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

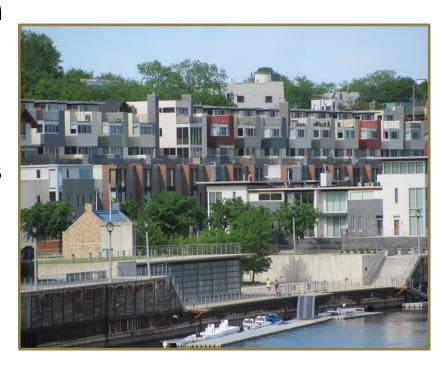
• 65: 20th & West Brown

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

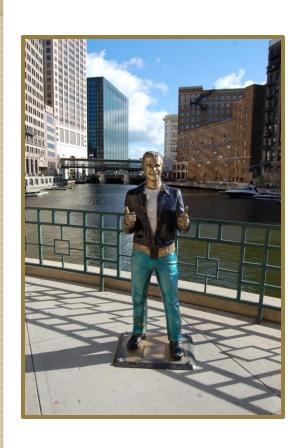
Reverses a threeyear trend

Projected Close-out (Levy year)

		Projected Year	2013 Incremental
District	District Name	Project Costs are Recovered [1]	Property Value
No.	District Name	(Levy Year)	(\$ millions)
18	New Covenant Housing	2013	\$2.5
	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	2014	\$28.7
	Ramp		
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 20th/West Brown	2015	\$0.0
	St.		
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/TaxIncr ementalFinancing.htm