

# Tax Incremental Districts



2018 Annual Report  
Expenditures & Activity through December 31, 2018  
Department of City Development

# Milwaukee Tax Incremental Districts Overview

As of December 31, 2018, Milwaukee had 52 Tax  
Incremental Districts

- Incremental property value generated: \$1.8 billion
- Incremental value represents 6.38% of the City's 2018 total Equalized Value
- Future project costs to be recovered are estimated at \$238.8 million

# District Created TID #94

## 1<sup>st</sup> & Becher



### Development

\$49 M Investment-Phase 1  
130,000 +SF Office Space  
Michels Corporation-Infrastructure Division HQ  
500+ stall Parking Structure  
Public Riverwalk with Connections

### Sources

\$3,400,000 Developer Financed  
\$3,250,000 City GO Bonded  
\$ 400,000 RACM Revolving Loan Fund  
\$7,050,000 TIF

### Uses

- Public Riverwalk and Connections
- Becher Street Improvements/Admin.
- Environmental Clean-up



# District Created: TID #95

## Villard Commons

### Development

- \$8.4 M Investment
- 43 affordable units
- 1,700 sf of ground floor commercial space
- Developer Financed
- \$500,000 TIF



# District Created TID #96 Komatsu



## Development

\$285M Investment

170,000 SF Office

410,000 SF Manufacturing

20,000 SF museum/training facility

Public Riverwalk

## Sources

\$25M Developer Financed

\$15M City GO Bonded

\$40M TIF

## Uses

\$25M Developer Financed Grant

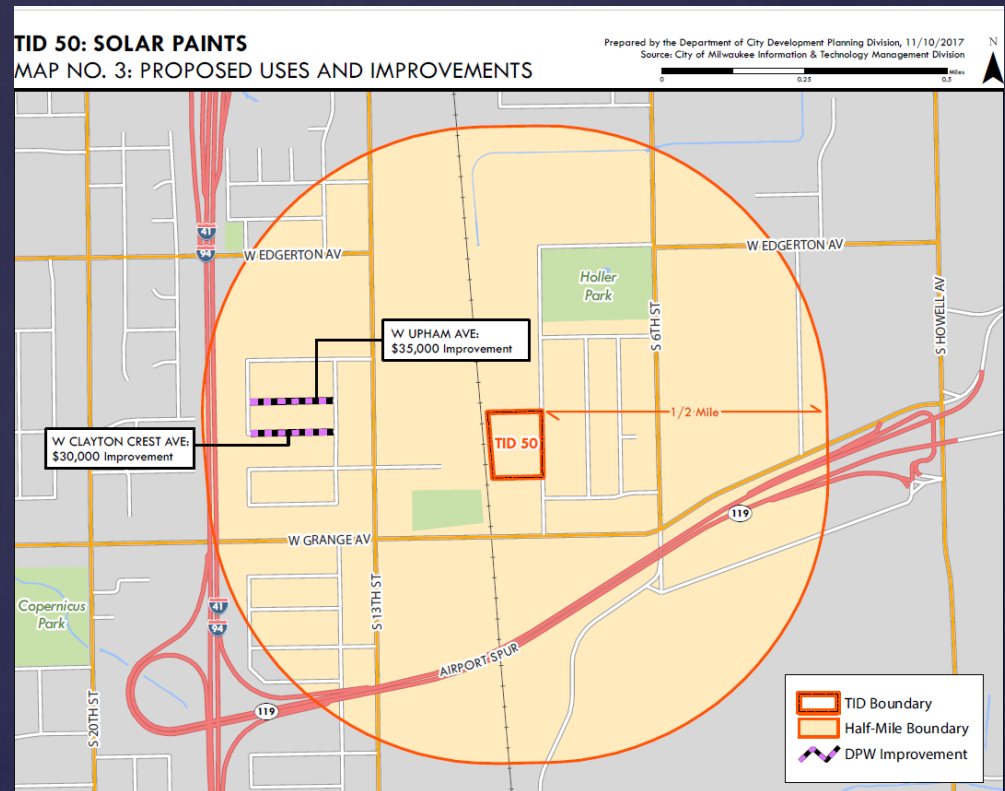
\$15M Riverwalk &

Public Infrastructure Improvements

# DISTRICT PAVING AMENDMENTS

## TID #50 Solar Paint

- \$65,000 Paving Amendment





# District Amendments-Housing

- TID #50 Solar Paint-2019 budget

Provided an additional \$65,000 for housing in 2019 budget



# Districts Dissolved in 2018

- TID #15 Steeltech
- \$1.3 Billion of Incremental Value has been added to the tax base for all closed TIDs.



# Projected District Close-outs, Paving & Housing Amendments Expected 2019 Activity

- Dissolve
  - TID # 50 – Solar Paint
- Paving
  - TID #46 New Arcade
  - TID #60-Intermodal Station
- Housing
  - TID #22-Berline

# Project Description and Accomplishments for each District:



2018 Annual Report and individual  
District status available at:

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