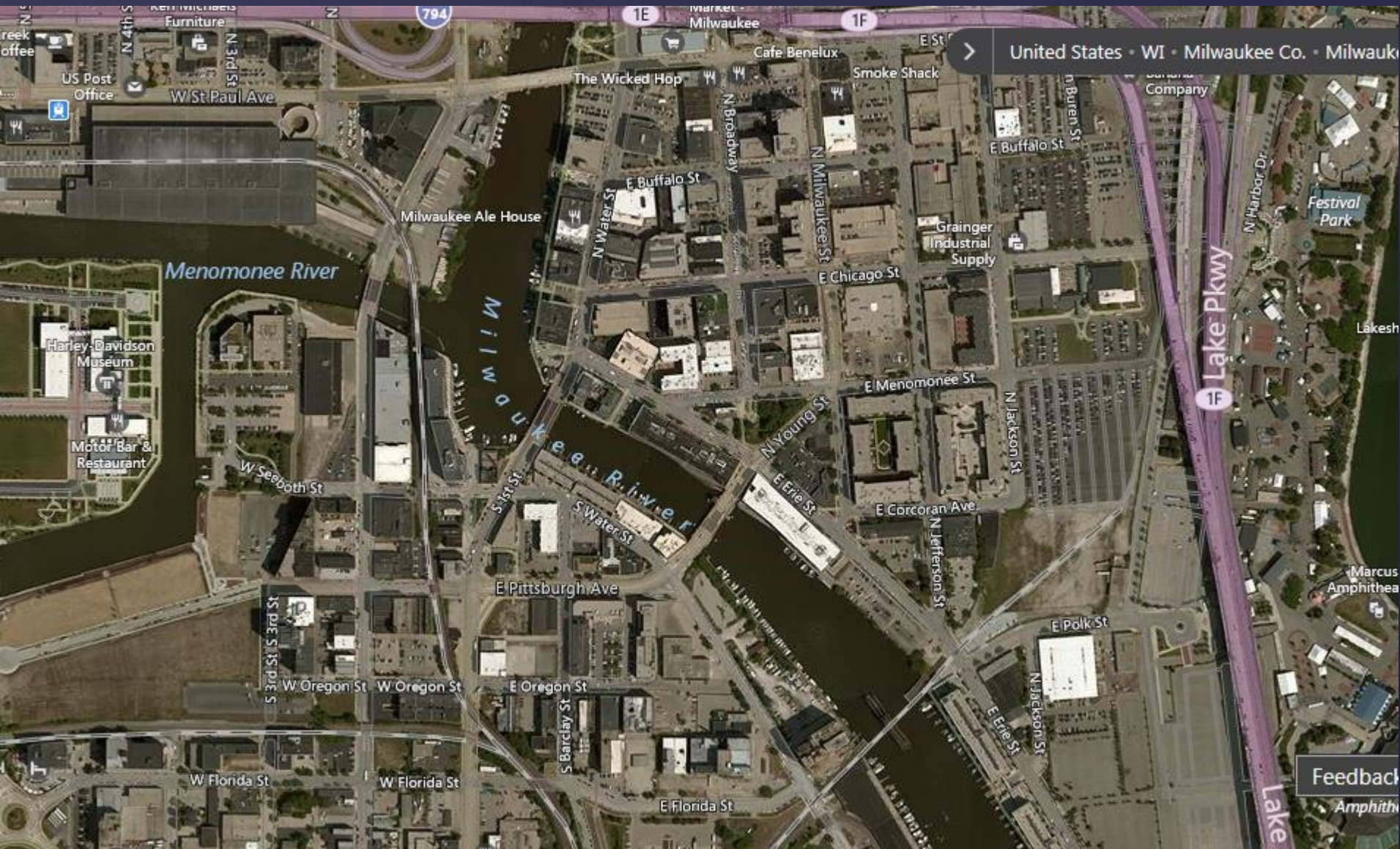


Amendment No. 2 to TID 68 Fifth Ward-First Place





WINE MANIA'S

CARVER

30

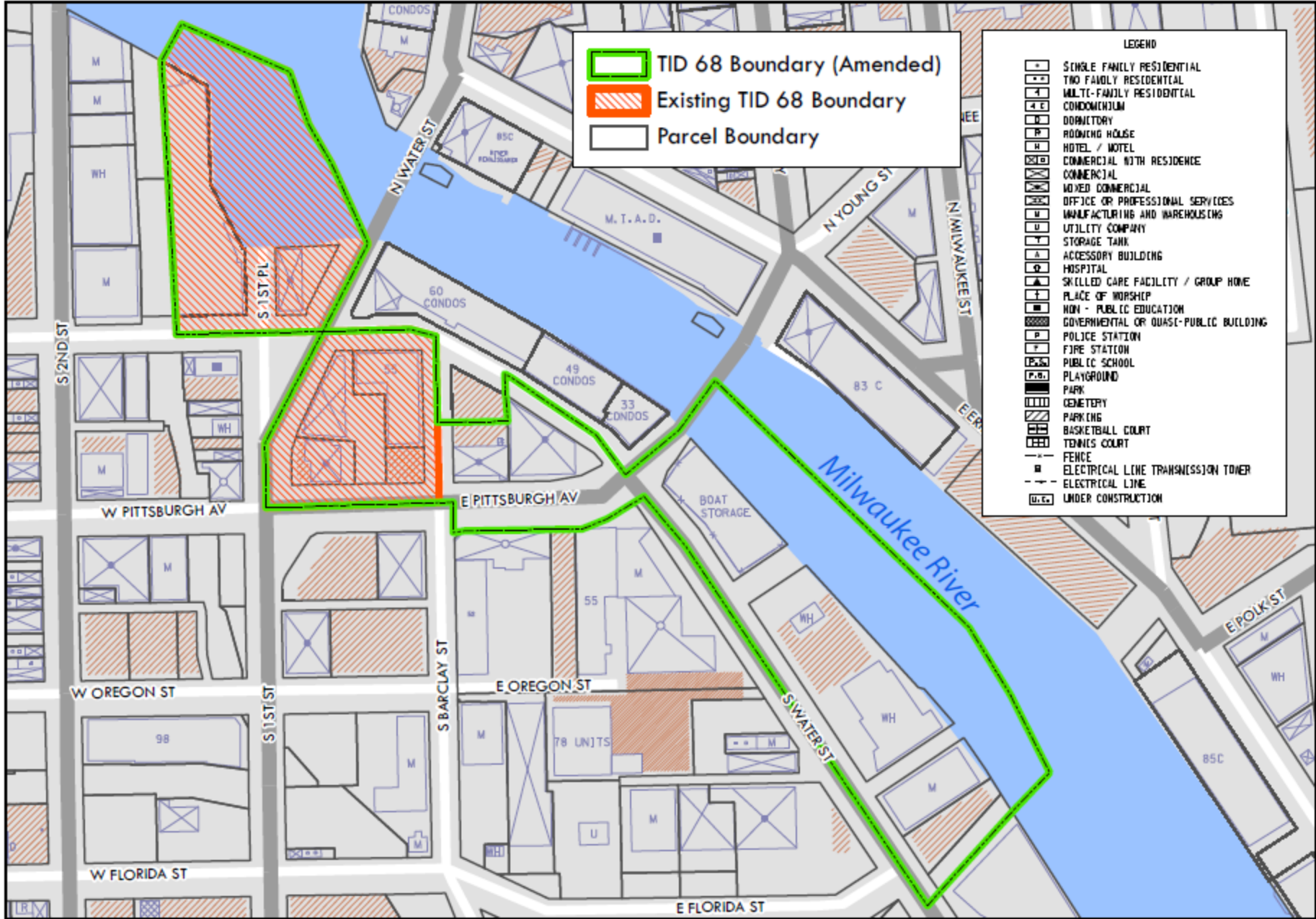
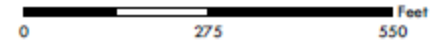


Seeboth St

DEAD
END

TID 68: FIRST PLACE LOFTS, MAP 1 (AMENDMENT 2)

BOUNDARY AND EXISTING LAND USE



TID 68 Boundary (Amended)

Existing TID 68 Boundary

Parcel Boundary

LEGEND	
[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CONDOMINIUM
[Symbol]	DORMITORY
[Symbol]	ROOMING HOUSE
[Symbol]	HOTEL / MOTEL
[Symbol]	COMMERCIAL WITH RESIDENCE
[Symbol]	COMMERCIAL
[Symbol]	MIXED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE TANK
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	PLACE OF WORSHIP
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	POLICE STATION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	CEMETERY
[Symbol]	PARKING
[Symbol]	BASKETBALL COURT
[Symbol]	TENNIS COURT
[Symbol]	FENCE
[Symbol]	ELECTRICAL LINE TRANSMISSION TOWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION



Downtown
Rock Bottom Brewery

Historic Third Ward
North Water Street









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View from the Milwaukee River

ORIGINAL PROJECT PLAN

Capital Costs

Riverwalk, dockwall, public access \$ 4,052,966

Other Costs

Administrative, professional & legal \$ 350,000

Financing

Interest payment on bonds \$2,310,315

AMENDMENT NO. 1

Capital Costs

236 South Water Street \$ 1,630,000

Other Costs

Administrative, professional & legal \$ 70,000

Financing

Estimated Interest Cost \$ 909,928

Total Estimated Project Costs \$ 9,323,209

Feasibility Analysis

- District's current value \$63,530,600
- Generating just over \$1,000,000 in annual increment
- Future anticipated expenditures of \$1,600,000 (Amendment No. 2)
- Does not consider future increased increment from 234 South Water Street development. Considers only existing increment generators
- Anticipates Close-out by budget year 2019, year 13 of the TID