

..Number  
190175  
..Version  
PROPOSED SUBSTITUTE A  
..Reference

..Sponsor  
ALD. BAUMAN

..Title  
Substitute resolution approving Amendment No. 3 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

..Analysis  
Tax Incremental District No. 75 was created in 2009 and was amended in 2011 and 2014 to provide public infrastructure funding for the redevelopment of the Reed Street Yards. Amendment No. 3 to the District revises the Project Plan to provide \$500,000 in funding for Project Development (preliminary engineering and planning) to extend the streetcar system to the intersection of South 6<sup>th</sup> Street and West National Avenue, via South 1<sup>st</sup> Street and West National Avenue, in the Walker's Point neighborhood.

..Body  
Whereas, On September 22, 2009, the Common Council of the City of Milwaukee ("Common Council") adopted File No. 090564, which approved a Project Plan and created Tax Incremental District No. 75 (Reed Street Yards) (the "District"); and

Whereas, On November 30, 2011, the Common Council adopted File No. 090688, which approved Amendment No. 1 to the Project Plan for the District; and

Whereas, On July 22, 2014, the Common Council adopted File No. 140453, which approved Amendment No. 2 to the District; and

Whereas, Pursuant to Section 66.1105(4)(h)(1), Wisconsin Statutes, on May 16, 2019, the Redevelopment Authority of the City of Milwaukee ("Authority") conducted a public hearing on Amendment No. 3 to the Project Plan for the District ("Amendment"), approved the Amendment by resolution and submitted the Amendment, a copy of which is attached to this Common Council File, to the Common Council for its approval; and

Whereas, The Amendment is further revised by the "Revisions to: 'AMENDMENT NO. 3 PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 75 (REED STREET YARDS)'," a copy of which is attached to this Common Council file ("Revisions"); and

Whereas, Sections 66.1105(4)(g) and (h)(1), Wisconsin Statutes, provides that an amendment to a Project Plan shall be approved by the Common Council with the adoption of a resolution, which contains findings that such amendment is feasible and in conformity with the Master Plan of the City of Milwaukee ("City"); now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The Amendment, as revised by the Revisions, retains the existing boundaries of the District and does not alter the number of properties within the District. Therefore, the findings made in File No. 090564 pursuant to Sections 66.1105(4)(gm)1 and 4, Wisconsin Statutes, are unchanged.
2. The Amendment, as revised by the Revisions, revises the project costs to be supported by the District and revises the Economic Feasibility Report that is part of the Project Plan and makes related changes regarding the timing of project costs and methods of financing. The improvement and/or development of such area are/is likely to enhance significantly the value of substantially all of the other real property in and adjoining the District.
3. The project costs provided in the Amendment, as revised by the Revisions, relate directly to promoting development consistent with the City's Master Plan and with the purpose(s) for which the District was created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes.
4. The percentage of the aggregate value of the equalized taxable property of the District, plus the incremental value of all other existing Tax Incremental Districts within the City, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the Amendment, as revised by the Revisions, is approved and the Project Plan for the District, as amended, is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue, in such form as may be prescribed by said Department, of the approval of this Amendment, as revised by the Revisions, pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.
2. The City Comptroller is directed to transfer the sum of up to \$500,000, plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. 0336-1910-TD07580000 for the purpose of providing a portion of the necessary funding for implementation of the Amendment, as revised by the Revisions.
3. The City Comptroller, in conjunction with the Commissioner of the Department of City Development ("DCD"), is directed to perform such acts and to create such accounts and subaccounts and make appropriate transfers, upon written request by DCD, for all revenue or expenditure activity under this resolution; and, be it

Further Resolved, That the proper City officials are directed to execute any additional documents and instruments necessary to carry out the purposes of the Amendment, as revised by the Revisions; and, be it

Further Resolved, That the directives given to the Commissioner of Public Works in Common Council File No. 141313 approved on February 10, 2015 for the initial Milwaukee Streetcar Project are extended to authorize the Commissioner of Public Works to take the necessary steps and actions including, but not limited to, executing any contracts, change orders or other agreements needed to complete the planning, design, engineering and construction of the Milwaukee Streetcar route extension as described and funded in the Amendment, as revised by the Revisions; and, be it

Further Resolved, That the final design phase and construction phase of proposed extensions of the Milwaukee Streetcar, as described in the Amendment, as revised by the Revisions, shall be supervised by the Joint Committee on Downtown Streetcar Implementation and, if at any time during design or construction, total costs exceed authorized funding, the Joint Committee on Downtown Streetcar Implementation shall report this conclusion to the Common Council, along with any necessary adjustments to the project scope or other cost-saving measures for Common Council review; and, be it

Further Resolved, That it is expected that the findings of the Project Development (preliminary engineering and planning) for the Walker's Point Extension will provide a capacity analysis for future construction costs, and with those thresholds established, the Commissioner of Public Works will then seek additional authority from the Common Council for plan development funds for final engineering and design of the Walker's Point Extension; and, be it

Further Resolved, That if the \$500,000 provided for Project Development of the Walker's Point Extension is not sufficient to complete this work, the Department of City Development and the Department of Public Works are directed to prepare and submit to the Common Council recommended sources for the funding needed to complete Project Development.

..Requestor

..Drafter  
LRB174309-1  
Jeff Osterman  
05/20/2019