

## Common Council File #200597

Substitute resolution approving a land disposition report and authorizing the sale of the City-owned tax deed property located at 2001 West Vliet Street, in the 4th Aldermanic District

## Common Council File #200598

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 106 (McKinley School), in the 4th Aldermanic District

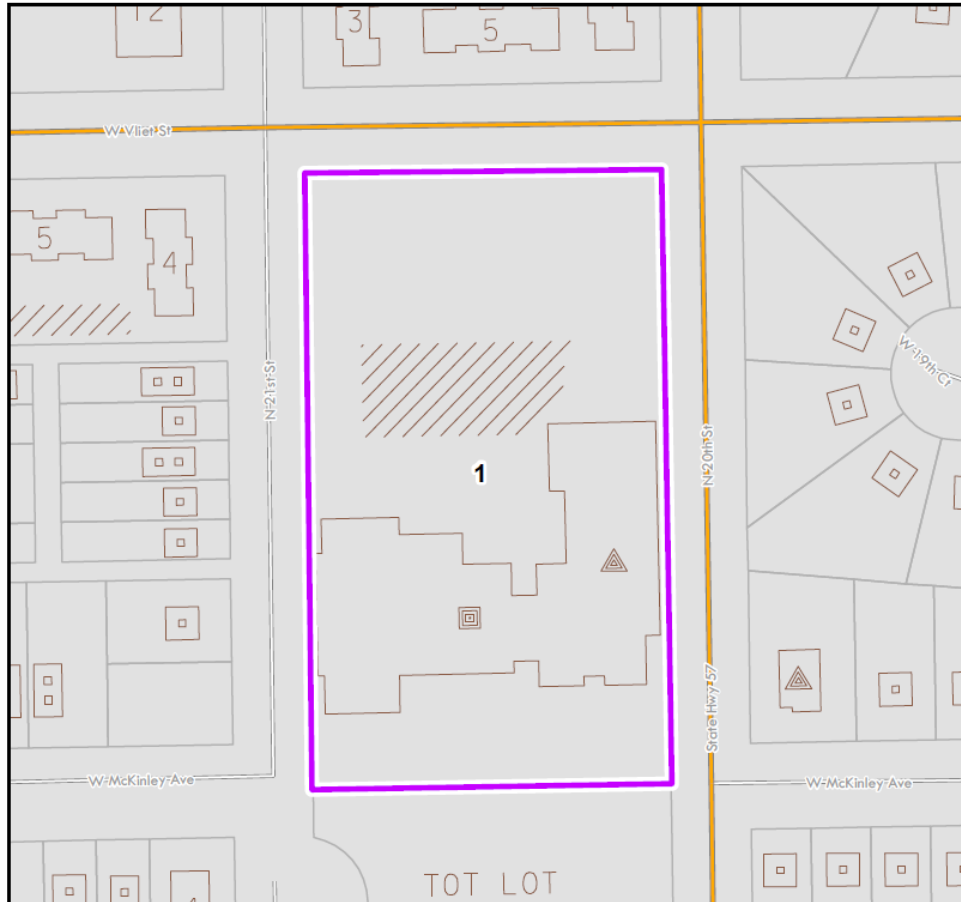
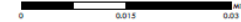
# TID #106 McKinley School



# TID # 106 – McKinley School

## TID NO. 106: MCKINLEY SCHOOL, MAP 1 BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 7/31/2020  
Source: DCD Planning Division, Information Technology Management Division



### PROPERTY LIST

No. Taxkey	Property Address
1	364-1201-111 2001 W VLIET ST

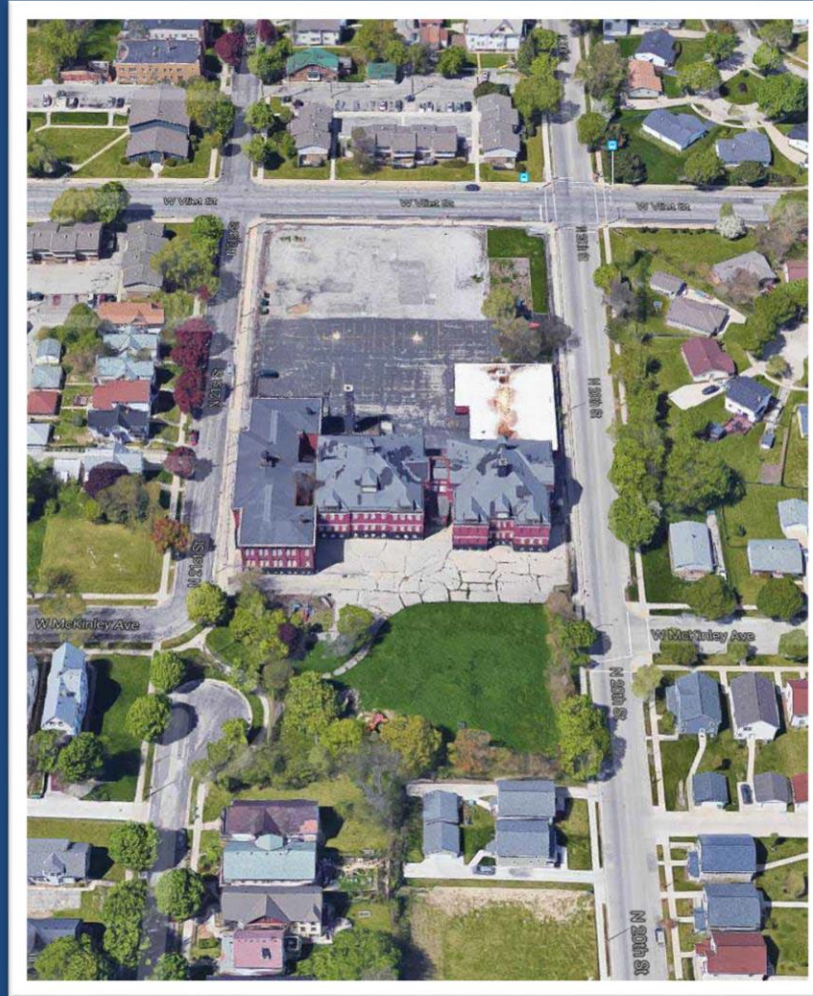
### MAP LEGEND

- TID Boundary
- Parcel Boundary

### Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- COTTAGE
- PROVING PLACE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- OTHER COMMERCIAL
- OFFICE OF PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE YARD
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- INDUSTRIAL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

# TID #106 – McKinley School

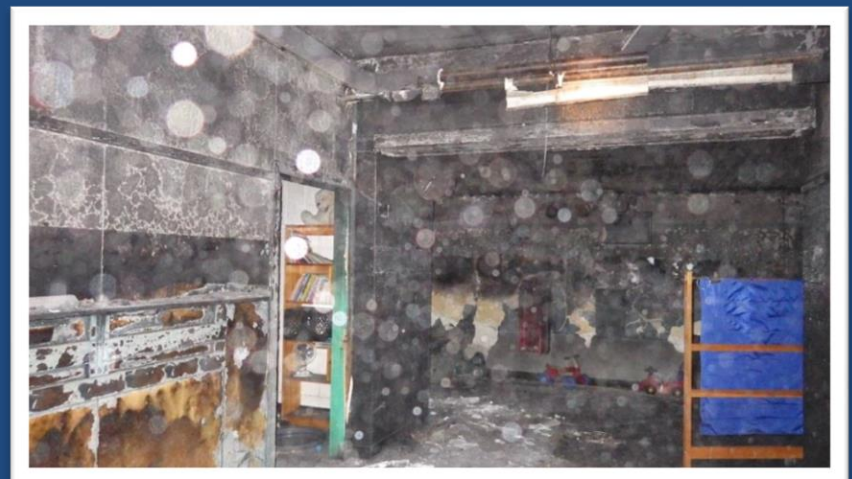
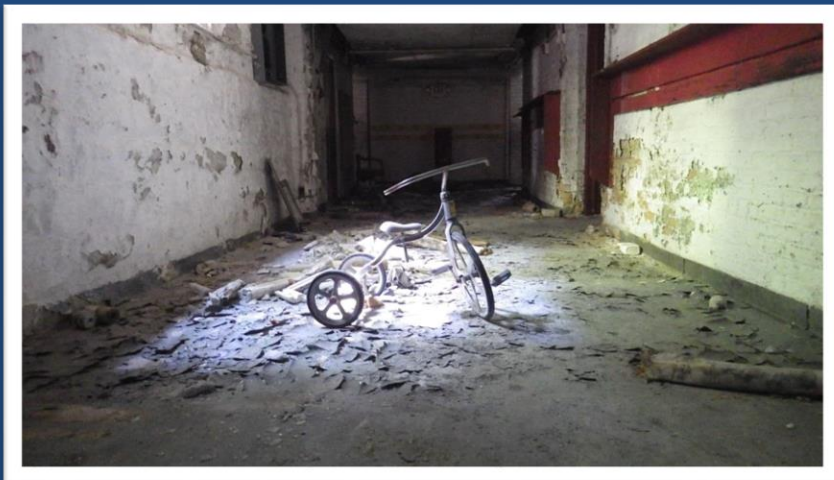


# TID #106 - McKinley School Background

- Site formerly owned by Milwaukee Public Schools – sold in 1991 to VE Carter Child Development Center
- Damaged by Fire in 2013, City foreclosed for taxes in 2016
- Significant hazardous environmental concerns ranging from lead based paint to asbestos



# Current Conditions



# TID #106 – McKinley School

## THE PROJECT:

- Adaptive Reuse of historic structure (McKinley School/V E Carter Development Center) and renovation to historic standards
- \$12.6 million investment
- 35 affordable housing units for veterans, including 2 and 3 bedroom units
- 4 Single Family for sale homes along Vliet Street
- Developer – Gorman & Company

# TID #106 – McKinley School

## THE PROJECT:

- Financing includes low income and historic tax credit equity, private financing, deferred development fee, and other grant funds. A grant from the EPA (\$450,000) will also be utilized for the environmental remediation.
- Completion – year end 2021



# TID #106 - McKinley School

- TID contribution of up to \$950,000:
  - \$650,000 environmental remediation and related demolition (City will contract for these services and complete work prior to transfer of building.)
  - \$300,000 – Infrastructure, site improvements and construction costs for new single family homes
- Workforce Goals - SBE – 25%, RPP – 40%
- Shared cost savings provision
- Facade easement

# TID #106 – McKinley School

## Gorman and Company

- Over 35 years of experience in the development of affordable and market rate housing
- Milwaukee projects include Park East Enterprise Lofts, Washington Park Townhomes, Dr. Wesley Scott Senior Living Facility, Jackie Robinson School, 5<sup>th</sup> Street School and several scattered site projects

# TID # 106 McKinley School

- Estimated 70-75 construction jobs
- Priority for veteran families
- Support services for residents
- Range of income targeting, including market rate single family homes

# TID #106 McKinley School

