



# City of Milwaukee Fiscal Impact Statement

**A** Date 8/14/2020 File Number 200589  Original  Substitute

Subject Lease Agreement with Michels Corporation for two (2) parcels of real property comprised of 17.409 acres on Port Milwaukee's Grand Trunk parcel.

**B** Submitted By (Name/Title/Dept./Ext.) Adam Tindall-Schlicht/Director/Port Milwaukee/x8130/adam.tindall.schlicht@milwaukee.gov

**C** This File

- Increases or decreases previously authorized expenditures.
- Suspends expenditure authority.
- Increases or decreases city services.
- Authorizes a department to administer a program affecting the city's fiscal liability.
- Increases or decreases revenue.
- Requests an amendment to the salary or positions ordinance.
- Authorizes borrowing and related debt service.
- Authorizes contingent borrowing (authority only).
- Authorizes the expenditure of funds not authorized in adopted City Budget.

**D** Charge To

- Department Account
- Capital Projects Fund
- Debt Service
- Other (Specify) \_\_\_\_\_
- Contingent Fund
- Special Purpose Accounts
- Grant & Aid Accounts

Purpose	Specify Type/Use	Expenditure	Revenue
Salaries/Wages		\$0.00	\$0.00
		\$0.00	\$0.00
Supplies/Materials		\$0.00	\$0.00
		\$0.00	\$0.00
Equipment		\$0.00	\$0.00
		\$0.00	\$0.00
Services		\$0.00	\$0.00
		\$0.00	\$0.00
Other	Base Lease Revenue (Years 1 - 20)	\$0.00	\$4,169,998.80
	Extension Lease Revenue (Years 21-99)	\$0.00	\$18,960,002.37
<b>TOTALS</b>		<b>\$ 0.00</b>	<b>\$23,130,001.17</b>

F

Assumptions used in arriving at fiscal estimate.

(1) No changes in 13.5 Useable Acres versus 17.409 Real Property Acres. (2) Lease includes PPI increase every 5 years; not included in estimate.

G

For expenditures and revenues which will occur on an annual basis over several years check the appropriate box below and then list each item and dollar amount separately.

1-3 Years     3-5 Years

Base Lease (Years 1 - 20): \$208,449.94/year in revenue  
(conservative estimate assumes no PPI increase, though requirement included in lease.)

1-3 Years     3-5 Years

Lease Extension (Years 21 - 99): \$240,000.03/year in revenue  
(conservative estimate assumes no PPI increase, though requirement included in lease.)

1-3 Years     3-5 Years

H

List any costs not included in Sections D and E above.

I

Additional information.

J

This Note     Was requested by committee chair.