

Tax Incremental Districts



2013 Annual Report

Expenditures & Activity through December 31, 2013

Department of City Development

Milwaukee Tax Incremental Districts Overview

As of December 31, 2013, Milwaukee had
45 Tax Incremental Districts

- Incremental property value generated: \$1.1billion
- Incremental value represents 4.2% of the City's 2013 total Equalized Value
- Future project costs are estimated at **\$222 million**



TID Created: #78

Northwestern Mutual Life Insurance Company



- \$54 million for construction of new office building
- \$18 million for public infrastructure associated with the Lakefront Gateway project
- \$500,000 workforce development
- \$200,000 capacity building

TID Created: #79

North Water Street Riverwalk



- \$1.6 million for riverwalk and dockwall construction



- 1887 N. Water St.
 - 87 apartment units
 - 97 parking spaces

District Amendments



- TID 41: Time Warner/Manpower
- TID 42: Midtown Center
- TID 53: Menomonee Valley Shops
- TID 44: Walnut/Locust (Budget adjustment)

Donation Districts

- **TID 56: Erie/Jefferson Riverwalk**
 - **58: 20th & Walnut**
 - **65: 20th & West Brown**
 - **66: Metcalf Park Homes**
- **TID 22: Beerline B**
 - **60: Amtrak Intermodal Station**
 - **62: DRS Power & Technology**



2013 Value Changes: Growth



- 31 of 45 districts gained in value

Reverses a three-year trend

Projected Close-out (Levy year)

District No.	District Name	Projected Year Project Costs are Recovered [1] (Levy Year)	2013 Incremental Property Value (\$ millions)
18	New Covenant Housing	2013	\$2.5
28	City Homes	2013	\$8.5
30	Westown Village	2013	\$22.3
40	West North Avenue	2013	\$18.0
44	Walnut /Locust	2013	\$54.0
27	Clarke Square	2014	\$8.6
37	Grand Avenue	2014	\$66.9
39	Hilton Hotel Parking Ramp	2014	\$28.7
42	Midtown Center	2014	\$51.4
61	Chase Commerce Center	2014	\$1.6
17	Curry/Pierce Project	2015	\$1.3
20	Florida Yards	2015	\$12.3
56	Erie/Jefferson Riverwalk	2015	\$109.0
58	20 th & Walnut	2015	\$0.0
65	North 20 th /West Brown St.	2015	\$0.0
66	Metcalf Park Homes	2015	\$0.0

[1] Projected closing dates exclude possible paving & housing amendments.

Project Description and Accomplishments for each District:



2013 Annual Report and individual District status available at:

<http://city.milwaukee.gov/TaxIncrementalFinancing.htm>