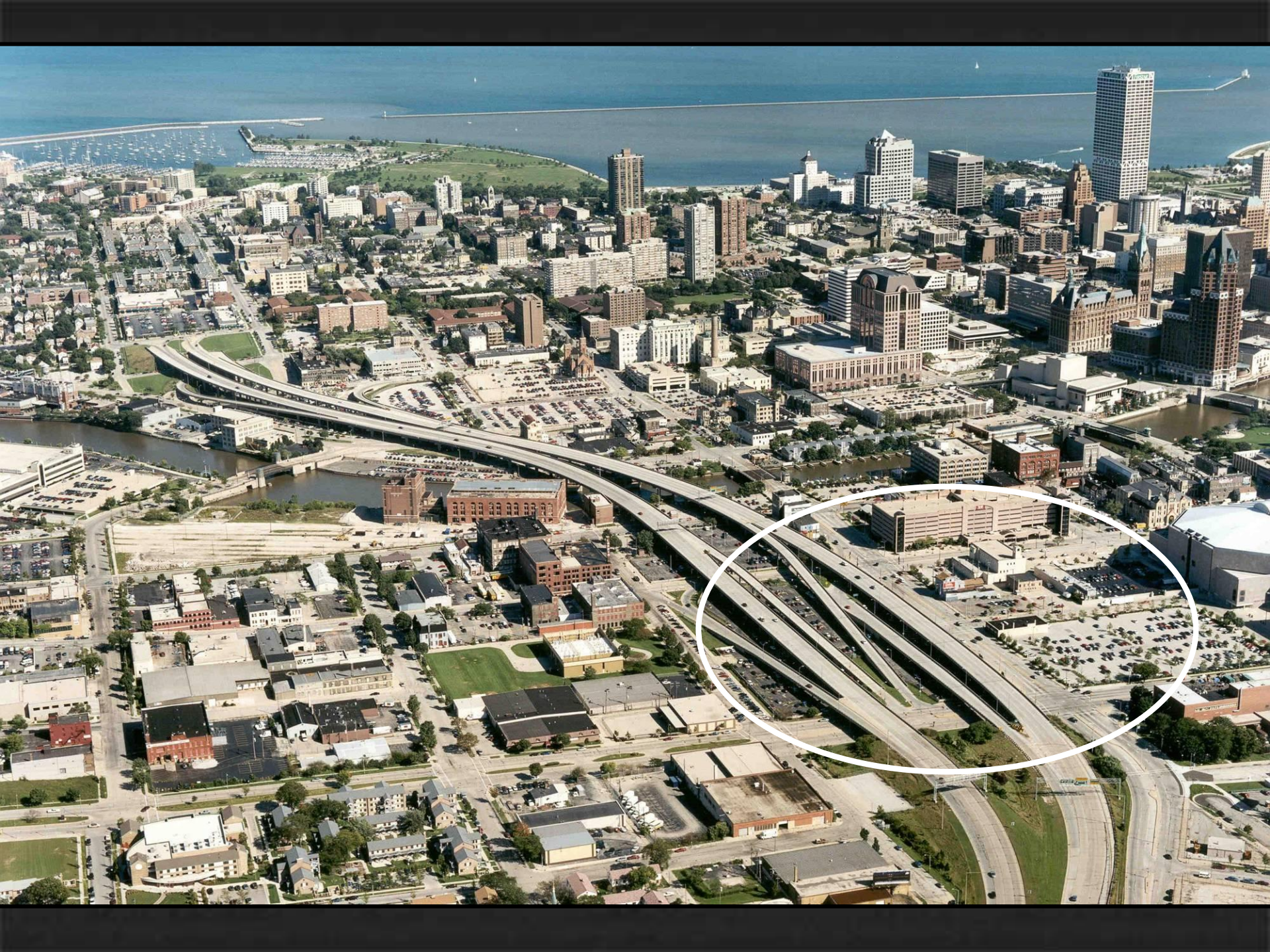


# Downtown Arena District



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









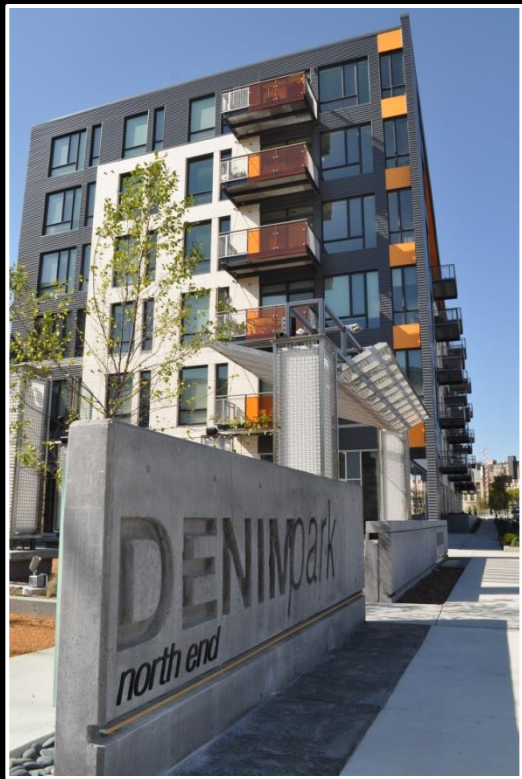
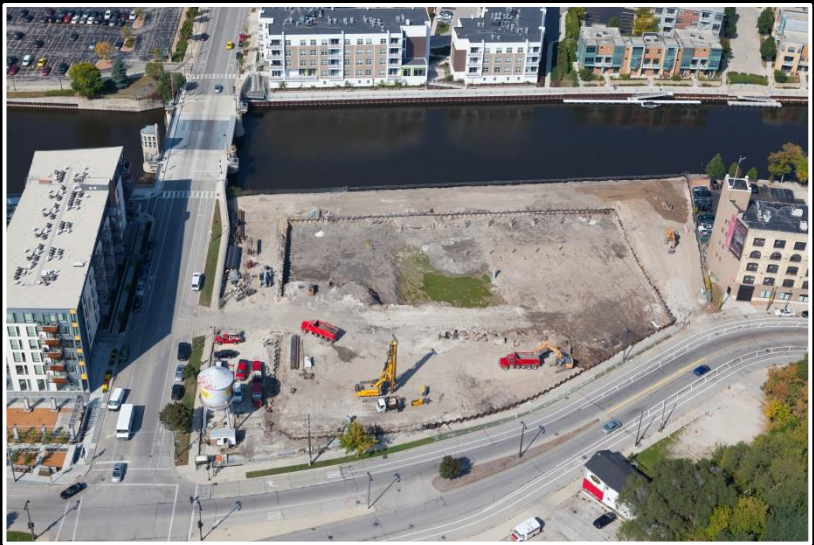




















































**BRONZEVILLE**

**HALYARD  
PARK**

**BREWER'S  
HILL**

**SCHLITZ PARK**

**BEERLINE →**

**MLK DRIVE**

**ALOFT**

**TOWNHOUSES  
AT CARVER PARK**

**HILLSIDE**

**THE  
BREWERY**

**MATC**

**HAYMARKET**

**MODERNE**

**OLD WORLD  
THIRD STREET**

**MacARTHUR  
SQUARE**

**WISCONSIN  
CENTER  
DISTRICT**

**PERE  
MARQUETTE  
PARK**













**Block 7**  
100,000 SF  
Office

215  
Apartments

237  
Parking Spaces

17,000 SF  
Retail

**Block 4**  
70,000 SF  
Retail (Grocer)

37,000 SF  
Outdoor Plaza

180  
Parking Spaces

180  
Apartments

10,000 SF  
Retail

**Block 2**  
1,250 Surface  
Parking Spaces

100  
Apartments

30,000 SF  
Office

**Block 1**  
30,000 SF  
Office

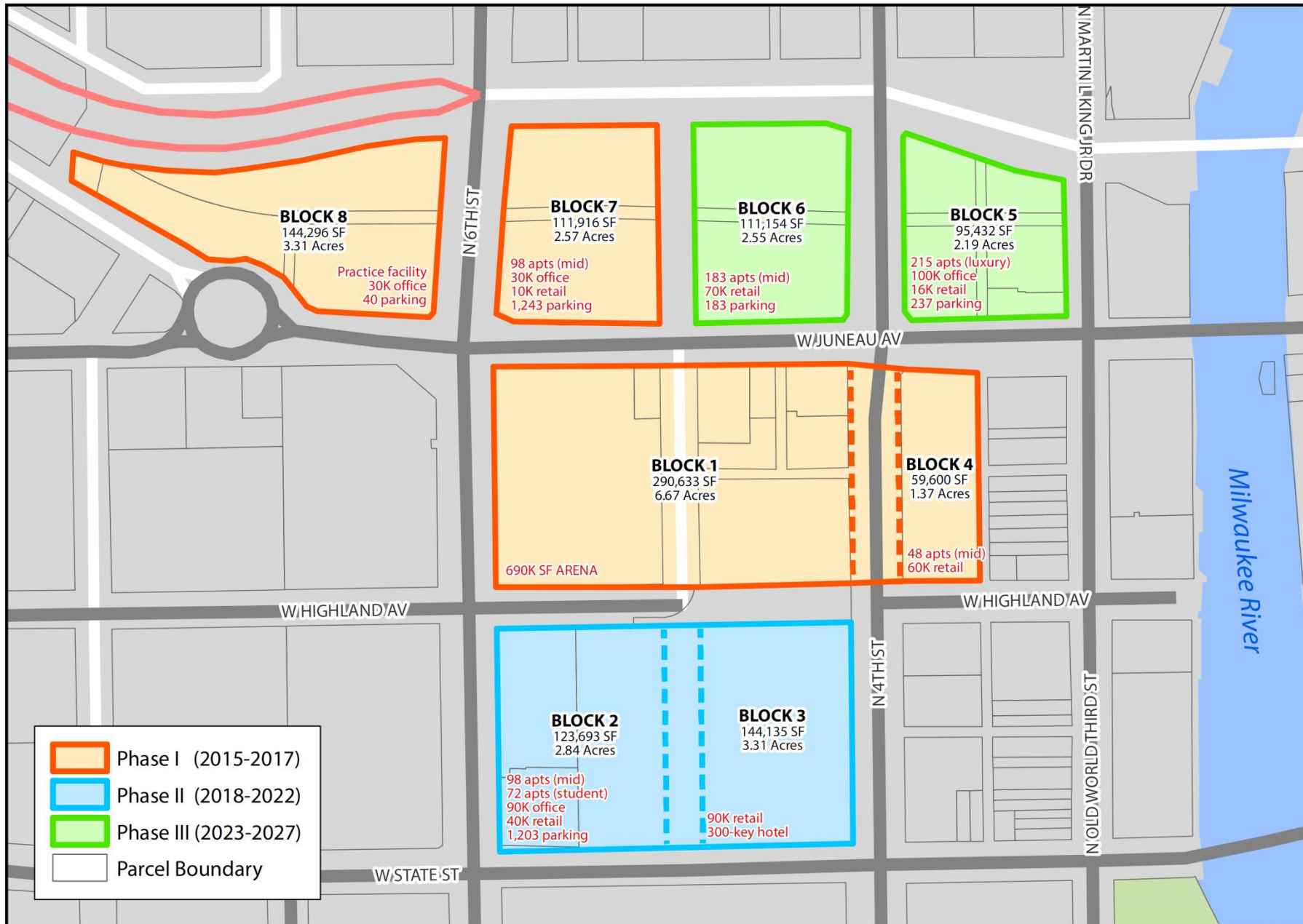
NBA Practice  
Facility

Street Facing  
Public Art Plaza

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

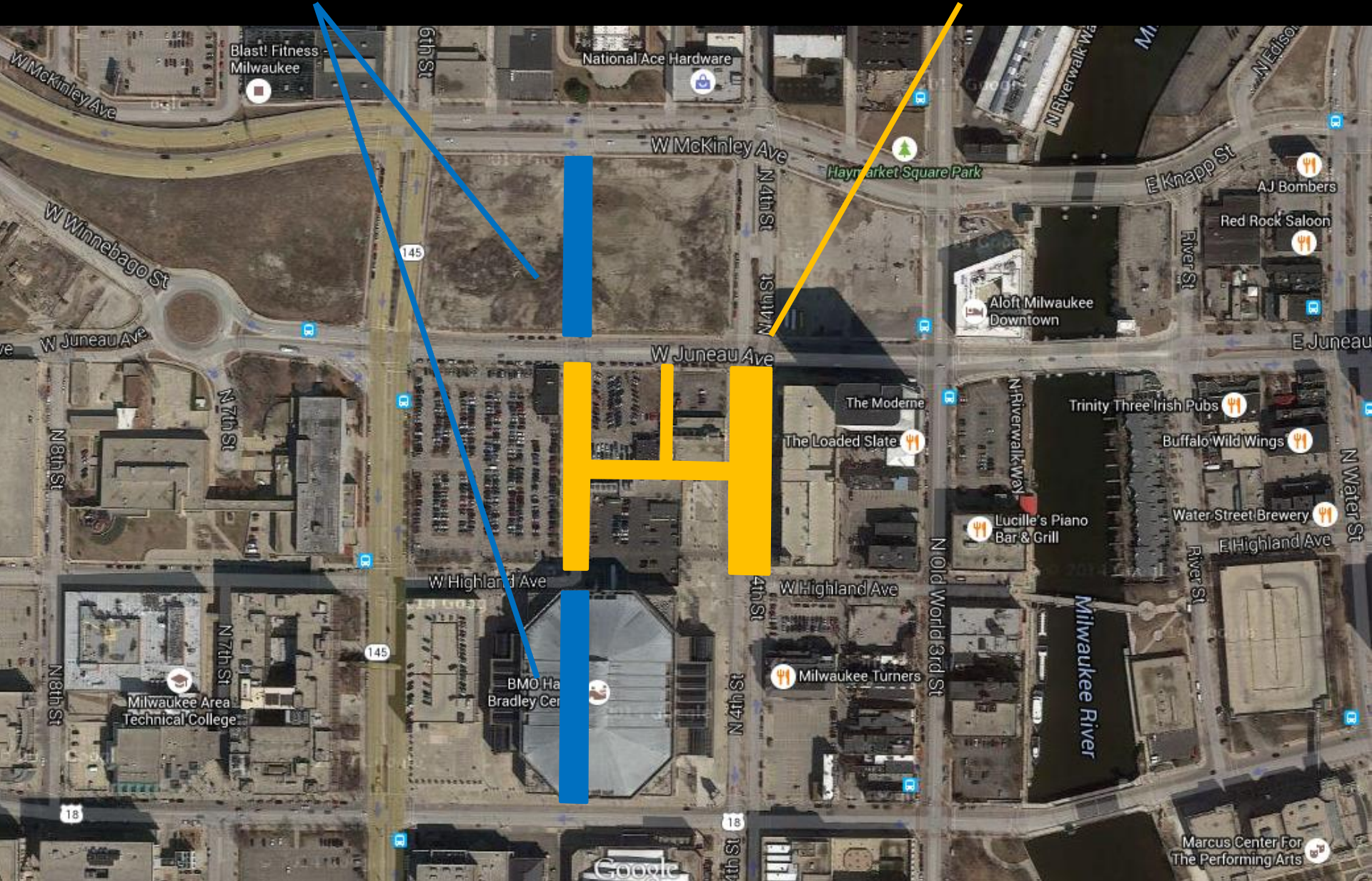
## Parking Structure:

- 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)



 **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

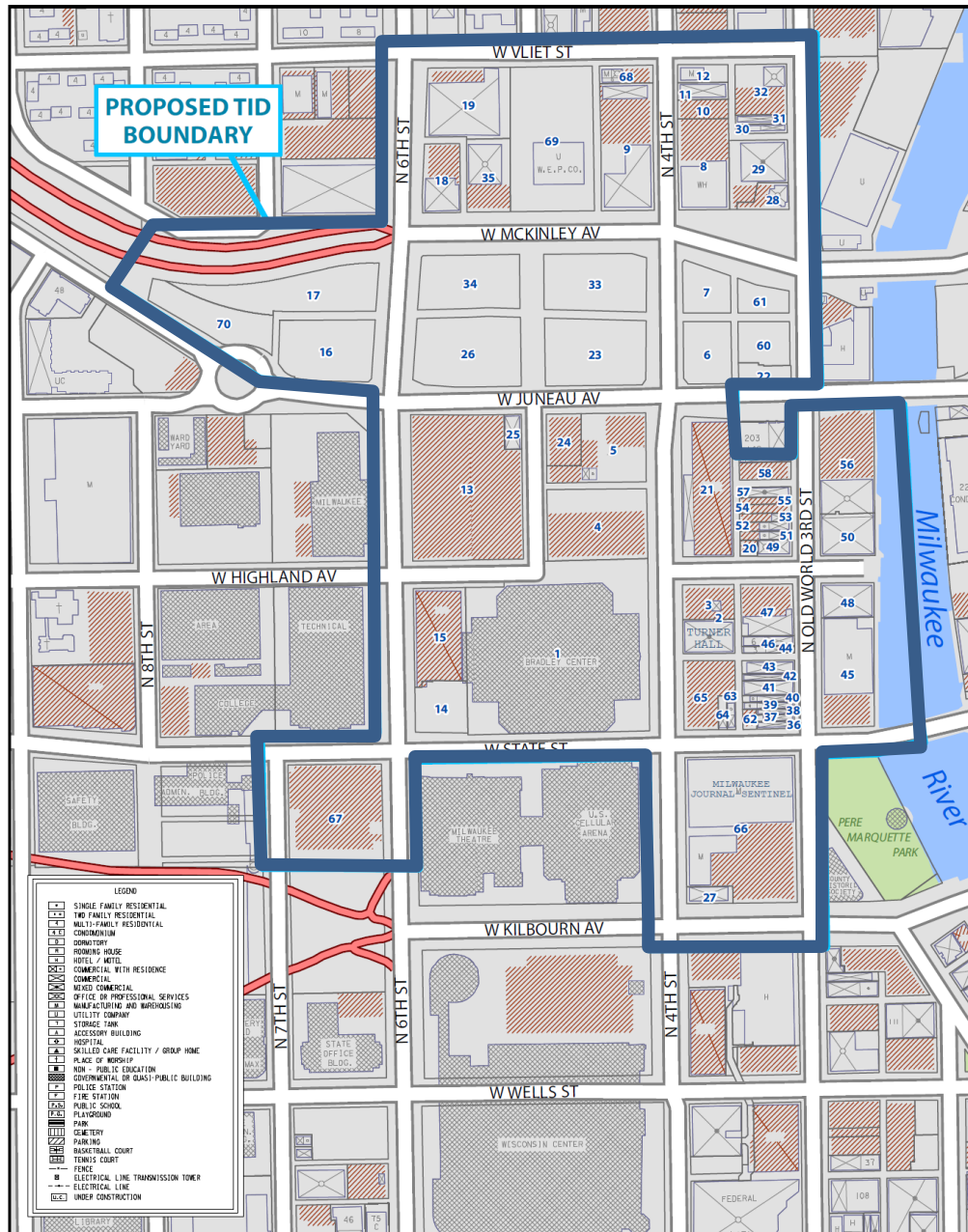
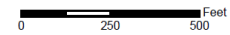
- Based on Phase 1 development only
- City repaid in year 15
- Bucks repaid in year 25



# 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]	MIXED 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





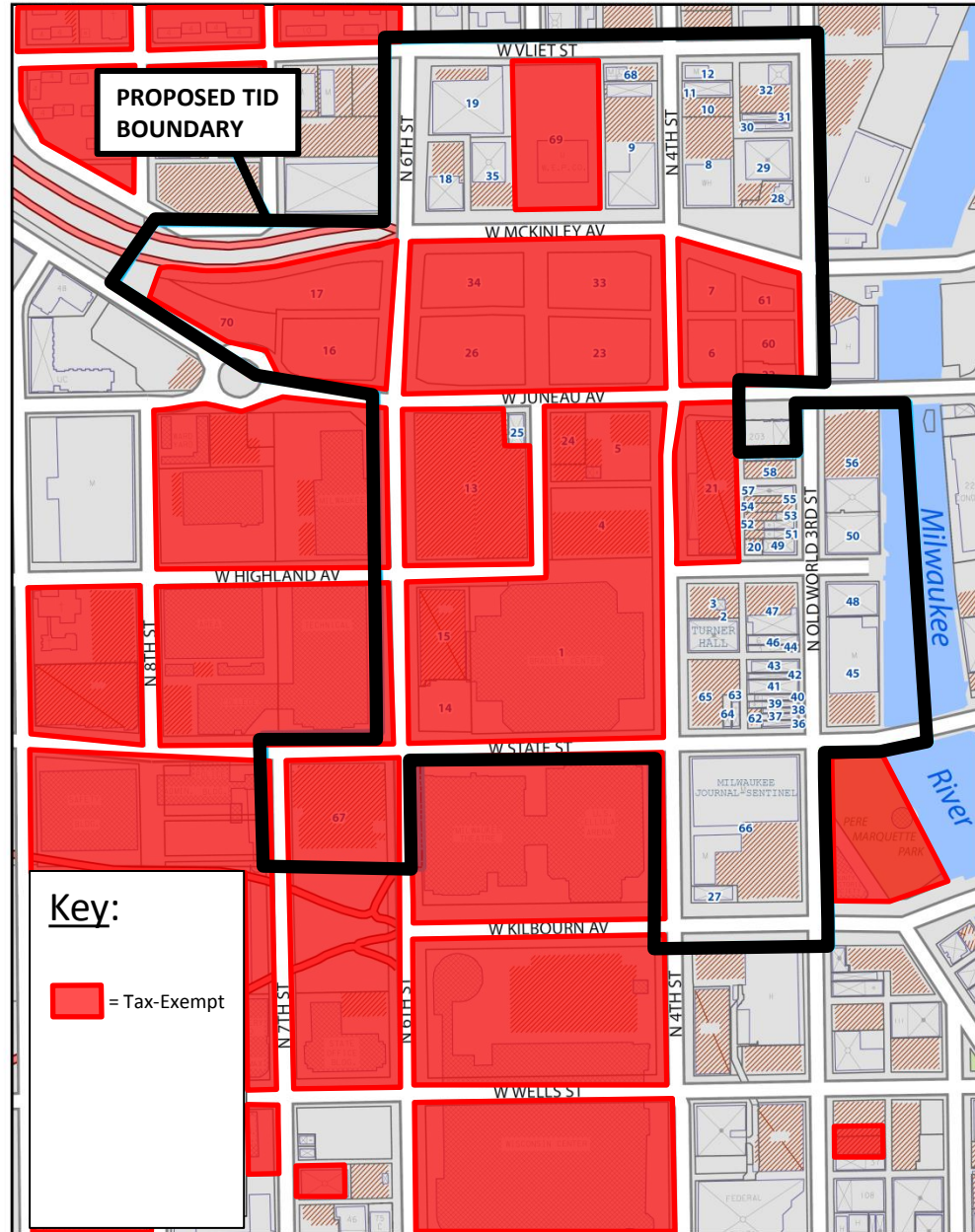


# TID 84: WEST MCKINLEY AND WEST JUNEAU

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

0 250 500 Feet

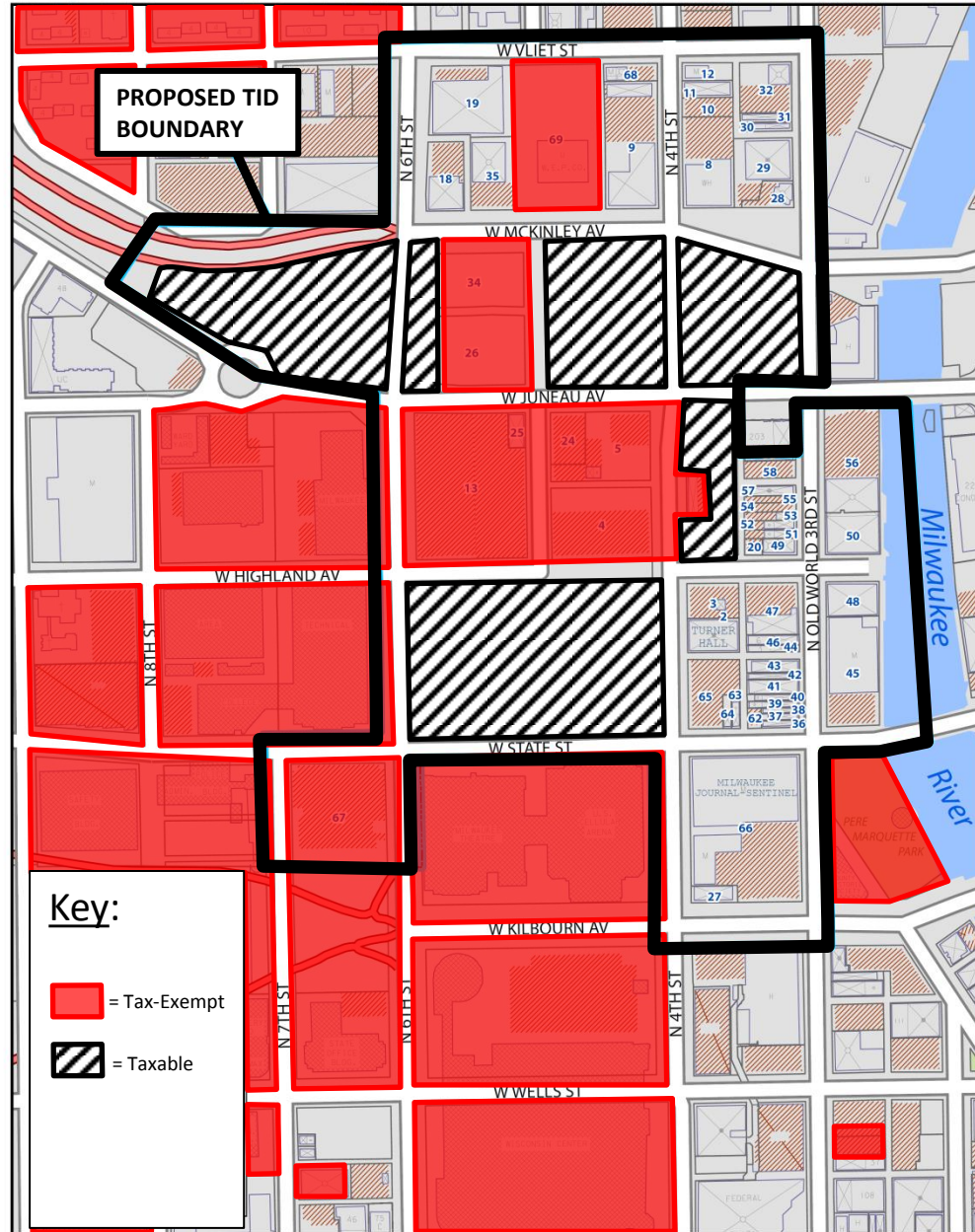




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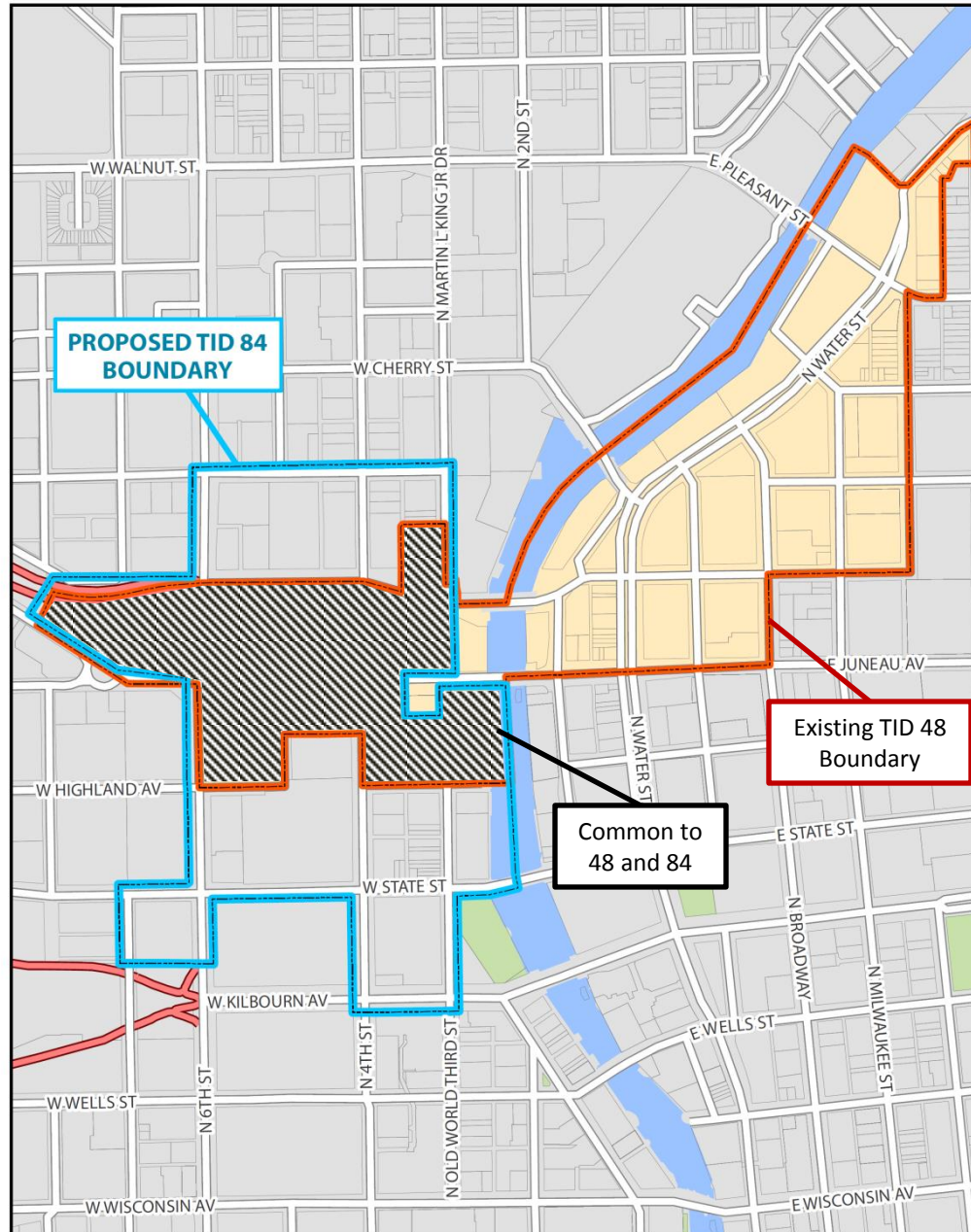
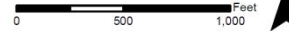




# TID 84: WEST MCKINLEY AND WEST JUNEAU

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



<sup>1</sup> 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.  
<sup>2</sup> 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)