

# Tax Incremental Districts



2017 Annual Report  
Expenditures & Activity through December 31, 2017  
Department of City Development

# Milwaukee Tax Incremental Districts Overview

As of December 31, 2017, Milwaukee had **50** Tax Incremental Districts

- Incremental property value generated: **\$1.5 billion**
- Incremental value represents **5.62%** of the City's 2017 total Equalized Value
- Future project costs to be recovered are estimated at **\$304 million**

# District Created: TID #90

## 15<sup>th</sup> and North



\$635,000 Developer Financed TID

- \$13.7 Mixed-use Development
  - Residential
  - Commercial



# District Created: TID #91

## Park Place



**\$950,000 TID**

- **\$125,000 Site Grant**
- **\$300,000 Business Attraction/Retention Fund**
- **\$450,000 Public Infrastructure**
- **75,000 Administration**

# District Created: TID #92 Sherman Phoenix



## \$400,000 District

- ❑ \$225,000 Sherman Phoenix Development
- ❑ \$100,000 Business Attraction & Retention Fund
- ❑ \$50,000 Public Infrastructure & Parking Lot Improvements
- ❑ \$25,000 Administration

# District Created: TID #93

## 7<sup>th</sup> & National



\$575,000 Developer Financed TIF

- \$12.6 million development
- Mixed-income residential

# District Amendments



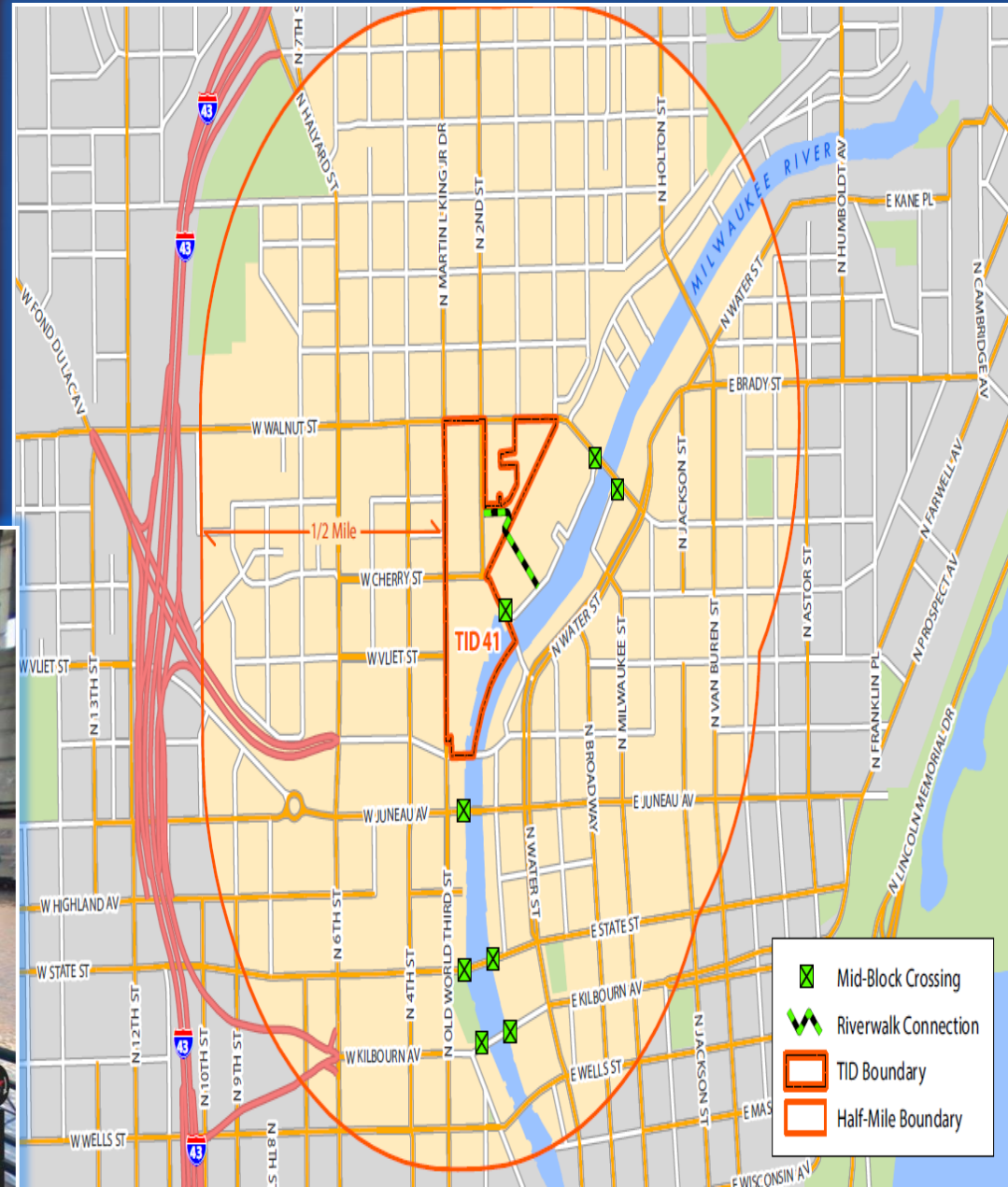
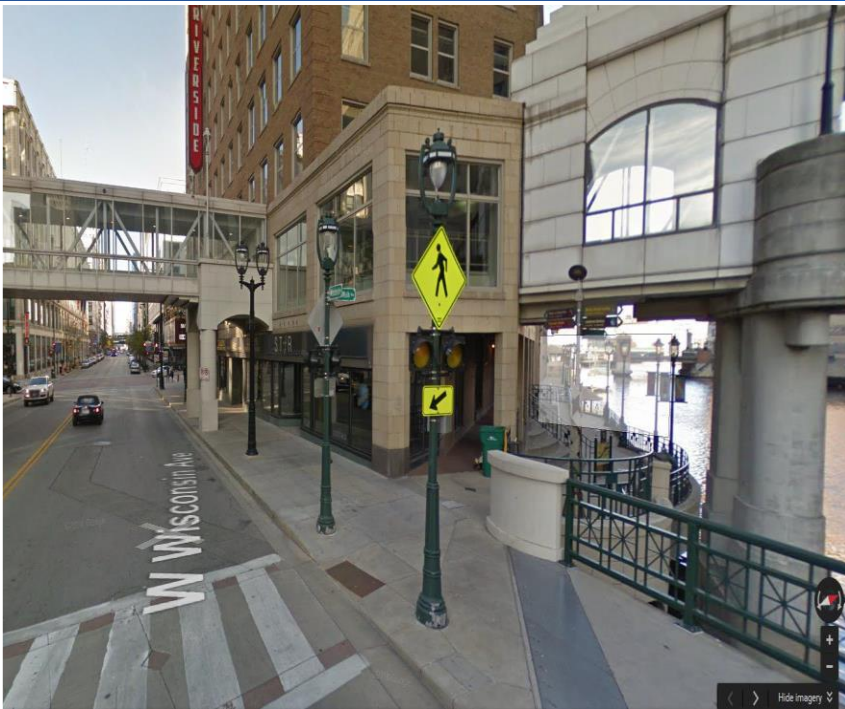
## TID #37 Grand Avenue \$7,865,000

- \$5,115,000 Public Infrastructure
- \$750,000 Grand Theater Façade Grant
- \$1,900,000 Bon-Ton Forgivable Loan
- \$100,000 Administration

# District Amendments

## TID #41 Manpower

- ❑ \$475,000 Riverwalk Connection
- ❑ \$400,000 Pedestrian Beacons





# District Amendments

TID #82 East  
Michigan Street

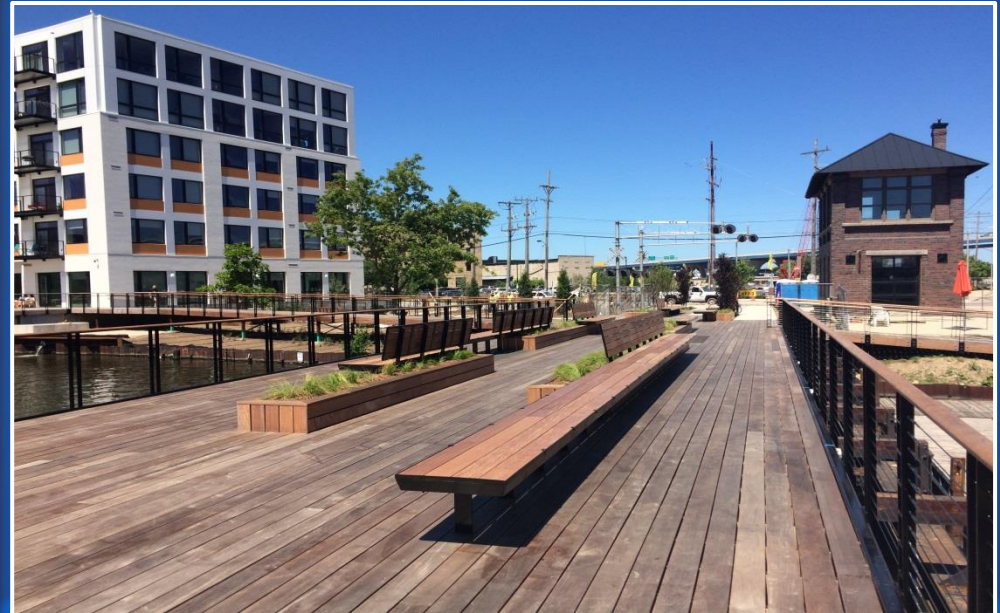
- \$2 million Sewer  
Main Relocation



# District Amendments

## □ TID #56 Erie/ Jefferson Street

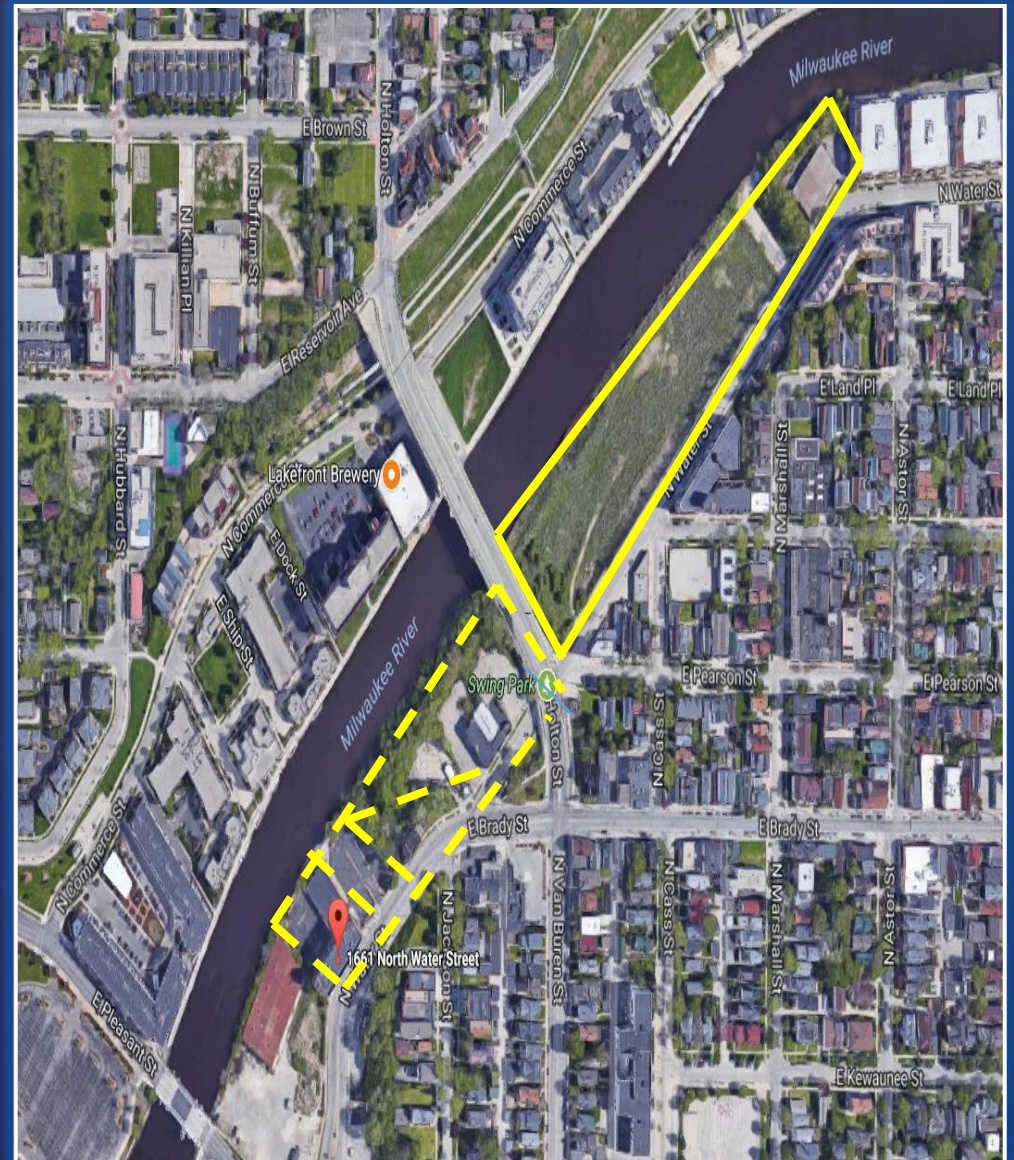
- \$1.2 million for public improvements of the Jefferson Street Stub End & 501 East Erie Street-Trestle Park



# DISTRICT AMENDMENTS

## TID #79 North Water Street Riverwalk

- ❑ \$253,000 Dockwall Contribution
- ❑ Boundary Amendment
  - ❑ Added 4 parcels



# District Amendments-Housing

▫ TID #15 27<sup>th</sup>  
and North

Provided an  
additional \$45,000  
for housing in  
2018 budget



CITY OF MILWAUKEE

**STRONG**

NEIGHBORHOODS PLAN

# Districts Dissolved in 2017

- TID #17 Curry Pierce
- TID #18 New Covenant
- TID #27 Clarke Square
- TID #61 Chase Commerce Center

# Projected District Close-outs, Paving & Housing Amendments Expected 2018 Activity

- Dissolve
  - TID # 15-27<sup>th</sup> & North
- Paving
  - TID #60-Intermodal Station
- Housing
  - TID #50-Solar Paints

# Project Description and Accomplishments for each District:



2017 Annual Report and individual  
District status available at:

<http://city.milwaukee.gov/TaxIncrementalFinancing.htm>