



Deshea Agee, Executive Director  
Historic King Drive BID #8  
2745 N. Dr. Martin Luther King Jr. Drive, Suite 206  
Milwaukee, WI 53212

June 6, 2016

Alderwoman Milele A. Coggs  
Milwaukee City Hall  
200 East Wells Street  
Milwaukee, WI 53212

Dear Alderwoman Coggs,

I am writing in support of the City of Milwaukee creating Tax Increment District 87 (TID No. 87). The property associated with TID No. 87, 2801-21 North 4<sup>th</sup> Street, is within Historic King Drive BID #8 Boundaries. The objectives of the Project Plan are in alignment with desires of the BID, specifically to eliminate blighting influences, promote development of underutilized properties, restoration of historic properties that support past and future investments, and creating new employment opportunities.

Currently this historic property is underutilized and considered a blighting influence. When redeveloped the 184,000 square foot structure built in 1916 would become Welford Sanders Lofts, a high quality mixed-used development including 38,000 square feet of commerce/office space and 58 housing units. In visiting several business tenants of the property who focus workforce development it is my belief that TID No. 87 and its associated funding will not only help in eliminating a blighting influence, but also strengthen some of the business tenants' ability to grow Milwaukee's workforce.

The development team, Martin Luther King Economic Development Corporation and Wisconsin Redevelopment, LLC, have a strong track record of positively impacting neighborhoods through new development and redevelopment of properties. This project can be seen as an extension of their brands. Additionally, the project bears the name of a prior Historic King Drive BID #8 Board member, Welford Sanders, who made a tremendous impact on King Drive and the vision we see today.

Finally, the redevelopment project creates a permanent office space for the Associates in Commercial Real Estate (ACRE) alumni and students. As a first year graduate of the program I see this addition to the project as a win-win for the City of Milwaukee, the ACRE program, the property owner, and the community.

In closing, I ask that you give every consideration to approving TID No. 87. The redevelopment of the property encompassed within the district, 2801-21 North 4<sup>th</sup> Street, will be a catalyst for spurring revitalization in and around Historic King Drive BID. Thank you for your consideration.

Sincerely,

Deshea Agee, Executive Director

c: Ald. James Bohl, Chair of Zoning, Neighborhoods and Development Committee  
Jim Owczarski, City Clerk