

Email this completed form and required documents to: tif@revenue.wi.gov

Section 1: Municipal Information

Taxation district (check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City	County Milwaukee	Co-muni code 40 - 251	TID no. 91
Enter municipality →			

Section 2: Legal Requirements

	Dates
Letters and hearing notice – date sent by first class mail to administrator of all local government entities and school districts with authority to levy taxes on Tax Incremental District (TID) property Submit to DOR: Copy of letters and hearing notice sent	07 - 05 - 2017
Joint Review Board (JRB) hearing notice – date published as Class 1 (not required for Town TIDs, under state law (sec. 60.85, Wis. Stats.)) Submit to DOR: Copy of affidavit verifying newspaper publication date and readable copy of the actual notice	07 - 11 - 2017
Letters to owners of property found blighted or in need of rehabilitation – date notified of project plan hearing, at least 15 days before the hearing (not required for industrial or mixed-use districts) Towns (under sec. 60.85(3)(c), Wis. Stats.) – all owners of property identified in the proposed TID must be notified of the proposed findings and the hearing date at least 15 days before the public hearing Submit to DOR: Copy of letter with hearing notice, proof sent and recipient list	- -
Planning Commission hearing notice – dates published as Class 2 Submit to DOR: Copy of affidavit verifying newspaper publication dates and readable copy of the actual notice	1st Date 07 - 06 - 2017 2nd Date 07 - 13 - 2017
Planning Commission public hearing – date of public hearing. Include this date in planning commission resolution.	07 - 20 - 2017
Planning Commission project plan resolution – date adopted Submit to DOR: Copy of approved Planning Commission resolution or meeting minutes	07 - 20 - 2017
Local Legislative Body project plan resolution – date adopted (must be on or before September 30) Submit to DOR: Copy of approved Local Legislative Body resolution and approved project plan	09 - 06 - 2017
JRB hearing notice (2nd) – date published as Class 1 (not required for Town TIDs, under state law (sec. 60.85, Wis. Stats.)) Submit to DOR: Copy of affidavit verifying newspaper publication date and readable copy of the actual notice	10 - 12 - 2017
JRB project plan resolution – date adopted (within 45 days after receiving local legislative body resolution). JRB approval based on criteria listed in sec. 66.1105(4m)(c) or sec. 60.85(4)(c) , Wis. Stats. For towns – date adopted (between 10-45 days after receiving the local legislative body resolution) Submit to DOR: Copy of approved JRB resolution	10 - 19 - 2017

Section 3: Overlapping

Are any parcels in this TID also in all or part of another TID? Yes No
 If "Yes," provide the TID number(s) that is overlapped:

Section 4: City or Village Annexation/Attachment of TID Parcels

Were any parcels in this TID annexed/attached from another municipality after January 1 in the creation year? Yes No
 If "Yes," provide the following information:

Date – annexed or attached - -	Taxation district (check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City Enter municipality where parcels came from →	County	Co-muni code -
-----------------------------------	--	--------	-------------------

Submit to DOR: Copy of recorded annexation ordinance and [equalized value Excel forms](#) for the parcels that were previously in another municipality.



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

July 5, 2017

Honorable Tom Barrett
Mayor, City of Milwaukee
City Hall – Room 201
200 East Wells Street
Milwaukee, WI 53202

Dr. Vicki J. Martin, President
Milwaukee Area Technical College
700 West State Street
Milwaukee, WI 53233

Honorable Chris Abele
County Executive
Milwaukee County Courthouse
901 North 9th Street
Milwaukee, WI 53233

Dr. Darienne Driver, Superintendent
Milwaukee Public Schools
5225 W. Vliet Street
Milwaukee, WI 53208

Mr. Kevin Shafer, P.E.
Executive Director
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, WI 53204

Ladies and Gentlemen:

The Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on July 20, 2017, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin, to consider approving the Park Place Tax Incremental District, in Milwaukee, WI. (the "District").

The District is proposed to provide a site grant (\$125,000), funding for business attraction/retention (\$300,000), public infrastructure work within one-half mile of the District's boundary (\$450,000) and administrative expenses (\$75,000) totaling \$950,000. The site grant may be in the form of a cash grant to WAPP II Development Company, LLC. A copy of the hearing notice is attached. A copy of the proposed Project Plan will be provided upon request.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

David P. Misky
Assistant Executive Director-Secretary

Attachment



OFFICIAL NOTICE NO. 57747

PUBLIC HEARING

Redevelopment Authority of the City of Milwaukee

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on July 20, 2017, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin.

The purpose of the meeting will be to consider the creation of Tax Incremental Financing District No. 91 (Park Place) to provide a site grant (\$125,000), funding for business attraction/retention (\$300,000), public infrastructure work within one-half mile of the District's boundary (\$450,000) and administrative expenses (\$75,000) totaling \$950,000. The site grant may be in the form of a cash grant to WAPP II Development Company, LLC.

At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed Tax Increment District No. 91. A copy of the Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. – 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the Project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

Lois A. Smith, Chair
Rocky Marcoux, Executive Director-Secretary

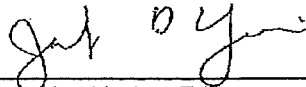
July 6, 2017
July 13, 2017

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } S.S.

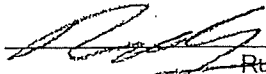
Joe Yovino, being the first duly sworn on oath, says that he or she is the Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jul. 11, 2017

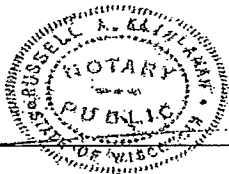


Joe Yovino, Editor

Sworn to me this 11th day of July 2017



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**MEETING NOTICE
JOINT REVIEW BOARD
FOR
CITY OF MILWAUKEE TAX INCREMENTAL FINANCE DISTRICTS**
A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 11:00 a.m., July 18, 2017 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.

The agenda for the meeting is as follows:

1. Approval of minutes from the June 14, 2017 meeting.
2. Appointment of Frances Hardrick as the Public Member of the Milwaukee Joint Review Board.
3. Tax Incremental District No. 90 (15th and North)
 - Overview of the Project Plan for Tax Incremental District No. 90.
 - Review of information required under Sec. 66.1105(4)(l), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 90.
4. Tax Incremental District No. 91 (Park Place)
 - Overview of the Project Plan for Tax Incremental District No. 91.
5. Amendment No. 5 to Tax Incremental District No. 56 (Erie/Jefferson Riverwalk)
 - Overview of Amendment No. 5 Tax Incremental District No. 56.
6. City of Milwaukee's 2016 Annual Tax Incremental District Report

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

11369682/07-11

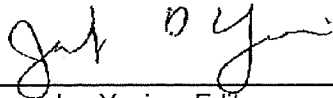
PROOF OF PUBLICATION

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } s.s.

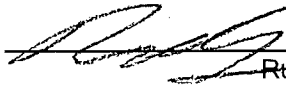
Joe Yovino, being the first duly sworn on oath, says that he or she is the Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Jul. 6, 2017 Jul. 13, 2017

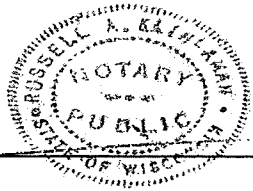


Joe Yovino, Editor

Sworn to me this 13th day of July 2017



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**OFFICIAL NOTICE NO. 57747
PUBLIC HEARING
Redevelopment Authority of the
City of Milwaukee**

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on July 20, 2017, in its Board Room located at 809 North Broadway, Milwaukee, Wisconsin.

The purpose of the meeting will be to consider the creation of Tax Incremental Financing District No. 91 (Park Place) to provide a site grant (\$125,000), funding for business attraction/retention (\$300,000), public infrastructure work within one-half mile of the District's boundary (\$450,000) and administrative expenses (\$75,000) totaling \$950,000. The site grant may be in the form of a cash grant to WAPP II Development Company, LLC.

At the public hearing, all interested parties will be afforded reasonable opportunity to express their views regarding the proposed Tax Increment District No. 91. A copy of the Project Plan for the District will be provided upon request for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. – 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request and any other questions about the Project, should be addressed to: Rocky Marcoux, Dept. of City Development, 809 North Broadway, Milwaukee, WI 53202; 414-286-5800.

**R E D E V E L O P M E N T
AUTHORITY OF THE CITY OF
MILWAUKEE**
Lois A. Smith, Chair
Rocky Marcoux, Executive
Director-Secretary

PROOF OF PUBLICATION

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10684
Adopted on: July 20, 2017
Project/Area: TID No. 91 (Park Place)
Aldermanic District: 5th

Resolution approving the boundary and Project Plan for the Park Place Tax Incremental Financing District.

Whereas, The Common Council of the City of Milwaukee, pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the "Redevelopment Authority") as the agency responsible for preparation and review of proposed tax incremental districts; and

Whereas, The Boundary and a Project Plan for the Park Place Tax Incremental Financing District (the "District"), have been prepared and duly noticed; and

Whereas, On July 20, 2017 the Redevelopment Authority conducted the required public hearing on the boundary and Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundary and Project Plan for the District, copies of which were submitted to the Journal of Proceedings, are adopted; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundary of the District to the Common Council for its approval; and, be it

Further Resolved, By the Redevelopment Authority that the Term Sheet for a Cooperation Agreement for the Irgens/A.O. Smith Project (a copy of which has been made part of this file) is approved; and be it

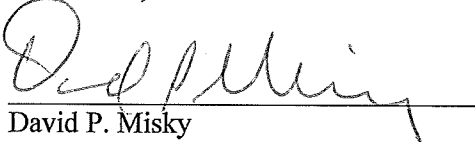
Further Resolved, That the proper officers of the Redevelopment Authority are authorized to enter into a Cooperation Agreement for the purposes of implementing the Project Plan, on terms substantially in accordance with the Term Sheet; and be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to execute any documents and instruments necessary to implement the District and Project Plan.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)



David P. Misky
Assistant Executive Director – Secretary

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 170504

Title:

Resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District.

Body:

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin, with amendments from other chapters of said Laws, created Section 66.1105, Wisconsin Statutes, titled “Tax Increment Law;” and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee (“Common Council”) and the Redevelopment Authority of the City of Milwaukee (“Authority”) must follow to create a Tax Incremental District (“TID” or “District”) and approve a project plan for a TID; and

Whereas, Pursuant to Section 66.1105(4)(a) through (gm), Wisconsin Statutes, on July 20, 2017, the Authority conducted a public hearing on the proposed Project Plan for the District (“Plan”), designated the boundaries of the District and recommended that the District be created and submitted such recommendation to the Common Council for approval with the Plan, a copy of which is attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4)(gm)4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed TID must qualify as either a “blighted area” within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes; an area “in need of rehabilitation or conservation work” as defined in Section 66.1337(2m)(a), Wisconsin Statutes; must be suitable for “industrial sites” within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; or must be “suitable for mixed-use development” as defined in Section 66.1105(2)(cm), Wisconsin Statutes; and

Whereas, More than 50 percent, by area, of the real property in the District was found by the Authority to be “suitable for mixed-use development” as defined above; and

Whereas, The Plan contains statements and other factual information indicating that the improvement of such area is likely to enhance significantly the value of real property in the District; and that project costs directly serve to promote development of the District consistent with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The District is “suitable for mixed-use development” within the meaning of Section 66.1105(2)(cm), Wisconsin Statutes.
2. The improvement and/or development of such area, as hereinafter provided, is likely to enhance significantly the value of substantially all of the other real property in and adjoining the District.
3. Project costs relate directly to promoting development consistent with the City of Milwaukee’s (“City”) Master Plan and with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes.
4. The percentage of the aggregate value of the equalized taxable property of the District, plus the incremental value of all other existing TIDs, does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the District is created as of January 1, 2017, and that the boundaries of the District are approved as described and more precisely set forth in the Plan; and, be it

Further Resolved, That the Plan is approved as the “Project Plan” for the District and that the Plan is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to apply to the Wisconsin Department of Revenue for a “Determination of Tax Increments and Tax Incremental Base” for the District, pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.
2. Pursuant to the provisions of Section 66.1105(5)(f), Wisconsin Statutes:
 - a. The Assessment Commissioner is directed to identify upon the assessment roll, returned and examined under Section 70.45, Wisconsin Statutes, those parcels of property, which are within the District, specifying thereon the name of the District.
 - b. The City Clerk is directed to make notations on the tax roll for the District similar to those required to be made under Section 70.65, Wisconsin Statutes.
3. The District shall be designated as Tax Incremental District No. 91 (Park Place).
4. The City Comptroller is directed to transfer the sum of \$950,000, plus capitalized interest for two years, if necessary, from the Parent TID Account to the Project Account No. 0336-1910-TD09180000 for the purpose of providing the necessary funding for implementation of the Plan.

5. The City Comptroller is directed to establish all accounts and to make all appropriation transfers, upon request by the Department of City Development, for all revenue or expenditure activity under this resolution; and, be it

Further Resolved, That the proper City officials are directed to enter into a Development Agreement for the purposes of implementing the Plan on terms substantially in accordance with the Term Sheet for TID No. 91, which is Exhibit 6 of the Plan; and, be it

Further Resolved, That the proper City officials are directed to execute any additional documents and instruments necessary to carry out the provisions of the Development Agreement and to implement the Plan.



I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on September 6, 2017.

James R. Owczarski

September 14, 2017

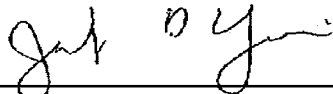
Date Certified

PROOF OF PUBLICATION

STATE OF WISCONSIN }
MILWAUKEE COUNTY } s.s.

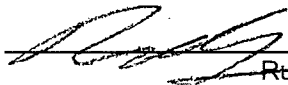
Joe Yovino, being the first duly sworn on oath, says that he or she is the Associate Publisher/Editor of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Oct. 12, 2017

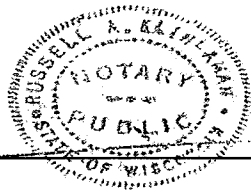


Joe Yovino, Associate Publisher/Editor

Sworn to me this 12th day of October 2017



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



MEETING NOTICE JOINT REVIEW BOARD FOR CITY OF MILWAUKEE TAX INCREMENTAL FINANCE DISTRICTS

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 11:30 a.m., October 19, 2017 in the Commissioner's Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.

The agenda for the meeting is as follows:

1. Approval of minutes from the August 17, 2017 meeting.
 2. Election of a Chair of the Milwaukee Joint Review Board.
 3. Tax Incremental District No. 91 (Park Place)
 - Overview of the Project Plan for Tax Incremental District No. 91.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 91.
 4. Tax Incremental District No. 92 (Sherman Phoenix)
 - Overview of the Project Plan for Tax Incremental District No. 92.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 92.
- Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

11422218/10-12

PROOF OF PUBLICATION

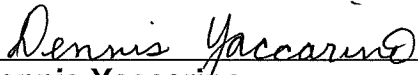
**RESOLUTION APPROVING
TAX INCREMENTAL DISTRICT NO. 91 (Park Place)
CITY OF MILWAUKEE, WISCONSIN**

Resolved, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 170504 adopted September 6, 2017 approving the Project Plan for Tax Incremental District No. 91 (Park Place), a copy of said resolution and Project Plan being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Project Plan; and be it

Further Resolved, This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes, that in the judgment of the Joint Review Board: the development described in the Project Plan would not occur without the creation of the tax incremental district, that the economic benefits are sufficient to compensate for the cost of the improvements and the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Dated this 19th day of October, 2017

CITY OF MILWAUKEE, WISCONSIN

By: 
Dennis Yaccarino


MILWAUKEE AREA TECHNICAL COLLEGE

By: _____
Jeffrey Hollow

MILWAUKEE PUBLIC SCHOOLS

By: _____
LaWanda Baldwin

MILWAUKEE COUNTY

By: 
James Tarantino

**RESOLUTION APPROVING
TAX INCREMENTAL DISTRICT NO. 91 (Park Place)
CITY OF MILWAUKEE, WISCONSIN**

Resolved, By the Joint Review Board for Tax Incremental Districts, City of Milwaukee, that the Milwaukee Common Council Resolution No. 170504 adopted September 6, 2017 approving the Project Plan for Tax Incremental District No. 91 (Park Place), a copy of said resolution and Project Plan being attached hereto and incorporated in this resolution by reference, is hereby approved along with the Project Plan; and be it

Further Resolved, This approval is based upon the criteria set forth in Section 66.1105 (4m)(c), Wisconsin Statutes, that in the judgment of the Joint Review Board: the development described in the Project Plan would not occur without the creation of the tax incremental district, that the economic benefits are sufficient to compensate for the cost of the improvements and the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Dated this 19th day of October, 2017

CITY OF MILWAUKEE, WISCONSIN

By: _____
Dennis Yaccarino

MILWAUKEE AREA TECHNICAL COLLEGE

By: 
Jeffrey Hollow

MILWAUKEE PUBLIC SCHOOLS

By: _____
LaWanda Baldwin

MILWAUKEE COUNTY

By: _____
James Tarantino

CITIZEN MEMBER

By: Frances Hardrick
Frances Hardrick

**PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 91
(Park Place)**

CITY OF MILWAUKEE

Public Hearing Held: July 20, 2017

Redevelopment Authority Adopted: July 20, 2017

Common Council Adopted: September 6, 2017

Joint Review Board Adopted: October 19, 2017

TABLE OF CONTENTS

I. DESCRIPTION OF PROJECT.....2

 A. Introduction.....2

 B. District Boundaries and Compliance with Statutory Eligibility Criteria.....2

 C. Project Plan Goals and Objectives.....2

 D: Existing Land Uses and Conditions in the District.....3

II. PLAN PROPOSALS3

 A. “Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements.”.....4

 B. “Detailed List of Estimated Project Costs.”.....4

 C. “Description of Timing and Methods of Financing.”.....5

 D. “Economic Feasibility Study.”.....6

 E. “Map Showing Existing Uses and Conditions.”.....6

 F. “Map Showing Proposed Improvements and Uses.”.....6

 G. “Proposed Change of Zoning Ordinances, Master Plan Building Codes and City Ordinances.”.....6

 H. “List of Estimated Non-Project Costs.”.....6

 I. “Proposed Method for Relocation.”.....6

 J. “Statement Indicating How District Creation Promotes Orderly City Development.”.....6

 K. “Opinion of the City Attorney.”.....6

EXHIBITS

- 1. Boundary Description
- 2. Property Characteristics
- 3. Parcel Owners
- 4. Feasibility Study
- 5. Letter from the City Attorney
- 6. Term Sheet

MAPS

- 1. Boundary and Existing Land Use
- 2. Structure Condition
- 3. Proposed Uses and Improvements
- 4. Existing Zoning

I. DESCRIPTION OF THE PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the “preparation and adoption...of a proposed project plan for each tax incremental district.” This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

Section 66.1105 (2)(f) 1.n., permits that Project Plan to fund projects located outside, but within one half-mile of the district’s boundary.

B. District Boundaries and Compliance with Statutory Eligibility Criteria

The Park Place District (“District” or “TID”) is comprised of sixteen properties at the Park Place office complex totaling 2,967,404 SF (collectively, the “Property”). The District is shown in **Map No. 1, “Boundary and Existing Land Use,”** and described more precisely in **Exhibit 1, “Boundary Description.”** 74.88% of the real property located within the District was found to be suitable for mixed-use development within the meaning of Section 66.1105(2)(cm) of the Wisconsin Statutes. 36.23% of the real property located within the District is considered vacant property within the meaning of Section 66.1105(4)(gm) of the Wisconsin Statutes. **Exhibit 2, “Property Characteristics,”** illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts. Per Wisconsin Statute 66.1105 (5)(b) the percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is estimated by the City to be 20%.

C. Project Plan Goals and Objectives

Park Place is an office park complex bounded by I-41 on the west, West Bradley Road on the north, North 107th Street on the east and West Good Hope Road on the south in the City of Milwaukee. Park Place is known for its two 12-story office towers, the first of which (the west tower) was built in 1983. The second tower (the east tower) was built in 1986. Throughout the mid 1980’s and into the 1990’s almost two dozen office buildings were constructed at Park Place, totaling over 1.5 million SF. Park Place also features a large pond between the two towers and two hotels, however, it has limited restaurant and retail opportunities given the thousands of employees who work in the area.

Currently, the Park Place area and specifically the area within the District’s boundary has significant vacancy issues. Overall, the office and retail occupancy rate is only 59.9%. The strip mall at 10855 West Park Place has only 8.33% of the retail space leased, One Park Plaza (the west tower) is only 44.3% leased, Two Park Plaza (the east tower) is only 64.6% leased, The Waters at Park Place is 0% leased and Liberty 1 at Park Place is only 70% leased.

The Northwest Side Area Plan, adopted in 2008 as part of the City’s comprehensive plan, encouraged a “diverse business mix within the Park Place development” including “sit-down dining and evening entertainment” to attract new office users to the area. In addition, the Northwest Side Area Plan suggested “enhancing the safety and attractiveness of commercial corridors” and “improving the quality of the medians and wayfinding along Good Hope Road new Park Place”. This Plan aims to attract and retain businesses in the Park Place area by providing small grants or loans, as well as making public infrastructure improvements in the area.

In 2017, A.O. Smith Corporation announced its plans to build a new 42,700 SF Corporate Technology Center in the District at 11000 West Park Place (the “Project”). The world class research and development facility will focus on advanced research and development in the areas of water heating,

water treatment and air purification. Adjacent to A.O. Smith's corporate headquarters at One Park Plaza, the addition of the Project will integrate A.O. Smith's corporate and technology uses and create a campus like setting for A.O. Smith employees and customers visiting from around the world. A.O. Smith will have 50 employees at the Project. The Project will be built by WAPP II Development Company, LLC, an affiliate of Irgens Development and is a total investment of \$8,500,000. This Plan proposes a \$125,000 grant for site improvements associated with the Project.

More detailed objectives of this Project Plan are to:

- Provide funding for public improvements and infrastructure.
- Increase the tax base of the City by developing vacant property and bringing new tenants to existing properties.
- Create and retain jobs in the City.

D. Existing Land Uses and Conditions in the District

The District is currently comprised of sixteen properties (assessed at \$59,923,200), which are a mix of office buildings, retail buildings, a hotel and development sites. The District is zoned PD (Planned Development).

II. PLAN PROPOSALS

The following statements, maps and exhibits are provided in compliance with Section 66.1105(4)(f) of the Wisconsin Statutes.

Funds generated from the District will be used for the following purposes:

Site Grant (\$125,000). Fund a cash grant for site improvements related to the A.O. Smith Corporate Technology Center, per the attached Term Sheet, **Exhibit 6, "Term Sheet."**

Business Attraction/Retention Fund (\$300,000). In an effort to attract or retain office and retail tenants in the District, fund cash grants or loans to be used for tenant improvements, façade improvements, new signage or other expenses. Grants from this fund are subject to Redevelopment Authority and Common Council approval of future term sheets.

Public Infrastructure Improvements (\$450,000): Funding for public improvements, infrastructure, engineering and planning, within the District and within a one half-mile radius of the District boundary, per Section 66.1105(2)(f) Stats.

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Wis. Stat. 66.1333 (5) within the District. It is possible that future amendments to this Project Plan for other investments in this area will be proposed.

A. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

The specific kind, number, location, and estimated costs of public works and other improvements as identified below are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs allocated at any time during TID Project execution based on more definitive engineering studies and construction plans without amendment of this TID Project Plan. Actual construction of public works, improvements and infrastructure will be based on detailed final plans, specification, and estimates as approved by the City's Department of City Development for the TID Project. Actions such as vacation of existing public rights-of-way, land acquisition, site clearance, environmental remediation, and reimbursement to owners of abutting property for costs directly related to the TID Project also may be undertaken, if necessary, for the implementation of this TID Project Plan for the District.

Any expenditures or monetary obligations directly or indirectly related to the construction of public works, improvements and infrastructure are considered "project costs" and shall be eligible to be paid with tax increment revenues of the District. TID Project Costs will be paid in part by any income, special assessments, or other revenues, including user fees or charges. Additional costs identified in this TID Project Plan are preliminary estimates made prior to design finalization and are subject to change after the design process is completed. Allocation of costs between individual line items in this TID Project Plan is also based on estimates and is subject to change based upon implementation and future assessment policies.

The following public improvements and infrastructure expenditures are expected to occur within and around the TID:

- Street Repaving: West Good Hope Road from North 107th Street to I-41 (\$300,000).
- Landscaping: Install two new signature beds on West Good Hope Road and plant trees in the medians of West Good Hope Road and West Park Place (\$150,000).

The number and location of proposed public improvements are shown in **Map No. 3, "Proposed Uses and Improvements."**

B. "Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table B which follows are, without limitation because of enumeration, eligible project costs as defined under Section 66.1105(2)(f) and, if appropriate, in any cooperation agreement(s) entered into by and between the City of Milwaukee and eligible designated developer(s), provided further that such expenditures are necessitated by this Project Plan.

This TID Project Plan is meant neither to be a budget nor an appropriation of funds for specific activities, but a framework with which to manage various components of the TID Project. All costs included in this TID Project Plan are estimates based on the best information available. The City retains the right to remove elements or change the scope and/or timing of elements implemented as they are individually authorized by the City Common Council, without amending this TID Project Plan.

Costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other unforeseen circumstances between 2017 and the time of construction. The City also reserves the right to increase certain TID Project Costs to the extent others are reduced or not implemented, without amending this TID Project Plan. The tax

increment allocation is preliminary and is subject to adjustment based upon the implementation of the TID Project Plan.

These costs and costs estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$875,000 in the form of TID Capital Project Costs enumerated in further detail in **Table A** of this Plan.

TABLE A: TID Capital Project Costs	
Site Grant	\$125,000
Business Attraction/Retention Fund	\$300,000
Public Infrastructure Improvements	\$450,000
TOTAL Capital Project Costs	\$875,000

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs.

Financing Costs

Financing costs include estimated gross interest expenses on bonds that will be issued to pay for Project Costs. Estimates of interest are based on interest rates as set forth in the Economic Feasibility Analysis, attached as **Exhibit 4, “Feasibility Study.”**

TABLE B: Lists of Estimated Project Costs

<u>Capital:</u>	
Site Grant	\$125,000
Business Attraction/Retention Fund	\$300,000
Public Infrastructure and Improvements	\$450,000
<u>Other:</u>	
Administration	\$75,000
Total Estimated Project Costs, excluding financing	\$950,000
<u>Financing:</u>	
Interest	\$395,000

C. “Description of Timing and Methods of Financing.”

All expenditures are expected to be incurred during the period from 2017-2027.

The City may proceed to fund any or all Project Costs using general obligation bonds or notes, or RACM revenue bonds to be issued in amounts which can be supported using tax increments in the District.

D. “Economic Feasibility Study.”

The Economic Feasibility Study for this District is attached to this Project Plan as **Exhibit 4, “Feasibility Study.”** The study establishes the dollar value of the Project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the District.

Based upon the anticipated tax incremental revenue to be generated by the District, the District is financially feasible and is likely to be retired on or before year 2028, the 12th year of the District. Accordingly, the District is determined to be feasible.

E. “Map Showing Existing Uses and Conditions.”

Please refer to **Map No. 1, “Boundary and Existing Land Use,”** and **Map No. 2, “Structure Condition”** and **Exhibit 3, “Parcel Owners”** in the Exhibits Section which follows.

F. “Map Showing Proposed Uses and Improvements.”

Please refer to **Map No. 3, “Proposed Uses and Improvements”** in the Exhibits Section which follows.

G. “Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances.”

Please refer to **Map No. 4, “Existing Zoning,”** in the Exhibits Section which follows. The proposed Project is consistent with the existing zoning, which is PD (Planned Development). The proposed Project is in accordance with the existing master plan, map, building codes, and other city ordinances. The proposed Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

H. “List of Estimated Non-Project Costs.”

There are no Non-Project Costs.

I. “Proposed Method for Relocation.”

This Project Plan does not anticipate the acquisition of property by the City of Milwaukee. Accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. Should the acquisition of property by condemnation and requiring relocation be necessary, the cost and method of relocation will be included in a redevelopment plan and associated relocation plan prepared in cooperation with the Redevelopment Authority, pursuant to Section 66.1333 and Section 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

J. “Statement Indicating How District Creation Promotes Orderly City Development.”

The creation of the District will provide a means to strengthen the Park Place area, consistent with the objectives of the Northwest Side Area Plan, adopted in 2008. It will facilitate the development of vacant or underutilized property, improved public infrastructure and job creation/retention.

K. “Opinion of the City Attorney.”

Please refer to **Exhibit 5, “Letter from the City Attorney.”**

EXHIBIT 1
Boundary Description

Beginning at a point at the intersection of the south line of West Good Hope Road and the west line of North 100th Street;

Thence, north along the west line of North 110th Street to the intersection with the south line of West Park Place;

Thence, west and northwest along the south line of West Park Place to the intersection with the west line of West Park Place;

Thence, north along the west line of West Park Place to the intersection with north line of West Liberty Drive;

Thence, east along the north line of West Liberty Drive to the intersection with east line of West Liberty Drive;

Thence, south along the east line of West Liberty Drive to the intersection with north line of West Park Place;

Thence, northeast and east along the north line of West Park Place to the intersection with east line of North 107th Street;

Thence, south along the east line of North 107th Street to the intersection with the south line of West Good Hope Road;

Thence, west along the south line of West Good Hope Road to the point of beginning and more particularly depicted in Map 1 of this Project Plan.

EXHIBIT 2
Property Characteristics

Findings substantiating that not less than 50%, by area, of the real property within the proposed district is suitable for mixed-use within the meaning of Section 66.1105(2)(cm) Wisconsin Statutes.

Parcel No.	Taxkey	Owner Name	Land Assessment	Improvement Assessment	Total Assessment	Lot SF	Mixed-Use SF	Vacant
1	111-0132-000	PARK PLACE LAND DEV CO LLC	\$347,600	\$0	\$347,600	182,081	182,081	182,081
2	111-0131-000	THE WATERS AT PARK PLACE 1	\$332,600	\$2,100,400	\$2,433,000	172,454	172,454	0
3	111-0021-000	GLL US OFFICE LP	\$2,058,200	\$21,017,800	\$23,076,000	343,039	343,039	0
4	111-0111-000	LSOP WI LLC	\$1,622,300	\$8,712,700	\$10,335,000	270,377	270,377	0
5	111-0171-000	LSOP WI LAND LLC	\$401,700	\$0	\$401,700	159,081	159,081	159,081
6	111-0161-000	JUNIOR ACHIEVEMENT OF	\$0	\$0	\$0	217,386	0	0
7	111-0172-000	LSOP WI LAND LLC	\$513,600	\$0	\$513,600	203,382	203,382	203,382
8	111-0173-000	LSOP WI LAND LLC	\$12,000	\$2,000	\$14,000	528,165	0	528,165
9	111-0031-000	TWO PARK PLACE LLC	\$2,099,900	\$9,226,100	\$11,326,000	370,359	370,359	0
10	111-0123-000	SHONGOLOLO LLC	\$642,000	\$62,000	\$704,000	75,568	75,568	0
11	111-0122-000	10855 W PARK PLACE LLC	\$906,700	\$461,300	\$1,368,000	151,110	151,110	0
12	111-0141-000	RUBY TUESDAY INC	\$590,200	\$380,800	\$971,000	65,579	65,579	0
13	111-0142-000	CREFFII WARAMAUG MILW LLC	\$875,000	\$5,677,000	\$6,552,000	108,023	108,023	0
14	111-0071-000	EDUCATORS CREDIT UNION	\$501,900	\$476,100	\$978,000	83,649	83,649	0
15	111-0051-000	KCP RE LLC	\$259,700	\$640,300	\$900,000	34,622	34,622	0
16	111-0053-000	LSOP WI LAND LLC	\$3,300	\$0	\$3,300	2,529	2,529	2,529

Total \$11,166,700 \$48,756,500 \$59,923,200 2,967,404 2,221,853 1,075,238

Percentage 74.88% 36.23%

EXHIBIT 3
Parcel Owners

Parcel No.	Address	Taxkey	Owner Name
1	11000 W PARK PL	111-0132-000	PARK PLACE LAND DEV CO LLC
2	11002 W PARK PL	111-0131-000	THE WATERS AT PARK PLACE 1
3	11200 W PARK PL	111-0021-000	GLL US OFFICE LP
4	11414 W PARK PL	111-0111-000	LSOP WI LLC
5	11225 W LIBERTY DR	111-0171-000	LSOP WI LAND LLC
6	11111 W LIBERTY DR	111-0161-000	JUNIOR ACHIEVEMENT OF
7	10915 W LIBERTY DR	111-0172-000	LSOP WI LAND LLC
8	10811 W LIBERTY DR	111-0173-000	LSOP WI LAND LLC
9	10820 W PARK PL	111-0031-000	TWO PARK PLACE LLC
10	10950 W GOOD HOPE RD	111-0123-000	SHONGOLOLO LLC
11	10855 W PARK PL	111-0122-000	10855 W PARK PLACE LLC
12	10843 W PARK PL	111-0141-000	RUBY TUESDAY INC
13	10831 W PARK PL	111-0142-000	CREFFII WARAMAUG MILW LLC
14	10811 W PARK PL	111-0071-000	EDUCATORS CREDIT UNION
15	10715 W PARK PL	111-0051-000	KCP RE LLC
16	10701 W PARK PL	111-0053-000	LSOP WI LAND LLC

EXHIBIT 4

ECONOMIC FEASIBILITY STUDY FOR THE PARK PLACE TID

Background:

The City of Milwaukee is proposing to create the Park Place Tax Incremental District No. 91 (the “District”) to pay for a site grant, business attraction/retention funds, public infrastructure improvements and administrative expenses totaling \$950,000 (the “Project Costs”).

The District is comprised of sixteen properties totaling 2,967,404 SF of land (the “Property”).

Current Property Valuation:

The assessment of the Property as of 1/1/2017 was \$59,923,200 and thus, that is the estimated base value of the proposed District.

Anticipated Future Value of the District and District Cash Flow:

A.O. Smith Corp. is proposing to construct a 42,000 SF Corporate Technology Center at 11000 West Park Place in the District, currently vacant land assessed at \$347,600. A.O. Smith Corp.’s current technology center outside of the District at 12100 West Park Place, built in 1984, is assessed at \$65/SF. Office space in the District at Park Place is generally assessed at \$90-100/SF. For the purposes of this feasibility study, it is conservatively estimated that the new Corporate Technology Center will also be valued at \$65/SF, or \$2,730,000 ($\$65/\text{SF} \times 42,000 \text{ SF}$), for an incremental value of \$2,382,400. That incremental value is assumed to be realized in 2020.

For the purposes of this feasibility study, it is assumed that no further development occurs in the District. However, there are two additional large vacant lots available for new office or industrial development. This feasibility assumes a 1% annual appreciation on all existing Property.

Attached as Table 1 is a cash flow forecast for the proposed District. Basic parameters of this forecast are:

- Base Value: \$59,923,200
- Tax Rate: 2.90%
- Interest Rate: 3.5%
- Annual Appreciation: 1.00%
- Project Costs: \$950,000
- Issuance Costs: 1.00%

As shown in the forecast, the District is able to amortize the Project Costs in an estimated 12 years. Given this estimate, the proposed District is determined to be feasible and capable of amortizing the Project Costs within the statutory life of the proposed District.

Table 1: Park Place TID Feasibility

Year No.	Assessment Year	Budget Year	Base Value	Projected Value	TID Incremental Value	Increment	Debt Service	Total			Carrying Costs	After reserving for remaining debt Surplus/(deficit)	TID Payoff
								Cash flow	Cum. Cash Flow				
1	2017	2018	59,923,200				(33,583)	(33,583)	(33,583)	(34)	(1,345,028)		
2	2018	2019	59,923,200	60,522,432	599,232	17,378	(33,583)	(16,205)	(49,821)	(50)	(1,327,683)	No	
3	2019	2020	59,923,200	60,522,432	599,232	17,378	(33,583)	(16,205)	(66,075)	(66)	(1,310,355)	No	
4	2020	2021	59,923,200	62,904,832	2,981,632	86,467	(33,583)	52,885	(13,257)	(13)	(1,223,954)	No	
5	2021	2022	59,923,200	63,533,880	3,610,680	104,710	(93,131)	11,579	(1,691)	(2)	(1,119,258)	No	
6	2022	2023	59,923,200	64,169,219	4,246,019	123,135	(93,131)	30,004	28,311	28	(996,125)	No	
7	2023	2024	59,923,200	64,810,911	4,887,711	141,744	(93,131)	48,613	76,953	77	(854,353)	No	
8	2024	2025	59,923,200	65,459,020	5,535,820	160,539	(93,131)	67,408	144,438	144	(693,737)	No	
9	2025	2026	59,923,200	66,113,611	6,190,411	179,522	(93,131)	86,391	230,974	231	(514,071)	No	
10	2026	2027	59,923,200	66,774,747	6,851,547	198,695	(93,131)	105,564	336,769	337	(315,145)	No	
11	2027	2028	59,923,200	67,442,494	7,519,294	218,060	(93,131)	124,929	462,035	462	(96,749)	No	
12	2028	2029	59,923,200	68,116,919	8,193,719	237,618	(93,131)	144,487	606,984	607	141,331	YES	
13	2029	2030	59,923,200	68,798,088	8,874,888	257,372	(93,131)	164,241	771,832	772	399,310	YES	
14	2030	2031	59,923,200	69,486,069	9,562,869	277,323	(93,131)	184,193	956,797	957	677,405	YES	
15	2031	2032	59,923,200	70,180,930	10,257,730	297,474	(93,131)	204,344	1,162,097	1,162	975,836	YES	
16	2032	2033	59,923,200	70,882,739	10,959,539	317,827	(93,131)	224,696	1,387,955	1,388	1,294,825	YES	
17	2033	2034	59,923,200	71,591,567	11,668,367	338,383	(93,131)	245,252	1,634,595	1,635	1,634,595	YES	
18	2034	2035	59,923,200	72,307,482	12,384,282	359,144		359,144	1,995,374	1,995	1,995,374	YES	
19	2035	2036	59,923,200	73,030,557	13,107,357	380,113		380,113	2,377,483	2,377	2,377,483	YES	
20	2036	2037	59,923,200	73,760,863	13,837,663	401,292		401,292	2,781,152	2,781	2,781,152	YES	
						4,114,172	(1,345,028)	2,769,144			14,789		

Annual appreciation	1.010
Interest Rate	3.50%
Base Value	59,923,200
New Value in 2020	2,382,400
Property Tax rate	2.900%
Issuance Costs	9,500
Project Costs	950,000
Carrying Costs %	0.100%

EXHIBIT 5
Letter from the City Attorney

GRANT F. LANGLEY
City Attorney

MIRIAM R. HORWITZ
ADAM B. STEPHENS
MARY L. SCHANNING
JAN A. SMOKOWICZ
Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

STUART S. MUKAMAL
JOHN J. HEINEN
SUSAN E. LAPPEN
PATRICIA A. FRICKER
HEIDI WICK SPOERL
GREGG C. HAGOPIAN
ELLEN H. TANGEN
JAY A. UNORA
KATHRYN Z. BLOCK
KEVIN P. SULLIVAN
THOMAS D. MILLER
ROBIN A. PEDERSON
JEREMY R. MCKENZIE
PETER J. BLOCK
NICHOLAS P. DESIATO
JOANNA FRACZEK
JENNY YUAN
KAIL J. DECKER
ALLISON N. FLANAGAN
PATRICK J. LEIGL
HEATHER H. HOUGH
ANDREA J. FOWLER
PATRICK J. MCCLAIN
NAOMI E. GEHLING
CALVIN V. FERMIN
BENJAMIN J. ROOVERS
ELLENY B. CHRISTOPOULOS
RACHEL S. KENNEDY
TYRONE M. ST. JUNIOR
HANNAH R. JAHN
Assistant City Attorneys

October 9, 2017

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway, 2nd floor
Milwaukee, WI 53202

Re: Project Plan for Tax Incremental District No. 92
(Sherman Phoenix)

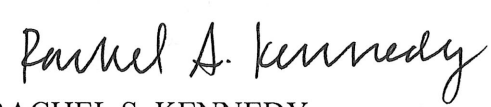
Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the Project Plan for the above-referenced Tax Incremental District No. 92.

Based upon that review, it is our opinion that the Plan is complete and complies with the provisions of Wis. Stat § 66.1105(4)(f).

Very truly yours,


GRANT F. LANGLEY
City Attorney


RACHEL S. KENNEDY
Assistant City Attorney

1050-2017-1421:243752



EXHIBIT 6
Term Sheet

TERM SHEET

Park Place Site Improvements

June 20, 2017

PROJECT:

WAPP II Development Company, LLC is planning to develop a 42,700 SF Corporate Technology Center for A.O. Smith Corporation at 11000 West Park Place. In exchange for site improvements necessary for the project, the Redevelopment Authority of the City of Milwaukee will reimburse WAPP II Development Company, LLC for site improvement costs as outlined below.

PARTIES:

WAPP II Development Company, LLC or assigns (“Developer”), City of Milwaukee (“City”), and the Redevelopment Authority of the City of Milwaukee (“RACM”).

DEVELOPER OBLIGATIONS:

Developer shall complete the Project by July 1, 2019 and shall comply with the following requirements:

- A. Install as part of the project certain site improvements (to potentially include: median, pavement, sidewalk, lighting, landscaping, stormwater, bike and pedestrian improvements) in the public right of way or areas adjacent to the public right of way, subject to required permits and approval by the Department of City Development and Department of Public Works.
- B. Use best efforts to comply with the City’s Small Business Enterprises ordinance for 25% of the construction and supply costs and to use unemployed and underemployed residents for no less than 40% of total “worker hours,” pursuant to the City’s Resident Preference Program.

RACM OBLIGATIONS:

RACM shall reimburse Developer for out of pocket costs up to \$125,000 (the “Grant”) for site improvements. Invoices for actual costs shall be submitted to RACM’s Executive Director for review and approval. The Grant shall be paid as a reimbursement for Developer’s actual costs.

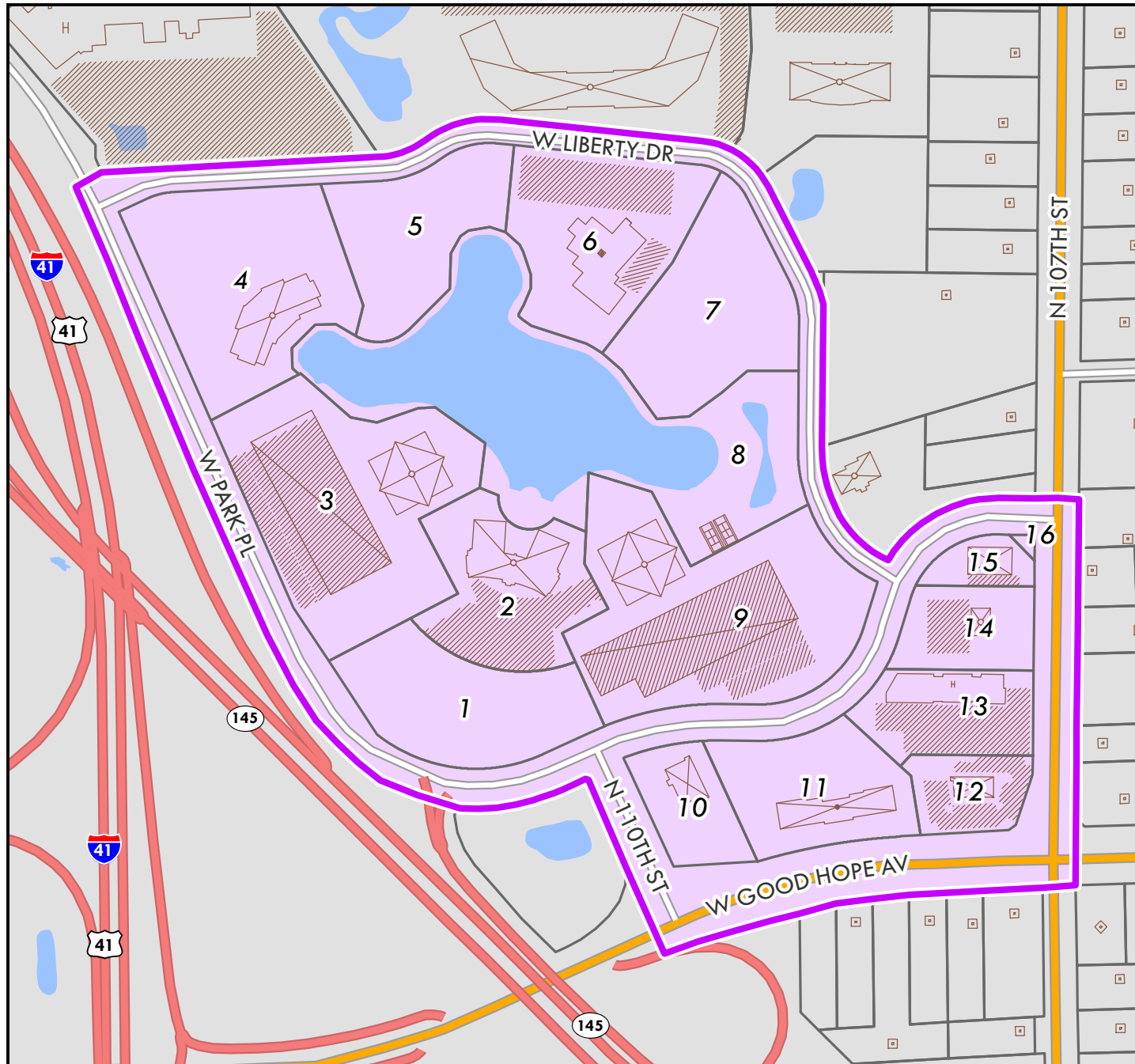
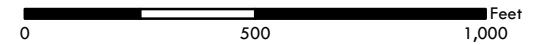
GENERAL:

This Term Sheet does not constitute a binding agreement. The terms set forth herein and other provisions customary for a transaction of this sort shall be incorporated in one or more agreements among RACM and Developer. Resolutions approving this Term Sheet shall provide for the execution of all additional project documents and instruments necessary to implement the project.

TID 91: PARK PLACE, MAP 1

BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 6/2/2017
 Source: City of Milwaukee Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	111-0132-000	11000 W PARK PL
2	111-0131-000	11002 W PARK PL
3	111-0021-000	11200 W PARK PL
4	111-0111-000	11414 W PARK PL
5	111-0171-000	11225 W LIBERTY DR
6	111-0161-000	11111 W LIBERTY DR
7	111-0172-000	10915 W LIBERTY DR
8	111-0173-000	10811 W LIBERTY DR
9	111-0031-000	10820 W PARK PL
10	111-0123-000	10950 W GOOD HOPE RD
11	111-0122-000	10855 W PARK PL
12	111-0141-000	10843 W PARK PL
13	111-0142-000	10831 W PARK PL
14	111-0071-000	10811 W PARK PL
15	111-0051-000	10715 W PARK PL
16	111-0053-000	10701 W PARK PL

MAP LEGEND

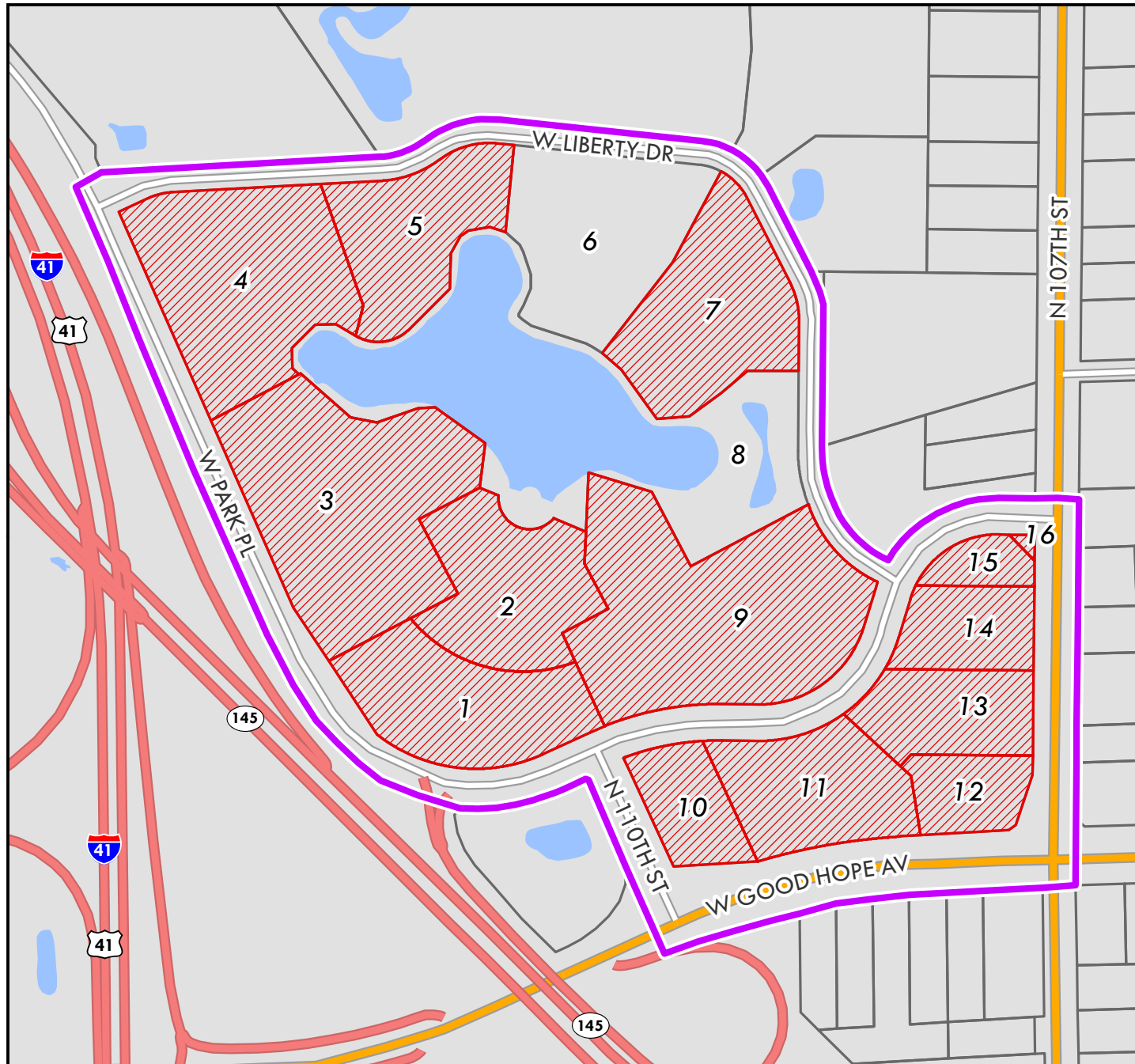
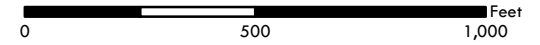
- TID 91 Boundary
- Parcel Boundary

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

TID 91: PARK PLACE, MAP 2

STRUCTURE CONDITION

Prepared by the Department of City Development Planning Division, 6/2/2017
 Source: City of Milwaukee Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	111-0132-000	11000 W PARK PL
2	111-0131-000	11002 W PARK PL
3	111-0021-000	11200 W PARK PL
4	111-0111-000	11414 W PARK PL
5	111-0171-000	11225 W LIBERTY DR
6	111-0161-000	11111 W LIBERTY DR
7	111-0172-000	10915 W LIBERTY DR
8	111-0173-000	10811 W LIBERTY DR
9	111-0031-000	10820 W PARK PL
10	111-0123-000	10950 W GOOD HOPE RD
11	111-0122-000	10855 W PARK PL
12	111-0141-000	10843 W PARK PL
13	111-0142-000	10831 W PARK PL
14	111-0071-000	10811 W PARK PL
15	111-0051-000	10715 W PARK PL
16	111-0053-000	10701 W PARK PL

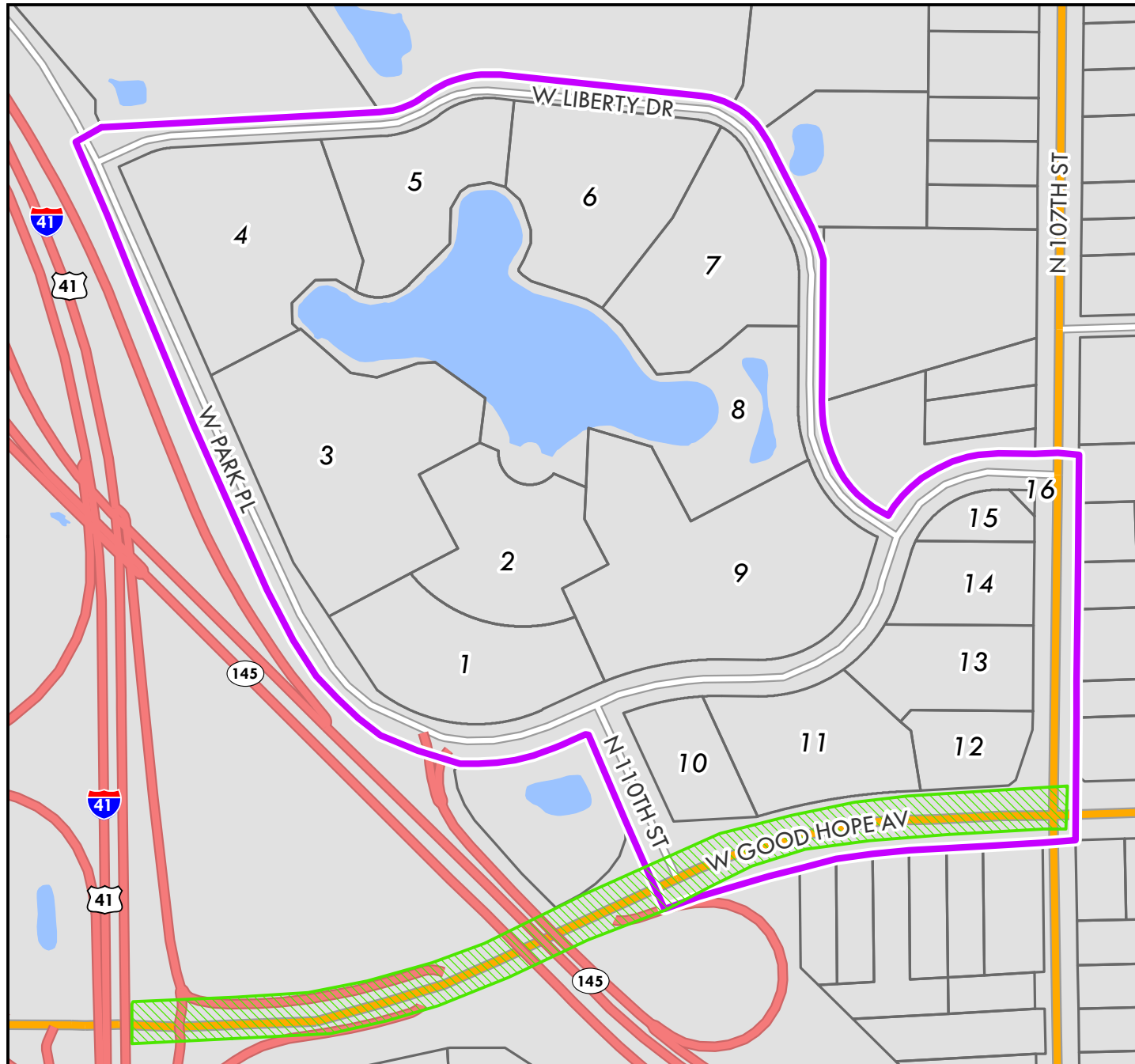
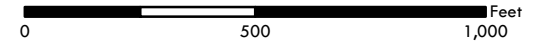
MAP LEGEND

- TID 91 Boundary
- Parcel Boundary
- Suitable for Mixed-Use

TID 91: PARK PLACE, MAP 3

PROPOSED USES AND IMPROVEMENTS




Prepared by the Department of City Development Planning Division, 6/16/2017
 Source: City of Milwaukee Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	111-0132-000	11000 W PARK PL
2	111-0131-000	11002 W PARK PL
3	111-0021-000	11200 W PARK PL
4	111-0111-000	11414 W PARK PL
5	111-0171-000	11225 W LIBERTY DR
6	111-0161-000	11111 W LIBERTY DR
7	111-0172-000	10915 W LIBERTY DR
8	111-0173-000	10811 W LIBERTY DR
9	111-0031-000	10820 W PARK PL
10	111-0123-000	10950 W GOOD HOPE RD
11	111-0122-000	10855 W PARK PL
12	111-0141-000	10843 W PARK PL
13	111-0142-000	10831 W PARK PL
14	111-0071-000	10811 W PARK PL
15	111-0051-000	10715 W PARK PL
16	111-0053-000	10701 W PARK PL

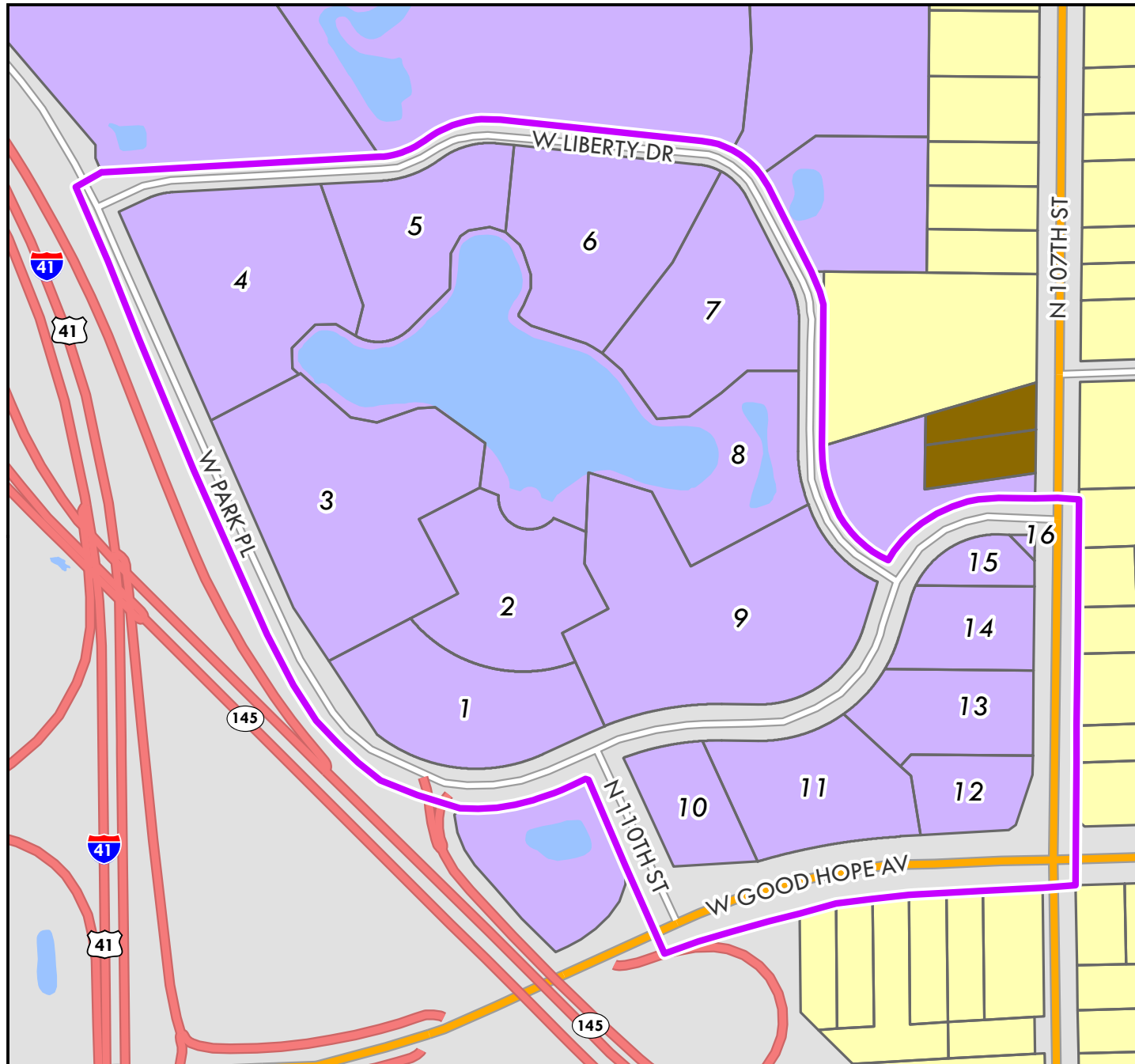
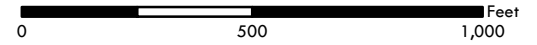
MAP LEGEND

-  TID 91 Boundary
-  Parcel Boundary
-  Public Infrastructure Improvements

TID 91: PARK PLACE, MAP 4

EXISTING ZONING

Prepared by the Department of City Development Planning Division, 6/5/2017
 Source: City of Milwaukee Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Property Address
1	111-0132-000	11000 W PARK PL
2	111-0131-000	11002 W PARK PL
3	111-0021-000	11200 W PARK PL
4	111-0111-000	11414 W PARK PL
5	111-0171-000	11225 W LIBERTY DR
6	111-0161-000	11111 W LIBERTY DR
7	111-0172-000	10915 W LIBERTY DR
8	111-0173-000	10811 W LIBERTY DR
9	111-0031-000	10820 W PARK PL
10	111-0123-000	10950 W GOOD HOPE RD
11	111-0122-000	10855 W PARK PL
12	111-0141-000	10843 W PARK PL
13	111-0142-000	10831 W PARK PL
14	111-0071-000	10811 W PARK PL
15	111-0051-000	10715 W PARK PL
16	111-0053-000	10701 W PARK PL

MAP LEGEND

Existing Zoning

- Single Family
- Residence and Office
- Planned Development
- TID 91 Boundary
- Parcel Boundary