



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

Lafayette Crump  
Commissioner

Vanessa Koster  
Deputy Commissioner

July 26, 2024

Members of the Joint Review Board for Milwaukee Tax Incremental Finance Districts:

Nick Kovac, City of Milwaukee; Chair

Celia Benton, Milwaukee County

Dr. Anthony Cruz, Milwaukee Area Technical College

Acting Superintendent Eduardo Galvan, Milwaukee Public Schools

Frances Hardrick, Public Member

Honorable Joint Review Board Members:

Re: 2023 Annual Report of Milwaukee's Tax Incremental Finance Districts

Enclosed is the Annual Report of Milwaukee's Tax Incremental Finance Districts (TIDs) for the year ended December 31, 2023. The report covers project accomplishments for each district, a summary of costs and revenues, and an estimate of when the district is likely to recover its project costs. The 2023 report also includes additional financial information; debt issuance interest costs, and any miscellaneous revenue generated by district activity (e.g., land sales, rents, loan repayments).

Given the extent of the report, this information may be accessed for each district at:

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

The Common Council adopted 9 resolutions regarding Tax Increment District activity in 2023. Four resolutions created new Tax Increment Districts:

- File #221453 created TID #112: Martin Luther King Library. The district is developer financed in the amount of \$915,000 cash grant to the developers General Capital Development, LLC and Emen Group, LLC. The Project is a mixed-use development containing a new replacement for the existing Martin Luther King public library and 93 housing units located along Martin Luther King Drive, between Locust Street and West Chambers Street. The Project will include a 17,000 square foot library and mix of one, two, and three-bedroom housing units affordable across a range of incomes. Nineteen of the units will be supportive and eleven units will be targeted to veterans. The Project will also reuse the exterior façade and lobby of the old Garfield Theater in the new development. The TID also has approved \$60,000 for administration costs and \$845,200 in interest costs.



- File #221689 created TID #115: NM North. The district is developer financed in the amount of a \$30,000,000 cash grant to the Northwestern Mutual Life Insurance Company to invest at least \$500,000,000 in extensive internal and external renovations of the North Building (located at 818 East Mason Street), including adding approximately 80,000 square feet of new usable space, as well as pedestrian improvements and plaza space outside of the North Building. The City will also provide up to \$10,000,000 from the District to fund public infrastructure improvements within the District and within a one half-mile radius of the District boundary. These improvements include street reconstruction, traffic calming elements, bike and pedestrian facilities, landscaping, streetscaping, traffic signals, street lighting, storm water management, and Juneau Park and Oak Leaf Trail improvements. General Obligation borrowing will be used and supported from the District to fund these public infrastructure improvements. The project costs for the TID will also fund \$250,000 for administration and \$19,115,000 in interest costs.
- File #230331 created TID #116: Riverwest Apartments and Food Accelerator. The district is City financed in the amount of \$1,248,000 cash grant to the developers General Capital, LLC and KG Development. The Property is located on East North Avenue, just East of Humboldt Boulevard and is comprised of one City owned and two privately owned vacant parcels of land. The Property will be developed with a new mixed-use building containing 91 housing units and ground floor space which will be utilized related to food, cooking, nutrition education, and food-oriented entrepreneurship. The housing units in the project will be affordable across a range of incomes and will include 83 affordable and 8 market rate housing units. The project costs for the TID will also fund \$135,000 for administration and \$1,180,900 in interest costs.
- File #230625 created TID #117: Filer and Stowell. The district is City financed in the amount of \$9,200,000 cash grant to FS Apartments, LLC, a single purpose entity affiliated with Bear Development. The Filer and Stowell Project will be known as The Flats and Senior Living at Cream City Yards and involves the redevelopment of a former industrial complex in the City's Harbor District located between East Becher Street and East Lincoln Avenue at South 1<sup>st</sup> Street. The site contains a series of vacant industrial buildings that will be demolished and eight new buildings will be constructed containing 576 housing units. The Project will include 432 family units and 144 elderly units with a mix of one and two-bedroom units across a range of affordability, with units targeted to households from 40% to 80% of Area Median Income. Total estimated Project costs for the development are \$197 million. In addition to the project costs the TID will also fund \$112,500 for administration and \$6,155,700 in interest costs.

Per City of Milwaukee Ordinance 304-95-2, the project plans of TIDs may be amended to fund street-paving projects within one-half mile of the district boundary, providing there are sufficient funds to pay off the TID debt first and the TID is still within its allowable expenditure period. These street-paving projects have previously focused on repaving but more recently has included infrastructure to address traffic safety issues. In addition to paving projects may also include construction of speed humps, traffic circles, raised crosswalks, diverters, and curb extensions.

Other district project plan amendments that occur regularly may be for unanticipated project cost increases, increasing scopes of projects, or donations to other under-performing TIDs.

Five TID plans were amended in 2023 for these described purposes.

Amendment No. 2 to TID #76: South 27<sup>th</sup> Street and West Howard Avenue (file #221289) to fund the several infrastructure issues in the nearby neighborhood and related administrative expenses.

Amendment No. 1 to TID #57: Menomonee Valley – East Project (file #221814) to fund public infrastructure improvements needed to make approximately 10 acres of publicly-owned land available for the development of manufacturing or light industrial uses. The fund will used to construct a public roadway into the site and also reconfigure an adjacent private parcel to accommodate the new public roadway, along with administrative expenses.

Amendment No. 5 to TID #48: Park East (file #221817) to fund the construction of the Vel R. Phillips plaza (including utilities, hardscape, lighting, trees and landscaping, plaza furnishings, bike amenities, traffic calming elements, and professional services), public infrastructure improvements to Walnut Street, Pleasant Street, and Dr. Martin Luther King Jr. Drive (including design and construction of traffic calming elements, bike and pedestrian improvements, new pavement, street trees and landscaping, and street lighting), and a Commercial Corridor and Commercial Foreclosure Renovation Fund to fund cash grants or loans to attract or retain office and retail tenants in the District and within a one half-mile radius of the District Boundary.

Amendment No. 4 to TID #68: Fifth Ward – First Place (file #231137) to partially fund the construction of three new Riverwalk segments and fully fund the installation of a traffic signal at the intersection of South Pittsburgh and South Water Streets, as well as infrastructure improvements to the intersection of South Florida and South 1<sup>st</sup> Streets.

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Additional funding and expenditure authority to TID #100: Zillman Park (file #221926) to fund the additional project costs for the construction of public amenities in a redesign Zillman Park. Public input led to plan modifications and increased construction costs since the creation of the District in 2019 warranted the additional funding from the District.

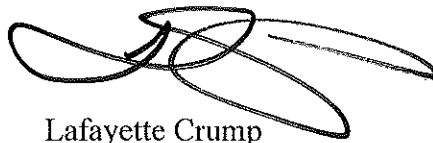
By the end of 2023 total incremental property value in all districts was approximately \$3.4 billion. This represents 7.85% of the City's total property value in 2023.

Project costs remaining to be recovered through future tax incremental revenue, including debt service on outstanding bonds, or bonds to be sold, are now estimated at \$157.1 million. This does not include costs advanced by businesses or developers through developer financed districts.

A summary of districts estimated to recover their costs within the next two years is listed in the table attached to this letter. This table reflects the department's best estimates, but is subject to audit and, in some cases, may be impacted by the issuance of future debt to finance project costs already incurred. It is expected that all of these districts will be evaluated for paving and housing assistance amendments, adding up to two years to the estimated dates of closing.

If you have any questions related to this report, or the status of any Milwaukee Tax Incremental District, please contact David Schroeder of my staff at (414) 286-5933.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lafayette Crump', with a large, sweeping flourish extending to the right.

Lafayette Crump  
Commissioner

**Table A:  
Districts Estimated to Recover Project Costs within  
2023-2024 (Levy Year)**

District No.	District Name	Projected Year Project Costs are Recovered [1] (Levy Year)	2023 Incremental Property Value (\$ millions)	Comments
37	Grand Avenue	2023	\$127.7	Housing 2025, Close 2025

[1] Projected closing dates exclude possible paving & housing amendments.