

AMENDMENT NO. 4
to the Project Plan for
TAX INCREMENTAL FINANCING DISTRICT NO. 68
City of Milwaukee
(Fifth Ward – First Place)

Introduction

Section 66.1105(4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority of the City of Milwaukee (“RACM”), subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district. Section 66.1105(2)(f)1.n., Wisconsin Statutes, permits amendments to fund projects located outside, but within one-half mile of the District’s boundary.

The Common Council created Tax Incremental District No. 68 in 2006, establishing a Base Value as of January 1, 2007, for the purpose of facilitating Riverwalk development, public infrastructure improvements and enhancing pedestrian access and circulation within the Fifth Ward neighborhood.

The Common Council amended the District on September 16, 2008 to correct for an inaccurate base value. When the TID was created the base value was established based on the value of the completed project rather than the value of the property ahead of the development, and the value of the property at the time of the District’s creation. This mistake would have made it difficult to generate positive increment and would have left the district insolvent from its creation.

The Common Council approved Amendment No. 2 to the District on April 13, 2012. This amendment modified the District’s boundary with the addition of seven properties and authorized \$1.6 million for the Riverwalk adjacent to the proposed residential development at 236 South Water Street.

The Common Council amended the District for a third time on April 14, 2020 to provide an additional \$843,375 toward the Riverwalk and dockwall at 236 South Water Street due to increased construction costs. In addition, it authorized \$125,000 for the installation of a traffic signal as well as \$200,000 for a Riverwalk at 103 West Clybourn Street and \$213,000 to replace a Riverwalk ADA lift with a ramp at 111 West Michigan Street.

Amendment No. 4 proposes to provide funding in compliance with the city’s approved Riverwalk Funding Policy to construct three new Riverwalk segments. This Amendment will provide up to \$1,100,000 as a cash grant to construct 352 linear feet of Riverwalk at 748 – 820 South Water Street. In addition, the amendment will provide \$1,500,000 as a cash grant to construct 320 linear feet of Riverwalk at 103 West Clybourn Street, in addition to a 75-foot-long under-bridge connection to the neighboring Riverwalk to the north. The final segment included in this amendment relates to the Riverwalk adjacent to 103 West Clybourn Street, located at 412 North Plankinton Avenue. The amendment would approve a cash grant in an amount up to \$1,200,000.

In addition, this amendment would provide \$200,000 to fund intersection improvements at South 1st and Florida Streets. Due to the high crash rate, infrastructure and traffic improvements are needed to improve the safety of the intersection both for vehicles and pedestrians. Additional funds are needed to install a traffic signal at the intersection of South Water Street and Pittsburgh Avenue. \$225,000 was approved in previous amendments, but given a change in design as well as an increase in costs, an additional \$125,000 will be provided to the Department of Public Works to complete this project. Lastly, \$100,000 will be included to cover the administration costs associated with the TID.

TID 68 has incurred project costs, to date, of \$3,697,170 all for public improvements and Riverwalk construction.

In summary, Amendment No. 4 to the Project Plan will provide an additional \$4,225,000 for the purposes of constructing 977 linear feet of Riverwalk and dockwall, constructing intersection improvements at 1st and Florida Streets and for improvements to the public right away adjacent to 236 South Water Street as well as TID administration funding.

This amendment is submitted in fulfillment of the requirements of section 66.1105, Wisconsin Statutes.

Amendments to the Project Plan

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

Section I.C, Project Plan Goals and Objectives, is amended by adding the following:

The District will provide funding for an extension of 977 linear feet of public riverwalk improvements, adjacent to the Milwaukee and Kinnickinnic Rivers. In addition, the District will provide the funds to improve the intersection at South 1st and Florida Streets and to install a traffic signal at the intersection of 1st and Pittsburgh Avenue.

Section I.D, Proposed Public Action, is amended by adding the following:

The District will partially fund the construction of a Riverwalk of approximately 352' in length adjacent to the existing commercial development at 820 South Water Street. The Riverwalk will be approximately 15 feet wide and will run the entire length of the property. A 12-foot-wide walkway will serve as the public connection to the Riverwalk from South Water Street. The design is consistent with the Harbor District Riverwalk Design Standards and has received City Plan Commission approval. The District will also partially fund the construction of a 320-foot long Riverwalk adjacent to a proposed dog park under the 794 Freeway, which will connect to the south to the third Riverwalk this District will partially fund, located at 412 North Plankinton. This 305-foot long segment will be adjacent to the proposed Foxtown Landing commercial development and along with the Riverwalk at the dog park, both comply with the Riverwalk Design Guidelines and have been approved by the City Plan Commission. Lastly this District will fully fund the installation of a traffic signal at the intersection of South Pittsburgh and South Water Streets, as well as infrastructure improvements to the intersection of South Florida and South 1st Streets.

Section II. Plan Proposals

Sub-Section B.1. a.“Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements.” is amended by adding the following:

21. Construction of a Riverwalk segment on riverfront property located 820 South Water Street.

22. Construction of a Riverwalk segment on riverfront property located at 412 North Plankinton Avenue.

23. Installation of intersection improvements for vehicular and pedestrian safety at South Florida and South 1st Streets.

Sub-Section B.1.b. is amended by adding **Map No. 3 “Proposed Uses and Improvements”** And the improvements are listed below:

First Place/Fifth Ward Improvements – Amendment No. 4	Total Cost
820 South Water Street	
Riverwalk (includes soft costs and public access connection)	\$ 1,100,000
412 North Plankinton	
Riverwalk	\$ 1,200,000
103 West Clybourn Street	
Riverwalk, includes soft cost and connection under the Clybourn Bridge	\$ 1,500,000
Traffic Signal – Intersection of South Pittsburgh & South Water Streets	\$ 125,000
Intersection Improvements – South 1st and West Florida Streets	\$ 200,000
TOTAL	\$ 4,125,000

Sub-Section B.2, Table A, Lists of Estimated Project Costs is deleted and restated as follows:

ORIGINAL PROJECT PLAN & AMENDMENTS 1-3	
<u>Capital</u> Riverwalk, Dockwall, Public Access, Street Improvements	\$ 7,030,326
<u>Other</u> Administrative, professional and legal	\$ 470,000
Total Estimated Project Costs, excluding financing	\$ 7,500,326
<u>Financing</u> Interest payment on bonds	\$ 2,345,482
<u>Subtotal</u>	\$ 9,845,808
AMENDMENT NO. 4	
<u>Capital</u> 820 S Water St, 412 N Plankinton & 103 W Clybourn St Riverwalk, Intersection Improvements, Traffic Signal	\$ 4,125,000
<u>Other</u> Administrative, professional and legal	\$ 100,000
<u>Financing</u> Estimated Interest Cost	\$ 1,483,020
<u>Subtotal</u>	\$ 5,708,020
Estimated Total Cost of Amended Plan	\$ 15,553,828

Sub-Section B. 3. a. “Estimated Timing of Project and Financing Costs”, is deleted and restated as follows:

All Amendment No. 4 expenditures are expected to be incurred in 2024-2025.

Schedule A, Estimated Timing of Project Costs, is deleted and restated as follows:

Year	Estimated Project Costs	Cumulative Total
2024-2025	\$ 4,125,000	\$ 4,125,000

The City expects to issue general obligation bonds to finance the Project Costs.

Sub-Section B. 4. “Economic Feasibility Study” is amended by adding:

Please see Feasibility Analysis, attached. Based on the forecast, the District is expected to pay-off in 2024.

Sub-Section B. 6, “Map Showing Proposed Uses and Improvements” is amended by adding the attached Map No. 3 identifying the proposed Riverwalks and public street improvements.

