



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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October 23, 2013

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

Re: File No. 130880

This file seeks a communication relating to the completion of public infrastructure in Tax Increment District (TID) No. 67 (The Brewery) and the impacts of not completing these improvements, to date, on senior citizen residents of the complex, including tenants at Brewery Point apartments.

Our Development Agreement with Brewery Project LLC for the redevelopment of the former Pabst Brewing complex called for the City to advance \$13.6 million of tax increment funding for initial street and utility construction, and on-site remediation / demolition. This work has been done, and represents slightly less than half the funding programmed for the TID.

Per the Agreement, the release of additional *TID* funding was conditioned on the TID generating in excess of \$55 million of incremental value. That is the point at which revenue from the TID was expected to be sufficient to recover some of the remaining TID costs, including final paving, a total of another \$15 million of City expenditures. We expect to get close to that point next year. The TID is running about two years behind initial estimates, but TID value has increased from approximately \$20 million to \$43 million in the last year.

We should note that final paving was also delayed in order to avoid construction vehicles damaging the finished surface – including some sections of porous pavement that are planned to be installed.

We certainly do not want to create hazards for tenants and businesses in the area by not completing the paving. Alderman Bob Bauman heard complaints about this at a recent meeting at Brewery Point apartments, a senior residence facility.



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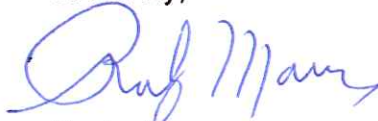
We will be working with the developer and DPW to update cost estimates for the paving work and should be able to implement some final paving once the update is complete. In the short term, asphalt applications in the area should help as well

Recently, we contacted one of the managers and a couple of tenants at Brewery Point. Their major issues consisted of the following:

- The paving around the building needs to be finished, especially at cross walks.
- There is no loading zone or handicap ramp in front of the main entrance to Brewery Point on N. 9th St.
- There is a desire for bus shelters on Winnebago St. and a re-routing of the No. 33 to the Pick 'N Save on N. Van Buren St.
- The vacant, undeveloped lots in the complex need to be temporarily landscaped and better maintained.

Again, we are working with DPW, the developer and the owner of Brewery Point to address these problems. Our thanks to Alderman Bauman for bringing this matter to our attention.

Sincerely,



Rocky Marcoux
Commissioner