

..Number

260295

..Version

PROPOSED SUBSTITUTE A

..Reference

081070, 140728

..Sponsor

ALD. PRATT AND JACKSON

..Title

Substitute resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 72 (Bishops Creek), in the 1st and 7th Aldermanic Districts.

..Analysis

This substitute resolution approves Amendment No. 2 to the Project Plan for the Tax Incremental District No. 72 (Bishops Creek), to fund street improvements for traffic calming measures, upgraded street lighting circuits and new playground equipment in and outside of the district but within one-half mile, as further described in Amendment 2 to the Project Plan attached to this Common Council file.

..Body

Whereas, Pursuant to Section 66.1105, Wis. Stat., entitled the "Tax Increment Law," and with the approval of the Redevelopment Authority of the City of Milwaukee ("RACM"), the City of Milwaukee ("City"), and the Joint Review Board ("JRB"), Tax Incremental District ("TID") No. 72 ("TID 72" or the "District") was created and amended by Council Resolutions 081070 and 140728 and RACM Resolutions 10046 and 10496 and TID 72 remains in existence and has not been statutorily terminated; and

Whereas, The Department of City Development ("DCD") staff has recommended that TID 72 provide funding for public infrastructure improvements and a public amenity; and

Whereas, Section 66.1105(2)(f)1.n., Wis. Stat., permits amendments to fund project costs located outside, but within one-half mile of the District's boundary; and

Whereas, Amendment 2 to the TID 72 Project Plan ("Amendment 2") will fund street improvements for traffic calming measures along North Hopkins Avenue from West Courtland to West Villard Avenue and at North Teutonia and West Lincoln Creek Parkway, upgraded street lighting circuits in and within one-half mile of the District and new playground equipment east of North 35th Street near the West Basin Area; and

Whereas, On June 18, 2026, per Wis. Stat. 66.1105(4)(h)1., RACM adopted a resolution, following the required notice and public hearing, approving Amendment 2, and directing its submittal to the Common Council for approval and to the JRB for approval and at which RACM hearing interested parties were afforded reasonable opportunity to express their views on the amendment; and

Whereas, Amendment 2 will be submitted to the JRB for approval; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee ("Council") that the Council, having reviewed Amendment 2, hereby finds and determines as follows:

1. Amendment 2 retains the existing boundaries of the District and does not alter the number of properties within the District and the findings made in

Common Council File No. 081070, pursuant to Section 66.1105(4)(gm)1 and 4, Wis. Stat., are unchanged, including that the District is "in need of rehabilitation and conservation work" within the meaning of Section 66.1105(4)(gm)4.a., Wisconsin Statutes.

2. Amendment 2 revises the project costs to be supported by the District and revises the forecast of the District's Feasibility Analysis that is part of the Project Plan and makes related changes regarding the timing of project costs and methods of financing.

3. Per Section 66.1105(5)(b), Wis. Stat., less than 35 percent of the territory within the District will be devoted to retail business at the end of the maximum expenditure period.

4. The percentage of the aggregate value of the equalized taxable property of the District, plus the incremental value of all other existing TID's, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City.

5. The Project Plan for said District, as amended, is feasible and in conformity with the Master Plan for the City and will promote the orderly development of the City and is likely to significantly enhance the value of other real property within the District; and, be it

Further Resolved, That:

1. The Council approves and adopts the Project Plan, as amended by Amendment No. 2 to TID 72, which is attached to this Common Council file; and

2. 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 Amendment 2; and

3. The City Comptroller is directed to transfer up to \$2,000,000 plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. TD07280000 for the purpose of providing funds necessary to implement Amendment 2.

4. The City Comptroller, in conjunction with the Commissioner of 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.

5. The proper City officials can enter and execute any additional documents or instruments necessary to carry out the purposes of Amendment 2; and, be it

Further Resolved, That appropriate City staff, including the Comptroller and the Comptroller's staff, are directed to take such further actions as are required to effectuate the intent of this resolution contemplated by Amendment 2 approved hereby.

..Drafter

DCD:Lori.Lutzka:11

07/02/26