

# History of Century City

A.O. Smith Corp. 1910-1996/Tower Automotive 1996-2006



# History of Century City

Milwaukee Industrial Trade Center 2006-2009



# History of Century City

RACM Acquisition 2009 / Demolition & Remediation 2010-2013



# History of Century City

New Infrastructure 2014-2016



# History of Century City

Business Park Development 2014 - Present



# History of Century City

Talgo, Inc. 2010



Photo: BizTimes

# History of Century City

Benson Industries, Inc. 2015-2016



*Photo: Milwaukee Journal Sentinel*

# History of Century City

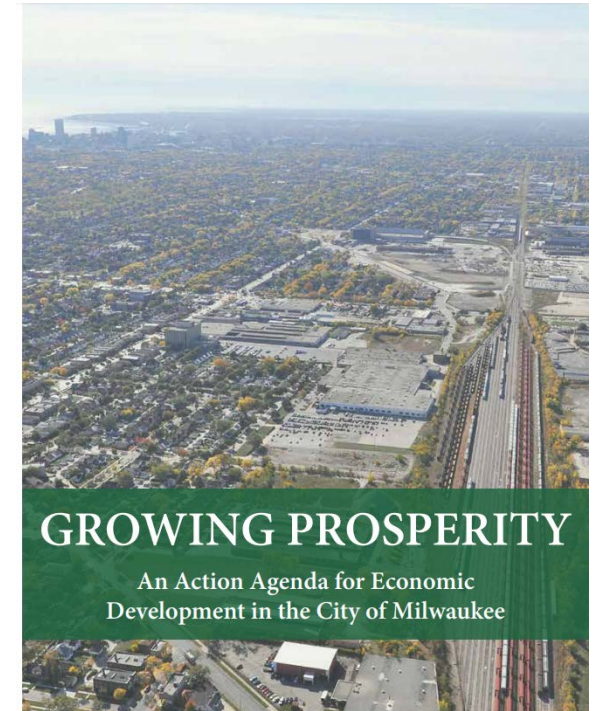
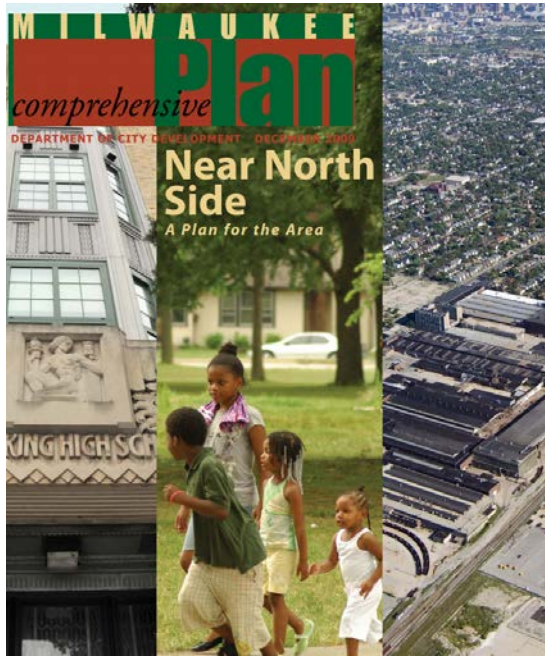
Good City Brewing Co. 2018



Photo: BizTimes



# Plans for Century City



2005 – Redevelopment Plan

2009 – Near North Area Plan

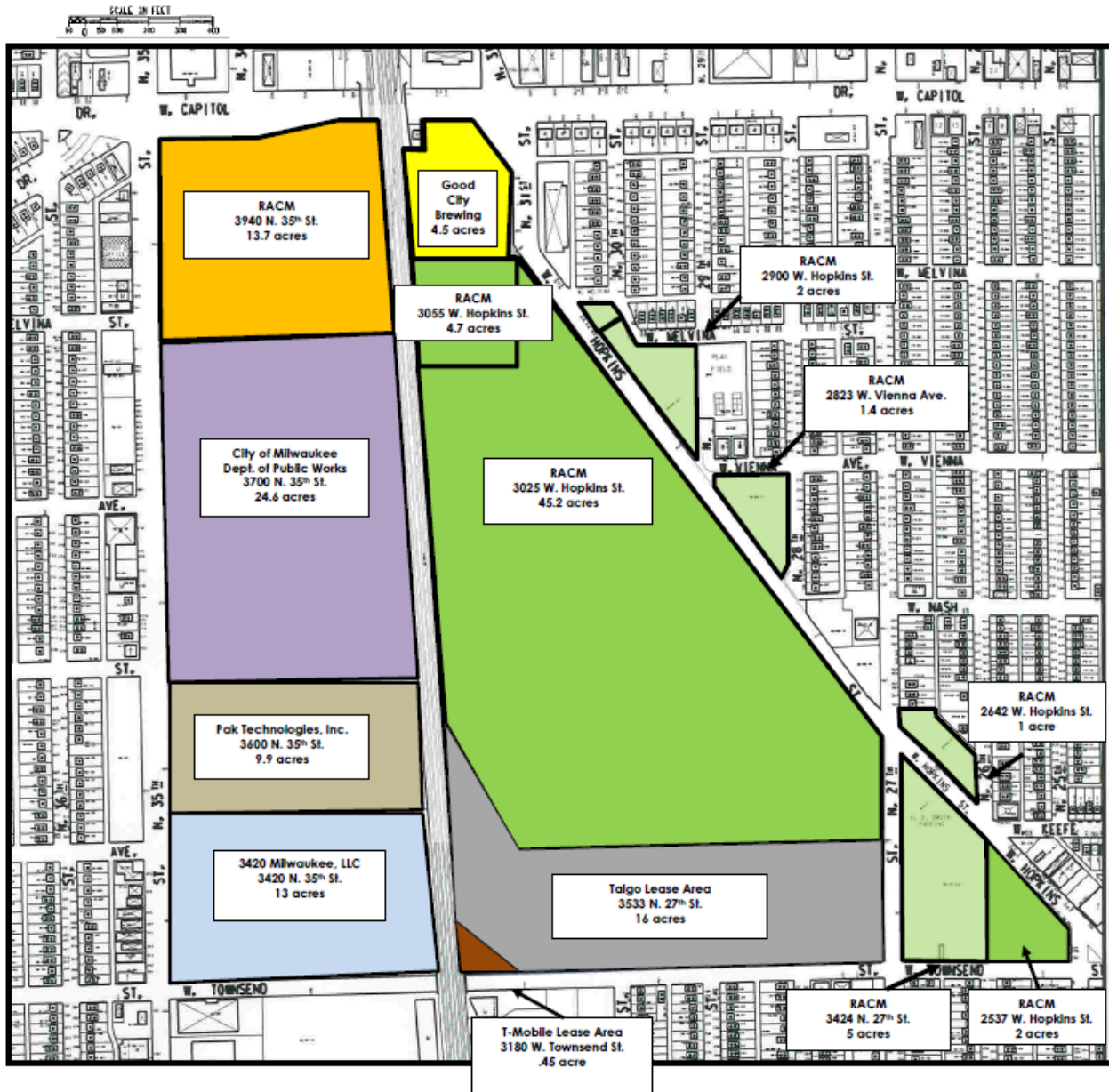
2009 – TID 74

2011 – 30th Street Industrial Corridor Economic Development Master Plan

2014 – Growing Prosperity

2019 – Connecting the Corridor

# Century City Business Park 2019 Milwaukee, Wisconsin



# Strauss Brands, Inc.



THE MODERN FOOD SYSTEM  
HAS ITS STANDARDS.  
WE HAVE OURS.

*Exceptional meats from exceptionally well-raised animals.*



Generations of experience result in time-honored traditions and a passion for the well-being of our animals.

**GOOD FOR THE ANIMALS**

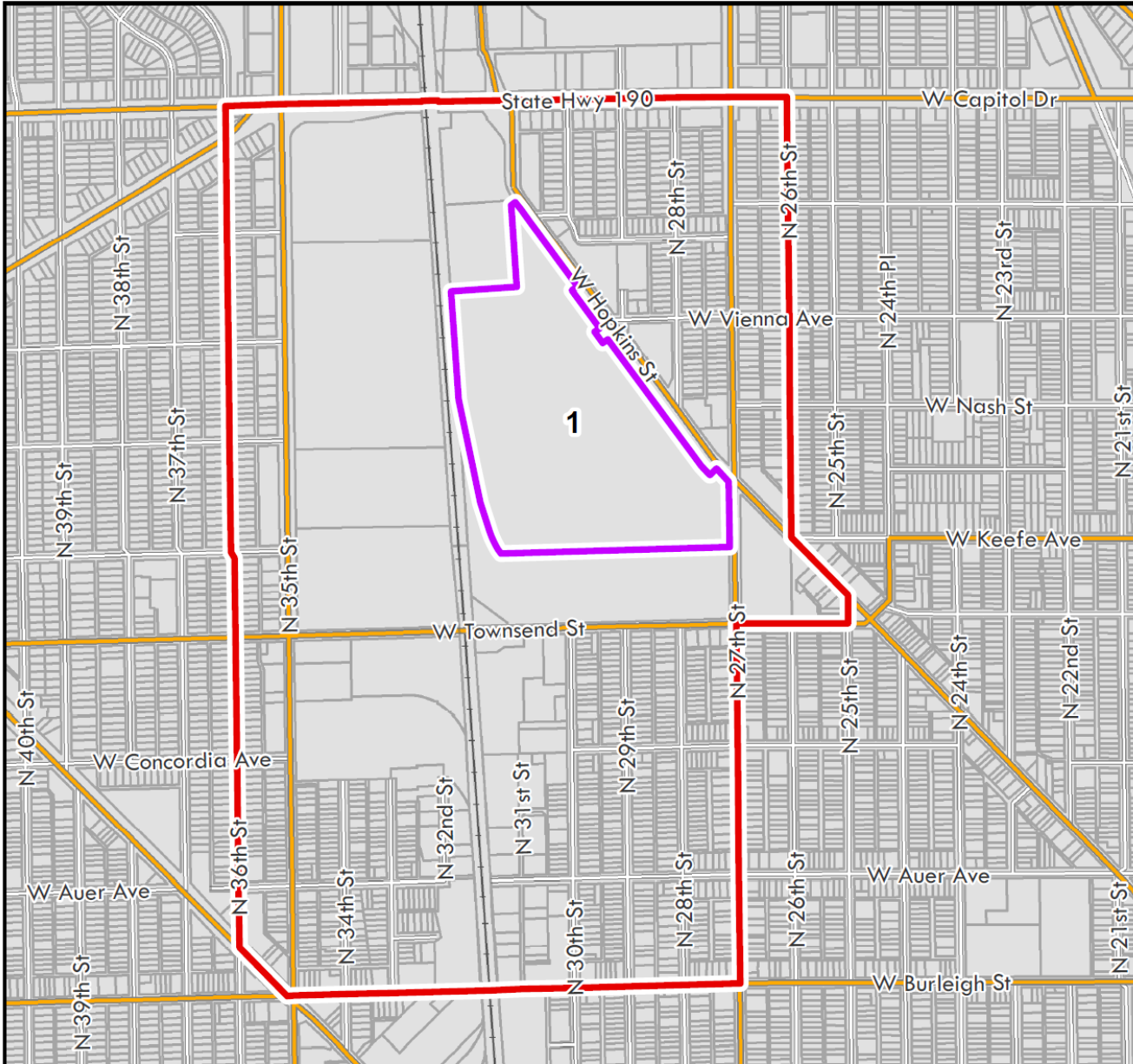
Through sustainable farming methods, we safeguard our planet's ability to provide for our future.

**GOOD FOR THE EARTH**

Healthier, humanely raised animals means wholesome and delicious meals for you and your family.

**GOOD FOR YOU**




# TID 74: 35th/Capitol



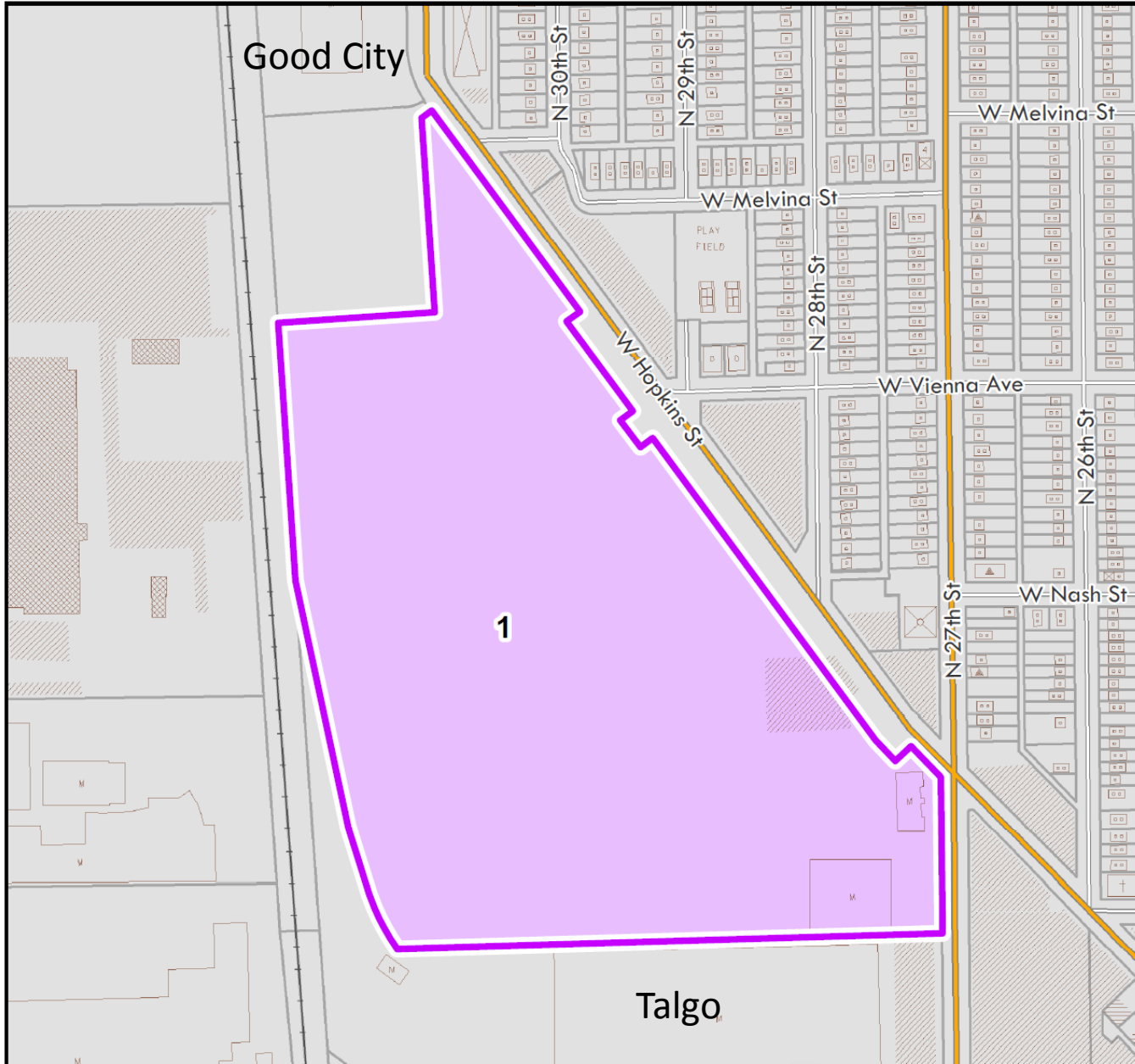
## PROPERTY LIST

No.	Taxkey	Property Address
1	269-0453-000	3025 W HOPKINS ST

## MAP LEGEND

-  TID 101 Boundary
-  TID 74 Boundary
-  Parcel Boundary

# TID 101: Century City - Boundary



## PROPERTY LIST

No.	Taxkey	Property Address
1	269-0453-000	3025 W HOPKINS ST

## MAP LEGEND

- TID 101 Boundary
- Parcel Boundary

## Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

# TID 101: Century City - Terms

- Up to a \$4,500,000 grant (the “Monetary Obligation”) to the Company, tied to meeting employment projections
- Company-Financed, 5.5% interest over 25 years
- Human Resources Agreement: 25% SBE and 40% RPP
- Payment in Lieu of Taxes (PILOT) Agreement
- Sale of RACM Land (20 acres and option for 5 additional acres)

# TID 101: Century City – Budget/Feasibility

Monetary Obligation to Company	\$4,500,000
Administration (\$7,500 x 25 years)	\$187,500
<b>TOTAL</b>	<b>\$4,687,500</b>

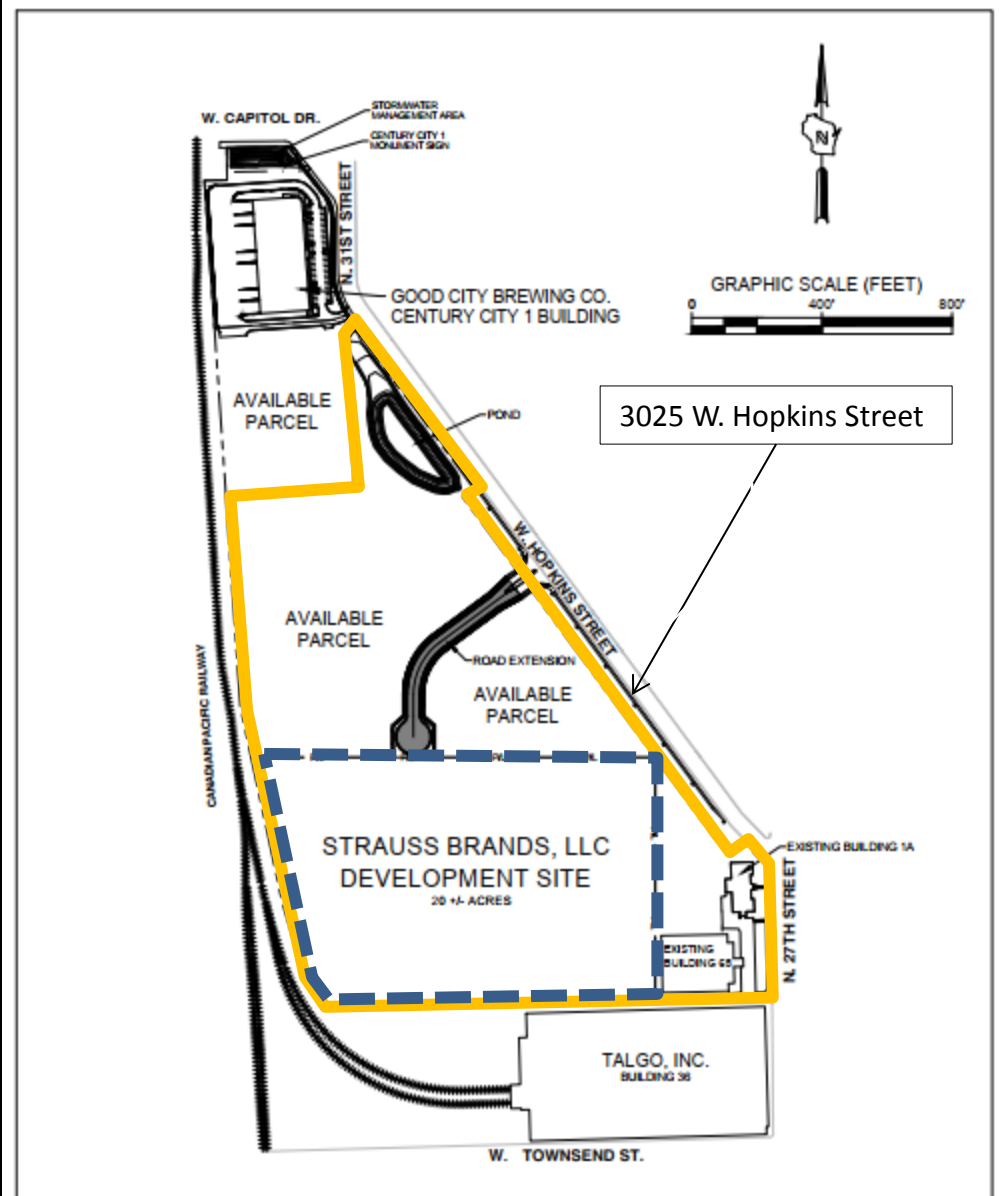
Monetary Obligation estimated to be paid back by 2040 (Year 20)

No capacity for paving projects

# Real Estate

- New CSM will create four new parcels and public ROW off of W. Hopkins Street
- Utilities and stormwater infrastructure are stubbed in
- Sale of 20 acres site to Strauss Brands, LLC
- Approximately 170,000 SF manufacturing facility
- Office, processing, portioning, packing, & shipping
- 285 employees
- Construction to begin in late 2019
- Occupancy in Spring 2021





3025 W. Hopkins Street



**CENTURY CITY**  
A City of Milwaukee Business Park

# Strauss Preliminary Site Plan

