

An aerial photograph of an industrial harbor district. A wide river flows through the center, with various industrial structures on both banks. On the left, a tall, dark smokestack emits a plume of white smoke. In the middle ground, a large, multi-story industrial building with a complex facade is visible. To the right, several large, dark cylindrical storage tanks are situated on a pier. In the foreground, a large, flat industrial building with a snow-covered roof is prominent. A crane is visible near the center of the river. The background shows a residential area with houses and trees, some covered in snow. The overall scene is a mix of industrial activity and urban development.

BID #51

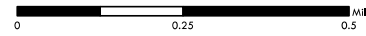
The Harbor District

What/who is Harbor District, Inc?

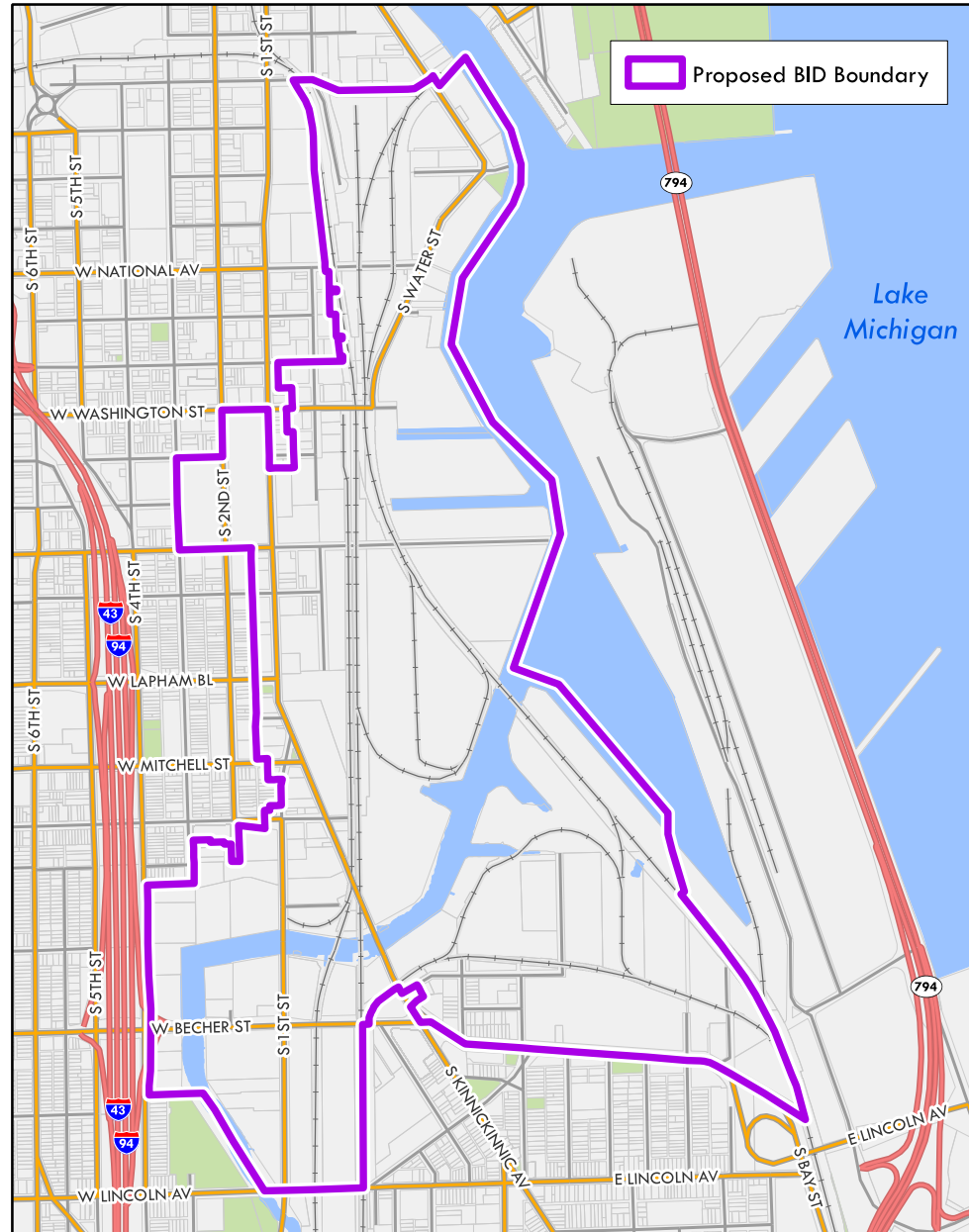
- New non-profit
- Partnering with City of Milwaukee
- Planning & redevelopment
- Environmental clean-up and restoration
- Improved infrastructure
- Attract & retain businesses
- Bring people back to the area

PROPOSED HARBOR DISTRICT BID NEAR SOUTH SIDE, MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 9/30/2016
Source: City of Milwaukee Information Technology Management Division



N



BID Characteristics

- \$121 million total assessed value
- 266 Parcels
 - 141 Assessed (\$112 million)
 - 125 Public, rail, residential



Existing Businesses

- Metals: Wisconsin Steel Industries, Engel Tool & Forge
- Food: Marchese/Cut Fresh, Usinger's
- Marine: CenterPointe, Skipper Bud
- Construction: Paul Davis
- Freight: Nidera, St Mary's, Payne & Dolan, Alter Metals
- Commercial/Retail: Cermak, Transfer Pizzeria

Wide Range of Users

- Coordinated planning will help avoid conflicts
- Still, many common goals and concerns:
 - Aesthetic improvements
 - Safety
 - Infrastructure – access and circulation
 - Workforce

Purpose of the BID

- Maintain and enhance the Harbor District as a place to do business;
- Ensure coordination among different uses;
- Represent the interests of property owners

Activities

Year One:

- Planning
- Catalytic Projects

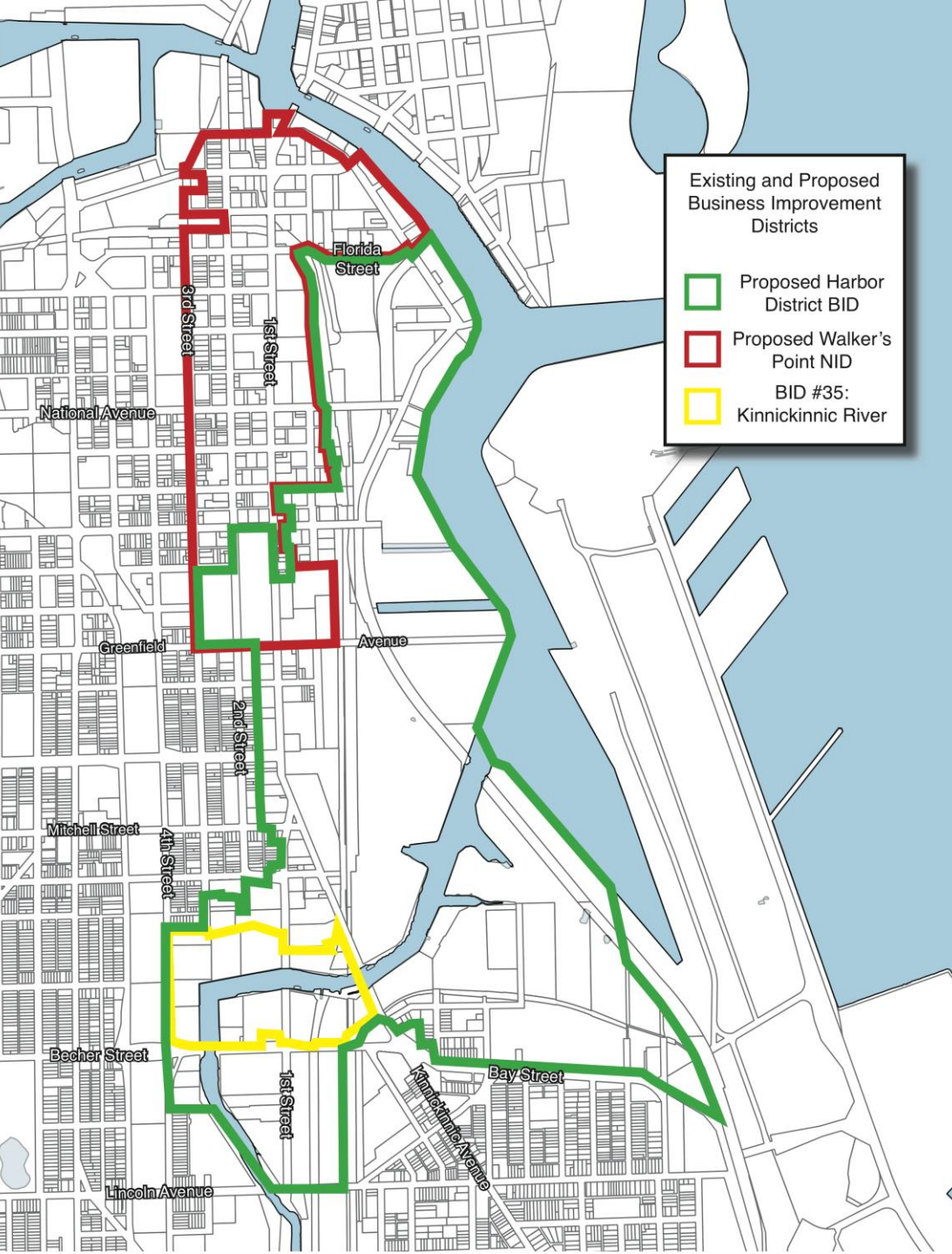
Subsequent Years:

- Infrastructure improvements
- Aesthetic improvements
- Maintenance
- Workforce

Assessment Methodology

- \$1 per \$1,000 of assessed value
- Cap at \$3,000
 - Applies to nine parcels
- Floor at \$100
- In line with or below other industrial BIDs

Overlapping BID & NID



- Tailor assessment structure to make sure that no property is overly burdened
- Properties in overlapping areas pay only the difference, or the minimum

Support

- Outreach to every property owner in the BID
 - Mail: City Mailing, HDI Letter
 - Phone calls
 - Meetings
- Support from owners of 40 parcels
 - 54% of the assessed value of the district
 - Others neutral or non-responding
 - One opposed