



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission  
NIDC

**Rocky Marcoux**  
Commissioner

**Martha L. Brown**  
Deputy Commissioner

September 14, 2005

To The Honorable Members of the Zoning, Neighborhoods &  
Development Committee  
City of Milwaukee  
City Hall - Room 205

Dear Committee Members:

Re: Chase Commerce Center - Tax Incremental District

This file will create a Tax Incremental District (TID) to assist in the redevelopment of the Chase Commerce Center, the former Rexnord manufacturing facility at S. Chase and W. Oklahoma Aves. This 513,000 s.f. facility was vacated by Rexnord in 2004, and acquired by Industrial Properties, LLC earlier this year. Industrial Properties is composed of the same principals, Robert and Michael Doro, who acquired the former Louis Allis Complex in 2000, after that firm closed.

We worked closely with this developer to attract Bucyrus International, Inc. to this site, and to discourage its demolition for retail uses. The 80 to 90 new hires expected by Bucyrus pay about three times the wages paid to retail employees. Employment at Bucyrus is already up to 50, according to management.

In order to attract future tenants of this type, we are proposing to assist with the costs of future renovations to this facility-- estimated at approximately \$2.7 million.

The proposed TID would provide \$500,000 toward those costs, with all funds being advanced by the Developer and repaid, without interest, only from future tax increments. In addition, TID payments will stop after ten years, or when occupancy gets to 80%; it is currently 30%.

We believe this is a modest, yet constructive way to assist in preserving and upgrading the manufacturing space in and around the central city, and to attract and retain the family supporting jobs that the manufacturing sector provides.

We respectfully recommend your approval of the Project Plan for the Chase Commerce Center Tax Incremental District.

Sincerely,

Rocky Marcoux  
Commissioner