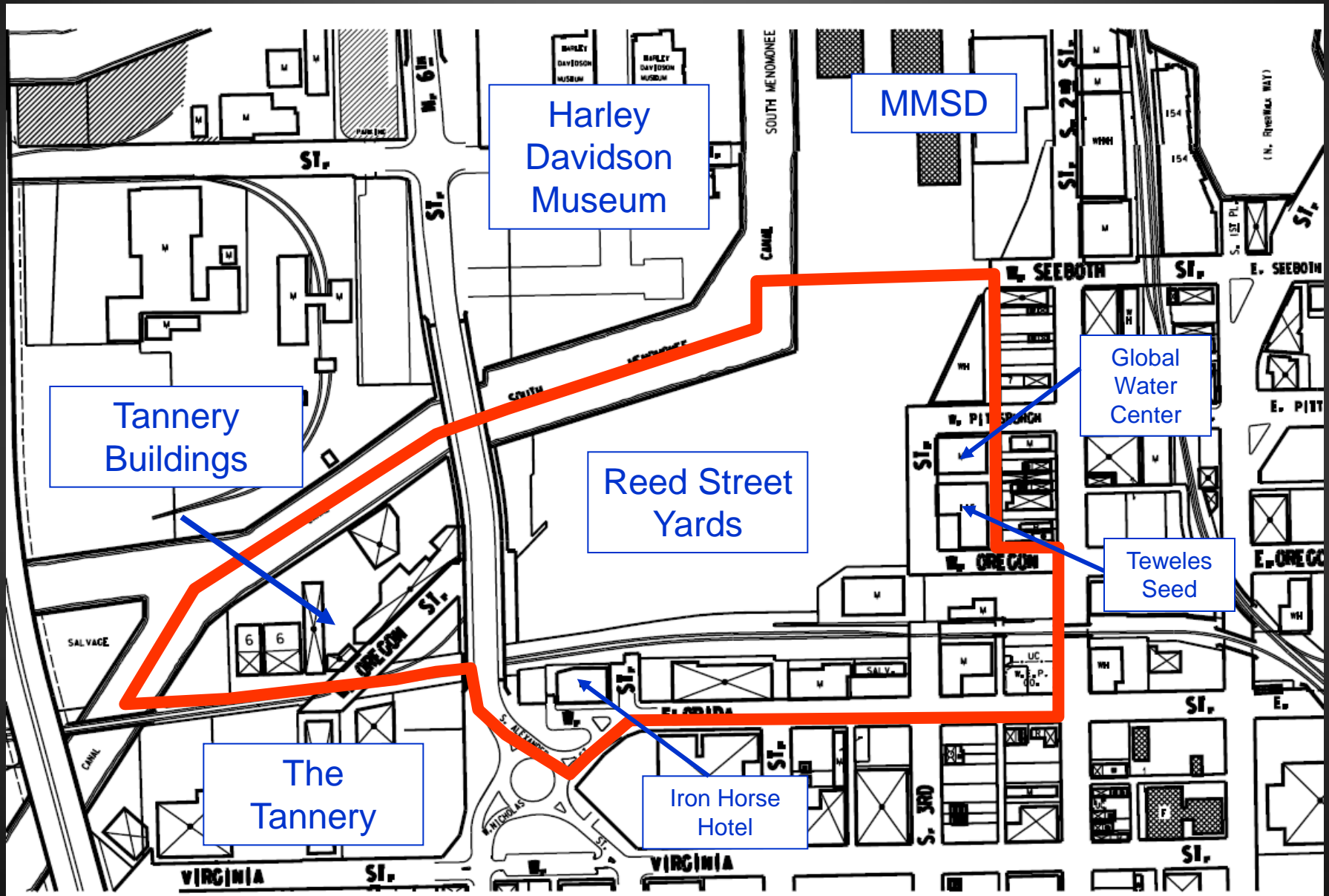
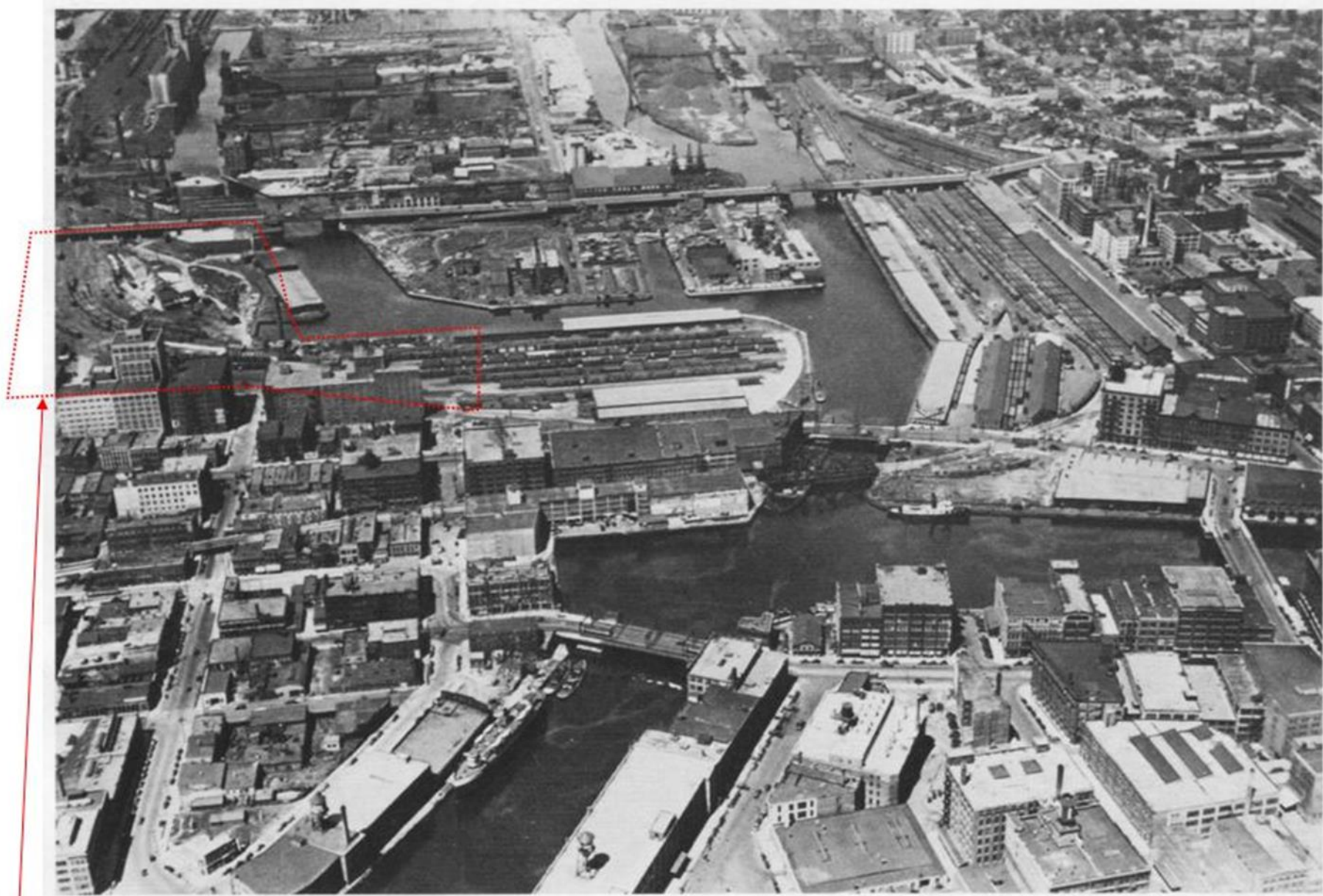


Reed Street Yards TID Boundary





Reed Street Yards

Looking west from Water Street, photograph c.
1950.





Timeline

2009 Tax Incremental District (TID #75) Approved

2011 First Amendment to TID #75

2012 Freshwater Way Name Announcement

2012 Development Incentive Zone (DIZ) Approved

2013 Global Water Center Opens

2013 Infrastructure Work Starts

2014 Second Amendment to TID #75

2014 Freshwater Way Opens


2014 Hank Aaron State Trail/Ramp Opens

2015 Idle Sites Grant Awarded

2016 Zurn HQ Opens


2018 The Yards begins construction

TID Funding Approved



Public Infrastructure:	\$7,313,770
Public/Private Venture Fund:	\$5,000,000 (\$1,600,000 spent)
Florida Lofts:	\$660,000
Administration:	\$364,000
TOTAL:	\$13,337,770 (\$9,937,770 spent)

Grant Funding Received

An aerial photograph of a city waterfront, showing a large industrial site with a large, flat, paved area. The site is situated along a river or canal. In the background, there are various city buildings, including a prominent tall apartment building. The foreground shows a parking lot with several cars and a landscaped area with circular paths.

WEDC Idle Sites Grant (Remediation):	\$1,000,000
MMSD Green Infrastructure (Bioswales):	\$75,000
Wisconsin Coastal Management (Riverwalk):	\$75,000
Fund for Lake Michigan (Permeable Pavement):	\$70,000
TOTAL:	\$1,220,000







REED STREET
YARDS



GLOBAL MARKS TECHNOLOGY PARK

REED STREET BUSINESS PARK

REED STREET YARDS





Photo by Kahler Slater









SIGNAGE

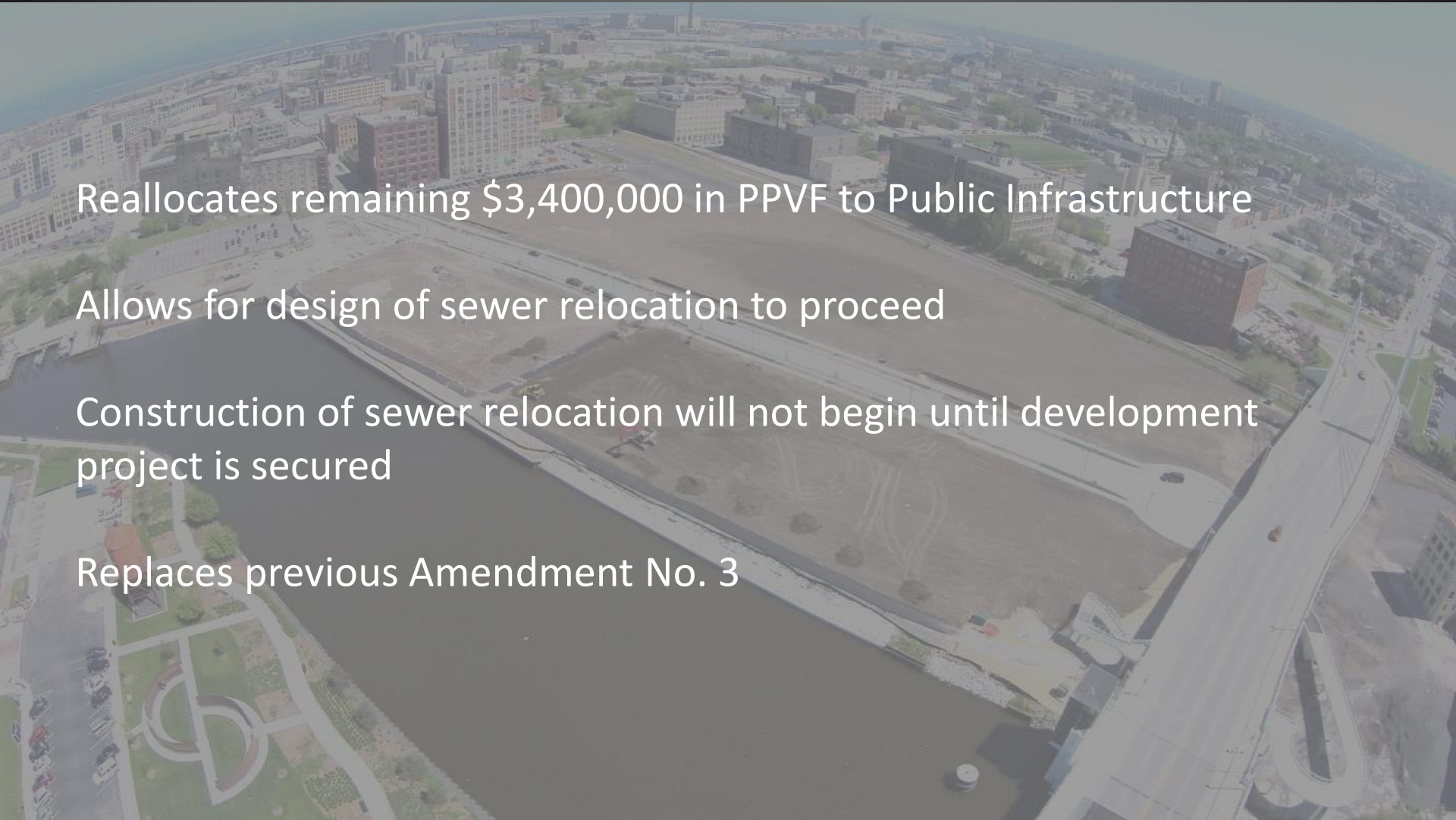
Amendment No. 3

Reallocates remaining \$3,400,000 in PPVF to Public Infrastructure

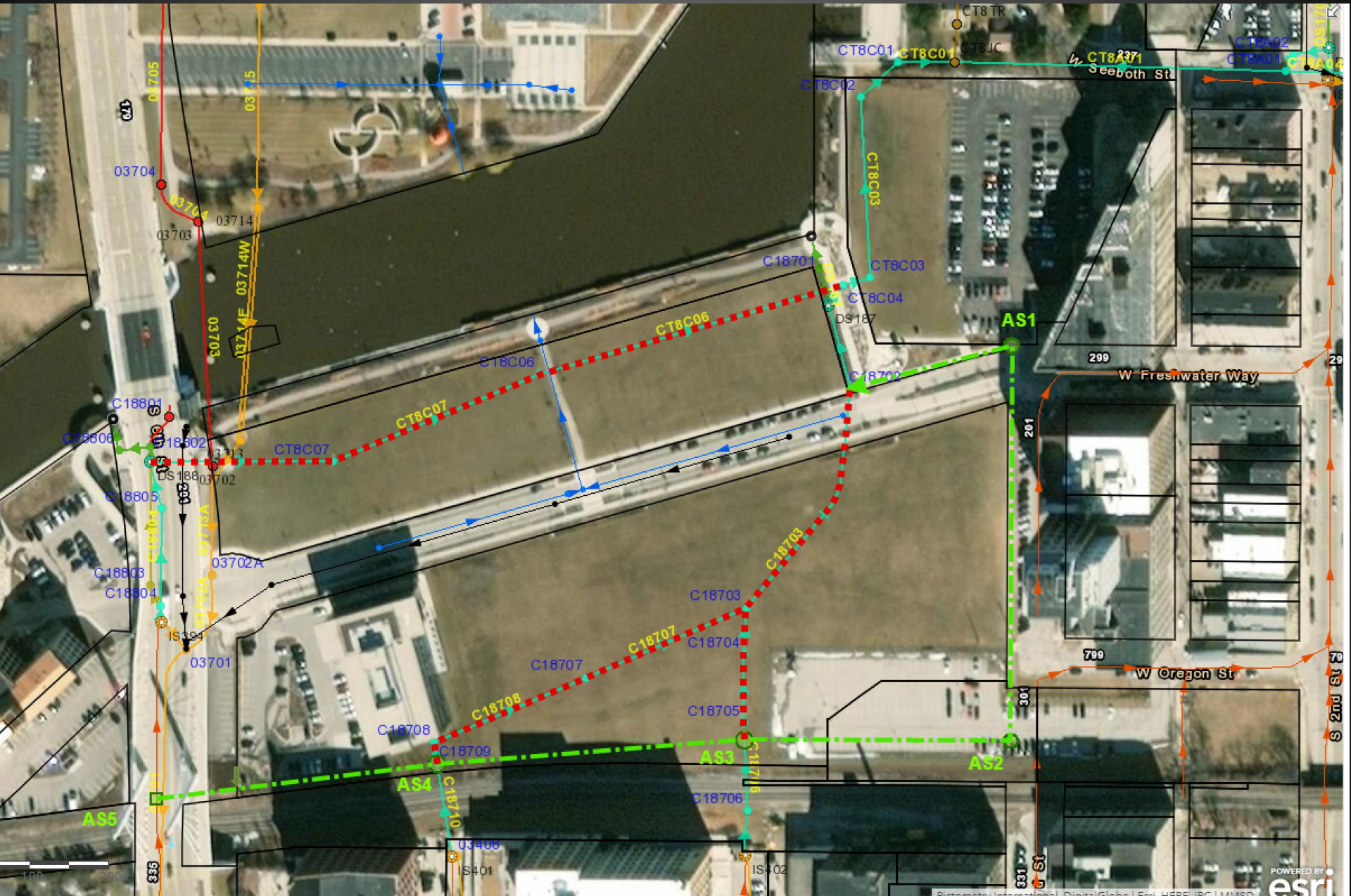
Allows for design of sewer relocation to proceed

Construction of sewer relocation will not begin until development project is secured

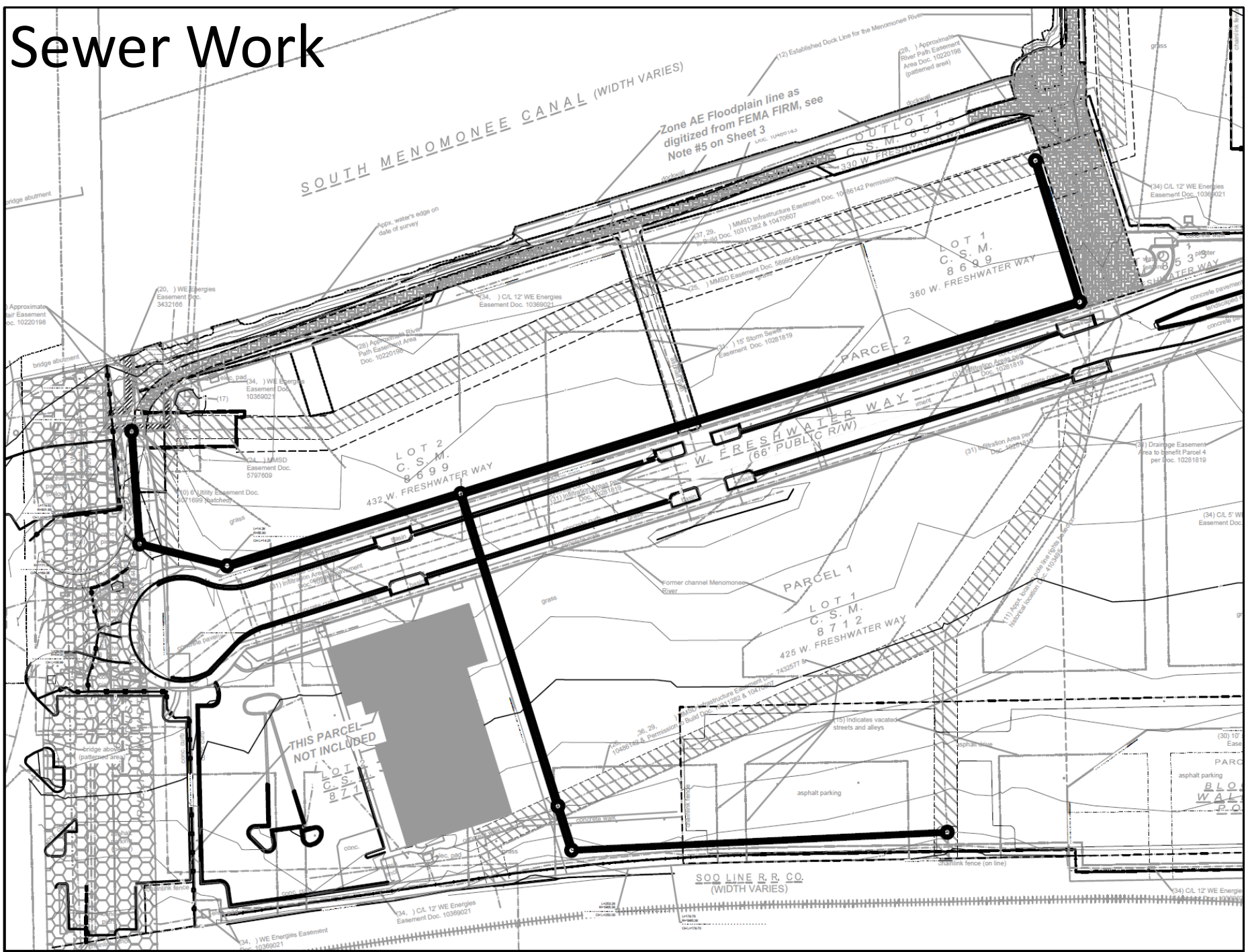
Replaces previous Amendment No. 3



Sewer Work



Sewer Work



District Performance

An aerial photograph of a city district, likely in New York City, showing a large, mostly vacant lot with some construction equipment. The lot is situated along a river. In the background, there are various city buildings, including a prominent skyscraper. The image is overlaid with a semi-transparent dark grey box containing text.

2009 Base Value: \$26,470,500
2019 Actual Value: \$121,333,300 (Projected \$81,207,013)
2019 Incremental Value: \$94,862,800

Projected Payoff: 2023 (year 14)

Maximum Legal Life: 2036