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**Office of the Comptroller**

July 21, 2017

Members of the Zoning, Neighborhoods  
& Development Committee  
City of Milwaukee  
City Hall, Room 205  
Milwaukee, WI 53202

RE: File 170504, TID 91 – Park Place

**Committee Members:**

File 170504 would approve the creation of TID 91 (Park Place) along with a corresponding project plan and term sheet. The Comptroller's Office has reviewed the project plan, feasibility study and term sheet, and has had discussions with Department of City Development (DCD) and Assessor's Office staff. Our analysis is based on the information provided.

The district is being created to fund a \$125,000 site improvement grant to WAPP II Development Company, LLC, an affiliate of Irgens Development (Developer), in conjunction with their proposed new construction of a 42,700 SF Corporate Technology Center, estimated to be an \$8.5 million investment, which will be utilized by A.O. Smith Corporation. In addition, the district would fund \$300,000 towards a business attraction/retention fund, \$450,000 for public improvements on Good Hope Road between North 107<sup>th</sup> Street and Interstate 41 and \$75,000 in administrative costs.

The proposed district includes sixteen properties, totaling 2,967,404 SF, bordered by West Bradley Road, North 107<sup>th</sup> Street, West Good Hope Road, and Interstate 41 with an assessed valuation of \$59.9 million. The district currently includes an office park complex and two hotels.

**Is This Project Likely to Succeed?**

The feasibility study provided by DCD, which forecasts the District will fully recover the \$950,000 of project costs plus financing in 2029, after receipt of the 2028 levy, appears reasonable based on a conservative valuation of the project. This is well within the maximum 20-year life for a mixed-use TID.

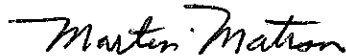
**Is the Proposed Level of City Financial Participation Required to Implement the Project?**

This proposed TID allows the City to finance a site improvement grant to WAPP II Development Company, LLC, an affiliate of Irgens Development in conjunction with construction of a new Corporate Technology Center, on currently vacant land. In addition, the TID will fund public improvements and infrastructure within a one half-mile radius of the District. These expenditures may have occurred with or without this proposed TID.

**Conclusion**

Based on the feasibility study, it appears that the proposed district is likely to generate enough cash to fund \$950,000 of public improvements and a Business Attraction/Retention Fund. Should you have any questions regarding this letter, please contact Joshua Benson at 2194.

Sincerely,



Martin Matson  
Comptroller

C: Dan Casanova, Lori Lutzka

MM/JB