

LRB-FISCAL REVIEW SECTION ANALYSIS

SEPTEMBER 20, 2005 AGENDA
ZONING & NEIGHBORHOOD DEVELOPMENT COMMITTEE

ITEM 15, FILE 050592
EMMA J. STAMPS

File #050592 is a resolution approving a Project Plan and creating a Tax Incremental District (Milwaukee Intermodal Passenger Station) in the 4th Aldermanic District.

Background

1. The Amtrack Station is owned by Wisconsin State Department of Transportation (WI DOT), who entered into an agreement with Milwaukee Intermodal Partners, LLC (MIP) to develop the following facility upgrades:
 - 10,000 s.f. – Ticketing, waiting rooms and related services area for Amtrack and Greyhound Bus Lines
 - 4,000 s.f. – retail
 - 27,000 s.f. – office space
2. The entities also plan to develop the area in the immediate vicinity of Amtrack.

Discussion

1. Budget constraints resulted in WI DOT and MIP scaling back its original upgrade plan. The City is willing to provide financial assistance.
2. The agreement with RACM, MIP, and WI DOT makes the City responsible for a grant to upgrade the exterior of the station through the construction of a 7700 sq. ft. 3-story galleria along the north face of the Station facing W. St. Paul Ave. A new tax incremental district will fund the grant including \$250,000 in administrative costs plus a \$6 million RACM grant for the galleria.
3. The City also agrees to fund “such other street and pedestrian improvements **not otherwise funded** by the State to upgrade access to the Station” without specifying limits to the total city liability.
4. File 050592 approves a \$6,520,000 tax incremental district Project Plan to redevelop the current Amtrak Station at 433 West St. Paul Avenue as well as adjacent underdeveloped sites and buildings. The station, currently tax-exempt, is expected to add \$6 million to the property tax base once developed.
5. Excluding soft costs, the total project is estimated at \$12,014,000.
6. If adopted, TID No. ___ (Milwaukee Intermodal Passenger Station) is expected to retire by 2023. No letters from either the Comptroller or City Attorney were on file at the time of this writing.

Fiscal Impact

1. Adopting this file authorizes the creation of a \$6,250,000 TID No. ___ (Milwaukee Intermodal Passenger Station). Pending further Common Council action, the city will issue general obligation debt.

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LRB-Fiscal Review Section
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