

AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL DISTRICT NUMBER 44
CITY OF MILWAUKEE
(Walnut – Locust Neighborhood Improvement Fund)

Introduction

Section 66.1105 (4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority, subject to the approval of the Common Council, to amend the project plan for a tax incremental district. The Common Council created Tax Incremental District Number 44 in May of 2001 for the purpose of facilitating residential redevelopment efforts in the Lindsay Heights neighborhood. Capital funding of \$1,755,000 was provided under the original TID plan to be used for grants for the construction of new homes and forgivable loans for the rehabilitation of existing homes. Funding for the grants was received through a Cooperation and Contribution agreement with the Local Initiatives Support Corporation (LISC) and a consortium of local lenders.

The plan also proposed, at a future date, new infrastructure to make developable home sites in two sub-districts within the boundaries of the project area. This amendment will allow the district to provide funding for infrastructure, site and green space improvements in anticipation of the redevelopment of one of the sub-districts with 53 new owner occupied homes on a site bounded by North 12th, North 14th, W. Brown and W. Lloyd Streets. This amendment is submitted in fulfillment of the requirements of section 66.1105, Wisconsin Statutes.

Changes to the Project Plan

The following amendment is made to the project plan. All other sections of the plan remain unchanged.

Replace Table A in Section II. B. 2. “Detailed List of Estimated Project Costs” with the following:

Table A
List of Estimated Project Costs¹

A	Capital Grant to Redevelopment Authority for grants for construction of new homes and forgivable loans for the rehabilitation of existing homes: \$1,575,000	\$1,575,000
B	Grant for infrastructure and green space improvements	\$2,000,000
C	Other Administrative, professional, organization, and legal: \$150,000, capitalized interest for Phase II: \$200,000	\$350,000
	Total Estimated Project Cost, excluding financing	\$3,925,000
D	Financing Interest on bonds and contribution agreement Phase I – LISC/lender financed portion-\$700,000 Phase II – 12 th and Brown - \$875,000	\$1,575,000

¹ The City of Milwaukee and RACM reserve the right to make only those improvements and to undertake only those activities that are deemed economically feasible and appropriate during the course of project implementation and which are commensurate with positive growth in the tax increment. The improvements necessitated by this project may be modified as to kind, number, location and the costs reallocated at any time during project execution based on more definitive architectural or engineering studies or construction plans without further amendment of this plan.

Replace Schedule A in section II.B.3 “Description of Timing and Methods of Financing” with the following:

Schedule A
Estimated Timing of Project Costs

Year	Estimated Project Costs	Cumulative Total
2001	\$1,755,000	\$1,755,000
2002	\$-0-	\$1,755,000
2003	\$-0-	\$1,755,000
2004	\$500,000	\$2,255,000
2005	\$1,500,00	\$3,725,000

In Section II.B.3.b “Estimated Method of Financing Project Costs”, under “General obligation bonds or the proceeds of a cooperation agreement: Replace \$1,725,000 with \$3,725,000.

Add to section B.4. “Economic Feasibility Study”:

The Economic Feasibility Study for Amendment No. 1 to this plan, prepared by the Department of City Development and titled Economic Feasibility Study, Tax Incremental District No. 44, Amendment No. 1, June, 2004 is on file in the Office of the Redevelopment Authority, 809 North Broadway, Milwaukee, Wisconsin and in the Office of the City Clerk of the City of Milwaukee, 200 East Wells, Street, Room 205, Milwaukee Wisconsin. The study is incorporated herein by reference. The study establishes the dollar value of project costs, which, based on certain general assumptions and a reasonable margin of safety, could be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District shows a cumulative surplus in 2020 and is expected to retire on schedule.

