

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

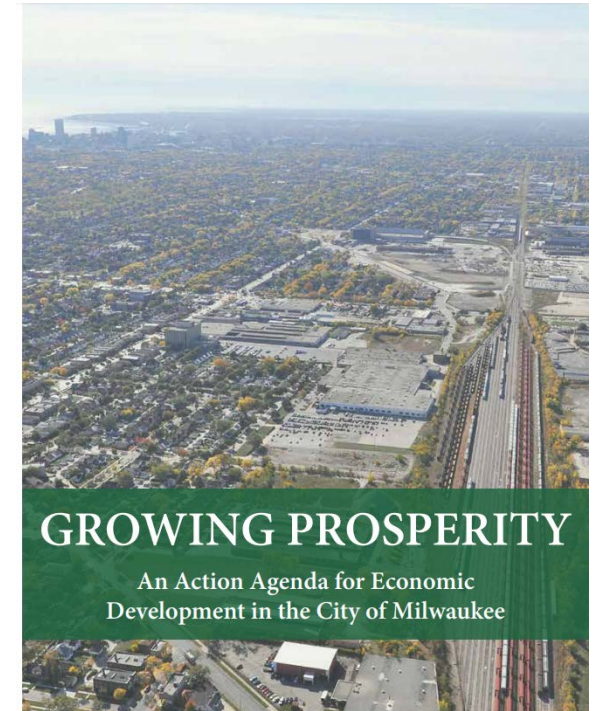
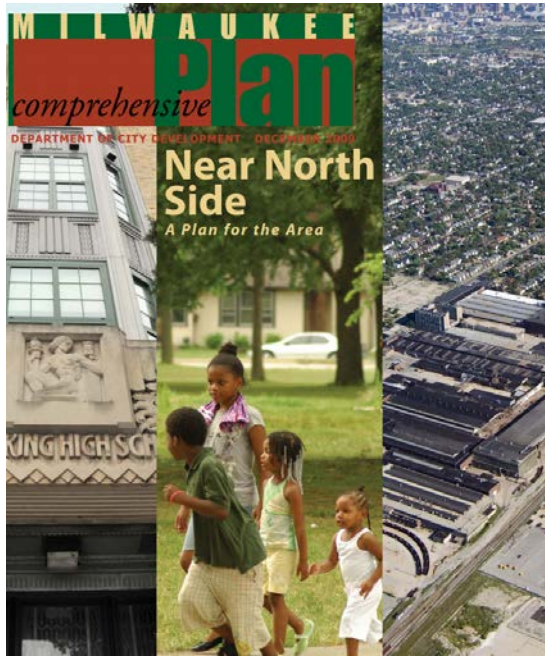
History of Century City

Good City Brewing Co. 2018



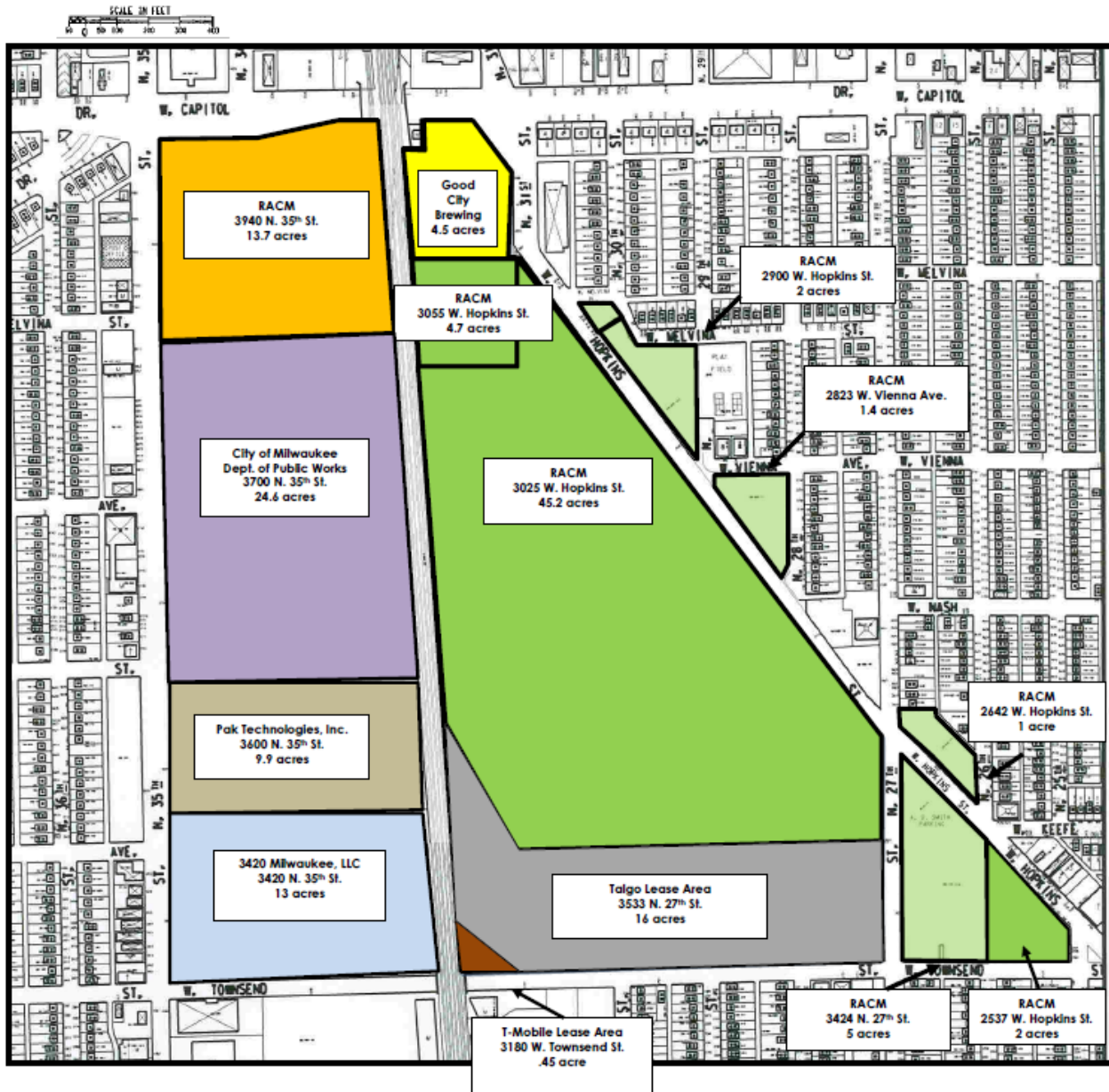
Photo: BizTimes

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

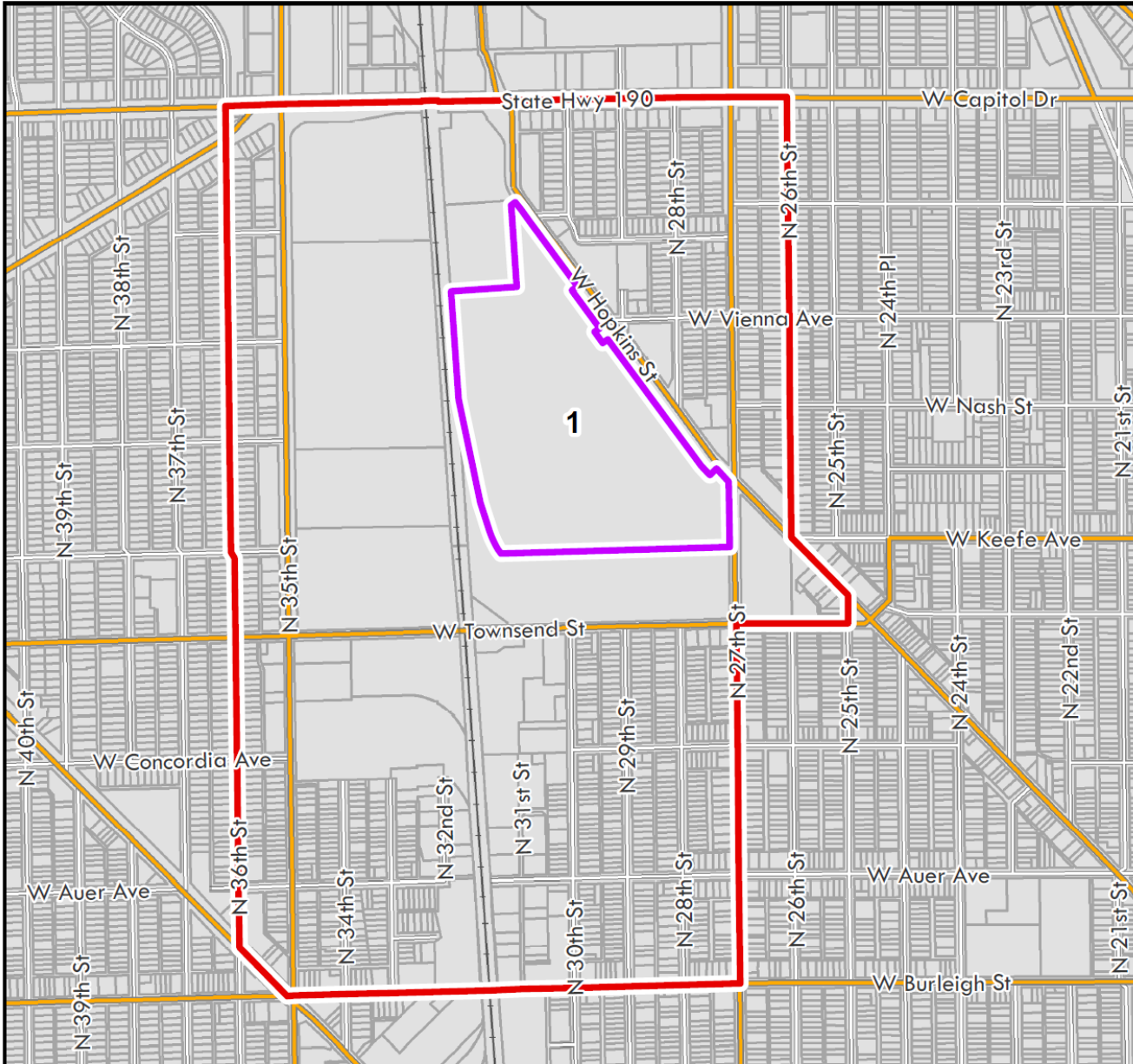
Through sustainable farming methods, we safeguard our planet's ability to provide for our future.

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



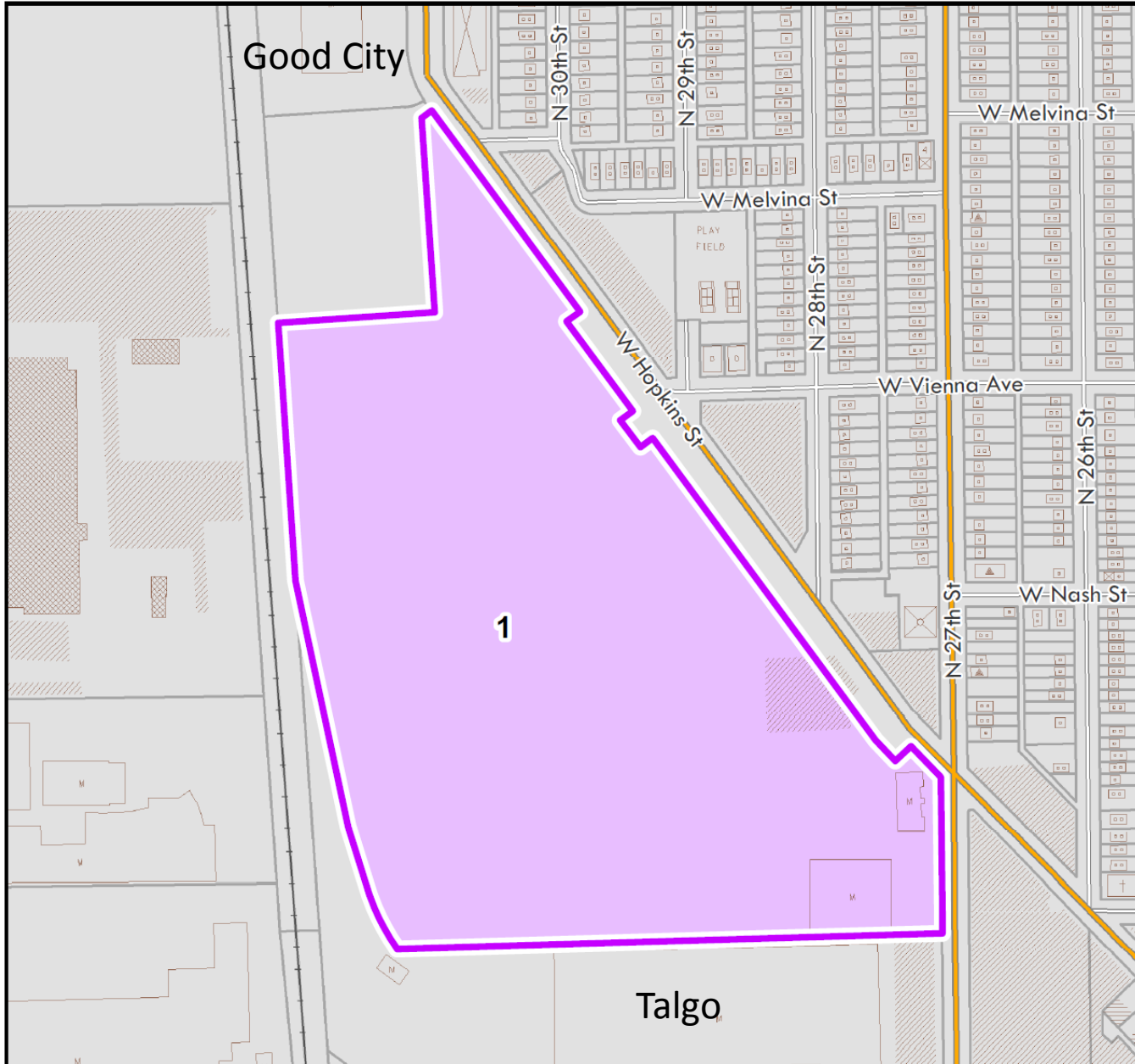
PROPERTY LIST

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

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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

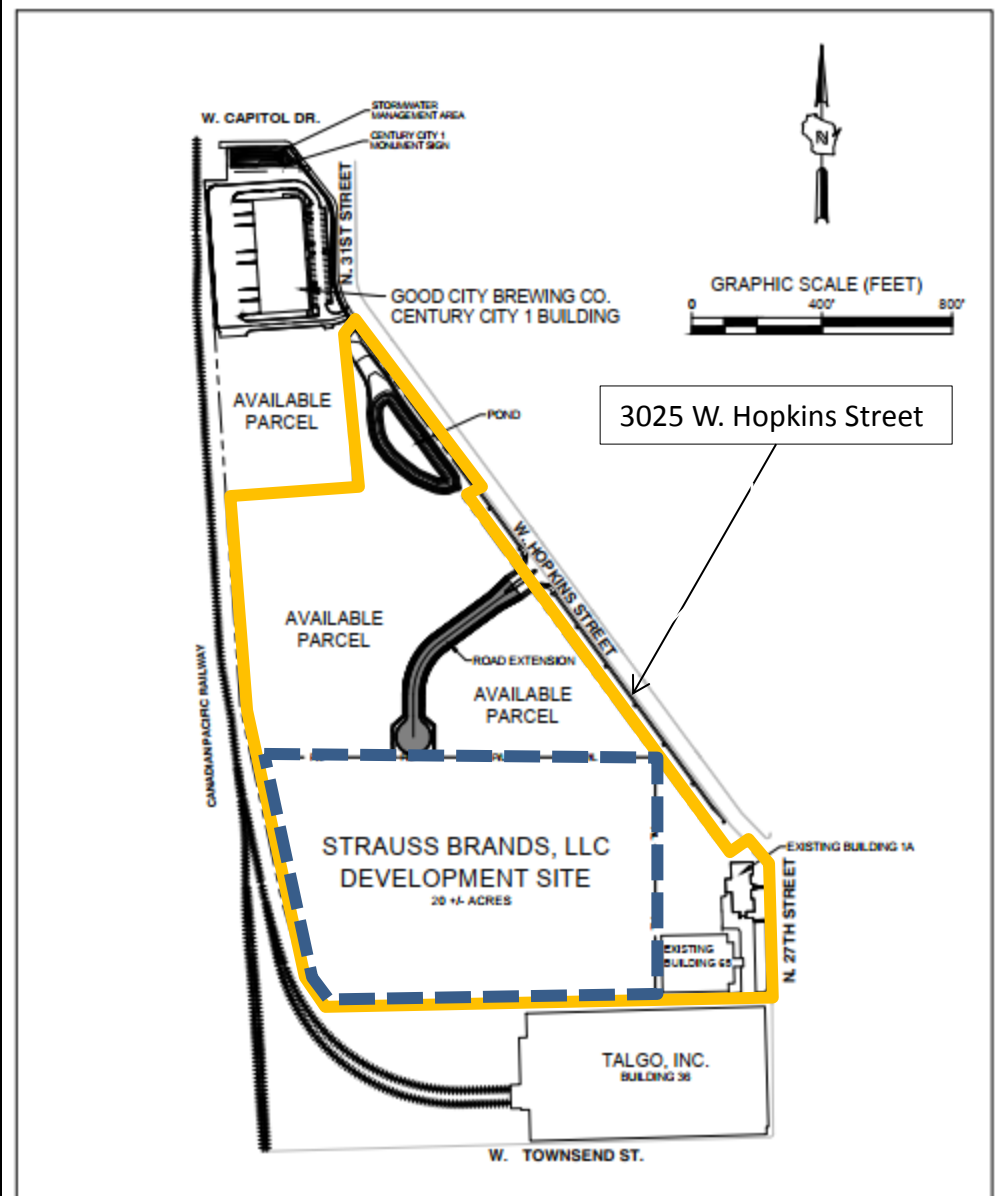
Monetary Obligation to Company	\$4,500,000
Administration (\$7,500 x 25 years)	\$187,500
TOTAL	\$4,687,500

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

