

Tax Incremental Districts



2024 Annual Report
Expenditures & Activity through December 31, 2024
Department of City Development

Milwaukee Tax Incremental Districts Overview

As of December 31, 2024, Milwaukee's TID portfolio had 68 Tax Incremental Districts

- Incremental property value generated: \$3.1 billion
- Incremental value represents 6.77% of the City's 2024 total Equalized Value
- Future project costs to be recovered are estimated at \$85,413,255

District Created TID #118

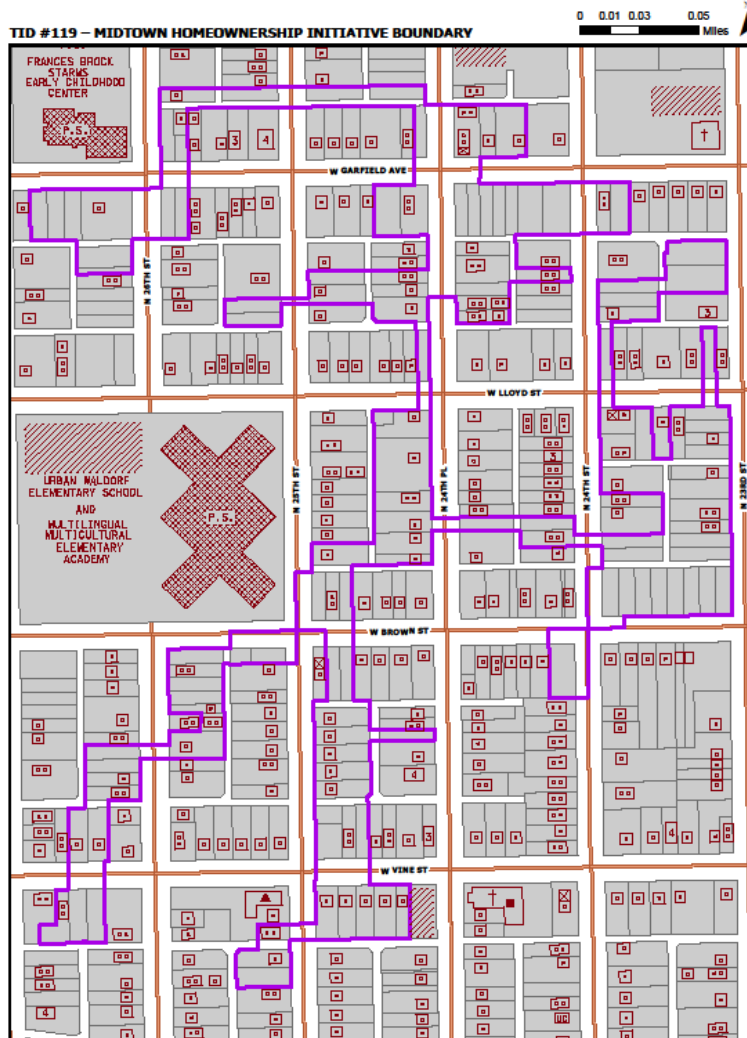
100 E. National



- Project: New Construction – 140 affordable apartments with 3,150 sf commercial space
- Development Team: Bear Development
- 140– 1 & 2BR units 40-80% AMI
- \$56.4+ million investment
- \$2,170,000 Developer Financed TIF
- 6% interest over 19 years
- Human Resource Requirements- 40% RPP and 25% SBE
- Anti-Displacement Preference Policy-20% units reserved for residents living in 53204
- Estimated completion Winter 2025

District Created TID #119

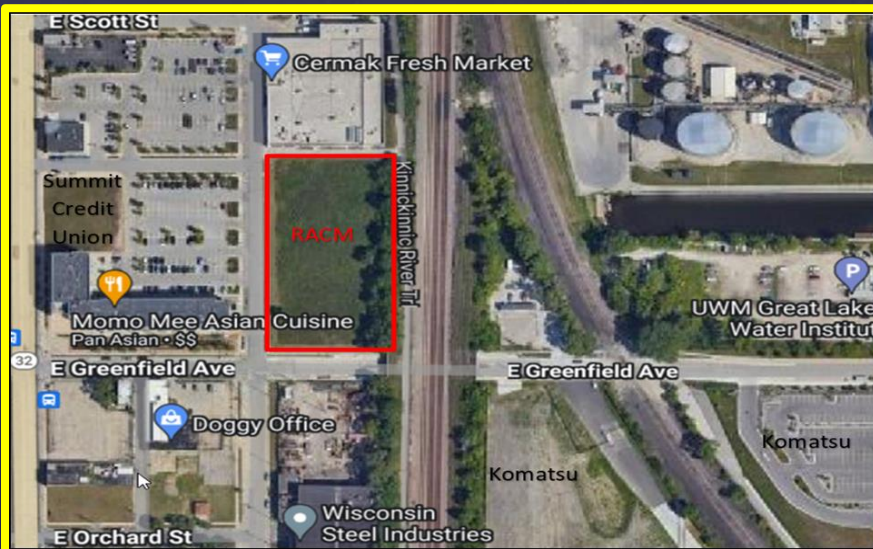
Midtown Homeownership Initiative



- Project: New Construction –
 - 20 Duplexes and
 - 34 Newly Constructed Homes on City-owned vacant lots
- Development Team:
- Collaboration with Emem Group, MHFH & CDA
- \$19.2M investment
- \$2,340,000 DF TIF
- 2.5% interest over 25 years
- Human Resource Requirements- 40% RPP and 25% SBE
- Estimated completion Winter 2025 for Duplexes & 2027 for Single-Family Homes

District Created TID #120

Kin at Freshwater



- Project: New Construction – 140 mixed income apartments with 1,300 sf commercial space
- Development Team: Rule Enterprises and Emem Group
- 113– 1 , 2 & 3BR units 30-60% AMI
- 27 Market Rate Apartments
- \$44.4+ million investment
- \$2M Developer Financed TIF
- 6% interest over 17 years
- Human Resource Requirements- 40% RPP and 25% SBE
- Anti-Displacement Preference Policy-20% of units reserved for residents living in 53204
- Closing delayed-Developer rewording financing

District Created TID #121

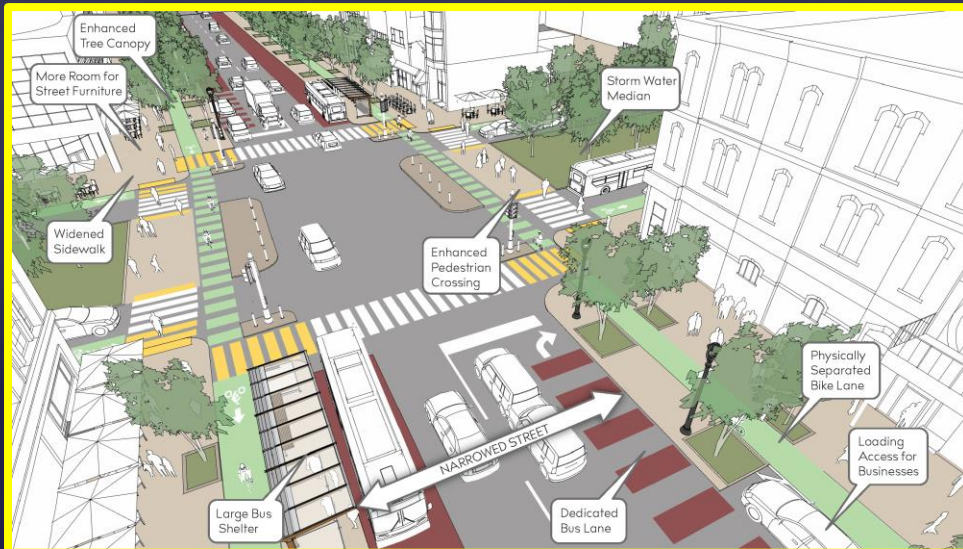
Bronzeville Arts & Tech Hub



- Project: New Construction of 60 mixed income apartments and Cultural Arts & Tech Hub
- Development Team: FIT Investment Group & Lutheran Social Services
- 48 – 1 , 2, 3 & 4BR units 30-60% AMI
- 12 Market Rate Apartments
- \$28.7 million investment
 - 18.2M for residential
 - 10.5M for Hub
- \$700,000 Developer Financed TIF
- 7% interest over 19 years
- Human Resource Requirements-40% RPP and 25% SBE
- Anti-Displacement Preference Policy
- Estimated completion Winter 2025

District Amendment TID #48

Park East

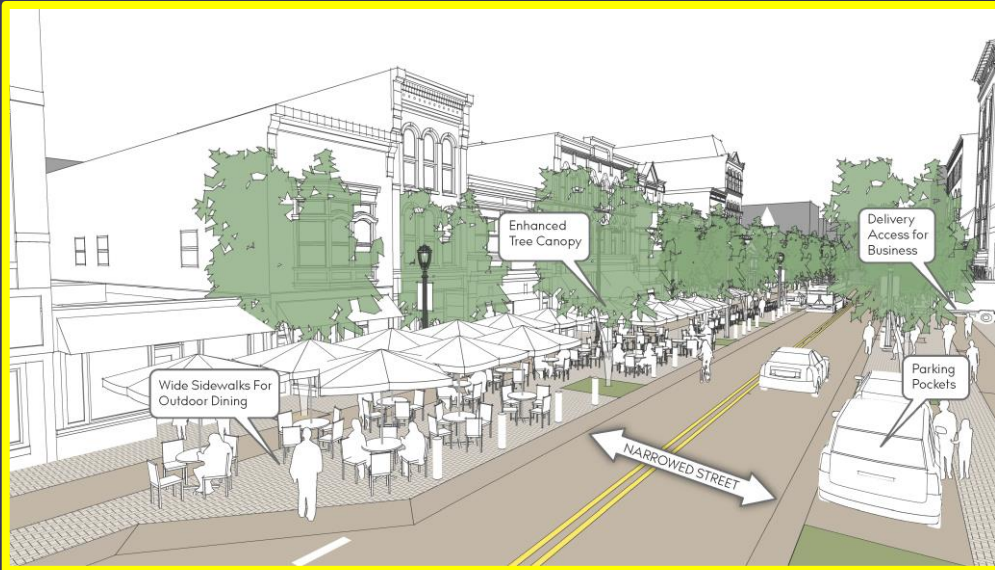


Amendment #6:

- Total Amendment \$17,750,950
- \$1.5M - Construction of Vel R. Phillips Plaza
- \$3.75M-Design & Improvements for:
 - N. Water Street
 - W. Kilbourn
 - Red Arrow Park
 - City Hall Square
- \$11,750,950 Donation to TID #74-Century City
- \$750,000 Contingency & Administrative Costs

District Amended TID #67

The Brewery Project



Amendment #1:

Total Amendment \$5.15 M

- \$2.5M Highland Avenue (6th to 18th)-All ages bike facility
- \$850,000 MLK (McKinley to Wisconsin) Design
- \$500,000 Pere Marquette Park Design
- \$500,000 Neighborhood Traffic Calming
- \$50,000 Public Art/Murals
- \$750,000 Contingency & Administrative Costs

District Amendment TID #70

735 N. Water Street



Amendment #4:

Total Amendment \$650,000

- \$600,000 to fund Public Plaza Improvements at 1005 N. Edison Street
- \$50,000 –Administrative Cost
- Estimated completion date Spring 2027

District Amended TID #85

6th & National



Amendment #2:

Total Amendment \$8.7M

- \$5.8M for Public Improvements
 - \$3.5 for road improvements
 - \$1.8 for all ages bike facility
 - \$500K for traffic calming
- \$1.45M for Public Spaces/Plazas
- \$100K for Public Skatepark
- \$100K for Public Art
- \$500K for Commercial Corridor Programs
- \$750K for Contingency and Administrative Costs



District Amendment TID #94

1st and Becher



Amendment #1

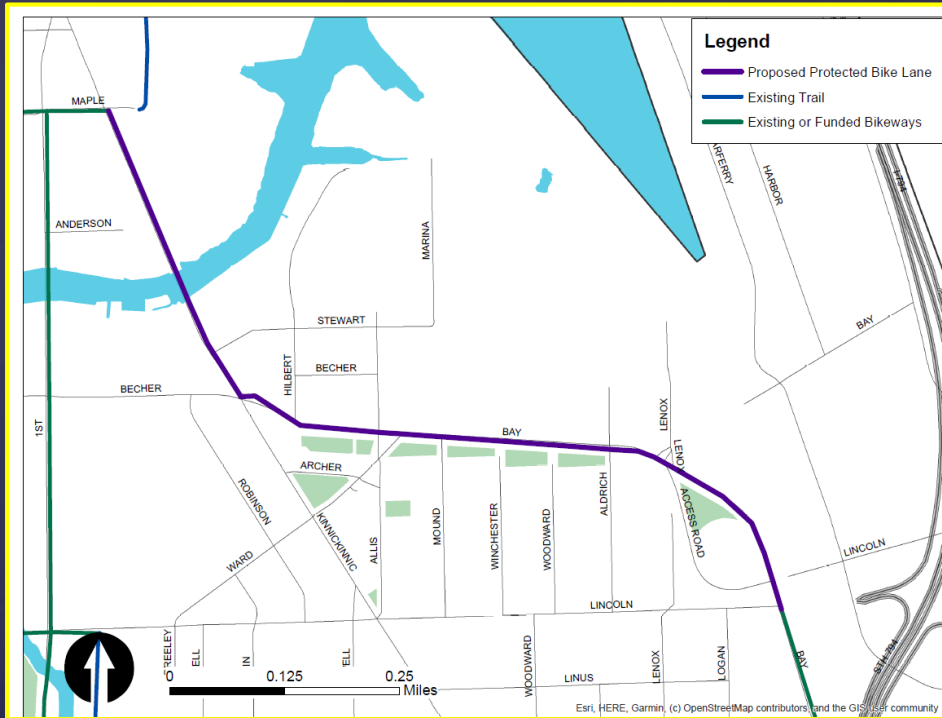
Total Amendment: \$2.852M

- \$1.2M - Public Infrastructure
 - W. Maple – 2nd – 4th Streets
 - S. 5th Pl.-W. Burnham – W. Lincoln
 - S. 6th St.-Chase to Hayes
 - W. Rogers – 5th – 6th Streets
- \$1M – Public Skatepark
- \$52K – Pillar Paintings
- \$600K-Contingency & Admin Costs



District Amended TID #100

Zillman Park



Amendment #1

Total Amendment - \$1.5M

- \$1.4M – Bike Infrastructure
 - Kinnickinnic Ave. – W. Maple to Becher St.
 - Bay Street – Becher St. to Lincoln Ave.
- \$100K – Administrative Costs

District Housing Resolutions

Housing Resolutions – 2025 Budget

TID #37 – Grand Avenue

\$2,364,755 For housing programs
in the 2025 Budget

Housing Resolutions – 2026 Budget

TID #39-Hilton

TID #42-Midtown

TID #46-New Arcade

TID #51 – Granville



Projected District Amendments

Expected 2025 Activity

- District Amendments:

- TID #53 - Menomonee Valley
- TID #56 – Erie & Jefferson
- TID #59 – Bronzeville
- TID #60 – Intermodal
- TID #62 – DRS
- TID #67 – The Brewery
- TID #68 – First Place
- TID #70 – 735 N. Water
- TID #84 – W. McKinley & Juneau
- TID #94 – 1st and Becher
- TID#99 – Joy Farms

District Close-outs:

- TID #37 – Grand Avenue



Project Description and Accomplishments for each District:



2024 Annual Report and individual
District status available at:

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