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July 22, 2025

Members of the Zoning, Neighborhoods  
& Development Committee  
City of Milwaukee  
City Hall, Room 205  
Milwaukee, WI 53202

RE: File 250526, TID 128 – Compass Lofts

Dear Committee Members:

File 250526 would approve the creation of Tax Incremental District (TID) 128, Compass Lofts (the “District”), along with a corresponding project plan and term sheet. The Comptroller’s Office has reviewed the project plan, feasibility study, and term sheet and has had discussions with the Department of City Development (DCD) and confirmed pro forma details with the Assessor’s Office. The Comptroller’s Office analysis is based on the information provided.

The District is located at the northeast corner of North Doctor Martin Luther King, Jr. Drive and West Burleigh Street in the City’s Harambee neighborhood. The site is comprised of one parcel at 3116 North Doctor Martin Luther King, Jr. Drive and will be developed by a collaboration of MLK Economic Development Corporation (MLKEDC) and EA Development. The Project will be owned by Compass Lofts, LLC, for the purposes required in using low-income housing tax credits as a funding source (“Developer”). The Developer is proposing the removal of an existing derelict commercial building and the construction of a new four-story mixed-use building. This development would include 8,100 square feet of ground-floor commercial space and 67 residential units. (the “Project”). Approximately 16% of units will be market-rate and the balance will be affordable to families with incomes between 50-60% of Area Median Income. There will be 22 units reserved for permanent supportive housing for individuals experiencing homelessness.

The total estimated costs for the Project are \$19,631,062 and this file authorizes an up to \$1,370,000 grant to the Developer to assist in funding a portion of these costs. The Developer will advance the \$1,370,000. The District will make annual payments to the Developer equal to the incremental taxes collected in the District, less an annual administration charge of \$7,500. The District’s payments will terminate at the earlier of the repayment of

\$1,370,000 plus 7.23% interest (7.50% maximum), or the payment derived from the 2044 levy payable in 2045 (year 20 of the District).

### **Is This Project Likely to Succeed?**

As a Developer-financed TID, the Developer assumes the risk that the proposed District will generate sufficient incremental revenue to recapture their \$1,370,000 investment with interest.

DCD's feasibility study, completed by Ehlers Public Finance Advisors, which uses a constant 2.2215615% property tax rate and 1% inflation rate over the life of the TID, forecasts that the Developer will fully recover the \$1,370,000 plus interest in 2044 after receipt of the 2043 levy. However, if the tax rate does not remain constant, the Developer may not recover the entire \$1,370,000 plus interest. Nonetheless, because the Developer, not the City, assumes the repayment risk on their up to \$1,370,000 contribution, the proposed TID to the City is economically feasible.

### **Sensitivity Analysis**

There is inherent risk in every projection of future results. One common way to evaluate this risk is to provide sensitivity analysis, which forecasts the impact that different assumptions have on the projection. Below is a table calculated by the Comptroller's office, which summarizes several scenarios to show the sensitivity of the projected incremental revenues within the District.

<b>Sensitivity Analysis</b>	
Percentage of Projected Revenue	District Payback Year
90%	2045*
95%	2045*
100% (Base Case)	2045
105%	2044
110%	2042

*\* 2045 is the final year of the monetary obligation. The Developer would not fully recover their investment, plus interest, in this scenario.*

It is important to note that the payback year relates to the expected year in which the Developer will recover their investment. Since the Project will be financed by the Developer, the City is not at risk of losing the \$1,370,000.

### **Is the Proposed Level of City Financial Participation Required to Implement the Project?**

This proposed TID allows the City to provide incentive to the Developer to develop the Property while minimizing the City's involvement and risk.

## Conclusion

The proposed TID provides incentive for the Developer to construct a new mixed-use building that includes a commercial space and a mix of apartments, which will provide affordable housing options for families across a range of incomes. The Developer will assume the financial risk and the Project should increase the City's tax base.

Should you have any questions regarding this letter, do not hesitate to contact Jesse Hagen at extension 5839.

Sincerely,



Bill Christianson, CPFO  
Comptroller

CC: Larry Kilmer, Charles Roedel

BC:JH