

AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL DISTRICT NO. 42
CITY OF MILWAUKEE
(Capitol Court)

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 district. Tax Incremental District No. 42 was created by the Common Council on November 28, 2000 for the purpose of facilitating redevelopment of the Capitol Court retail mall. This amendment will allow the District to provide financial assistance for Phase II and III of the redevelopment of this 55-acre retail area. This amendment is submitted in fulfillment of the requirements of Section 66.1105, Wisconsin Statutes.

Changes to the Project Plan

The following amendment is made to the Project Plan. All other sections of the Plan remain unchanged.

Replace Table A in Section II.B.2. "Detailed List of Estimated Project Costs" with the following:

Table A
List of Estimated Project Costs

A	Capital: Grant to RACM and/or developer for infrastructure and other site improvements	\$6,500,000
B	Other: Administrative, professional, organizational and legal: \$100,000 Capitalized interest: \$650,000	\$750,000
	Total Estimated Project Costs, excluding financing	\$7,250,000
C	Financing:	\$3,227,224

Replace Schedule A in Section II.B.3. "Description of Timing and Methods of Financing" with the following:

The City of Milwaukee and RACM reserve the right to make only those improvements and to undertake only those activities that are deemed economically feasible and appropriate during the course of project implementation and which are commensurate with positive growth tax increment. The improvements necessitated by this project may be modified as to kind, number, location, and the costs reallocated at any time during project execution based on more definitive architectural or engineering studies or construction plans without further amendment of this Plan.

Schedule A
Estimated Timing of Project Costs

Year	Estimated Project Cost	Cumulative Total
2001	\$3,230,000	\$3,230,000
2002	\$1,830,000	\$5,060,000
2003	\$2,190,000	\$7,250,000

In Section II.B.3.b. "Estimated Method of Financing Project Costs," under "Sale of General Obligation Bonds," replace "\$5,060,000" with "\$7,250,000"

Add to Section B.4. "Economic Feasibility Study":

The Economic Feasibility Study for Amendment No. 1 to this Plan, prepared by the Department of City Development and titled Economic Feasibility Study, Tax Incremental District No. 42, Amendment No. 1, July 2001, is on file in the office of the Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, Wisconsin, and in the office of the City Clerk of the City of Milwaukee, 200 East Wells Street, Room 205, Milwaukee, Wisconsin, a copy of which is attached to Common Council File No. 010319. The Study is incorporated herein by reference. The Study establishes the dollar value of project costs, which based on certain general assumptions and a reasonable margin of safety, could be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District shows a cumulative surplus in the 14th year (2013) and is expected to retire on schedule. Should incremental revenues be generated in excess of those currently anticipated, they will be used to offset the public costs of Plan implementation.