

**AMENDMENT NO. 2 TO PROJECT PLAN**

**FOR**

**TAX INCREMENTAL DISTRICT NO. 84 (**

**West McKinley and West Juneau)**

**CITY OF MILWAUKEE**

**Initial Joint Review Board Meeting:** December 19, 2024

**Public Hearing Held:** December 19, 2024

**Redevelopment Authority Approved:** December 19, 2024

**Common Council Approved:**

**Joint Review Board Approved:**

## AMENDMENT TO PROJECT PLAN

### TAX INCREMENTAL DISTRICT NO. 56 (Erie/Jefferson Riverwalk) CITY OF MILWAUKEE

#### **Amendments to the Project Plan:**

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

#### **I. DESCRIPTION OF PROJECT**

##### **Section A. Introduction is amended by adding the following:**

Section 66.1105(2)(f)1.n., permits that amendment to fund projects located outside, but within one half mile of the district's boundary.

Section 66.1105(4)(h)2, permits the Redevelopment Authority, subject to the approval of the Common Council, to modify the district's boundaries by removing territory from the district. Amendment No. 2 to the Plan removes four parcels from the existing boundary.

##### **Section B. District Boundaries and Compliance with Statutory Eligibility Criteria is deleted and restated as follows:**

The West McKinley and West Juneau Tax Incremental Financing District ("District") or "TID") is comprised of 67 properties totaling 40 acres (collectively, the "Property"). The District is shown in **Map No. 1, "Boundary and Existing Land Use,"** and described **more** precisely in **Exhibit 1, "Boundary Description."** The area consists solely of whole units of property as are assessed for general tax purposes and which are bounded on one or more sides by public right-of-way. A complete list of properties is provided in **Exhibit 3, "Parcel Owners"**.

The District contains property totaling 1,759,631 square feet (40.39 acres), exclusive of public streets and alleys.

##### **Section C. Plan Objectives is amended by adding the following:**

Since the TID was created, there has been much investment into the District and a subsequent change in uses. One such change is West Vliet Street which t is currently designed for industrial use, but is adjacent to several cultural uses such as the Fiserv Forum and soon, the Milwaukee Public Museum. To improve public safety in the area, a reconstruction is proposed to improve the condition of the road itself and to create a safe environment for pedestrians through traffic calming measures and a narrowing of the road.

In addition, there is a portion of West Highland Avenue at the River that has also seen an increase in use with the investment in the area. It is the desire of the City to improve the space by creating a public plaza and extension of the Riverwalk within this portion of West Highland Avenue, between North MLK Jr Drive and the Milwaukee River. Through a Development Agreement, the Downtown Riverwalk Business Improvement District has partnered with the City to design and construct the improvements on the City’s behalf.

This 2<sup>th</sup> Amendment to the TID would provide up to \$7,000,000 to fund public infrastructure projects, including but not limited to a reconstruction of West Vliet Street and the creation of a public plaza on West Highland Avenue. It would also provide \$1,000,000 for a construction contingency and \$400,000 for the administration of the TID.

**II. PLAN PROPOSALS**

**Sub-Section A, “Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements,” is amended by adding the following:**

Public Infrastructure (\$7,000,000): Provide a cash grant to the Downtown Riverwalk Business Improvement District No. 15 to have them carry out the design and construction of a new public plaza on West Highland Avenue and the Milwaukee River. Additionally, the Department of Public Works will reconstruct West Vliet Street between North 6<sup>th</sup> Street and Vel R Philips Avenue.

**Sub-Section B, “Detailed List of Estimated Project Costs,” Table A: TID Capital Project Costs, is deleted and restated below:**

<b>TABLE A: TID Capital Project Costs</b>	
Grant to the Plaza	\$12,000,000
Grant to the Bucks	\$ 8,000,000
Monetary Obligation to JS Developers	\$ 1,000,000
Public Infrastructure	\$ 7,000,000
<b>Total</b>	<b>\$ 28,000,000</b>

**Table B**  
**List of Estimated Project Costs**

<b>A</b>	<b>Capital Costs</b>	
	<b>Grant to the Plaza</b>	<b>\$ 12,000,000</b>
	<b>Grant to the Bucks</b>	<b>\$ 8,000,000</b>
	<b>Monetary Obligation to JS Developers</b>	<b>\$ 1,000,000</b>
	<b>Amendment No. 2</b>	<b>\$ 8,000,000</b>
<b>B</b>	<b>Other</b>	
	<b>Administration (\$7,500 x 10 years) (JS Developers)</b>	<b>\$ 75,000</b>
	<b>Administration (Amendment No. 2)</b>	<b>\$ 400,000</b>
<b>C</b>	<b>Total Estimated Project Costs, excluding financing</b>	<b>\$ 29,475,000</b>
<b>D</b>	<b>Financing: Interest</b>	<b>\$ 13,044,018</b>

**Sub-Section C, “Description of Timing and Methods of Financing” is deleted and restated, follows:**

C. “Description of Timing and Methods of Financing”

All expenditures are expected to be incurred during the period from 2025-2027.

The City may proceed to fund any or all Project Costs using cash, general obligation bonds or notes, or RACM revenue bonds to be issued in amounts which can be supported using tax increments in the district.

**Sub-Section D, “Economic Feasibility Study” is deleted and restated as follows:**

Please see Exhibit A: TID 84 Feasibility Analysis 2024.

**Sub-Section E, “Map Showing Boundary and Existing Land Use” is deleted and restated as follows:**

Map 1 is amended by adding the attached map identifying the boundary and existing land use.

**Sub-Section F, “Map 3 - Proposed Improvements and Uses”**

Map 3 is amended by adding the attached map identifying the proposed improvements and uses.

**Sub-Section K, “Opinioin of the City Attorney” is amended by adding the following:**

Please refer to Exhibit 6, “Letter from the City Attorney”

**EXHIBIT 1**  
**Boundary Description**

Beginning at a point at the intersection of the west line of North 6th Street and the north line of West McKinley Avenue:

Thence, east along the north line of West McKinley Avenue to the intersection with the east line of 550 West Juneau Avenue;

Thence, south along the east line of 550 West Juneau Avenue to the intersection with the north line of West Juneau Avenue;

Thence, east along the north line of Juneau Avenue to the intersection of North 5<sup>th</sup> Street;

Thence, north along the west line of North 5<sup>th</sup> Street to the intersection of West McKinley Avenue;

Thence, north along the west line of 435 West Vliet Street to the intersection of West Vliet Street;

Thence east along the north line of West Vliet Street to the intersection with the east line of North Martin Luther King, Jr. Drive;

Thence south along the east line of North Martin Luther King, Jr. Drive to the intersection with the south line of West Juneau Avenue;

Thence, west along the south line of West Juneau Avenue to the intersection with the east line of the north-south alley in the blocks bounded by West Juneau Avenue, North Martin Luther King, Jr. Drive, West State Street and North 4th Street;

Thence, south along the east line of the north-south alley in the blocks bounded by West Juneau Avenue, North Martin Luther King, Jr. Drive, West State Street and North 4th Street to the intersection with the south line of 1141 North Martin Luther King, Jr. Drive;

Thence, east along the south line of 1141 North Martin Luther King, Jr. Drive extended to the intersection with the west line of North Martin Luther King, Jr. Drive;

Thence, north along the west line of North Martin Luther King, Jr. Drive to the intersection with the south line of West Juneau Avenue;

Thence, east along the south line of West Juneau Avenue to the intersection with the center line of the Milwaukee River;

Thence, south along the center line of the Milwaukee River to the intersection with the south line of West State Street;

Thence, west along the south line of West State Street to the intersection with the east line of North Martin Luther King, Jr. Drive;

Thence, south along the east line of North Martin Luther King, Jr. Drive to the intersection with the south line of West Kilbourn Avenue;

Thence, west along the south line of West Kilbourn Avenue to the intersection with the west line of North 4th Street;

Thence, north along the west line of North 4th Street to the intersection with the south line of West State Street;

Thence, west along the south line of West State Street to the intersection with the east line of North 6th Street;

Thence, south along the east line of North 6th Street to the intersection of the south line of 623 West State Street extended;

Thence, west along the south line of 623 West State Street extended to the intersection with the west line of North James Lovell Street;

Thence, north along the west line of North James Lovell Street to the intersection with the north line of West State Street;

Thence, east along the north line of West State Street to the intersection with the west line of North 6th Street;

Thence, north along the west line of North 6th Street to the intersection with the north line of West Juneau Avenue;

Thence, west along the north line of West Juneau Avenue to the intersection with the north line of West Winnebago Street;

Thence, northwest along the north line of West Winnebago Street to the intersection with southeast line of 1000 West Winnebago Street;

Thence, northeast along the southeast line of 1000 West Winnebago Street to the intersection with the north line of West McKinley Avenue extended;

Thence, east along the north line of West McKinley Avenue extended to the intersection with the west line of North 6th Street;

Thence, north along the west line of North 6th Street to the point of beginning and more particularly depicted in Map 1 of this Project Plan.

**TID 84 Feasibility 2024 update**

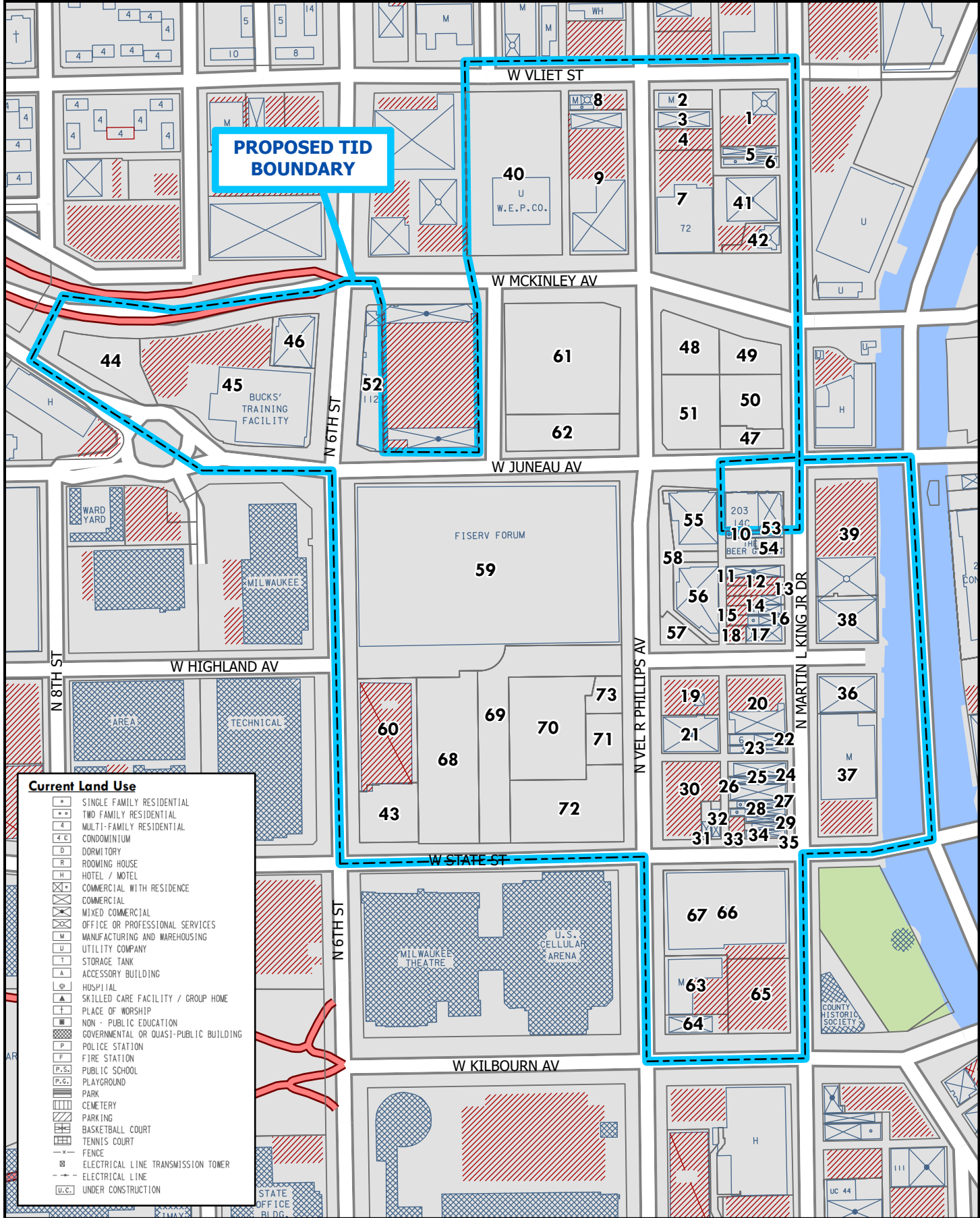
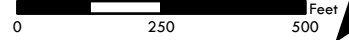
No.	Assessment Year	Budget Year	Base Value	Projected Value	TID Incremental Value	Increment	Parking / Other Revenues	New Debt Service	Existing Debt Service	Developer Financed Loan	Amend #1 J/S Building	Total		After reserving for remaining debt Surplus/(deficit)	TID Payoff
												Cash flow	Cum. Cash Flow		
1	2015	2016	60,111,100						(90,154)	-		(90,154)	(90,154)	(42,519,018)	
2	2016	2017	60,111,100	64,340,700	4,229,600	124,545	35,403		(335,166)			(175,218)	(265,373)	(42,359,070)	No
3	2017	2018	60,111,100	75,413,800	15,302,700	451,852	313,063		(336,132)			428,783	163,410	(41,594,155)	No
4	2018	2019	60,111,100	97,905,300	37,794,200	1,052,820	1,108,724		(336,132)			1,825,412	1,988,822	(39,432,611)	No
5	2019	2020	60,111,100	107,799,500	47,688,400	1,315,625	615,625		(336,132)			1,595,118	3,583,939	(37,501,361)	No
6	2020	2021	60,111,100	166,548,600	106,437,500	2,992,996	145,982		(1,053,882)			2,085,096	5,669,035	(34,362,383)	No
7	2021	2022	60,111,100	141,439,300	81,328,200	2,053,073	1,005,500		(1,055,838)			2,002,735	7,671,769	(31,303,810)	No
8	2022	2023	60,111,100	165,711,800	105,600,700	2,450,246	905,621		(1,052,393)		(601,042)	1,702,432	9,374,202	(27,947,943)	No
9	2023	2024	60,111,100	252,325,100	192,214,000	4,077,313	1,000,000		(1,055,540)	(3,730,950)	(172,892)	117,931	9,492,133	(22,870,630)	No
10	2024	2025	53,231,200	224,844,300	171,613,100	3,639,914		(509,040)	(1,051,990)	(3,465,293)	(174,621)	(1,561,030)	7,931,102	(19,230,716)	No
11	2025	2026	53,231,200	207,892,343	154,661,143	3,280,363		(509,040)	(1,056,890)	(3,133,944)	(146,419)	(1,565,930)	6,365,173	(15,950,353)	No
12	2026	2027	53,231,200	209,971,266	156,740,066	3,324,457		(509,040)	(1,054,040)	(1,964,637)		(203,261)	6,161,912	(12,625,896)	No
13	2027	2028	53,231,200	212,070,979	158,839,779	3,368,992		(958,354)	(1,055,265)			1,355,373	7,517,285	(9,256,905)	No
14	2028	2029	53,231,200	214,191,689	160,960,489	3,413,972		(958,354)	(1,054,915)			1,400,704	8,917,989	(5,842,933)	No
15	2029	2030	53,231,200	216,333,606	163,102,406	3,459,402		(958,354)	(1,052,940)			1,448,109	10,366,098	(2,383,531)	No
16	2030	2031	53,231,200	218,496,942	165,265,742	3,505,286		(958,354)	(1,054,227)			1,492,706	11,858,804	1,121,756	YES
17	2031	2032	53,231,200	220,681,911	167,450,711	3,551,630		(958,354)	(1,054,290)			1,538,986	13,397,790	4,673,385	YES
18	2032	2033	53,231,200	222,888,730	169,657,530	3,598,436		(958,354)	(1,053,081)			1,587,002	14,984,792	8,271,821	YES
19	2033	2034	53,231,200	225,117,618	171,886,418	3,645,711		(958,354)	(4,496)			2,682,862	17,667,654	11,917,532	YES
20	2034	2035	53,231,200	227,368,794	174,137,594	3,693,458		(958,354)				2,735,105	20,402,758	15,610,991	YES
21	2035	2036	53,231,200	229,642,482	176,411,282	3,741,683		(958,354)				2,783,330	23,186,088	19,352,674	YES
22	2036	2037	53,231,200	231,938,907	178,707,707	3,790,390		(958,354)				2,832,037	26,018,125	23,143,064	YES
23	2037	2038	53,231,200	234,258,296	181,027,096	3,839,585		(958,354)				2,881,231	28,899,356	26,982,649	YES
24	2038	2039	53,231,200	236,600,879	183,369,679	3,889,271		(958,354)				2,930,917	31,830,274	30,871,920	YES
25	2039	2040	53,231,200	238,966,887	185,735,687	3,939,454		(958,354)				2,981,100	34,811,374	34,811,374	YES
26	2040	2041	53,231,200	241,356,556	188,125,356	3,990,139						3,990,139	38,801,513	38,801,513	YES
27	2041	2042	53,231,200	243,770,122	190,538,922	4,041,331						4,041,331	42,842,843	42,842,843	YES
						80,231,944	5,129,918	(13,985,716)	(15,143,503)	(12,294,824)	(1,094,974)	42,842,843			

Annual appreciation	1.010
Interest Rate - City	6.00%
Base Value	60,111,100
Property Tax rate	2.121%
Issuance Costs	84,000
City Project Costs	8,400,000

# TID 84: WEST MCKINLEY AND WEST JUNEAU, AMENDED MAP NO. 1

## BOUNDARY AND EXISTING LAND USE

Prepared by Dept of City Development  
 Planning Division, 12/11/2024  
 Source: City of Milwaukee Information  
 Technology Management Division



**PROPOSED TID 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 84: WEST MCKINLEY AND WEST JUNEAU, AMENDED MAP NO. 3

## PROPOSED USES AND IMPROVEMENTS

Prepared by Dept of City Development  
Planning Division, 12/11/2024  
Source: City of Milwaukee Information  
Technology Management Division

