

TID #126

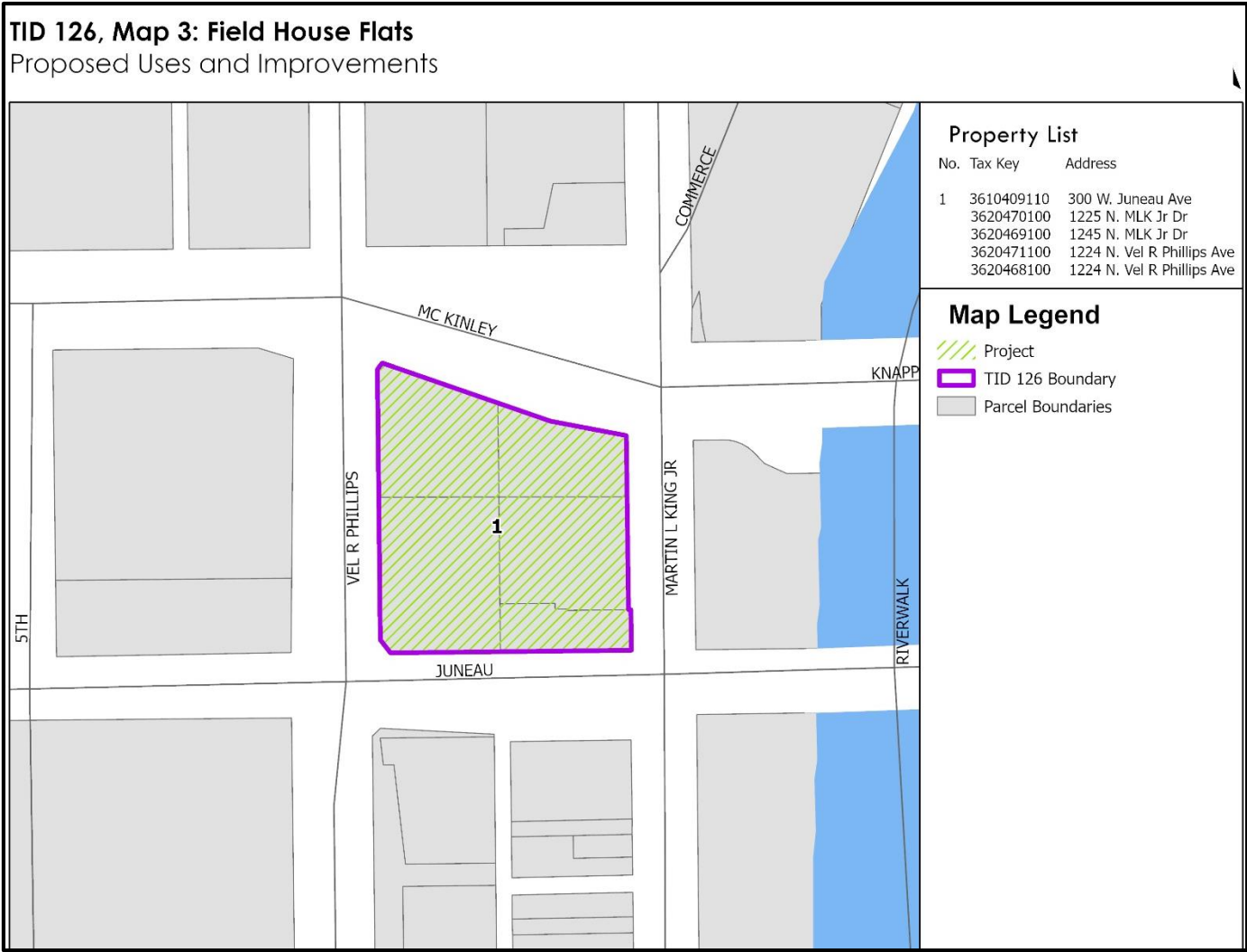
Field House Flats



VIEW OF SOUTHWEST CORNER

TID #126

Field House Flats – 300 W. Juneau Av.



TID #126 Field House Flats

Development Team and other Projects:

J. Jeffers & Co.

- Mission-driven development firm located in Milwaukee
- Founded in 2012
- Other Milwaukee projects include the Milwaukee Athletic Club, Huron Building, Journal Commons, Mitchell Building, Mackie Flats, Historic Garfield Apartments, The Griot and American Black Holocaust Museum

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VIEW OF SOUTHEAST CORNER



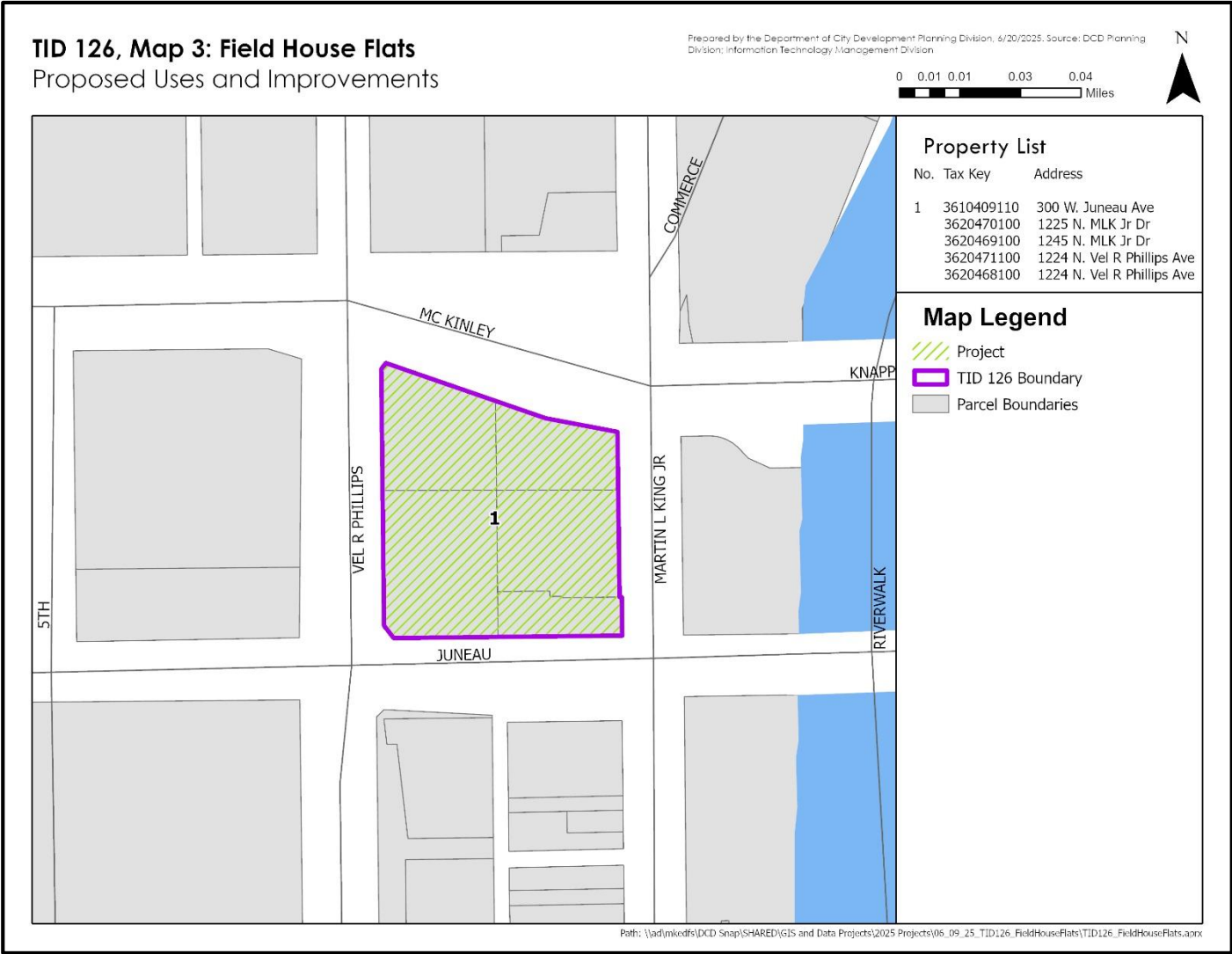
VIEW OF NORTHWEST CORNER

The Project

- **Redevelopment of RACM-owned and Milwaukee County-owned vacant land to a mixed use building**
- 269 housing units
 - 88 – Studio & 1 & 2 bedroom units
 - Rents: 50% AMI
 - 137 – Studio & 1 & 2 bedroom units
 - Rents: 60% AMI
 - 44 – Studio & 1 & 2 bedroom units
 - Rents: 80% AMI
- Approximately 40,000 sf of commercial space including a 27,000 sf field house for MATC
- Estimated completion late 2027

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Field House Flats – TID Boundary



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Field House Flats



AERIAL OF NORTHEAST CORNER



VIEW OF SOUTHWEST CORNER

The Financing

- \$115.5 M Investment
- Sources: 1st Mortgage, LIHTC, Equity, MATC TIA loan Def. Developer Fee, & TIF
- Up to \$6.77 M Developer Financed TIF
- Up to 18 years
- 6% Interest Rate
- Human Resource Requirements:
 - 40% RPP
 - 25% SBE

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Connec+ing MKE: Downtown Plan 2040

- **Consistent with the area plan**
- “Increase the supply of Downtown housing and grow the Downtown population”
- “Encourage new residential development on underutilized land throughout Downtown”
- “Provide housing choices for all income levels”
- “Redevelop surface parking lots to fill gaps in the built environment”
- “Encourage residential development in all Downtown districts”

Thank you!

Questions?