

Form  
**PE-605A**

## TID Project Plan and/or Allocation Amendment Legal Requirements

**Due date  
December 31**

*(created under secs. [66.1105](#) or [60.85](#), Wis. Stats.)*

**Submit form/documents** – email this completed form and required documents to: [tif@revenue.wi.gov](mailto:tif@revenue.wi.gov)

### Important Information

- Clerk must email the Wisconsin Department of Revenue (DOR) when adopting an amendment, within 60 days after its adoption
- Review the "Amendments" columns on the TID Application Checklist ([Form PE-109](#))
- TIDs created under sec. 60.85, Wis. Stats. are not allowed to have allocation amendments, but may amend a project plan

Section 1: Municipal Information							
Taxation district <i>(check one)</i>	<input type="checkbox"/> Town	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> City	County	Co-muni code	TID no.	<i>(check one or both)</i>
Enter municipality →	Milwaukee		Milwaukee	40 - 251	39		<input checked="" type="checkbox"/> Project plan <input type="checkbox"/> Allocation
Section 2: Legal Requirements							Dates
<b>Letters and hearing notice</b> – date sent by first class mail to administrator of all local government entities and school districts with authority to levy taxes on Tax Incremental District (TID) property <b>Submit to DOR:</b> Copy of letters and hearing notice sent							06 - 01 - 2016
<b>Joint Review Board (JRB) hearing notice</b> – date published as Class 1 (not required for Town TIDs, under state law (sec. 60.85, Wis. Stats.)) <b>Submit to DOR:</b> Copy of affidavit verifying newspaper publication date and readable copy of the actual notice							06 - 09 - 2016
<b>Planning Commission hearing notice</b> – dates published as Class 1 <b>Submit to DOR:</b> Copy of affidavit verifying newspaper publication dates and readable copy of the actual notice							06 - 09 - 2016
<b>Planning Commission public hearing</b> – date of public hearing							06 - 16 - 2016
<b>Planning Commission project plan resolution</b> – date adopted <b>Submit to DOR:</b> Copy of approved Planning Commission resolution and amended project plan or meeting minutes							06 - 16 - 2016
<b>Local Legislative Body project plan resolution</b> – date adopted. <b>Note:</b> It must discuss the findings outlined in state law (sec. 66.1105(4)(g), Wis. Stats.) <b>Submit to DOR:</b> Copy of approved Local Legislative Body resolution and approved project plan							07 - 06 - 2016
<b>JRB hearing notice (2nd)</b> – date published as Class 1 <b>Submit to DOR:</b> Copy of affidavit verifying newspaper publication date and readable copy of the actual notice							07 - 13 - 2016
<b>JRB project plan resolution</b> – date adopted (within 45 days after receiving local legislative body resolution). JRB approval based on criteria listed in <a href="#">sec. 66.1105(4)(gs)</a> or <a href="#">sec. 60.85(3)(i)</a> , Wis. Stats. <b>For towns</b> – date adopted (between 10-45 days after receiving the local legislative body resolution) <b>Submit to DOR:</b> Copy of approved JRB resolution							07 - 20 - 2016
Section 3: Clerk Information							
Name		Phone		Email			
Jim Owczarski		(414) 286 - 2998		jowcza@milwaukee.gov			
Section 4: Individual to Contact for Information							
Name		Title					
Dan Casanova		Senior Economic Development Specialist					
Business name		Phone		Email			
City of Milwaukee		(414) 286 - 5921		dcasan@milwaukee.gov			



Department of City Development  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

Rocky Marcoux  
Commissioner  
rmarco@milwaukee.gov

Martha L. Brown  
Deputy Commissioner  
mbrown@milwaukee.gov

June 1, 2016

Honorable Tom Barrett  
Mayor, City of Milwaukee  
City Hall – Room 201  
200 East Wells Street  
Milwaukee, WI 53202

Dr. Vicki J. Martin, President  
Milwaukee Area Technical College  
700 West State Street  
Milwaukee, WI 53233

Honorable Chris Abele  
County Executive  
Milwaukee County Courthouse  
901 North 9th Street  
Milwaukee, WI 53233

Dr. Darienne Driver, Superintendent  
Milwaukee Public Schools  
5225 W. Vliet Street  
Milwaukee, WI 53208

Mr. Kevin Shafer, P.E.  
Executive Director  
Milwaukee Metropolitan Sewerage District  
260 West Seeboth Street  
Milwaukee, WI 53204

Ladies and Gentlemen:

The Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin, to consider approving an amendment to Tax Incremental District No. 39 (City Center Hilton), in Milwaukee, WI. (the "District").

The amendment is proposed to provide up to \$4,000,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension, as well as preliminary engineering, planning and related work for an extension of the Milwaukee Streetcar to the Bronzeville neighborhood, within one half-mile of the District boundary. A copy of the hearing notice is attached. A copy of the proposed amendment will be provided upon request.

Sincerely,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

David P. Misky  
Assistant Executive Director-Secretary

Attachment



OFFICIAL NOTICE NO. 57677

PUBLIC HEARING

Redevelopment Authority of the City of Milwaukee

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin.

The purpose of the meeting will be to consider an amendment to Tax Incremental Financing District No. 39 (City Center Hilton) to provide up to \$4,000,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension, as well as preliminary engineering, planning and related work for an extension of the Milwaukee Streetcar to the Bronzeville neighborhood.

At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed amendment to Tax Increment District No. 39. A copy of the amended Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. – 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Lois A. Smith, Chair  
Rocky Marcoux, Executive Director-Secretary

June 9, 2016

PROOF OF PUBLICATION

STATE OF WISCONSIN }  
MILWAUKEE COUNTY } S.S.

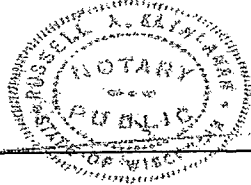
David Sherman, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jun. 9, 2016

David Sherman, Publisher

Sworn to me this 9th day of June 2016

Russell A. Klingaman  
Notary Public, Milwaukee County, Wisconsin  
My Commission Expires Permanent



**MEETING NOTICE  
JOINT REVIEW BOARD FOR CITY  
OF MILWAUKEE TAX  
INCREMENTAL FINANCE  
DISTRICTS**

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 11:30 a.m., June 16, 2016 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.

The agenda for the meeting is as follows:

1. Approval of minutes from the May 19, 2016 meeting.
2. Tax Incremental District No. 87 (Welford Sanders Lofts)
  - Overview of the TID No. 87 Project Plan.
  - Review of information required under Sec. 66.1105(4)(f), Wis. Stats.
  - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 87.
3. Tax Incremental District No. 88 (4th and Wisconsin)
  - Overview of the Project Plan for Tax Incremental District No. 88.
4. Amendment No. 2 to Tax Incremental District No. 39 (Hilton Hotel)
  - Overview of Amendment No. 2 to Tax Incremental District No. 39.
5. Amendment No. 3 to Tax Incremental District No. 41 (Time Warner/Manpower)
  - Overview of Amendment No. 3 to Tax Incremental District No. 41.
6. Amendment No. 4 to Tax Incremental District No. 48 (Park East)
  - Overview of Amendment No. 4 to Tax Incremental District No. 48.
7. Amendment No. 2 to Tax Incremental District No. 68 (Fifth Ward/First Place)
  - Overview of Amendment No. 2 to Tax Incremental District No. 68.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

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PROOF OF PUBLICATION

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STATE OF WISCONSIN }  
MILWAUKEE COUNTY } S.S.

David Sherman, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jun. 9, 2016

David Sherman, Publisher

Sworn to me this 9th day of June 2016

**OFFICIAL NOTICE NO. 57677  
PUBLIC HEARING**  
Redevelopment Authority of the City of Milwaukee  
Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on June 16, 2016, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin.  
The purpose of the meeting will be to consider an amendment to Tax Incremental Financing District No. 39 (City Center Hilton) to provide up to \$4,000,000 in funding for public infrastructure, engineering and planning associated with the Milwaukee Streetcar's 4th Street extension, as well as preliminary engineering, planning and related work for an extension of the Milwaukee Streetcar to the Bronzeville neighborhood.  
At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed amendment to Tax Increment District No. 39. A copy of the amended Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. - 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.  
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE  
Lois A. Smith, Chair  
Rocky Marcoux, Executive Director-Secretary  
11082514/06-9

Russell A. Klingaman  
Notary Public, Milwaukee County, Wisconsin  
My Commission Is Permanent



PROOF OF PUBLICATION

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:** 10624  
**Adopted on:** June 16, 2016  
**Project/Area:** TID No. 39 (City Center Hilton)  
**Aldermanic District:** 4th

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**Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 39 (City Center Hilton).**

Whereas, The Common Council of the City of Milwaukee, pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the "Redevelopment Authority") as the agency responsible for preparation and review of proposed tax incremental districts and amendments thereto; and

Whereas, The Second Amendment to the Project Plan for Tax Incremental Financing District No. 39 (City Center Hilton) (the "District"), have been prepared and duly noticed; and

Whereas, On June 16, 2016 the Redevelopment Authority conducted the required public hearing on the proposed Second Amendment to the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Second Amendment to the Project Plan to the District, a copy of which was submitted to the Journal of Proceedings, is adopted; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution and the Second Amendment to the District to the Common Council for its approval.

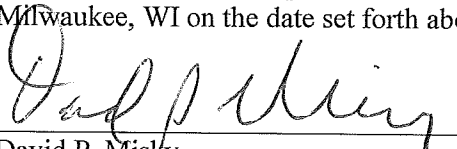
Further Resolved, That the officers of the Redevelopment Authority are authorized to execute any documents and instruments necessary to implement the Second Amendment to the District.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

  
\_\_\_\_\_  
David P. Misky  
Assistant Executive Director – Secretary

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# City of Milwaukee

Office of the City Clerk

200 E. Wells Street  
Milwaukee, Wisconsin 53202

Certified Copy of Resolution

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**FILE NO: 160288**

**Title:**

**Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 39 (City Center Hilton), in the 4th Aldermanic District.**

**Body:**

Whereas, On September 6, 2000, the Common Council of the City of Milwaukee (“Common Council”) adopted File No. 000165, which approved a Project Plan and created Tax Incremental District No. 39 (the “District”); and

Whereas, On November 2, 2015, the Common Council adopted File No. 150913, which approved Amendment No. 1 to the District; and

Whereas, Pursuant to Section 66.1105(4)(h)(l), Wisconsin Statutes, on June 16, 2016, the Redevelopment Authority of the City of Milwaukee (“Authority”) conducted a public hearing on Amendment No. 2 to the Project Plan for the District (“Amendment”), approved the Amendment by resolution and submitted the Amendment, a copy of which is attached to this Common Council File, to the Common Council for its approval; and

Whereas, Section 66.1105(4)(g) and (h)(1), Wisconsin Statutes, provides that an amendment to a Project Plan shall be approved by the Common Council with the adoption of a resolution, which contains findings that such amendment is feasible and in conformity with the Master Plan of the City of Milwaukee (“City”); now, therefore, be it

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

1. The Amendment retains the existing boundaries of the District and does not alter the number of properties within the District. Therefore, the findings made in File No. 000165, pursuant to Section 66.1105(4)(gm)l and 4, Wisconsin Statutes, are unchanged.
2. The Amendment revises the project costs to be supported by the District and revises the Economic Feasibility Report that is part of the Project Plan and makes related changes regarding the timing of project costs and methods of financing. The improvement and/or development of such area are/is likely to enhance significantly the value of substantially all of the other real property in and adjoining the District.
3. The project costs provided in the Amendment relate directly to promoting development consistent with the City's Master Plan and with the purpose(s) for which the District was 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 Tax Incremental Districts within the City, 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 Amendment is approved and the Project Plan for the District, as amended, 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 notify the Wisconsin Department of Revenue, in such form as may be prescribed by said Department, of the approval of this Amendment pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.

2. The City Comptroller is directed to transfer the sum of up to \$4,000,000, plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. 0336-1910-TD03980000 for the purpose of providing a portion of the necessary funding for implementation of the Amendment.

3. The City Comptroller, in conjunction with the Commissioner of the Department of City Development (“DCD”), is directed to perform such acts and to create such accounts and subaccounts and make appropriate transfers, upon written request by DCD, for all revenue or expenditure activity under this resolution; and, be it

Further Resolved, That the proper City officials are directed to execute any additional documents and instruments necessary to carry out the purposes of the Amendment.



**I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on July 6, 2016.**

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**James R. Owczarski**

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**July 21, 2016**

**Date Certified**



PROOF OF PUBLICATION

STATE OF WISCONSIN }  
MILWAUKEE COUNTY } S.S.

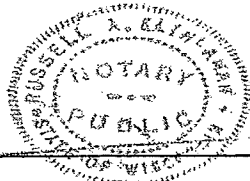
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Jul. 13, 2016

David Sherman, Publisher

Sworn to me this 13th day of July 2016

Russell A. Klingaman  
Notary Public, Milwaukee County, Wisconsin  
My Commission Is Permanent



**MEETING NOTICE  
JOINT REVIEW BOARD FOR CITY  
OF MILWAUKEE TAX  
INCREMENTAL FINANCE  
DISTRICTS**

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 1:30 p.m., July 20, 2016 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI

The agenda for the meeting is as follows:

1. Approval of minutes from the June 16, 2016 meeting.
2. Tax Incremental District No. 88 (4th and Wisconsin)
  - Overview of the TID No. 88 Project Plan.
  - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
  - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 88.
3. Amendment No. 2 to Tax Incremental District No. 39 (Hilton Hotel)
  - Overview of Amendment No. 2 to Tax Incremental District No. 39.
  - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
  - Resolution approving the City of Milwaukee's amendment of Tax Incremental District No. 39.
4. Amendment No. 3 to Tax Incremental District No. 41 (Time Warner/Manpower)
  - Overview of Amendment No. 3 to Tax Incremental District No. 41.
  - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
  - Resolution approving the City of Milwaukee's amendment of Tax Incremental District No. 41.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

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PROOF OF PUBLICATION

**RESOLUTION APPROVING AMENDMENT NO. 2 to  
TAX INCREMENTAL DISTRICT NO. 39 (Hilton Hotel)  
CITY OF MILWAUKEE, WISCONSIN**

**Resolved**, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 160288 adopted July 6, 2016 approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 39 (Hilton Hotel), a copy of said resolution and Amendment being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Amendment. This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes; and be it

**Further Resolved**, That in the judgment of the Joint Review Board, the development described in the Amendment would not occur without the amendment of the tax incremental district; and be it

**Further Resolved**, That per Section 66.1105 (4m)(d), Wisconsin Statutes, the proposed expenditures outlined in the Amendment for an area that is outside the district's boundary are approved.

Dated this 20th day of July, 2016

**CITY OF MILWAUKEE, WISCONSIN**

By: Mark Nicolini  
Mark Nicolini

**MILWAUKEE AREA TECHNICAL COLLEGE**

By: \_\_\_\_\_  
Jeffrey Hollow

**MILWAUKEE PUBLIC SCHOOLS**

By: \_\_\_\_\_  
Gerald Pace

**MILWAUKEE COUNTY**

By: James Tarantino  
James Tarantino

**RESOLUTION APPROVING AMENDMENT NO. 2 to  
TAX INCREMENTAL DISTRICT NO. 39 (Hilton Hotel)  
CITY OF MILWAUKEE, WISCONSIN**

**Resolved**, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 160288 adopted July 6, 2016 approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 39 (Hilton Hotel), a copy of said resolution and Amendment being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Amendment. This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes; and be it

**Further Resolved**, That in the judgment of the Joint Review Board, the development described in the Amendment would not occur without the amendment of the tax incremental district; and be it

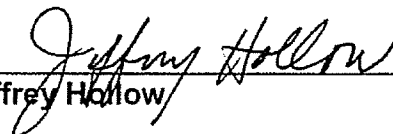
**Further Resolved**, That per Section 66.1105 (4m)(d), Wisconsin Statutes, the proposed expenditures outlined in the Amendment for an area that is outside the district's boundary are approved.

Dated this 20th day of July, 2016

**CITY OF MILWAUKEE, WISCONSIN**

By: \_\_\_\_\_  
Mark Nicolini

**MILWAUKEE AREA TECHNICAL COLLEGE**

By:  \_\_\_\_\_  
Jeffrey Hollow

**MILWAUKEE PUBLIC SCHOOLS**

By: \_\_\_\_\_  
Gerald Pace

**MILWAUKEE COUNTY**

By: \_\_\_\_\_  
James Tarantino

**CITIZEN MEMBER**

**By:**

  
\_\_\_\_\_

**Robert Rondini**

**AMENDMENT NO. 2**

**PROJECT PLAN FOR  
TAX INCREMENTAL FINANCING DISTRICT NO. 39  
(City Center Hilton)**

**CITY OF MILWAUKEE**

**Public Hearing Held: June 16, 2016**

**Redevelopment Authority Adopted: June 16, 2016**

**Common Council Adopted: July 6, 2016**

**Joint Review Board Adopted: July 20, 2016**

**AMENDMENT NO. 2 to the PROJECT PLAN for  
TAX INCREMENTAL FINANCING DISTRICT NUMBER 39  
CITY OF MILWAUKEE  
(City Center Hilton)**

**Introduction**

Section 66.1105(4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority, subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district.

Section 66.1105(2)(f)1.n., permits that amendment to fund projects located outside, but within one half-mile of the district's boundary.

The City of Milwaukee created Tax Incremental District No. 39 (the "District") in 2000 for the purpose of providing financial assistance for the construction of an 850 space parking structure and for streetscaping improvements adjacent to the structure. In 2015, the District was amended to provide \$700,000 towards the pavement of West Juneau Avenue between North Old World Third Street and North 6th Street.

Amendment No. 2 to the District will provide \$4,000,000 towards the 4th Street Extension of the Milwaukee Streetcar, as well as preliminary engineering, planning and related work for an extension of the Milwaukee Streetcar to the Bronzeville neighborhood, as shown in the attached "**Amended Map No. 3, Proposed Improvements and Uses**".

**Amendments to the Project Plan:**

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

**Add the following text to the end of Section I C. "Project Plan Goals and Objectives":**

- Implement a Catalytic Project, as set forth in the Downtown Area Plan 2010 Update, which calls for the creation of the streetcar line and a Wisconsin Avenue Strategy.
- Provide funding for public improvements and infrastructure that are not financially feasible without public/private cooperation.

**Add the following text to the end of Section II.A., "The following is a description of the kind, number, and location of all proposed Public Works or Improvements within the District":**

- c) Construction of the 4th Street extension of the Milwaukee Streetcar project, and associated public improvements, infrastructure, engineering and planning, as well as preliminary engineering, planning and related work for an extension of the Milwaukee Streetcar to the Bronzeville neighborhood, within the District and within a one half-mile radius of the District boundary, per Section 66.1105(2)(f) Stats.

The proposed sources of funding for the 4th Street Extension are as follows:

Federal Funding:	\$20 million
TID 39 (Hilton Hotel):	\$4 million
TID 41 (Time Warner/Manpower):	\$8 million
TID 88 (4th/Wisconsin) :	\$8 million
<b>TOTAL:</b>	<b>\$40 million</b>

**Replace the “Summary of TID Contribution to Capital Cost” table in Section II.B., with the following table:**

<b>ORIGINAL PROJECT PLAN</b>	
Administration	\$27,226
Capital Cost	\$5,220,068
Interest Cost	\$2,388,668
<b>SUB-TOTAL</b>	<b>\$7,635,962</b>
<b>AMENDMENT NO. 1</b>	
Paving	\$700,000
Est. Interest Cost	\$28,000
<b>SUB-TOTAL Amendment 1</b>	<b>\$728,000</b>
<b>AMENDMENT NO. 2</b>	
Public Infrastructure – Milwaukee Streetcar	\$4,000,000
Est. Interest Cost	\$850,000
<b>SUB-TOTAL Amendment No. 2</b>	<b>\$4,850,000</b>
<b>EST. TOTAL COST OF AMENDED PLAN</b>	<b>\$13,213,962</b>

**Replace the Section II.C “Project Financing and Timetable for Expenditures”, with the following:**

All expenditures are expected to be incurred during the period from 2016-2022.

The City may proceed to fund any or all Project Costs using general obligation bonds or notes, or RACM revenue bonds to be issued in amounts which can be supported using tax increments in the District.

**Replace the Section II.D “List of Estimated Non-Project Costs”, with the following:**

The proposed 4th Street extension of the Milwaukee Streetcar will require up to \$20 million in federal funding, however, there are no City-related Non-Project Costs.

**Add the following text to the end of Section II.F “Statement Indicating How District Creation Promotes Orderly Development”, with the following:**

In addition, this amendment to the District will provide a means to continue the revitalization of downtown Milwaukee, and more specifically, West Wisconsin Avenue, consistent with the objectives of the Downtown Area Plan, updated in 2010. The Downtown Area Plan identified the Downtown Streetcar and Wisconsin Avenue Strategy as catalytic projects for downtown Milwaukee, each of which will be accomplished, in part, by this amendment to the District.

**Replace Exhibit 4: Economic Feasibility Study”, with the following:**

Attached is a feasibility analysis for Amendment No. 2 to the District. Based upon the anticipated tax incremental revenue to be generated by the District, the District is financially feasible and it likely to be retired on or before 2023, the 23rd year of the District. Accordingly, the District is determined to be feasible.

**Map No. 3, “Proposed Improvements and Uses,” is replaced with the attached “Amended Map No. 3, Proposed Improvements and Uses”.**

**Opinion of City Attorney letter is deleted and replaced with the attached letter from the City Attorney.**



**TID No. 39 (City Center Hilton) Feasibility 2016**

No.	Assessment Year	Budget Year	Base Value	Projected Value	TID Incremental Value	Increment	Developer Payments	Administrative Expenses	Paving Costs	4th St Extension	Cash flow	Total Cum. Cash Flow	After reserving for remaining debt Surplus/(deficit)	TID Payoff
1	2000	2001	23,863,400	23,863,400	-	-					-	-	(13,406,248)	
2	2001	2002	23,863,400	37,892,200	14,028,800	395,616	(395,616.00)				-	-	(13,010,632)	No
3	2002	2003	23,863,400	39,056,100	15,192,700	423,366	(418,366.00)	(4,108.00)			892	892	(12,587,266)	No
4	2003	2004	23,863,400	39,772,300	15,908,900	420,114	(415,114.24)				5,000	5,892	(12,167,152)	No
5	2004	2005	23,863,400	43,089,200	19,225,800	501,032	(496,033.00)	(1,000.00)			3,999	9,891	(11,666,120)	No
6	2005	2006	23,863,400	46,097,000	22,233,600	542,715	(542,716.00)	(1,000.00)			(1,001)	8,890	(11,123,405)	No
7	2006	2007	23,863,400	49,478,900	25,615,500	564,502	(554,502.00)	(2,669.00)			7,331	16,221	(10,558,903)	No
8	2007	2008	23,863,400	50,344,200	26,480,800	594,769	(589,769.00)	(3,567.00)			1,433	17,654	(9,964,134)	No
9	2008	2009	23,863,400	55,122,000	31,258,600	749,768	(749,767.99)	(5,028.00)			(5,028)	12,626	(9,214,366)	No
10	2009	2010	23,863,400	45,269,200	21,405,800	545,365	(545,365.00)	(612.00)			(612)	12,014	(8,669,001)	No
11	2010	2011	23,863,400	40,292,500	16,429,100	440,212	(440,212.00)	(1,624.00)			(1,624)	10,390	(8,228,789)	No
12	2011	2012	23,863,400	41,321,600	17,458,200	497,591	(497,590.98)	(2,659.00)			(2,659)	7,731	(7,731,198)	No
13	2012	2013	23,863,400	41,048,100	17,184,700	522,720	(522,720.27)	(2,659.00)			(2,659)	5,072	(7,208,478)	No
14	2013	2014	23,863,400	52,569,300	28,705,900	892,654	(892,654.24)	(1,650.00)			(1,650)	3,421	(6,315,824)	No
15	2014	2015	23,863,400	41,871,800	18,008,400	548,309	(548,309.00)	(650.00)			(650)	2,771	(5,767,515)	No
16	2015	2016	23,863,400	48,284,300	24,420,900	745,862			(700,000)		45,862	48,633	(5,021,653)	No
17	2016	2017	23,863,400	46,586,500	22,723,100	681,693				(681,693)	-	48,633	(4,339,960)	No
18	2017	2018	23,863,400	47,052,365	23,188,965	695,669				(695,669)	-	48,633	(3,644,291)	No
19	2018	2019	23,863,400	47,522,889	23,659,489	709,785				(709,785)	-	48,633	(2,934,507)	No
20	2019	2020	23,863,400	47,998,118	24,134,718	724,042				(724,042)	-	48,633	(2,210,465)	No
21	2020	2021	23,863,400	48,478,099	24,614,699	738,441				(738,441)	-	48,633	(1,472,024)	No
22	2021	2022	23,863,400	48,962,880	25,099,480	752,984				(752,984)	-	48,633	(719,040)	No
23	2022	2023	23,863,400	49,452,508	25,589,108	767,673				(767,673)	-	48,633	48,633	YES
24	2023	2024	23,863,400	49,947,034	26,083,634	782,509					782,509	831,142	831,142	YES
25	2024	2025	23,863,400	50,446,504	26,583,104	797,493					797,493	1,628,635	1,628,635	YES
26	2025	2026	23,863,400	50,950,969	27,087,569	812,627					812,627	2,441,263	2,441,263	YES
27	2026	2027	23,863,400	51,460,479	27,597,079	827,912					827,912	3,269,175	3,269,175	YES
					16,675,423	(7,608,736)	(27,226)	(700,000)	(5,070,287)	3,269,175				

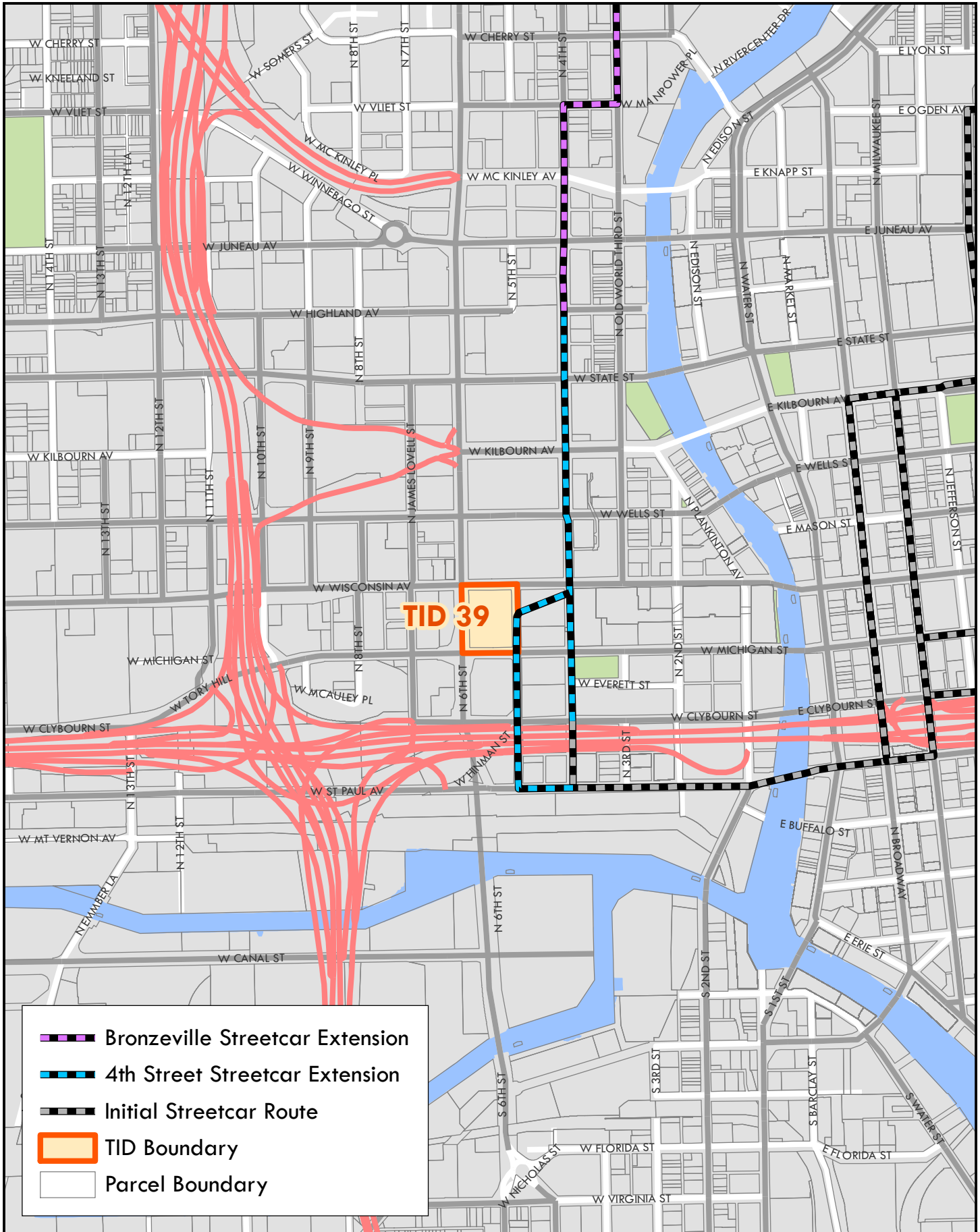
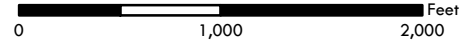
Annual appreciation	1.010
Base Value	23,863,400
Property Tax rate	3.000%

NPV @ 4.75% 4,213,965

# TID 39: AMENDED MAP NO. 3

## PROPOSED IMPROVEMENTS AND USES

Prepared by the Department of City Development, 5/27/2016  
 Source: City of Milwaukee Information and Technology Management Division



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June 28, 2016

Rocky Marcoux, Commissioner  
Department of City Development  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Re: Amendment No. 2 to Project Plan for Tax Incremental District No. 39  
(City Center Hilton)

Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed Amendment No. 2 to the Project Plan for the above-referenced Tax Incremental District No. 39.

Based upon that review, it is our opinion that the Plan, as amended, is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

Very truly yours,

  
GRANT F. LANGLEY  
City Attorney

  
JEREMY R. MCKENZIE  
Assistant City Attorney

1050-2016-1061:228646

