

**AMENDMENT NO. 2**

**PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO.**

**40**

**(West North Avenue/Sherman Boulevard)**

**CITY OF MILWAUKEE**

**Public Hearing Held: April 19, 2012**

**Redevelopment Authority Adopted : April 19, 2012**

**Common Council Adopted:**

**Joint Review Board Adopted:**

**AMENDMENT NO. 2 to the PROJECT PLAN for  
TAX INCREMENTAL FINANCING DISTRICT NUMBER 40  
CITY OF MILWAUKEE  
(West North Avenue/Sherman Boulevard)**

**Introduction**

Section 66.1105 (4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority, subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district.

The City of Milwaukee created Tax Incremental District Number 40 in 2000. This district was created to revitalize the North Avenue commercial district from North 31<sup>st</sup> Street to North Sherman Boulevard.

To date \$ 3,449,289 of project costs have been incurred, including interest on debt and associated carrying charges, and approximately \$4,467,500 of incremental revenue has been generated in the TID.

Amendment No. 2 to the Project Plan will provide up to \$550,000 for the purposes of paving certain street segments located within one-half mile of the current TID boundary.

**Amendments to the Project Plan:**

The following amendments are made to the Project Plan.

**II. PLAN PROPOSALS**

**Section II (B)(1)(a) is amended by adding the following:**

**Paving of the following street segments**

- N. 37th St. - W. Meinecke Av. to W. Clarke St.
- W. Lloyd St. – N. 35<sup>th</sup> St. to W. Lisbon Ave.

These projects will facilitate access to the commercial area along W. North Ave. and thereby improve the long-term viability of the District.

**Section II (B)(1)(b) is amended by adding the following:**

**Contribution to the cost of paving the following street segments**

- |  |           |
|--|-----------|
| • N. 37th St. - W. Meinecke Av. to W. Clarke St.       | \$115,000 |
| • W. Lloyd St. – N. 35 <sup>th</sup> to W. Lisbon Ave. | 435,000   |
| • Total  | 550,000   |

Table A in Section II(B)(2) is restated as follows:

**Table A**

**List of Estimated Project Costs**

North Avenue/Sherman Boulevard & Metcalf Park Improvements	701,695
Grants / Loans to BID #2 for North Av/Sherman segments	912,661
Remaining appropriation & Encumbrances	194,701
Capitalized Interest, Carrying Cost, and Diff. between bond proceeds and principal payments	135,571
Administration	456,554
<b>Current Total Project Costs Exc. Financing</b>	<b>2,401,452</b>
Financing Costs, Incl. future interest payments	1,048,108
<b>Total Including Financing Costs</b>	<b>3,449,560</b>
<b>Proposed Paving Projects</b>	<b>550,000</b>
<b>Est. Interest on Paving Projects, 4%, 1 yr.</b>	<b>22,000</b>
<b>Est. Total Project Costs</b>	<b>4,021,560</b>

Schedule A of Section II (B) (3) (a) "Description of Timing and Methods of Financing" is deleted and restated, as follows:

**Schedule A**  
**Estimated Timing of Project Costs ( Excl. Financing)**

<b><u>Year</u></b>	<b><u>Estimated Project Costs</u></b>	<b><u>Cumulative Total</u></b>
2000-2013	2,206,481	2,206,481
2012-2013	550,000	2,756,481

Sub-Section 4, "Economic Feasibility Study" is amended by adding the following:

"4. Economic Feasibility Study

Please see forecast of District Cash Flow and District Breakeven analysis, attached. Based on the forecast, following the expenditure of the additional funds for street paving, the District is expected to recover these costs in 2014. "

Sub-Section 6, "Map Showing Proposed Improvements and Uses:" Map 3 is amended by adding the attached map identifying the proposed paving projects.

**ATTACHMENTS**

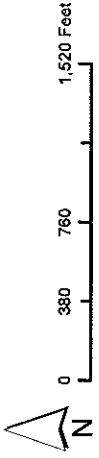
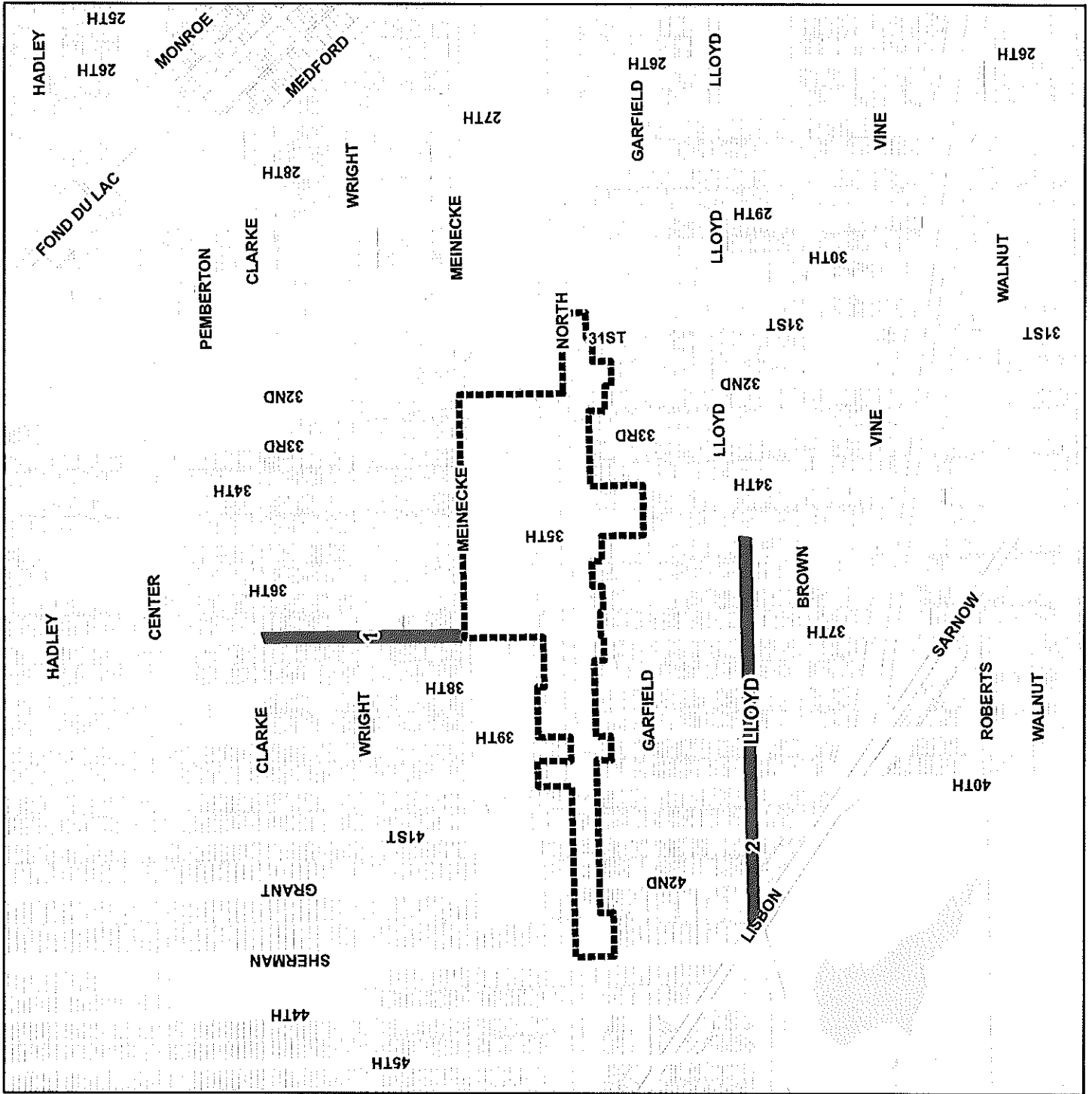
Map 3: Proposed Improvements

District Cash Flow forecast / Breakeven analysis

City Attorney's Opinion

# Map 3a

-  TID 40 Boundary
-  Street Segments
- 1. N. 37th (Meinecke to Clarke)
- 2. W. Lloyd (N35th to Lisbon)



Data Source: Department of City Development AT  
 Map File: F:\Projects\TID08\TID\_40\B445.mxd

DISTRICT CASH FLOW / BREAK EVEN ANALYSIS		
	West	
	North Avenue	
	<u>TID-40</u>	
12-31-13 Lifetime-to-date expenditures	2,206,481	
Add:		
Encumbrances	71,736	New Covenant
Remaining appropriation-DCD	93,638	
Remaining appropriation-DPW	29,326	
Lifetime-to-date interest 12-31-13	705,134	
Add:		
Scheduled bond interest costs - 2014 to maturity	226,756	
Interest on estimated future borrowing	115,691	
Estimated future capitalized interest	23,264	
Cumulative City of Milwaukee carrying costs/(earnings) on yearly deficit or surplus	2,913	
Total project costs	<u>3,474,939</u>	
Project revenues	-	
Difference between proceeds and principal debt service payments	<u>(25,650)</u>	
Net project costs/amount to be recovered through tax increments	<u>3,449,289</u>	
Tax increments levied:		
2001	39,889	
2002	176,239	
2003	182,740	
2004	193,158	
2005	205,276	
2006	269,625	
2007	331,199	
2008	480,969	
2009	546,294	
2010	480,452	
2011	483,101	
2012	518,827	
2013	559,732	
Total tax increments levied at December 31, 2013	<u>4,467,501</u>	
Net amount to be recovered through future tax increments	<u>(1,018,212)</u>	