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July 22, 2025

Members of the Zoning, Neighborhoods  
& Development Committee  
City of Milwaukee  
City Hall, Room 205  
Milwaukee, WI 53202

RE: File 250524, TID 59 Bronzeville Cultural and Entertainment District  
Amendment 1

Dear Committee Members:

File 250524 would approve Amendment 1 to the project plan for Tax Incremental District (TID) 59, Bronzeville Cultural and Entertainment District (the "District"). The Comptroller's Office has reviewed the project plan with feasibility study and has had discussions with Department of City Development (DCD) staff. The Comptroller's Office analysis is based on the information provided.

The District was created in 2005 to fund public improvements and promote economic development to generate new employment and housing opportunities in the Bronzeville District, which largely covers major commercial corridors and adjacent properties within the City's Harambee, Brewer's Hill, and Halyard Park neighborhoods. The total authorized budget for the District to date is \$3,288,500. In 2016, TID 54 (Stadium Business Park) was amended to donate tax increment to the District; the District received \$2,150,469 from TID 54 over the course of four years. The donations allowed the District to sufficiently recover financially, to the point where an Amendment to direct additional District spending is now possible.

Amendment 1 would authorize an additional \$5,000,000 in spending in the existing TID 59 boundaries or within a half-mile of the district. Total estimated expenditures added in the amendment include \$1,925,000 public infrastructure, \$1,220,000 for street amenities, \$1,000,000 for commercial property renovation, \$525,000 to construct seven new homes for affordable homeownership, \$80,000 for public art, and \$250,000 for administrative costs.

### **Is This Project Likely to Succeed?**

DCD's feasibility study, which uses a constant 2.2215% property tax rate and 1% inflation rate over the life of the TID, forecasts that the City will fully recover the \$5,000,000 plus interest in 2032 after receipt of the 2031 levy (year 27 of the District). However, if the tax rate does not remain constant or property appreciation is not realized, the City may not recover the entire \$5,000,000 plus interest during the standard life of the district. This risk is mitigated by the relatively short repayment period and fiscally conservative assumptions in the feasibility study.

If full repayment is not reached by 2032, the City has the option to extend the life of TID 59 by three years, re-allocate proceeds from TID districts exceeding expectations, or for the City to become responsible for any remaining debt.

### **Is the Proposed Level of City Financial Participation Required to Implement the Project?**

This proposed amendment allows the City to provide public infrastructure, streetscape amenities, supports affordable home ownership, commercial renovation, and public art projects. Without approval of this amendment, the City would need to use other funding sources to cover these costs.

### **Conclusion**

Based on the feasibility study, it appears that the District will generate enough incremental revenue to support the proposed improvements and development incentives.

Should you have any questions regarding this letter, do not hesitate to contact Jesse Hagen at extension 5839.

Sincerely,



Bill Christianson, CPFO  
Comptroller

CC: Lori Lutzka, Charles Roedel

BC:JH