

**AMENDMENT NO. 8
TO
PROJECT PLAN
FOR
TAX INCREMENTAL DISTRICT NO. 56
CITY OF MILWAUKEE**

Initial Joint Review Board Meeting: April 19, 2026

Public Hearing Held: April 19, 2026

Redevelopment Authority Approved:

Common Council Approved:

Joint Review Board Approved:

AMENDMENT NO. 8 TO PROJECT PLAN

TAX INCREMENTAL DISTRICT NO. 56 (Erie Jefferson Riverwalk) CITY OF MILWAUKEE

BACKGROUND

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

The City of Milwaukee created Tax Incremental District No. 56 in 2004 for the purpose of facilitating the extension of the City’s Riverwalk along the east bank of the Milwaukee River between N. Broadway and the Harbor. In addition, the district was created to promote the coordinated development of vacant and underutilized space through the construction of public improvements such as streets and plazas, and increased pedestrian access and circulation.

To date, the district has approved \$74,566,953 in project costs and actual donations and \$77,664,728 of incremental revenue has been generated in the TID.

Amendment No. 8 will donate funds to two districts which have incurred substantial costs assisting the development of affordable multi-family housing, but have generated little, or no incremental revenue.

Wis. Stats. Section 66.1105(6)(f) allows an existing tax increment district, via an amendment to that district’s project plan, to donate revenues to other tax increment districts in the same municipality, under certain circumstances.

Amendments to the TID 56 Project Plan:

The following amendments are made to the TID 56 Plan. All other sections of the TID 56 Project Plan remain unchanged.

DONOR DISTRICT

Tax Incremental district No. 56 (Erie Jefferson Riverwalk) was approved by the Milwaukee Common Council on September 23, 2004. Tax incremental revenue received from this district has totaled \$77,664,728, thru the “2025 for 2026 budget” levy. Project costs, including future project expenses, and donations to other districts total, \$74,566,953.

While the district currently has project costs mostly related to public infrastructure which have not been incurred, and the district cannot, as yet, be terminated.

The district has a statutory termination date of 2031.

See **Exhibit A**, TID Break Even Analysis for a summary of TID 56 costs and revenues.

As set forth below, it is proposed that donations be made from TID 56 to two districts which have substantial project costs, but have generated little incremental revenue. Both districts were established to assist the development of affordable multi-family housing in Milwaukee's central city.

RECIPIENT DISTRICTS

Tax Incremental District No. 89 (Garfield and North) was created as “in need of rehabilitation and conservation” district in 2016 to support the redevelopment of the city-owned former Garfield School into affordable housing, and the construction of a mixed use, affordable housing development on the adjacent properties. Specifically, the project plan comprised two major projects. The first was the adaptive reuse of the former Garfield School, located at 2215 N 4th Street, into 30 housing units affordable to families earning less than 60% of Area Median Income. The second project was the demolition of the buildings at 2235 N 4th Street and 411 W North Avenue and the construction of a mixed-use building with 41 housing units (35 affordable & 6 market rate), and 8,000 square feet of commercial space, including 6,000 square feet to be occupied by the Black Holocaust Museum.

The TID provided \$1,435,000 to assist in funding total project costs of \$16.6 million. Construction was completed in 2018 and property values have increased more slowly than projected at the time the district was created.

Currently, total project costs of \$1,514,169 need to be recovered. The district has generated only \$621,807 of incremental revenue, and the incremental value of the district is \$3,920,000.

See **Exhibit A**, TID Break Even Analysis for a summary of TID 89 costs and revenues.

Tax Incremental District No. 106 (McKinley School) was created in 2020 as a “blighted-area” district to assist in the adaptive reuse of the former McKinley School located at 2001 West Vliet Street. This included the creation of 40 affordable rental units in the former school building and four single family homes along Vliet Street on the northern boundary of the site. The affordable rental component contains a mix of two- and three-bedroom units targeted to veterans. Along Vliet Street, four single family homes were built to complement the renovation of the school building on the site and provided new home ownership opportunities in the neighborhood.

The district provided a total of \$950,000, with \$650,000 for environmental remediation and related demolition in the school building, and \$300,000 for site development, infrastructure and construction costs for the development of the four single family homes. Construction was complete and the former school building was occupied in 2023.

Project costs remaining to be recovered in TID 106 are \$1,294,527. District incremental value is \$4,248,200 and \$155,679 in incremental revenue has been generated.

See **Exhibit A**, TID Break Even Analysis for a summary of TID 106 costs and revenues.

PROPOSED DONATIONS

Given the foregoing, the following donations are proposed from TID 56:

- In 2026, TID 56 will donate up to \$1,514,169 to TID 89, and \$1,294,527 to TID 66;

In 2025, tax incremental revenue received by TID 56 was \$6,145,297 (see Exhibit A) bringing its current surplus to \$5.2 million.

Consequently, and assuming TID 56 generates approximately \$6 million annually, the donations and payments set forth above would result in the following:

	Increment For TID 56	Debt Service for TID 56	Contribute from TID 56, to:	TID 89	TID 106
Costs to be Recovered				\$2,135,976	\$1,450,206
Donations:					
2026	\$5,000,000	(\$166,250)	\$2,808,696	\$1,514,169	\$1,294,527

EXHIBIT A**CALCULATION OF REMAINING CAPACITY**

	Garfield & North TID-89	Mckinley School TID-106
Life-to-date 12-31-25 project expenditures	\$ 1,401,963	\$ 950,000
Estimated future project expenditures		
Remaining encumbrances	-	-
Remaining appropriation (that is projected to be spent)	-	-
Interest payments through December 31, 2024	318,314	72,720
Add bond interest costs:		
Scheduled 2025 to maturity	440,700	408,083
Estimated interest on future borrowings	-	54,404
Total project costs	<u>2,160,976</u>	<u>1,485,207</u>
Project revenues through 12/31/25	-	(35,001)
Bond proceeds in excess of principal debt service payments	<u>(25,000)</u>	<u>-</u>
Net project costs to be recovered through tax increments	<u>2,135,976</u>	<u>1,450,206</u>
Tax increments levied:		
2018	60,101	
2019	81,677	
2020	83,895	
2021	81,178	
2022	69,952	1,457
2023	82,344	8,884
2024	74,909	50,241
2025	<u>87,751</u>	<u>95,098</u>
Total tax increments levied at December 31, 2025	621,807	155,679
Donations to TIDs	-	-
Amount to be recovered	<u>\$ 1,514,169</u>	<u>\$ 1,294,527</u>
Remaining recovery years	20	23
Potential future increments	1,498,178	1,155,535
Potential capacity	<u>(15,991)</u>	<u>(138,992)</u>

EXHIBIT B: TID 56 Feasibility Amendment 8

No.	Assessment Year	Budget Year	TID Incremental Value	Increment	Donations	Debt Service	Approved Debt	Cash flow	Cum. Cash Flow	After reserving for remaining debt Surplus/(deficit)	TID Payoff
1	2004	2005									
2	2005	2006	10,287,700	251,120		(9,497)		241,623	241,623	(76,504,535)	No
3	2006	2007	69,016,900	1,520,961		(64,650)		1,456,311	1,697,934	(74,983,574)	No
4	2007	2008	120,124,600	2,698,047		(99,144)		2,598,903	4,296,837	(72,285,527)	No
5	2008	2009	118,877,800	2,851,400		(151,089)		2,700,311	6,997,148	(69,434,127)	No
6	2009	2010	131,124,000	3,340,702	(2,190,560)	(233,939)		916,203	7,913,351	(68,283,985)	No
7	2010	2011	112,803,700	3,022,536	(862,502)	(311,477)		1,848,557	9,761,908	(66,123,951)	No
8	2011	2012	104,195,800	2,969,773	(740,553)	(332,609)		1,896,611	11,658,519	(63,894,731)	No
9	2012	2013	103,963,200	3,162,329	(3,749)	(584,944)		2,573,636	14,232,155	(60,736,151)	No
10	2013	2014	108,918,900	3,387,001	(5,525,892)	(574,678)		(2,713,569)	11,518,586	(62,875,042)	No
11	2014	2015	113,336,200	3,448,076	(2,664,273)	(705,123)		78,680	11,597,266	(62,091,239)	No
12	2015	2016	122,731,400	3,748,458	(55,180)	(957,726)		2,735,552	14,332,818	(58,397,961)	No
13	2016	2017	133,056,500	3,917,975	(18,932)	(3,520,433)		378,610	14,711,429	(54,498,918)	No
14	2017	2018	135,060,400	3,988,014	(29,711)	(1,872,007)		2,086,296	16,797,725	(50,540,615)	No
15	2018	2019	151,413,600	4,217,877		(3,662,437)		555,440	17,353,165	(46,322,738)	No
16	2019	2020	161,588,800	4,457,903		(5,295,193)		(837,289)	16,515,875	(41,864,835)	No
17	2020	2021	180,503,400	5,075,711		(4,507,873)		567,838	17,083,713	(36,789,124)	No
18	2021	2022	191,470,700	4,833,542		(3,940,226)		893,316	17,977,030	(31,955,582)	No
19	2022	2023	189,013,100	4,385,658		(3,964,292)		421,366	18,398,396	(27,569,924)	No
20	2023	2024	245,984,600	5,217,915		(2,880,598)		2,337,317	20,735,713	(22,352,009)	No
21	2024	2025	226,166,600	5,024,433		(166,376)		4,858,057	25,593,770	(17,327,576)	No
22	2025	2026	274,522,700	6,145,297	(2,808,696)	(166,250)		3,170,350	28,764,120	(13,990,975)	No
23	2026	2027	253,674,427	5,678,502		(165,663)	(8,272,515)	(2,759,676)	26,004,444	(8,312,473)	No
24	2027	2028	256,211,171	5,735,287		(164,983)	(8,272,515)	(2,702,211)	23,302,234	(2,577,186)	No
25	2028	2029	258,773,283	5,792,640		(164,873)	(8,272,515)	(2,644,748)	20,657,486	3,215,454	YES
26	2029	2030	261,361,016	5,850,566		(164,735)	(8,272,515)	(2,586,684)	18,070,802	9,066,020	YES
27	2030	2031	263,974,626	5,909,072		(732,267)	(8,272,515)	(3,095,710)	14,975,092	14,975,092	YES
				106,630,795	(14,900,048)	(35,393,081)	(41,362,574)	14,975,092			

Annual appreciation	1.010
Interest Rate	6.50%
Tax rate	2.2385%