Beerline “B”: Commerce Street, riverwalk, dockwall, etc.

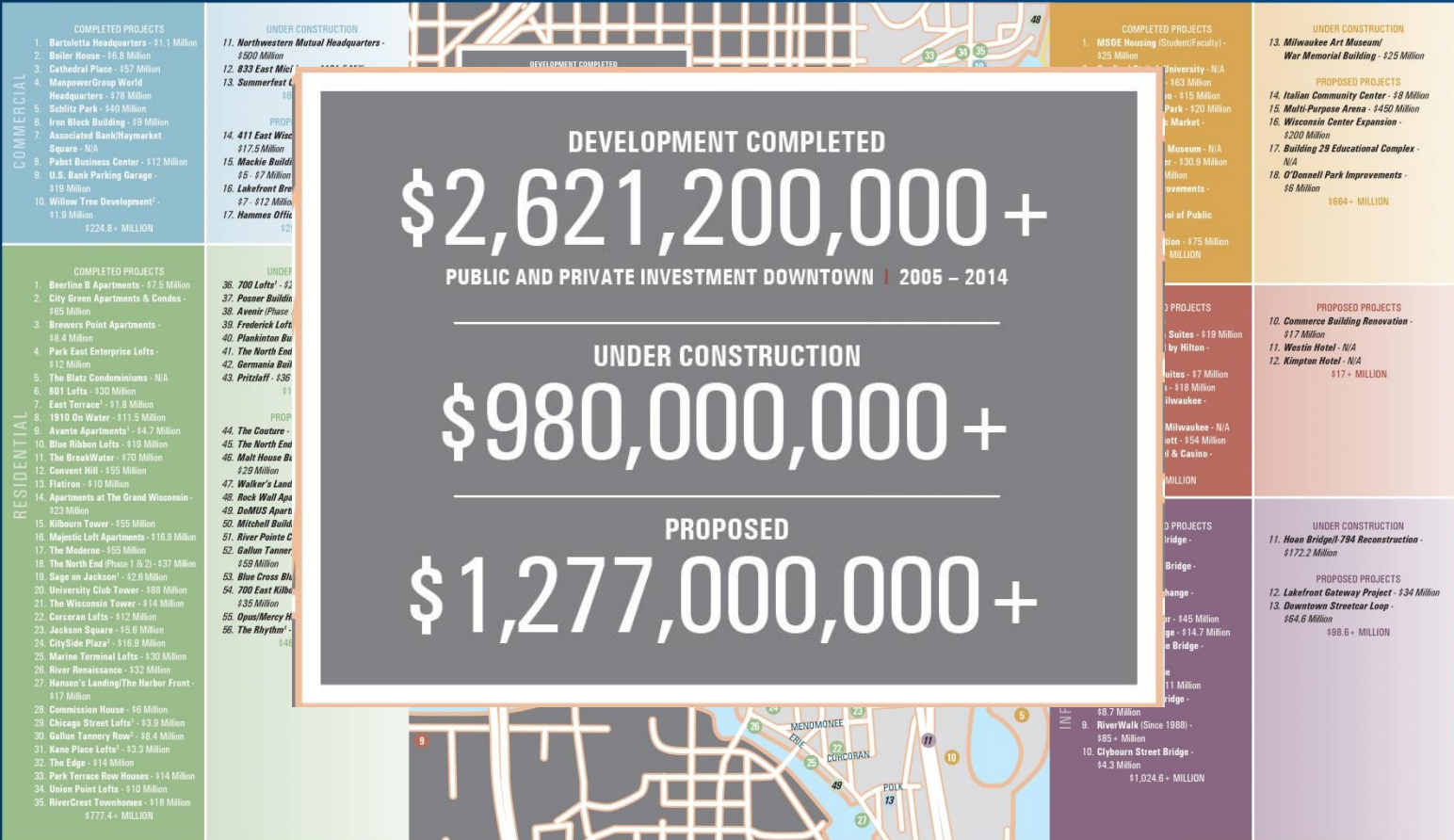
Amendment No. 4

- \$27 million contribution to parking structure

Feasibility

- Extends district to 2020 (year 27)

Development in Downtown Milwaukee



¹ Indicates properties where an investment value was estimated based on an average of several comparable properties most recent assessed value from the City of Milwaukee.
² Indicates properties where the investment value was not found and the current assessed valuation from the City of Milwaukee was used as an alternative.

Downtown Area and Tax Base

Downtown has 3.2% of the City's land area and 18.6% of the tax base.



Downtown Arena District



POPULOUS HNTB eua

TID #84 – West McKinley and West Juneau
TID #22 – Beerline “B” (Amendment No. 4)