

Project Plan
For
Tax Incremental District Number No. 106
City of Milwaukee
(McKinley School)

Public Hearing Held: August 20, 2020
Redevelopment Authority Adopted: August 20, 2020
Common Council Adopted:
Joint Review Board Approval:

Prepared by
Department of City Development
August 3, 2020

In Conformance with the provisions
Of Wisconsin Statute 66.1105, as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Wisconsin Statute 66.1105(4) (d), requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of Wisconsin Statute Section 66.1105.

B. District Boundaries

Tax Incremental District Number 106 ("District" or "TID No. 106"), City of Milwaukee, McKinley School is comprised of one property totaling approximately 95,988 square feet or 2.2 acres ("Property"). The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description."

All of the area and real property located within the District was found to be in need of rehabilitation or conservation work within the meaning of Wisconsin Statute 66.1105 (4) (gm) 4. a. Exhibit 2 "Property Characteristics," illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts. The project does not contain any retail space and per Wisconsin Statute 66.1105 (5) (b), 0% of the property within the district will be devoted to retail business at the end of the maximum expenditure period.

C. Plan Objectives

The Property is located on West Vliet Street between 20th Street and 21st Street in the City's Midtown neighborhood. Built in 1885, the property was originally a Milwaukee Public School location and was sold in September of 1991 to VE Carter Child Development Center which operated a school and daycare facility at the site until a fire damaged the building in November of 2013.

The City of Milwaukee foreclosed on the building for delinquent taxes in October 2016. The building contains significant hazardous environmental challenges. The City secured assistance from the Environmental Protection Agency to address site conditions and while considerable work was completed to identify and address environmental hazards at the site, significant additional work, ranging from the abatement of asbestos to lead based paint and related demolition work remains that must be completed prior to rehabilitation of the building.

In 2018, the City of Milwaukee entered into site control agreement with Gorman and Company, Inc. to allow them to explore the feasibility of developing the site including assembling the necessary resources to finance its redevelopment.

The proposed redevelopment of the site will include the remediation of the hazardous site and building conditions and the creation of 35 affordable housing (rental) units and the

new construction of 4 single family homes.

The more detailed objectives of this Project Plan are to:

1. Eliminate a blighting influence in the neighborhood and address significant hazardous environmental concerns.
2. Promote the coordinated development of underutilized property for appropriate residential use.
3. Support past and future investment in the Midtown neighborhood through the restoration of a historic property and the construction of new homes.
4. Create new employment opportunities.

D. Existing Land Uses in the District

The District is comprised of one parcel containing approximately 2.2 acres. The site is vacant and underutilized. The parcel is in city ownership and assessed at \$0 and is zoned PD – Planned Development.

II. PLAN PROPOSALS

A. Statutory Requirements

Wisconsin Statute 66.1105(4) (f) requires that a Project Plan for a Tax Incremental District to include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in sub. (2) (f)1.k. and 1.n., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Wisconsin Statute 66.1105(4) (f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

Funds generated from the District will be utilized for:

Environmental Remediation and Demolition: \$650,000 will be used for the remediation activities and related demolition to address environmental concerns at the building, including project oversight. Funds will be supplemented by a grant of \$450,000 received by the City from the Environmental Protection Agency.

Infrastructure, Site Preparation and Construction – Single Family Homes: \$300,000 will be used for public infrastructure, site preparation and construction costs to prepare and develop a portion of the site for new single family homes.

2. "Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table B which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Wisconsin Statute 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated Developer(s), provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$950,000 in the form of TID Capital Project Costs enumerated in further detail in Table A of this Plan. The allocation of these costs will be set forth in the Term Sheet.

TABLE A: TID Capital Project Costs	
Environmental Remediation and Demolition, including oversight costs	\$650,000
Infrastructure, Site Preparation and Construction Costs/new single family home development	\$300,000
TOTAL Capital Project Costs	\$950,000

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs.

Financing Costs

Financing costs include estimated gross interest expense on the bonds that will be issued to pay for the Project Costs. Estimates of interest are based on interest rates as set forth in the Economic Feasibility Analysis, attached as Exhibit 4, "Feasibility Study."

Table B - List of Estimated Project Costs

A	<u>Capital:</u> Environmental, Demolition, Site Preparation, Infrastructure	\$ 950,000
	Total Estimated Project Costs, excluding financing	\$ 950,000
C	<u>Financing:</u> Interest	\$ 452,700

3. "Description of Timing and Methods of Financing."

All expenditures are expected to be incurred during the period from 2020 through 2021.

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District prepared by the Department of City Development and titled *Economic Feasibility Study: Tax Increment District No. 106* is attached to this Project Plan as Exhibit 4, "Feasibility Study." The study establishes the dollar value of Project costs which, based on certain general assumptions and a reasonable margin of safety, can 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 is financially feasible and is likely to be retired on or before the year 2043, the 23rd year of the District. Accordingly, the District is determined to be feasible.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," Map No. 2, "Structure Condition," and Exhibit 5, "Property Owners" in the Exhibits Section, which follows.

6. "Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Improvements and Uses," in the Exhibits Section which follows.

7. "Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 4, "Existing Zoning," in the Exhibits Section which follows. The proposed Project is zoned PD (Planned Development). A minor modification to the existing zoning will be in process to change the proposed use of the north side of the site from the 8 townhome units originally proposed to 4 single family homes. The proposed Project is in accordance with the existing master plan, building codes, and other city ordinances. The Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

8. "List of Estimated Non-Project Costs."

\$0 – there are no Non-Project Costs.

9. "Proposed Method for Relocation."

The Project Plan does not anticipate the acquisition of property by the City of Milwaukee, accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. If, at a later date, it is determined that acquisition of property by condemnation and requiring relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with existing zoning and the goals of the Near West Side Plan which includes the preservation of historic buildings, building on existing assets and investment and creating a diversity of housing options for residents. Its redevelopment will support the past and ongoing revitalization efforts in the near West Side neighborhood.

11. "Opinion of the City Attorney."

Please see Exhibit 6, "Letter from the City Attorney" in the Exhibits Section, which follows.

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Exhibit 3	Term Sheet
Exhibit 4	Economic Feasibility Study
Exhibit 5	Property Owners
Exhibit 6	City Attorney's Letter
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning

Exhibit 1

Boundary Description

Beginning at a point at the intersection of the south line of West Vliet Street and the east line of North 21st Street;

Thence, east along the south line of West Vliet Street to the intersection of the south line of West Vliet Street and west line of North 20th Street;

Thence south along the west line of North 20thth Street to the intersection of the west line of North 20th Street and the north line of vacated West McKinley Avenue:

Thence west along north line of vacated West McKinley Avenue to the intersection of the north line of vacated West McKinley Avenue and the east line of North 21st Street:

Thence north along the east line of North 21st Street to the point of beginning more particularly depicted in Map 1 of this Project Plan.

Exhibit 3
TERM SHEET
McKinley School
TID No. 106

Project

The McKinley School Project (the “Project”) includes the adaptive reuse of the former McKinley School/VE Carter Development Center location located at 2001 West Vliet Street. The project will include the creation of 35 affordable rental units in the former school building and four single family homes along Vliet Street on the northern boundary of the site. The affordable rental component will contain a mix of two and three bedroom units targeted to veterans, with 21 units affordable to households with incomes less than 50% of Area Median Income and 14 units affordable to households with incomes less than 80% of Area Median Income. Along Vliet Street, four single family homes will be built to complement the renovation of the school building on the site and to provide new home ownership opportunities in the neighborhood.

The site was owned by Milwaukee Public Schools until September of 1991, when it was sold to VE Carter Child Development Center which operated a school and daycare facility at the site until a fire damaged the building in November of 2013.

The City of Milwaukee foreclosed on the building in October 2016. The building contains significant environmental challenges, including asbestos and lead based paint. The City secured assistance from the Environmental Protection Agency to address site conditions and while considerable work was completed to identify and address environmental hazards at the site, significant additional work remains that must be completed prior to rehabilitation of the building.

In 2018, the City of Milwaukee entered into site control agreement with Gorman and Company, Inc. to allow them to explore the feasibility of the developing the site and assembling the necessary resources to finance its redevelopment.

Development Team

The Project is being developed by Gorman & Company, Inc. (Developer”).

Gorman & Company is an affordable housing developer with over 30 years of experience, having developed over 5,000 affordable housing units. They have been active in the Milwaukee market and have developed a number of new construction, acquisition and rehabilitation and adaptive reuse projects including Park East Enterprise Lofts, Metcalfe Park Homes, Dr. Wesley L. Scott Senior Living Facility, Jackie Robinson School, 5th Street School and several scattered site housing projects involving foreclosed one and two family properties. Most recently, they completed the Washington Park Townhomes project, the new construction of a 40 unit townhome project on a vacant City brownfield site located at 32nd and Galena.

In addition, they have collaborated with Northcott Neighborhood House in a partnership that

provides jobs and training for recently incarcerated individuals.

City Contribution/Responsibilities

In addition to conveyance of the site to the Developer, the City proposes to assist the Project in the following ways:

- The City intends to create a Tax Incremental District (“TID No. 106”) to fund environmental and remediation costs, demolition work, infrastructure and site preparation costs for the Project in an amount up to \$950,000
- The City will contract for and carry out the environmental remediation and related interior demolition of the building to prepare it for development. The estimated costs for this work are \$1.1 million, which will be funded with a \$450,000 grant from the Environmental Protection Agency and \$650,000 from TID #106.
- The City will provide the Developer with a reimbursable grant of up to \$300,000 from TID #106 to pay for site development, infrastructure and construction costs for the construction of four single family homes along the Vliet Street frontage of the site. Invoices for actual costs shall be submitted to the City for approval and the grant will be paid based on actual costs.
- The City will work with the Developer to secure any zoning changes, right-of-way dedications and any other approvals or entitlements required for the Project.

Developer Responsibilities:

The Developer shall have the following responsibilities:

- Design and develop the Project consistent with the approved plans.
- Submit final development budget for the Project, financing commitments, final bids, a construction contract and proof that all funding sources have been committed (prior to closing).
- Guaranty completion of construction of the Project.
- Commence construction of the Project by January 31, 2021 and substantially complete the Project by December 31, 2021.

Design/Consistency with Approved Plan

Final plans and specifications for the Project shall be subject to the review and approval of City’s Commissioner of City Development (the “Commissioner”).

Cost Savings

Any cost savings attributable to the environmental remediation and demolition work being contracted for by the City will be used to reduce the amount of proposed underlying TID debt. If at completion of the Project, total Development Project costs (related to the renovation of the school building and the construction of single family homes) are less than the \$11.5 million estimated in the Project budget, 50% of the cost savings (up to \$150,000 or 50% of the grant to the Developer) will be returned to the City and applied to pay down underlying TID No. 106 debt.

Human Resources:

Developer and City will enter into a Human Resources Agreement that will require the utilization of certified Small Business Enterprise for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines and utilization of unemployed and underemployed residents for no less than 40% of the total worker hours expended on construction of the Project.

Historic Preservation/Façade Easement

Upon completion of the Project, Developer will provide City with a façade easement or other documentation satisfactory to the Commissioner to ensure that the facade of the school building is maintained during the life of TID No. 106

Tax Exemption

No portion of the Project shall at any time after closing until after TID #106 costs are recovered shall be exempt from real estate taxes.

Limits on Developer Action

Until all Developer obligations under the Development Agreement have been fully discharged, Developer may not, without City consent:

- Liquidate or consolidate the Project sites;
- Merge with another entity;
- Sell, lease or transfer the Project sites other than to residential and commercial leases in the ordinary course of business or the sale of single family homes that are part of the Project;
- Enter into any transaction that would materially adversely affect the ability of Developer to complete the Project or fulfill its obligations under the Development Agreement;
- Assume or guarantee the obligations of any other person or entity that would materially adversely affect the ability of Developer to complete the Project or fulfill its obligations under the Development Agreement; or

- Enter in a transaction that would cause a material and detrimental change to the Developer's financial condition.

Development Agreement:

Developer and City shall enter into a development agreement ("Development Agreement") containing terms consistent with this Term Sheet and customary for such development agreements.

General:

This term sheet does not constitute an agreement between Developer and the City. The terms set forth and any other requirements necessary for a transaction of this sort shall be incorporated into a Development Agreement to be entered into between the Developer and City. In recognition that there may be adjustments of the dates and descriptions herein as well as administrative approvals which will require the exercise of reasonable discretion on behalf of City and the Commissioner, the Commissioner will be authorized under these agreements to exercise such discretion and grant such approvals.

Exhibit 4

Tax Incremental District #106 McKinley School Economic Feasibility Study August 3, 2020

Overview

The McKinley School Project (the “Project”) includes the adaptive reuse of the former McKinley School/VE Carter Development Center location located at 2001 West Vliet Street. The Project will include the creation of 35 affordable rental units in the former school building and four single family homes along the northern boundary of the site. The affordable rental component will contain a mix of two and three bedroom units targeted to veterans, with 21 units affordable to households with incomes less than 50% of Area Median Income and 14 units affordable to households with incomes less than 80% of Area Median Income. Along Vliet Street, four single family homes will be built to complement the renovation of the school building on the site and to provide new home ownership opportunities in the neighborhood.

The site was owned by Milwaukee Public Schools until September of 1991, when it was sold to VE Carter Child Development Center which operated a school and daycare facility at the site until a fire damaged the building in November of 2013.

The City of Milwaukee foreclosed on the building in October 2016. The building contains significant environmental challenges, including asbestos and lead based paint. The City secured assistance from the Environmental Protection Agency to address site conditions and while considerable work was completed to identify and address environmental hazards at the site, significant additional work remains that must be completed prior to rehabilitation of the building.

Total costs for the Project (Development costs and environmental, remediation and related demolition costs) are estimated at \$12.6 million. The City of Milwaukee is proposing to offset \$950,000 of Project costs through the creation of Tax Incremental District #106. TID funds will be used for environmental and related demolition work and infrastructure, site improvements and construction costs associated with the single family construction.

The Project is being developed by Gorman & Company, Inc. (Developer”).

Financing Structure

In addition to the proposed TID contribution of \$950,00 the financing structure for the Project involves a combination of low income housing tax credits, private mortgage financing, historic tax credits, deferred development fee and grant funding. In addition, the City will be utilizing a grant received from the Environmental Protection Agency to fund a portion of the environmental remediation costs necessary to prepare the school building for development.

Current Property Value

The property in the district is tax exempt. The current base value of the District is \$0.

Projected Completed Value

Total projected completed value for the Project is \$2,285,000, including the rental component and the single family component. The valuation assumptions are as follows.

Rental Component - \$1,685,000

The projected value of the rental component of the project upon completion is \$1,685,000 and was derived based on the projected Net Operating Income for the Project and applying a formula utilized by the City Assessor's office in valuing low income housing tax credit projects. The projected value was confirmed with the City Assessor's Office.

Single Family Component - \$600,000

There has been minimal new single family construction in the city in the last few years. A review of the sale of newer housing (generally less than 20 years old) in the nearby vicinity reflected sales in the \$140,000 - \$180,000 range. See below chart.

Address	Date Sold	Sale Price	Year Built	Sq. Ft.	Sale price/ sq. ft.
1815 West McKinley Ave.	11/2019	\$140,000	2006	1,568	\$89
1737 North 18th St.	10/2019	\$185,000	2003	2,257	\$82
1830 North 14th St.	1/2019	\$165,000	2002	1,857	\$89
2100 West Barbee St.	6/2020	\$162,800	1996	1,932	\$84

In addition, in 2019, the Department City Development commissioned a residential appraisal assuming a home was to be built in the Walnut Circle (20th and Walnut) Subdivision – in support of efforts to spur new development at the site. The appraisal concluded a new construction value for a 1,724 square foot home of \$205,000 or \$119 per square foot.

The proposed single family homes for the Project will contain 1,800 square feet. Using the above sales and projected appraisal results in a value range of between \$82 and \$119 per square foot, or between \$147,000 and \$214,000 per home. For the purposes of the TID capacity analysis, the low end of the range was used, and a value of \$150,000 per home was assigned.

Other Assumptions

- Tax Rate: 2.783% - based on the 2019 tax rate and constant over the next 20 years
- Interest Rate: 4%
- Annual Appreciation: 1%

- Construction completion is anticipated at the end of 2021

District Cash Flow and Amortization of the Monetary Obligation

As shown in the projections in Table 1, forecasted tax incremental revenues are sufficient for the TID to be retired in 2043.

Table I
TID #106 - McKinley School

No.	Assessment Year	Budget Year	Base Value	Projected Value	TID Incremental Value	Increment	Debt Service	Cash flow	Cum. Cash Flow	After reserving for remaining debt Surplus/(deficit)	TID Payoff
1	2020	2021	-				(38,380)	(38,380)	(38,380)	(1,402,663)	
2	2021	2022	-				(38,380)	(38,380)	(76,760)	(1,402,663)	No
3	2022	2023	-	2,285,000	2,285,000	63,592	(38,380)	25,212	(51,548)	(1,339,071)	No
4	2023	2024	-	2,307,850	2,307,850	64,227	(38,380)	25,847	(25,701)	(1,274,844)	No
5	2024	2025	-	2,330,929	2,330,929	64,870	(96,088)	(31,218)	(56,919)	(1,209,974)	No
6	2025	2026	-	2,354,238	2,354,238	65,518	(96,088)	(30,569)	(87,489)	(1,144,456)	No
7	2026	2027	-	2,377,780	2,377,780	66,174	(96,088)	(29,914)	(117,403)	(1,078,282)	No
8	2027	2028	-	2,401,558	2,401,558	66,835	(96,088)	(29,253)	(146,655)	(1,011,447)	No
9	2028	2029	-	2,425,574	2,425,574	67,504	(96,088)	(28,584)	(175,240)	(943,943)	No
10	2029	2030	-	2,449,829	2,449,829	68,179	(96,088)	(27,909)	(203,149)	(875,764)	No
11	2030	2031	-	2,474,328	2,474,328	68,861	(96,088)	(27,227)	(230,376)	(806,904)	No
12	2031	2032	-	2,499,071	2,499,071	69,549	(96,088)	(26,539)	(256,915)	(737,354)	No
13	2032	2033	-	2,524,062	2,524,062	70,245	(96,088)	(25,843)	(282,758)	(667,110)	No
14	2033	2034	-	2,549,302	2,549,302	70,947	(96,088)	(25,141)	(307,899)	(596,163)	No
15	2034	2035	-	2,574,795	2,574,795	71,657	(96,088)	(24,431)	(332,330)	(524,506)	No
16	2035	2036	-	2,600,543	2,600,543	72,373	(96,088)	(23,715)	(356,045)	(452,133)	No
17	2036	2037	-	2,626,549	2,626,549	73,097	(96,088)	(22,991)	(379,036)	(379,036)	No
18	2037	2038	-	2,652,814	2,652,814	73,828		73,828	(305,208)	(305,208)	No
19	2038	2039	-	2,679,342	2,679,342	74,566		74,566	(230,642)	(230,642)	No
20	2039	2040	-	2,706,136	2,706,136	75,312		75,312	(155,331)	(155,331)	No
21	2040	2041	-	2,733,197	2,733,197	76,065		76,065	(79,266)	(79,266)	No
22	2041	2042	-	2,760,529	2,760,529	76,826		76,826	(2,440)	(2,440)	No
23	2042	2043	-	2,788,134	2,788,134	77,594		77,594	75,154	75,154	YES
24	2043	2044	-	2,816,016	2,816,016	78,370		78,370	153,523	153,523	YES
25	2044	2045	-	2,844,176	2,844,176	79,153		79,153	232,677	232,677	YES
26	2045	2046	-	2,872,617	2,872,617	79,945		79,945	312,622	312,622	YES
27	2046	2047	-	2,901,344	2,901,344	80,744		80,744	393,366	393,366	YES
						1,796,029	(1,402,663)	393,366			

Annual appreciation	1.010
Interest Rate	4.00%
Base Value	-
Projected Value	2,285,000
Property Tax rate	2.783%
Issuance Costs	9,500
Project Costs	950,000

Exhibit 5

Property Owners

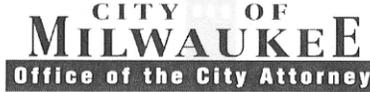
Property Address	Tax Key	Owner Name
2001 West McKinley	3641201111	City of Milwaukee

Exhibit 6

City Attorney's Letter

TEARMAN SPENCER
City Attorney

MIRIAM R. HORWITZ
ADAM B. STEPHENS
MARY L. SCHANNING
Deputy City Attorneys



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Assistant City Attorneys

August 7, 2020

Lafayette Crump, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

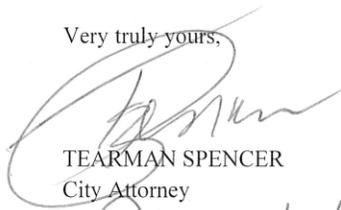
Re: Project Plan for Tax Incremental District No. 106
(McKinley School)

Dear Commissioner Crump:

Pursuant to your request, we have reviewed the Project Plan for the above-referenced Tax Incremental District No. 106.

Based upon that review, it is our opinion that the Plan, is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

Very truly yours,


TEARMAN SPENCER
City Attorney

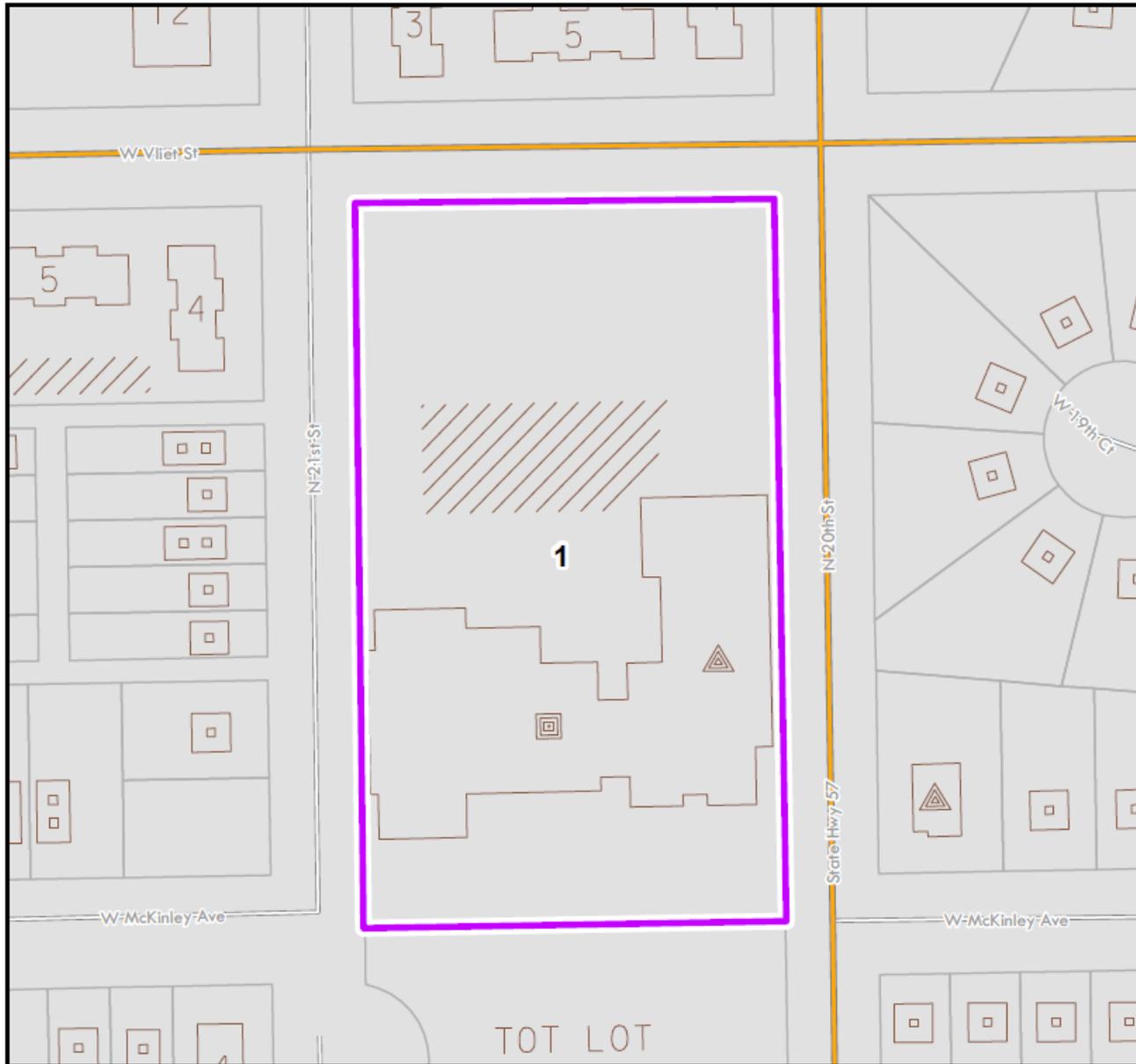

JEREMY R. MCKENZIE
Assistant City Attorney



TID NO. 106: MCKINLEY SCHOOL, MAP 1

BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 7/31/2020
 Source: DCD Planning Division; Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	364-1 201-111	2001 W VLIET ST

MAP LEGEND

- TID Boundary
- Parcel Boundary

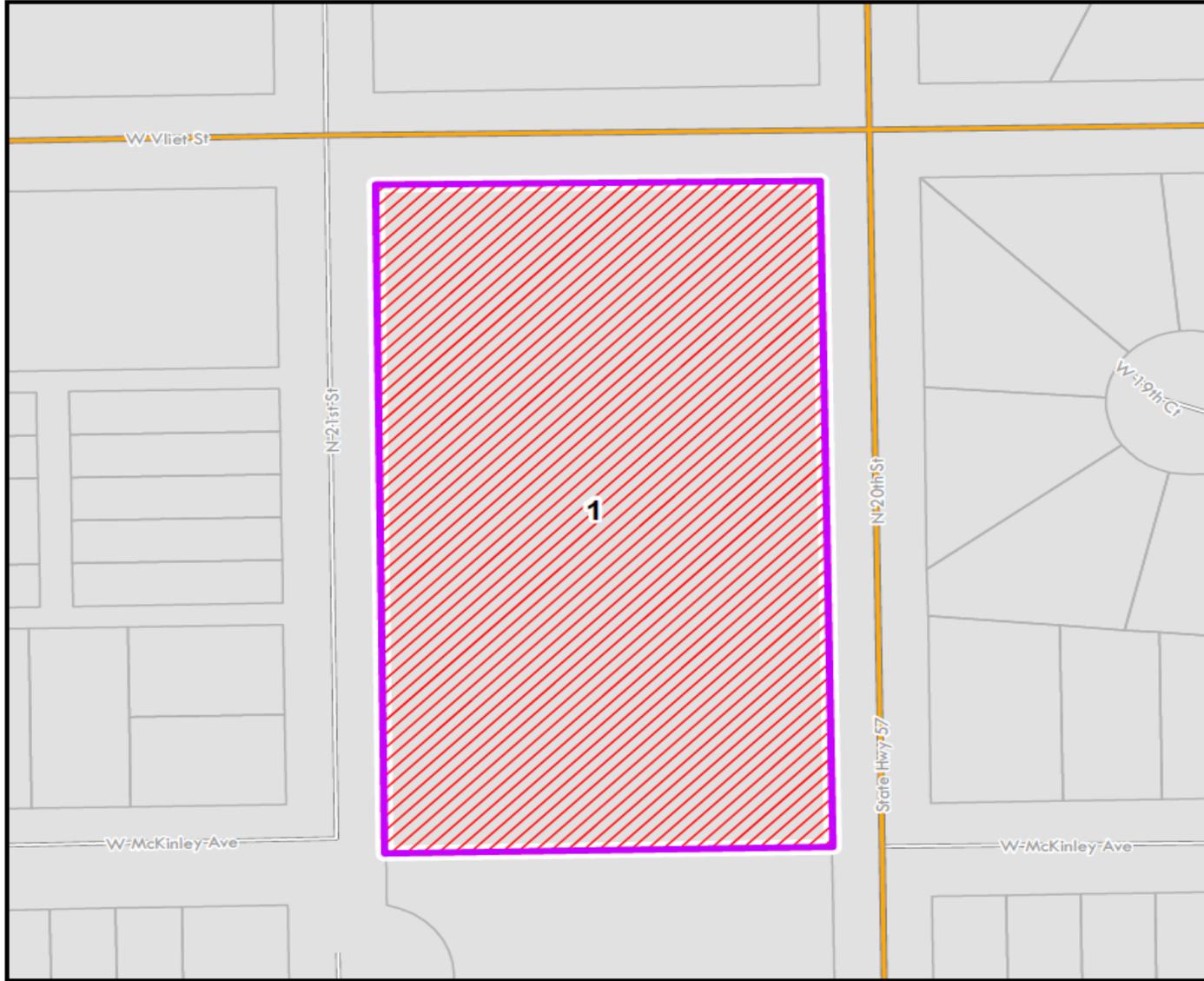
Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- PROWING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OF 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 NO. 106: MCKINLEY SCHOOL, MAP 2

STRUCTURE CONDITION

Prepared by the Department of City Development Planning Division, 7/31/2020
Source: DCD Planning Division; Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	364-1201-111	2001 W VLIET ST

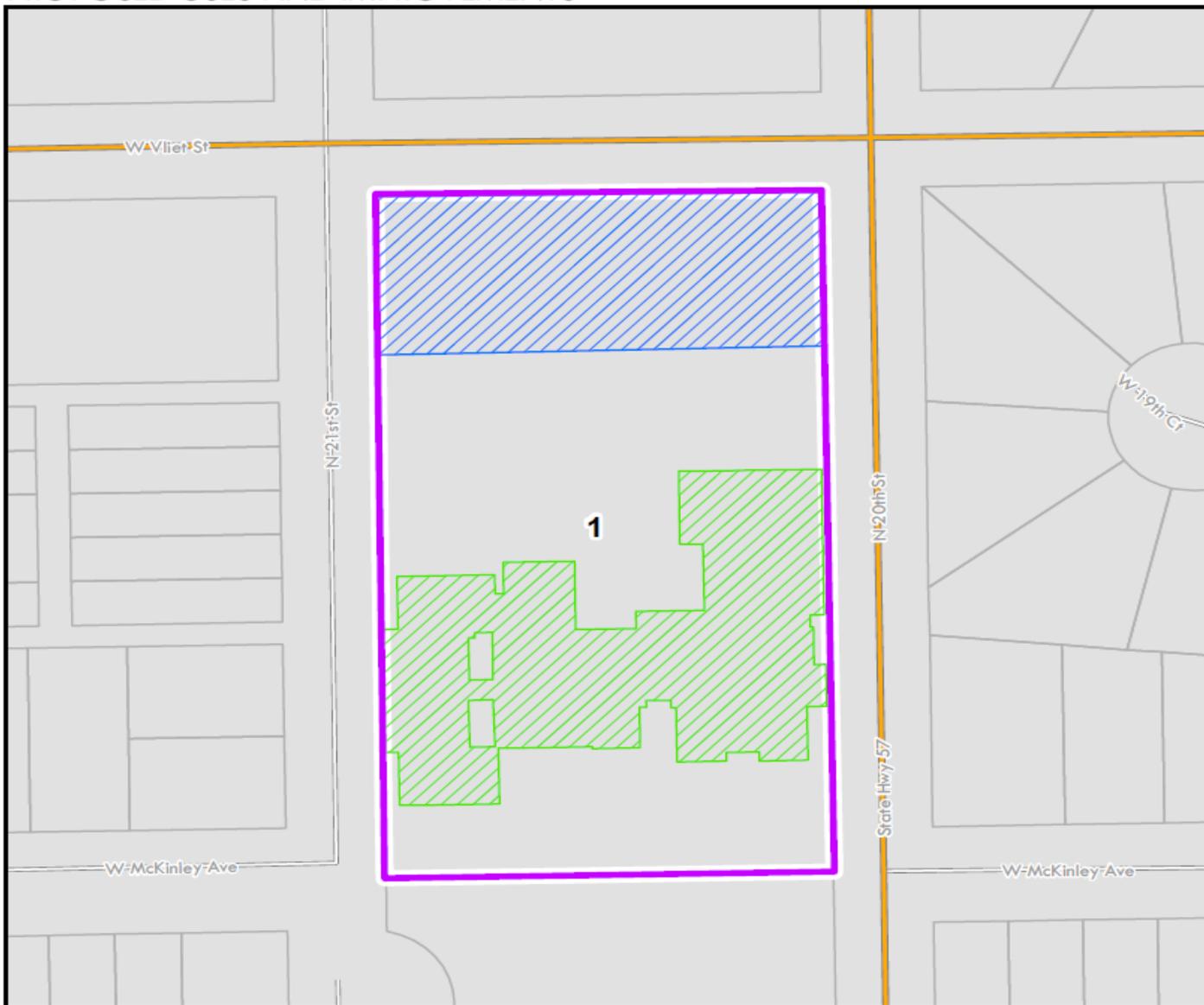
MAP LEGEND

-  TID Boundary
-  Parcel Boundary
-  In Need of Conservation or Rehabilitation

TID NO. 106: MCKINLEY SCHOOL, MAP 3

PROPOSED USES AND IMPROVEMENTS

Prepared by the Department of City Development Planning Division, 7/31/2020
 Source: DCD Planning Division; Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	364-1201-111	2001 W VLIET ST

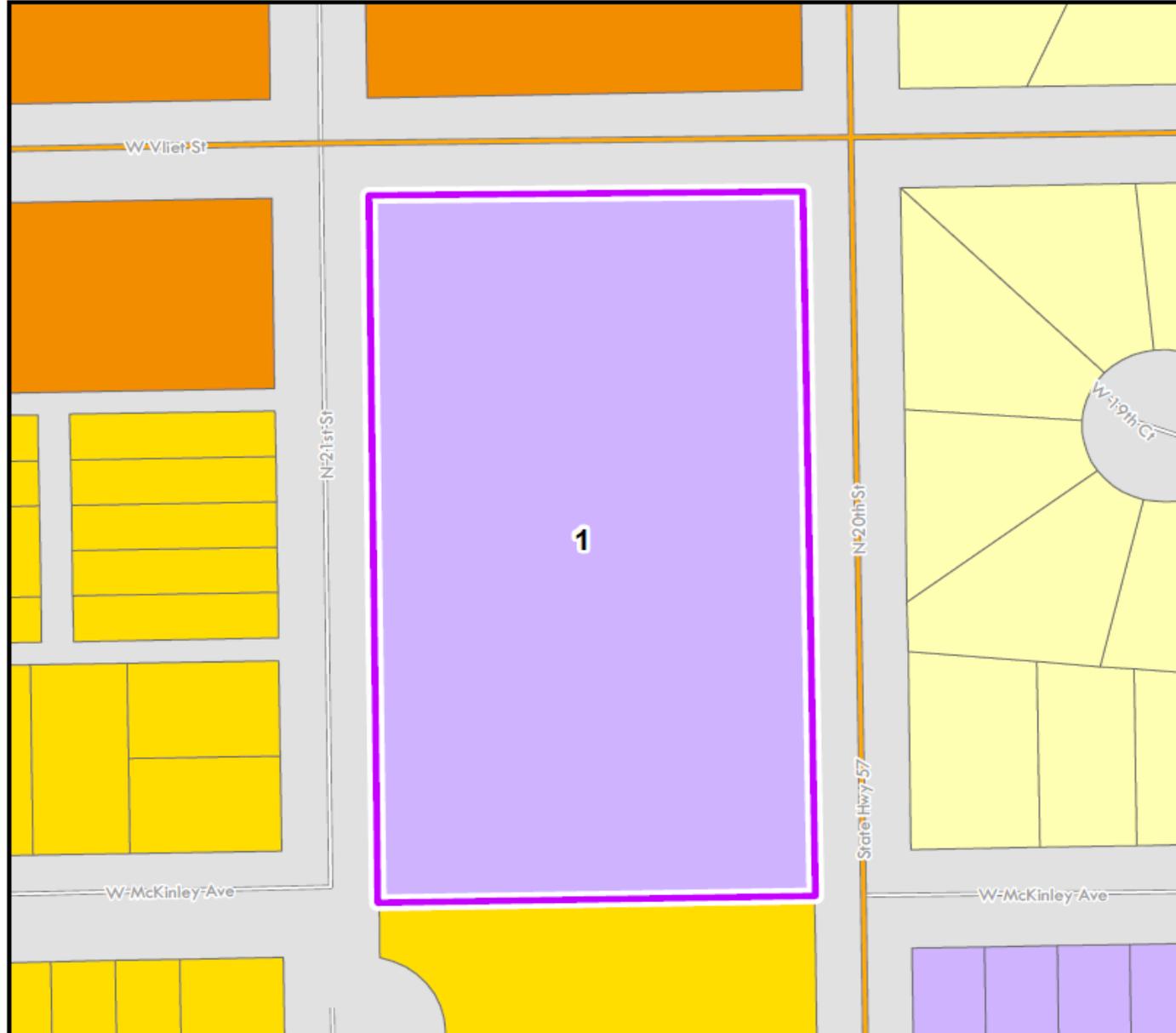
MAP LEGEND

-  TID Boundary
-  Parcel Boundary
-  Building to be Renovated
-  New Construction



TID NO. 106: MCKINLEY SCHOOL, MAP 4

EXISTING ZONING



PROPERTY LIST

No.	Taxkey	Property Address
1	364-1201-111	2001 W VLIET ST

MAP LEGEND

- TID Boundary
- Parcel Boundary
- Planned Development
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential