

Tax Incremental Districts



2022 Annual Report
Expenditures & Activity through December 31, 2022
Department of City Development

Milwaukee Tax Incremental Districts Overview

As of December 31, 2022, Milwaukee's TID portfolio had
62 Tax Incremental Districts

- Incremental property value generated: \$2.5 billion
- Incremental value represents
6.37% of the City's 2022 total
Equalized Value
- Future project costs to be
recovered are estimated at \$122,178,557

District Created TID #109 Michigan Street Commons

FIBER CEMENT SIDING
JAMES HARDIE - PLANK LAP SIDING
SMOOTH - ARCTIC WHITE

FIBER CEMENT PANEL
JAMES HARDIE - PANEL
SMOOTH - NIGHT GRAY / IRON GRAY

FIBER CEMENT PANEL ACCENT
JAMES HARDIE - PANEL
SMOOTH - CUSTOM ACCENT COLOR TBD

THIN APPLIED CONCRETE BRICK
COUNTY MATERIALS - UTILITY 10 RUNNING
HERITAGE COLLECTION - DARK GRAY COLOR TBD

SINGLE HUNG VINYL WINDOW
PELLA 200 SERIES - EQUAL SASH
WHITE

ALUMINUM STOREFRONT
KAWNEER TRFAS 601T
INSULATED GLASS UNITS

4 ISOMETRIC NORTH WEST



- Project: New Construction of an Affordable Housing Development located at 9th and Michigan as part of the Iron District by Bear Development
- 99 – 1 & 2 BR units 60% or less of AMI
- \$27.5+ million investment
- \$1.8 million Developer Financed TIF
- 5.25% interest over 19 years
- Human Resource Requirements- 40% RPP and 25% SBE
- Estimated completion Spring 2024

District Created TID #110 Vel R. Phillips & Michigan

THE PROJECT:

- District created to attract FISERV global HQ to Milwaukee
 - \$37 M investment
 - 780 jobs/250 new
 - \$7M DF TIFF
 - 4.5% - 16 years
 - RPP 40% SBE 25%
 - \$15 HR. Service Workers
- \$4.6 M Public Infrastructure
 - \$2.5M W. Michigan
 - \$1M streetscaping
 - \$100K Zeidler Square
 - \$750K Art for VRP Plaza
 - \$300K Administrative



District Created #113

Edison School



The Project:

Adaptive historic reuse of the former MPS Edison School. Lead by Gorman & Co. teaming with Cupid Development

- 75 Units
 - 63 rehab
 - 12 New Town Homes
 - Units for elderly and 15 dedicated for homeless individuals



\$27M Investment

- \$875,000 DF TIF
- 6.45% - 20 year term
- 40% RPP 25% SBE

District Created TID #114

Five Points

The Project:

New Construction on city-owned land at MLK and Concordia by MLK Development Corp and KG Development

- 55 affordable units
- 7,500 sf of commercial space

\$16.4M Investment

- \$737,000 DF TIF
- 6.25% - 20 year term
- 40% RPP & 25% SBE
- 53212 zip code – 20% of units reserved to address displacement



District Amended TID #54 Stadium Business District

Amendment #2:

Total Amendment \$5,429,648



Amendment to fund Public Infrastructure to address reckless driving

- \$2,490,000 for speed humps, traffic circles, bike lanes, pedestrian bump outs
- \$100,000 administrative costs

Allocation Amendment

- Donation to TID #74– Century City \$2,839,648

District Amended TID #42 Midtown

Amendment #3:

Total Amendment \$8,605,275

- Amendment to fund Public Infrastructure to address reckless driving-\$2.9M

- \$1.5M for traffic calming
- \$1.4M for Pavement & Pedestrian Improvements

- \$100,000 administrative costs

- Allocation Amendment

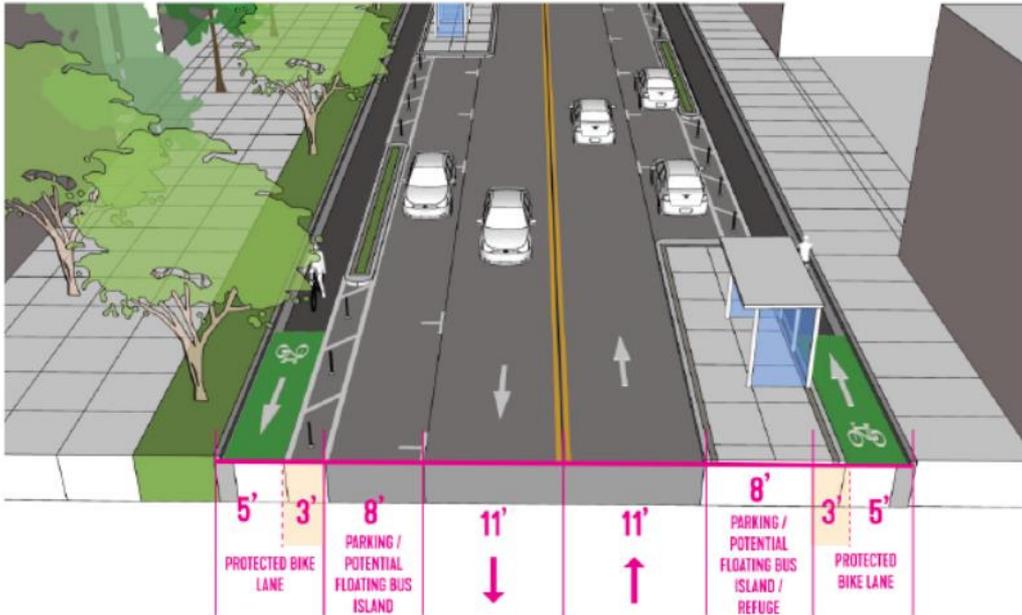
- Donation to TID #74
Century City-\$5,605,275



District Amendment TID #49

Cathedral Place

E KILBOURN AVE - E STATE ST (SOUTH OF DIAGONAL PARKING)
STREET WIDTH: 54'



Amendment #3:

- Total Amendment \$1.7 M
- \$1.6 M to fund design & construction on N. Van Buren between E. Michigan and E. Brady Streets; and
- E. Kilbourn between N. Jackson & N. Van Buren
- Improvements Include: All ages bike facility, traffic calming and streetscape features
- \$100,000 administrative Costs

District Amendment TID #79

North Water Street Riverwalk

Riverhouse Apartments



1887 N. Water Street



continuum

Amendment #3:

Total Amendment \$4,450,000

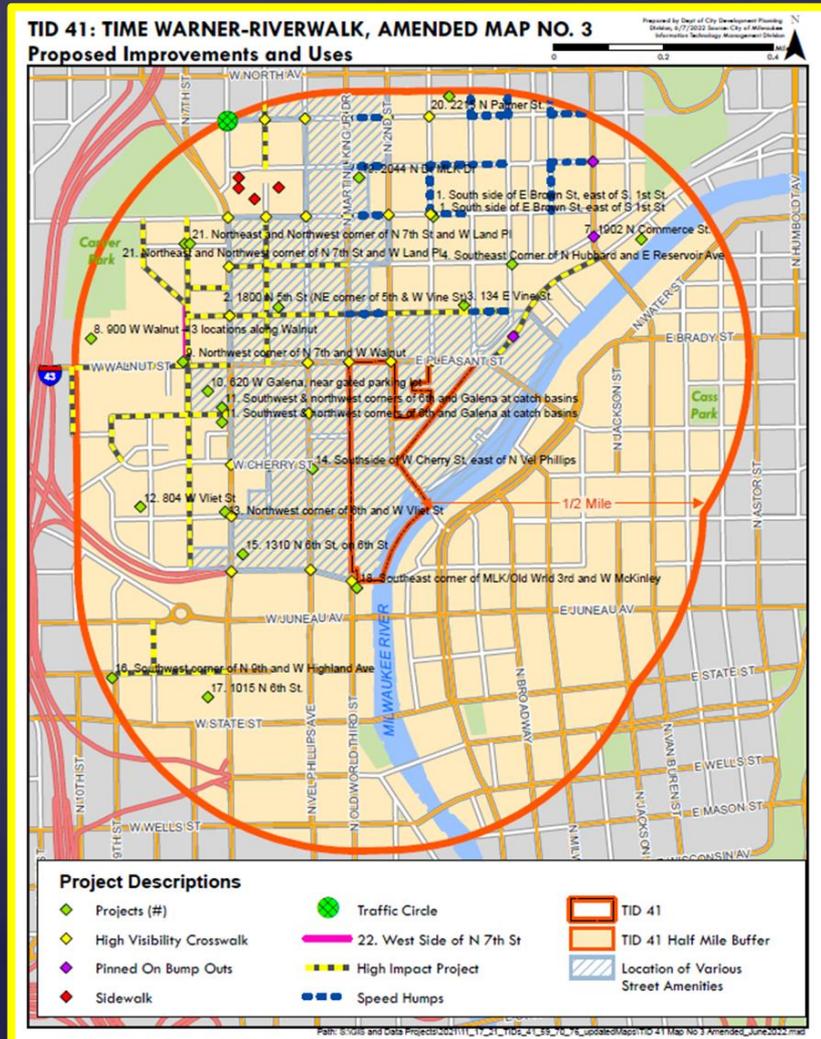
- \$4.4 M Public Infrastructure Costs
 - \$1.6 M to fund design & construction of N. Van Buren and Fratney & Pierce along the Milwaukee River
 - \$2.1 M to fund Riverwalk & dockwall at 1887 N. Water
 - \$700K to fund Riverwalk, dockwall & public access at 1771 N. Water Street
 - \$50,000 administrative costs

District Amendment TID #41 Time Warner Riverwalk

Amendment #5:

Total Amendment \$6,500,000

- Amendment to fund Public Infrastructure to address reckless driving
- \$5.5 M for speed bumps, traffic circles, curb bump outs, high visibility crosswalks, & amenities to the street
- \$1 M for Housing Resources to address Displacement



District Amendment TID #70

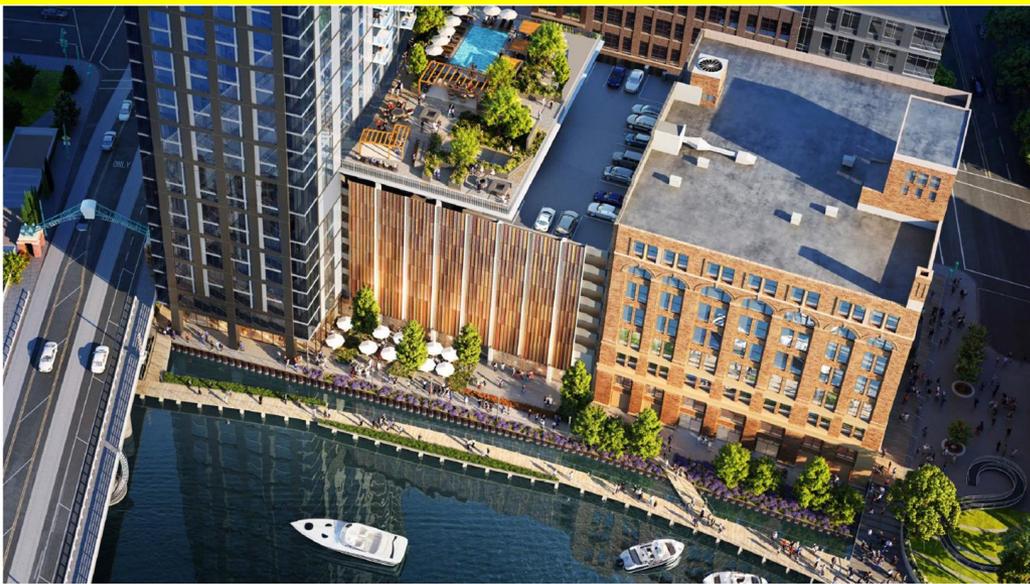
735 North Water Street

Amendment #3:

Total Amendment \$1,078,000

\$1.078 M Public Infrastructure Costs

- \$903 K to fund Riverwalk & Connection at 333 N. Water St.
- \$175K for Riverwalk Maintenance for city-owned segments



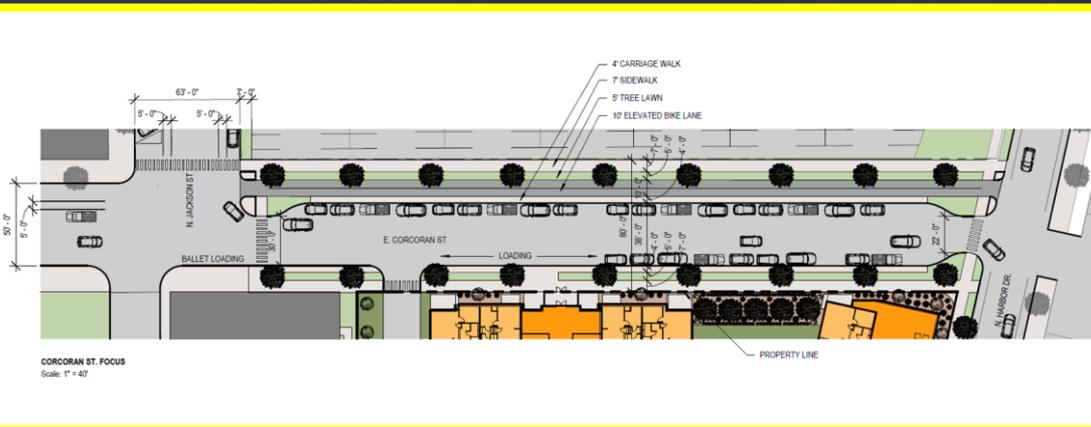
District Amendment TID #56

Erie Jefferson Riverwalk



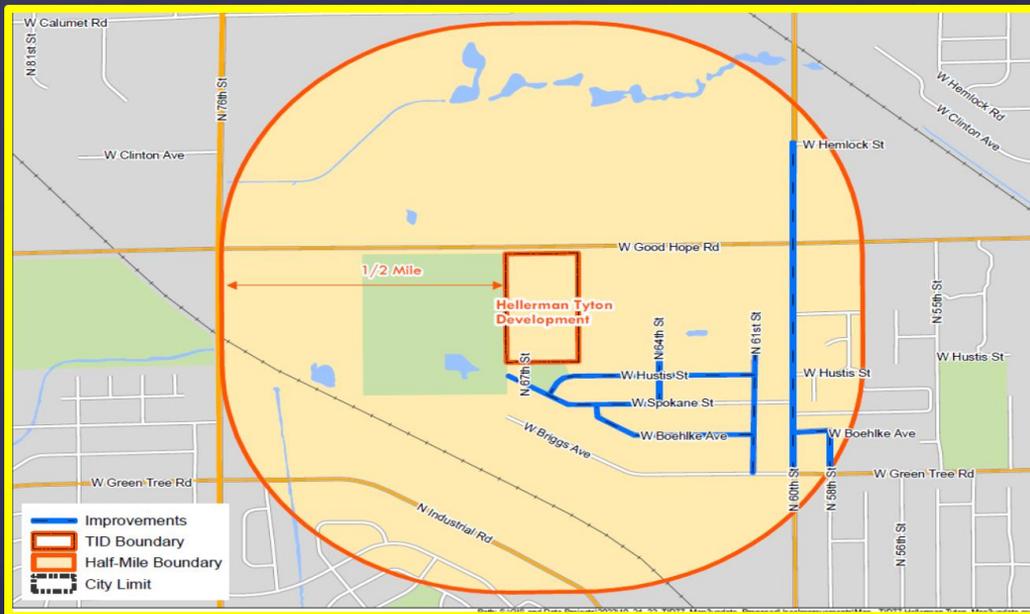
Amendment #6:

- Total Amendment \$3.755 M
- \$3.555 M to fund design & construction of Corcoran Street with an elevated bike lane, trees and sidewalk along Harbor Drive.
- \$200,000 administrative Costs



District Amendment TID #77 HellermannTyton

Amendment #1:



- Total Amendment \$1.2 M
- \$1.1 M to fund public infrastructure improvements to curb reckless driving. Including road diet for N. 60th street and pedestrian bump-outs at key intersections. And, residential high-impact paving
- \$100,000 administrative Costs

District Housing Resolutions



- TID #52 –Sigma Aldrich
- Provided \$457,656 for housing programs in the 2022 budget



Districts Dissolved in 2022

- TID #52 – Sigma Aldrich
- TID #58 – 20th and Walnut
- TID #65 – 20th and Brown

Projected District Close-outs, Paving & Housing Amendments Expected 2023 Activity

- Paving Infrastructure
 - TID #48 – Park East
 - TID #76 – 27th and Howard
 - TID #94 – 1st and Becher

Project Description and Accomplishments for each District:



2022 Annual Report and individual
District status available at:

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