

1st and Greenfield



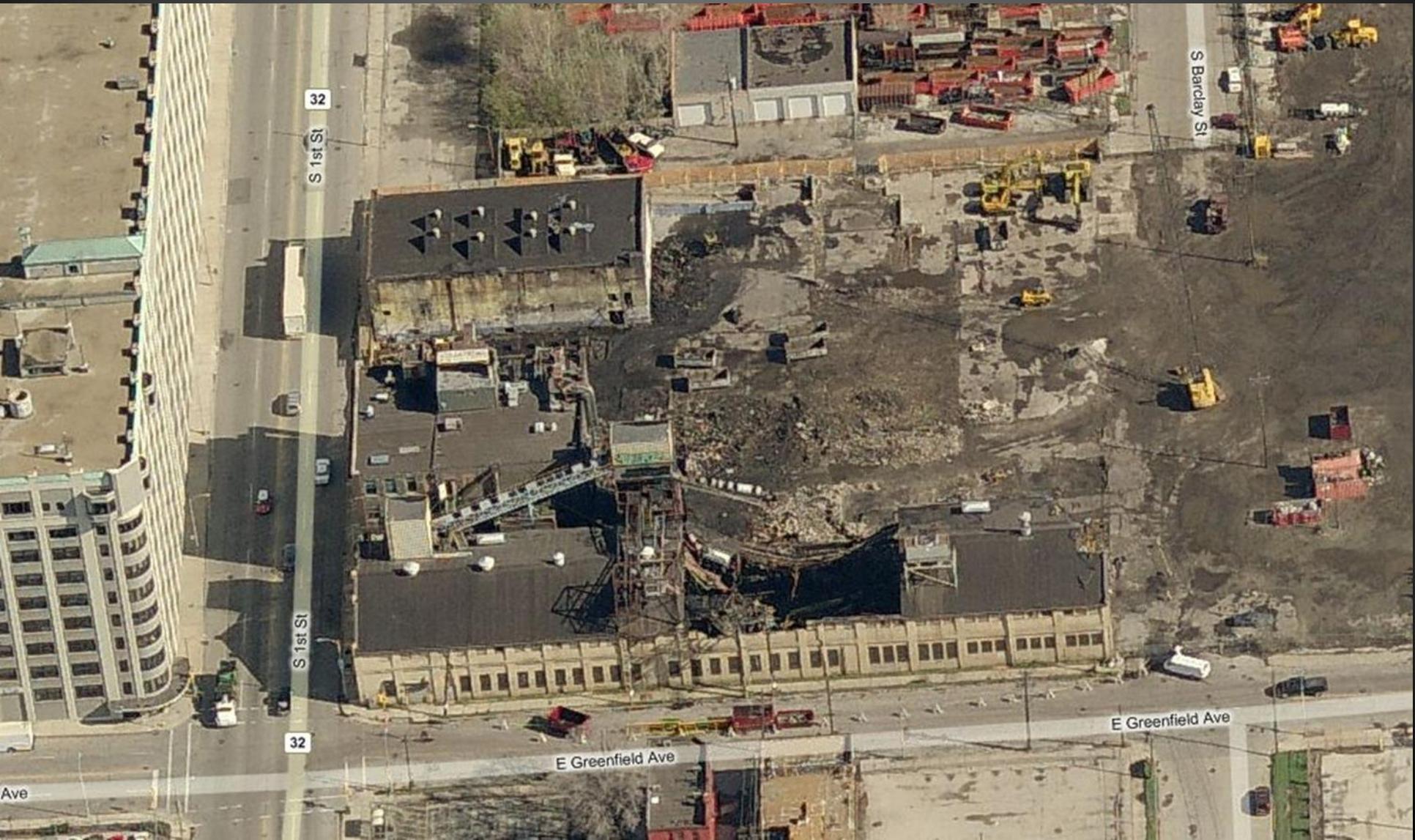
Rockwell
Automation

S. 1st Street

E. Greenfield Ave.

UWM School of
Freshwater Sciences

1st and Greenfield



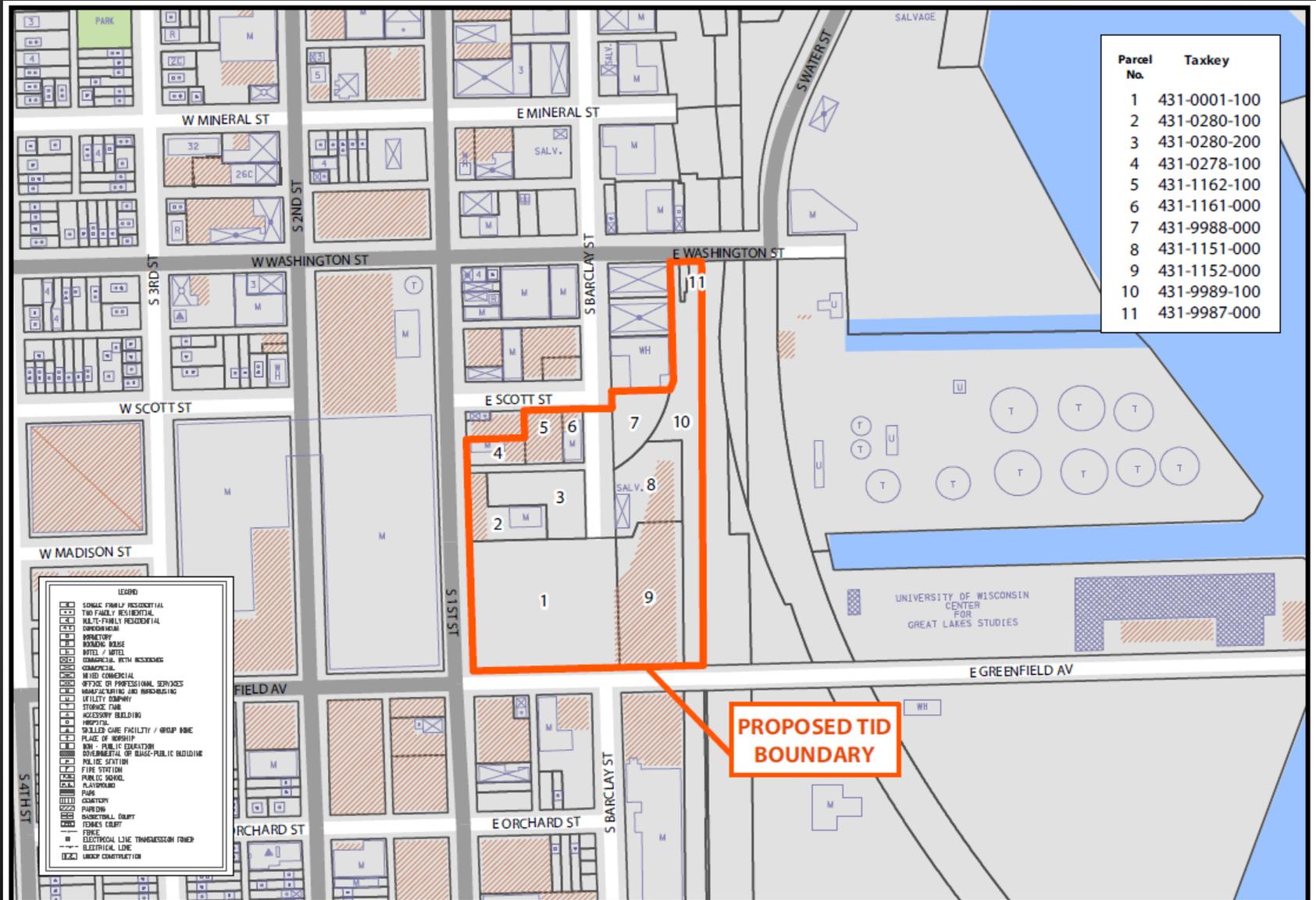
1st and Greenfield



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TID Boundary



Parcel No.	Taxkey
1	431-0001-100
2	431-0280-100
3	431-0280-200
4	431-0278-100
5	431-1162-100
6	431-1161-000
7	431-9988-000
8	431-1151-000
9	431-1152-000
10	431-9989-100
11	431-9987-000

LEGEND

[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	DORMITORY
[Symbol]	ARMORY
[Symbol]	BOMBING BASE
[Symbol]	HOTEL / MOTEL
[Symbol]	COMMERCIAL WITH RESIDENCES
[Symbol]	COMMERCIAL
[Symbol]	MIXED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE YARD
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	PLACE OF WORSHIP
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	PUBLIC SECTION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	COURTNEY
[Symbol]	PARKING
[Symbol]	ADMINISTRATIVE COURT
[Symbol]	TRUCKS COURT
[Symbol]	FENCE
[Symbol]	ELECTRICAL LINE TRANSMISSION POWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION

Project Info

- 42,000 SF Cermak Fresh Market grocery store
- Two retail outlots of 3,100 SF and 3,600 SF
- Mixed-use building consisting of 76 units of mixed-income apartments over approximately 16,500 SF of ground level retail space
- Sale of City right-of-way to Wangard
- Sale of 2-acre office site to RACM
- Water Feature along Greenfield Avenue
- Advanced stormwater management

Site Plan



Renderings



Looking Northeast

Renderings



Looking Northeast

View Looking NE



View Looking NE



View Looking SE



View Looking SE



TID Budget

\$2,883,000 (+ \$340,000)	Environmental Remediation/Infrastructure
\$640,000	Stormwater Management Improvements
\$450,000	Water Feature
\$800,000	Purchase of 2-acre Development Site by RACM
<u>\$200,000</u>	<u>Administration</u>
\$4,973,000 (+ \$340,000)	TOTAL
\$5,313,000	NEW TOTAL (extends payback to 2037, Year 22)

Terms

- Purchase of development site by RACM for \$800,000, with 3-year option to re-purchase
- 25% SBE, 40% RPP
- Payment in Lieu of Taxes (PILOT)
- Complete grocery store and mixed-use building within 18 months
- Public Access Easement for water feature and bike trail
- Assessment guarantee of \$15.5m by 2018