

**AMENDMENT NO. 1
TO THE PROJECT PLAN
FOR
TAX INCREMENTAL FINANCING DISTRICT
NO. 67
(Pabst Brewery/The Brewery Project)**

Public Hearing Held: April 18, 2024

Redevelopment Authority Adopted:

Common Council Adopted:

Joint Review Board Approved:

**AMENDMENT NO. 1 TO THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 67
CITY OF MILWAUKEE
(Pabst Brewery/The Brewery Project)**

Introduction:

Wis. Stat. 66.1105 (4)(h)(1) permits the Redevelopment Authority, subject to the approval of the Common Council and Joint Review Board, to amend a project plan for a tax incremental financing district.

Wis. Stat. 66.1105(2)(f)1.n., permits, with Joint Review Board approval (Wis. Stat. 66.1105 (4m)(d)), inclusion in a project plan project costs incurred for territory located within a one half-mile of the district's boundaries and within the city that created the district.

Tax Increment District No. 67 (referred to as the "District" or "TID 67") was created on December 12, 2006 by Common Council File No. 060911, to encourage redevelopment of the former Pabst Brewery complex (a 21-acre site that was left vacant when the Pabst Brewery ceased operations in 1996) by providing funds for public infrastructure and for building demolition, abatement and preservation.

Amendment No. 1 to the Project Plan would provide up to \$4,900,000 for public infrastructure and \$250,000 in administrative costs, totaling \$5,150,000.

Amendments to the TID 67 Project Plan:

The following amendments are made to the TID 67 Project Plan. All other sections of the TID 67 Project Plan remain unchanged.

I. Description of the Project

Sub-Section D, "Plan Objectives," is amended by adding the following:

Amendment No. 1 adds project costs to achieve the following objectives:

- Provide new traffic calming public infrastructure and bike/pedestrian improvements along West Highland Avenue and within one half-mile of the District boundary.
- Provide funding for the design of improvements to North Dr. Martin Luther King Jr. Drive.
- Provide funding for the design of improvements to Pere Marquette Park.
- Provide funding for public art murals along the Riverwalk.

Sub-Section E, "Proposed Public Action," is amended by adding the following:

Pursuant to Amendment No. 1, the District will also provide funding for additional public infrastructure improvements, as outlined in the "**Statement of Kind, Number and Location of All Proposed Public Works for Improvements**".

II. Plan Proposals

Sub-Section B. “Compliance with Statutory Requirements”, is amended as follows:

The sub-section titled “**Statement of Kind, Number and Location of All Proposed Public Works for Improvements**” is amended to add the following:

Pursuant to Amendment No. 1, the following public improvements and infrastructure expenditures, which are project costs per Section 66.1105(2)(f) Stats., are expected to occur within the District and within a one half-mile radius of the District boundary, per Section 66.1105(2)(f) Stats, as shown in the attached map, “**TID 67 Amendment No. 1 Public Infrastructure Improvements**”:

- Highland Avenue: Installation of an all ages and abilities bike facility on West Highland Avenue from North 6th Street to North 18th Street (approximately \$2,500,000).
- North Dr. Martin Luther King Jr. Drive: Design of an improved North Dr. Martin Luther King Jr. Drive from West McKinley Avenue to West Wisconsin Avenue (approximately, \$850,000).
- Pere Marquette Park: Design of an improved Pere Marquette Park (approximately \$500,000).
- Neighborhood Traffic Calming: The design and construction of public infrastructure improvements and other street amenities, such as median bump-outs, traffic circles and high visibility crosswalks with the intent to calm traffic within the neighborhood and provide a safer environment for bikes and pedestrians, within the District and within a one half-mile radius of the District boundary, per Section 66.1105(2)(f) Stats (approximately \$500,000).
- Public Art: Fund murals that will transform existing blank walls and structures along the Riverwalk to provide an enhanced experience for pedestrians and boaters on the Milwaukee River (approximately \$50,000).
- Contingency: Contingency for the above public infrastructure improvements (\$500,000).

The sub-section titled “**Detailed List of Estimated Project Costs**” is amended to add the following to “Table A, Pabst Brewery/The Brewery Project TID (No. 67) Projects” under “1. Capital Costs:”

Table A

Pabst Brewery/The Brewery Project TID (No. 67) Amendment No. 1 Capital Project Costs

Capital Projects (Amendment No. 1)	Totals
Public Infrastructure	\$4,900,000
TOTAL AMENDMENT NO. 1	\$4,900,000

The sub-section titled “**Detailed List of Estimated Project Costs**”, “Table B, List of Estimated Project Costs” under “3. Financing Costs” is deleted and restated with the following table:

Table B
List of Estimated Project Costs

A	<u>Capital Costs: To Date (Original Project Plan)</u>	\$27,742,502
B	<u>Other Costs:</u>	
	To Date: Administrative, professional, organizational, and legal Amendment No. 1 Administrative Costs	\$408,306 \$250,000
	<u>Estimated Future Costs: Amendment No. 1</u>	\$4,900,000
	TOTAL ESTIMATED PROJECT COSTS, EXCLUDING FINANCING	\$33,300,808
D	<u>Financing</u>	\$11,496,383
	TOTAL ESTIMATED PROJECT COSTS, INCLUDING FINANCING	\$44,797,191

The sub-section titled, “**Description of Timing and Methods of Financing**” is amended to add the following to “1. Estimated Timing of Project Costs”:

The Amendment No. 1 expenditures are estimated to be incurred between 2024-2028.

The sub-section titled, “**Description of Timing and Methods of Financing**” is amended to add the following to “2. Estimated Method of Financing Project Costs”:

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

The sub-section entitled, “**Economic Feasibility Study**” is deleted and restated as follows:

Please see forecast of District cash flow and District breakeven analysis, attached as “**TID 67 Amendment No. 1 Feasibility Analysis**”. Based on the forecast, following the expenditure of the additional funds from Amendment No. 1, the District could close-out in 2026, which is year 19 of the District. As a result, the District is determined to be feasible.

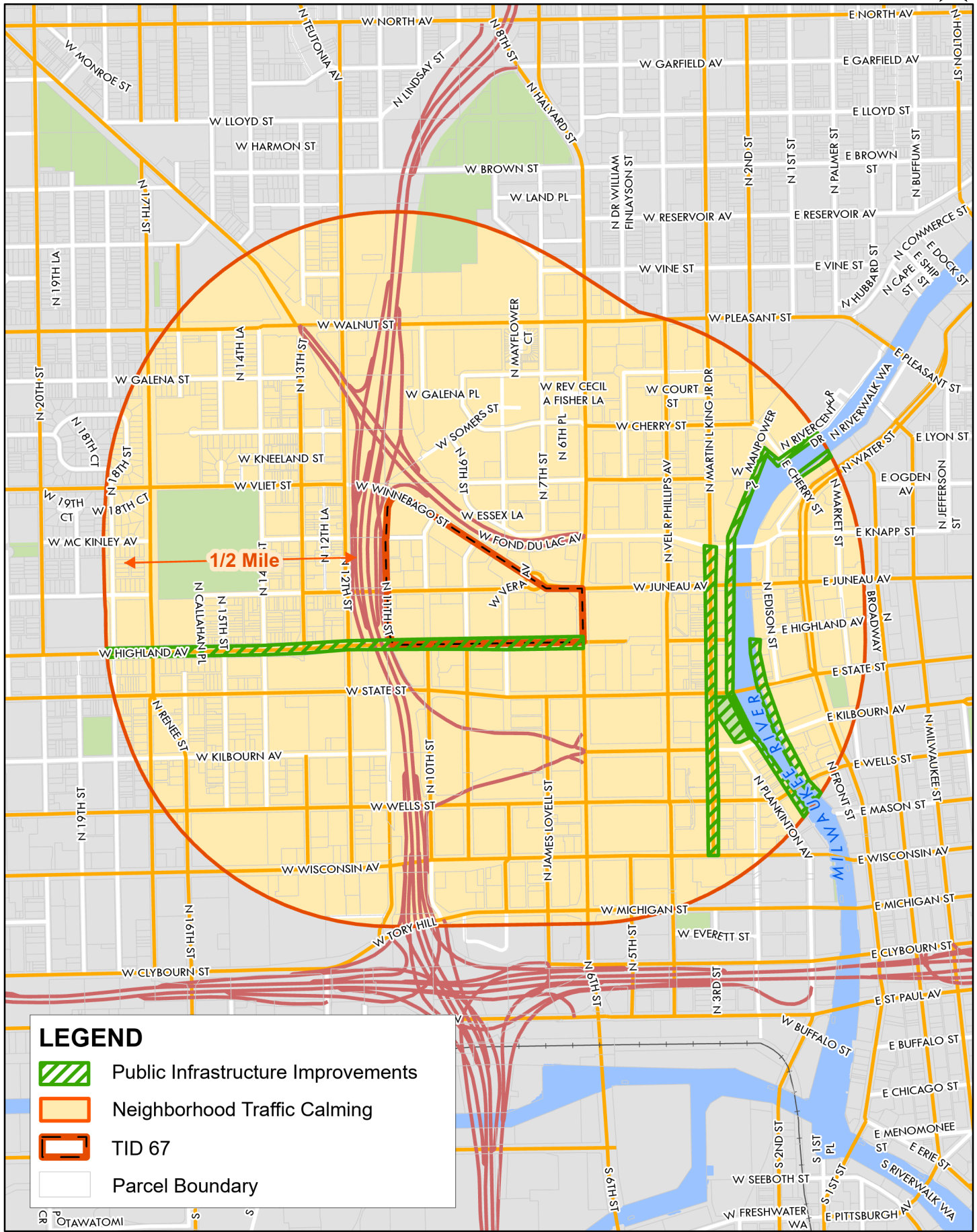
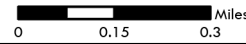
III. Appendix

Exhibit 7: Brewery Project Economic Feasibility Study, is deleted and replaced with the TID 67 Amendment No. 1 Feasibility Analysis.





Opinion of City Attorney letter for Amendment No. 1 to TID 67 is attached.

TID 67 AMENDMENT NO. 1 PUBLIC INFRASTRUCTURE IMPROVEMENTS

Prepared by Dept of City Development Planning Division, 3/21/2024
Source: City of Milwaukee Information Technology Management Division



LEGEND

-  Public Infrastructure Improvements
-  Neighborhood Traffic Calming
-  TID 67
-  Parcel Boundary

1/2 Mile

CR OTAWATOMI

Exhibit 7: TID 67 Amendment No. 1 Feasibility Analysis

TID Year	Year Paid	Principal	Interest	Additional Debt Service	Future Debt Service	D/S	TID Increment, Actual Thru 2023	School of Public Health PILOT	Total Projected TID Revenue	TID Cash Flow	Cumulative Cash Flow	Carrying cost 0.09%	After reserving for remaining debt Surplus/(deficit)	TID Payoff
0	2007													
1	2008	-	126,268			126,268			-	(126,268)	(126,268)		(44,797,189)	No
2	2009	-	65,877			65,877			-	(65,877)	(192,145)		(44,797,189)	No
3	2010	-	335,096			335,096	380,587		380,587	45,491	(146,654)		(44,416,602)	No
4	2011	-	633,134			633,134	570,943		570,943	(62,191)	(208,845)		(43,845,659)	No
5	2012	-	637,724			637,724	561,512		561,512	(76,212)	(285,057)		(43,284,147)	No
6	2013	672,860	625,026			1,297,886	617,313		617,313	(680,573)	(965,630)		(42,666,834)	No
7	2014	681,252	596,092			1,277,344	1,351,387	304,914	1,656,301	378,957	(586,673)		(41,010,533)	No
8	2015	919,676	622,627			1,542,303	1,247,710	298,441	1,546,151	3,848	(582,825)		(39,464,382)	No
9	2016	956,151	767,422			1,723,573	1,319,672	292,267	1,611,939	(111,633)	(694,458)	(622,518)	(37,852,443)	No
10	2017	1,246,222	825,152			2,071,374	1,889,714	285,795	2,175,509	104,136	(1,212,840)	(1,092)	(36,299,451)	No
11	2018	1,030,680	794,349			1,825,029	2,087,973	271,853	2,359,826	534,797	(679,135)	(611)	(33,940,717)	No
12	2019	1,322,085	745,451			2,067,536	2,656,634	241,667	2,898,301	830,765	151,018	-	(31,043,027)	No
13	2020	1,803,585	662,883			2,466,468	3,650,147	216,120	3,866,267	1,399,799	1,550,818	-	(27,176,760)	No
14	2021	1,134,263	600,658			1,734,921	4,497,212	214,326	4,711,538	2,976,617	4,527,435	-	(22,465,222)	No
15	2022	1,083,397	571,442			1,654,839	4,123,330	215,227	4,338,557	2,683,718	7,211,153	-	(18,126,665)	No
16	2023	1,157,205	547,720			1,704,925	4,012,866	195,073	4,207,939	2,503,013	9,714,166	-	(13,918,726)	No
17	2024	1,195,843	506,662	6,865	673,618	2,382,987	4,608,630	195,073	4,803,703	2,420,716	12,134,882	-	(9,115,023)	No
18	2025	1,240,276	462,864	15,490	673,618	2,392,248	4,654,716	-	4,654,716	2,262,468	14,397,350	-	(4,460,307)	No
19	2026	1,279,017	416,123	15,490	673,618	2,384,248	4,701,263	-	4,701,263	2,317,015	16,714,365	-	240,956	YES
20	2027	1,337,101	367,222	15,490	673,618	2,393,432	4,748,276	-	4,748,276	2,354,844	19,069,209	-	4,989,233	YES
21	2028	1,381,391	316,129	15,490	673,618	2,386,629	4,795,759	-	4,795,759	2,409,130	21,478,339	-	9,784,991	YES
22	2029	1,432,204	261,994	15,490	673,618	2,383,306	4,843,716	-	4,843,716	2,460,410	23,938,749	-	14,628,708	YES
23	2030	1,490,099	204,681	15,490	673,618	2,383,889	4,892,154	-	4,892,154	2,508,265	26,447,014	-	19,520,861	YES
24	2031	1,616,330	143,145	15,490	673,618	2,448,583	4,941,075	-	4,941,075	2,492,492	28,939,506	-	24,461,936	YES
25	2032	1,680,776	77,601	15,490	673,618	2,447,486	4,990,486	-	4,990,486	2,543,000	31,482,506	-	29,452,422	YES
26	2033	1,101,383	24,636	15,490	673,618	1,815,127	5,040,391	-	5,040,391	3,225,263	34,707,770	-	34,492,813	YES
	2034[1]	165,912	2,574	46,471		214,957	5,090,795	-	5,090,795	4,875,838	39,583,608	-	39,583,608	YES
Totals		25,927,710	11,940,550	135,935 5.00%	5,150,000 51,500	New Project Costs Issuance Costs					(624,221) 38,959,387	(624,221)		

Annual Appreciation: 1.01
Tax Rate: 0.021