

AMENDMENT NO. 1

**PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 59
(Bronzeville Cultural and Entertainment District)**

CITY OF MILWAUKEE

Public Hearing Held: July 17, 2025

Redevelopment Authority Adopted:

Common Council Adopted:

Joint Review Board Approval:

**AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL FINANCING DISTRICT No. 59
CITY OF MILWAUKEE
(Bronzeville Cultural and Entertainment District)**

Amendments to the Project Plan

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

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 one half-mile of the district's boundaries and within the city that created the district.

The Common Council created Tax Incremental District Number 59 (Bronzeville Cultural and Entertainment District) (the "Bronzeville TID") on September 27, 2005 (City Common Council Resolution number 050395) for the purposes of (i) funding for costs associated with the acquisition, site preparation, business development, housing incentives and installation of public improvements for the new development, (ii) removing blight, and (iii) increasing the tax base of the City.

Amendment No. 1 to the Project Plan would provide \$1,925,000 for public infrastructure, \$1,220,000 for street amenities, \$525,000 to construct seven new homes for affordable home ownership, \$1 million for commercial property renovation to fund capital expenditures, \$80,000 for public art and \$250,000 for administrative costs. The projects proposed by this Amendment are consistent with the purposes for which the Bronzeville TID was created and they promote the orderly development of the City.

But for this tax incremental financing assistance, the projects could not be completed.

This amendment is submitted in fulfillment of the requirements of section 66.1105, Wisconsin Statutes.

Public Improvement Plan, is deleted and restated as follows:

Proposed Improvements and Uses is attached as Map #4.

Map #4 is deleted and restated to identify the location of the proposed improvements and uses associated with amendment #1 and is attached as **Map #4-Proposed Improvements and Uses**.

Urban Design/Streetscape Elements, is amended by restating the following:

Roadway Improvements

Roadway improvements are planned for the District to improve traffic circulation, make businesses more accessible to customers and assist in mitigating reckless driving. Improvements include curb bump outs, pinned on medians and traffic circles. Street and alley improvements within a half-mile of the district will occur to improve its conditions.

Urban Design/Streetscape Elements, is amended by adding the following:

Dr. Martin Luther King Drive, Jr. Streetscape and Street Amenities

Streetscape along Dr. Martin Luther King, Jr. Drive will include, but not limited to; streetscape furniture, bike racks, trash receptacles and planters; signage including but not limited to; monument signs, historical markers, pedestrian wayfinding signage and banners and the installation of public art. A grant will be provided to the Historic King Drive Business Improvement District (BID) No. 8 to implement the streetscaping project.

Funding for upgraded and decorative street signs along Dr. Martin King, Jr. Drive, between Walnut Street and Burleigh Avenue will also be included as part of the Streetscape project that the City's Department of Public Works (DPW) will manage and install. The DPW will manage the installation of a decorative bus shelter at Dr. Martin Luther King, Jr. Drive and Locust and bollards at the corner of Vel R. Phillips and North Avenue abutting the Black Holocaust Museum.

Housing Development Fund, is added

A Housing Development Fund will be created to provide grants to developers to support affordable homeownership in the Harambee neighborhood. New homes would be built on currently City-owned vacant parcels. Cash grants from the Housing Development Fund will be used to cover the developers' eligible project costs.

Commercial Revitalization Grant Programs Fund, is added

A Commercial Corridor Grant Programs Fund will be established to fund the Commercial Corridor Revitalization Grant Programs that include the Signage Grant, Façade Grant, Storefront Activation Grant, Retail Investment Fund and the Catalytic Development Fund. Funds will be used to provide grants to applicants that qualify under the Department of City Development's Commercial Revitalization Grant Programs. All funds will be applied toward eligible capital project costs to support the activation along the commercial corridors in and within a half-mile of the District. To implement these programs, cash grants may be paid to property owners, lessees, or developers as part of a grant agreement.

Public Art Fund, is added

A Public Art Fund will be established to provide a grant to assist with the funding of the Beechie Brooks statue that will be located in the Gaines Triangle in the Halyard Park neighborhood. The Historic King Drive Business Improvement District No. 8 will be the recipient of the funds through a grant agreement and assist with overseeing the Project and the management of the funds.

VII. Capital Spending Plan, is deleted and restated as follows:

Detailed List of Estimated Project Costs

The costs included in this subsection and detailed in Table “A” which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2)(f) and , if appropriate, in any agreement(s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible, designated developer(s) and/or grantees, which agreements are incorporated herein by reference, provided further that such expenditures are necessitated by this Project Plan.

Table A

Lists of Estimated Project Costs

A	<u>Capital</u>	
	To Date:	\$ 2,269,119
	This Amendment:	
	Roadway Improvements	\$ 1,925,000
	Streetscape and Street Amenities	\$ 1,220,000
	Housing Development	\$ 525,000
	Public Art	\$ 80,000
	Commercial Revitalization Fund	\$ 1,000,000
B	<u>Other</u>	
	To Date: Administration	\$ 827,323
	This Amendment:	
C	Administration	\$ 250,000
	<u>Financing</u>	\$ 2,896,875
D	<u>Total Costs</u>	\$ 10,993,317

VIII. Description of Financing Methods is deleted and restated as follows

All expenditures for the improvements are expected to be incurred in 2025 through 2027. Project Costs will generally be financed through Taxable and Tax-Exempt General Obligation (G.O.) Bonds.

X. Economic Feasibility Study, is deleted and restated as follows:

The **Bronzeville Cultural and Entertainment TID Feasibility Analysis** was conducted on June 27, 2025 and is shown as **Appendix C**.

XI. List of Estimated Non-Project Costs, is added

There are no non-project costs.

Attorney's Opinion, Appendix B, is deleted and restated and attached as Appendix B.

EXHIBITS, MAPS AND APPENDIXS

Map 4: Proposed Improvements and Uses

Appendix B – Attorney’s Opinion

Appendix C – Feasibility Analysis

Appendix B – Attorney’s Opinion

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July 7, 2025

Lafayette Crump, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: Amendment 1 to Project Plan for Tax Incremental District No. 59
(Bronzeville Cultural and Entertainment District)

Dear Commissioner Crump:

Pursuant to your request, we have reviewed Amendment 1 to the Project Plan for Tax Incremental District No. 59.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "E. Goyke", written over a horizontal line.

EVAN C. GOYKE
City Attorney

A handwritten signature in dark ink, appearing to read "Alex Carson", written in a cursive style.

ALEXANDER R. CARSON
Assistant City Attorney

ECG/ARC

1050-2025-196:298608

Appendix C – Feasibility Analysis

Bronzeville TID Feasibility- 06/27/2025-APPENDIX C

No.	Assessment	Budget	Base	Projected	TID		Cumulative	Donations &	Debt Service on	Potential	Total		After reserving	TID
	Year	Year	Value	Value	Incremental Value	Increment	Inc. Revenue	Other Revenues	Existing Project Costs	Future Project Costs	Cash flow	Cum. Cash Flow	Surplus/(deficit)	Payoff
1	2005	2006	46,021,500	46,021,500	-	-	-				-	-	(8,842,848)	
2	2006	2007	46,021,500	51,352,800	5,331,300	117,489	117,489				117,489	117,489	(8,725,359)	No
3	2007	2008	46,021,500	53,868,300	7,846,800	176,242	293,731		(9,185)		167,057	284,546	(8,549,117)	No
4	2008	2009	46,021,500	61,456,200	15,434,700	370,216	663,947		(5,094)		365,122	649,668	(8,178,901)	No
5	2009	2010	46,021,500	67,023,800	21,002,300	535,085	1,199,032		(41,366)		493,719	1,143,387	(7,643,816)	No
6	2010	2011	46,021,500	57,111,600	11,090,100	297,155	1,496,187		(96,318)		200,837	1,344,224	(7,346,661)	No
7	2011	2012	46,021,500	57,266,800	11,245,300	320,512	1,816,699		(114,267)		206,245	1,550,469	(7,026,149)	No
8	2012	2013	46,021,500	50,061,100	4,039,600	122,876	1,939,575		(194,085)		(71,209)	1,479,260	(6,903,273)	No
9	2013	2014	46,021,500	50,415,400	4,393,900	136,635	2,076,210		(186,173)		(49,538)	1,429,722	(6,766,638)	No
10	2014	2015	46,021,500	50,034,800	4,013,300	122,098	2,198,308		(225,514)		(103,416)	1,326,306	(6,644,540)	No
11	2015	2016	46,021,500	48,084,600	2,063,100	63,011	2,261,319		(263,464)		(200,453)	1,125,853	(6,581,529)	No
12	2016	2017	46,021,500	51,094,000	5,072,500	149,365	2,410,684	565,933	(262,353)		452,945	1,578,799	(6,432,164)	No
13	2017	2018	46,021,500	43,442,300	(2,579,200)	-	2,410,684	568,937	(271,941)		296,996	1,875,795	(6,432,164)	No
14	2018	2019	46,021,500	44,670,600	(1,350,900)	-	2,410,684	527,821	(278,477)		249,344	2,125,139	(6,432,164)	No
15	2019	2020	46,021,500	46,785,500	764,000	21,077	2,431,761	487,778	(283,181)		225,674	2,350,813	(6,411,087)	No
16	2020	2021	46,021,500	55,401,700	9,380,200	263,769	2,695,530		(217,813)		45,956	2,396,769	(6,147,318)	No
17	2021	2022	46,021,500	56,550,900	10,529,400	265,807	2,961,337		(315,061)		(49,254)	2,347,516	(5,881,511)	No
18	2022	2023	46,021,500	65,105,900	19,084,400	442,814	3,404,151		(192,585)		250,229	2,597,745	(5,438,697)	No
19	2023	2024	46,021,500	82,919,900	36,898,400	782,702	4,186,854		(185,270)		597,432	3,195,178	(4,655,995)	No
20	2024	2025	44,526,400	71,019,900	26,493,500	588,570	4,775,424		(188,012)		400,558	3,595,736	(4,067,425)	No
21	2025	2026	44,526,400	71,730,099	27,203,699	604,330	5,379,754		(184,165)	(911,657)	(491,492)	3,104,244	(3,463,094)	No
22	2026	2027	44,526,400	72,447,400	27,921,000	620,265	6,000,019		(185,103)	(911,657)	(476,495)	2,627,749	(2,842,829)	No
23	2027	2028	44,526,400	73,171,874	28,645,474	636,359	6,636,378		(185,976)	(911,657)	(461,274)	2,166,475	(2,206,470)	No
24	2028	2029	44,526,400	73,903,593	29,377,193	652,614	7,288,992		(186,633)	(911,657)	(445,676)	1,720,799	(1,553,856)	No
25	2029	2030	44,526,400	74,642,629	30,116,229	669,032	7,958,024		(191,894)	(911,657)	(434,519)	1,286,280	(884,824)	No
26	2030	2031	44,526,400	75,389,055	30,862,655	685,614	8,643,638		(186,887)	(911,657)	(412,930)	873,350	(199,210)	No
27	2031	2032	44,526,400	76,142,945	31,616,545	702,362	9,346,000		(160,903)	(911,657)	(370,199)	503,152	503,152	YES
					9,346,000			2,150,469	(4,611,719)	(6,381,598)	503,152			

Annual appreciation	1.010
Interest Rate	6.50%
Base Value	46,021,500
Property Tax rate	2.222%
Project Costs	5,000,000

Map 4: Proposed Improvements and Uses

