

**2010**

**ANNUAL REPORT**

**MILWAUKEE TAX INCREMENTAL  
FINANCE DISTRICTS**

Department of City Development  
April, 2011

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




Department of City Development  
City Plan Commission  
Neighborhood Improvement  
Development Corporation  
Redevelopment Authority

**Rocky Marcoux**  
Commissioner  
**Martha L. Brown**  
Deputy Commissioner

DATE: April 20, 2011

TO: Members of the Joint Review Board for Milwaukee Tax Incremental Districts

Mark Nicolini, City of Milwaukee  
Damon Dorsey, Milwaukee County  
James Williams, Milwaukee Area Technical College  
Gerald Pace, Milwaukee Public Schools  
Robert Rondini, Citizen Member

FROM: Rocky Marcoux, Commissioner 

SUBJECT: 2010 Annual Report of Milwaukee's Tax Incremental Finance Districts

Enclosed is the Annual Report of Milwaukee's Tax Incremental Districts (TIDs) for the year ended December 31, 2010.

The report is presented in two sections:

- I. Financial overview of each district, including summary project costs, revenues and estimated year of district close-out.
- II. Project accomplishments for each district. Given the extent of this section, and recognizing that persons may not wish to review all of this data, this information may be accessed for each District at <http://city.milwaukee.gov/TaxIncrementalFinancing.htm>.

At this time, Milwaukee has 46 Tax Incremental Districts. In 2010, one new district was created, TID 76 (S. 27<sup>th</sup> & W. Howard Ave.). Also in 2010, three districts were closed out: City Hall Square (23), S. 5<sup>th</sup> & W. Grange Ave. (38), and New Ave. Commerce Center (69). The latter two districts were inactive.

The total incremental property value in all districts was approximately \$1.05 billion. This represents approximately 3.55% of the City's 2010 property value of \$29.5 billion. The average for all other municipalities with a tax base of \$5 billion, or more, was 2.72%.

Project costs remaining to be recovered through future tax increments, including interest on bonds sold, or to be sold, and funds advanced by developers through “pay as you go” districts, are now estimated at \$305 million – compared with \$320 million last year.

The average estimated payback period for all active Milwaukee TIDs is 19 years.

Thirty-one of the 46 districts declined in value in 2010, reflecting the continuing weakness in the economy and depressed real estate values. In addition, the Department of Revenue, through a series of clerical errors, understated the value in nine districts. Most of these errors were minor; however TID 53 was understated by nearly \$28 million because all state-assessed manufacturing property was omitted from the 2010 reported value. These matters will be corrected in 2011, and a catch-up valuation will be added to 2011 values to compensate for the errors.

A summary of the districts estimated to close-out in the near future is shown below. These are estimates and are subject to audit and, in some cases, the issuance of future debt to finance project costs already incurred. The inclusion of additional interest costs for any TID will increase the time necessary to retire that district.

In addition, Common Council resolution no. 090706, adopted October 13, 2009, directed that amendments be prepared for all districts expected to close out in 2011 and 2012. These amendments would fund street paving projects located within one-half mile of these districts’ boundaries. The Milwaukee County Corporation Counsel, on behalf of the Joint Review Board, requested an opinion from the State of Wisconsin Attorney General on the first amendment proposed in connection with this directive. The Attorney General has not responded to this request of more than one year ago, and, thus far, no such amendments have been approved by that Board.

In the table on the following page, the “close-out” year is the last year in which a levy for the TID is estimated to be required. The resolutions closing these districts would most likely be adopted in the following year, after the final levy is received.

| District No. | District Name                | Projected Close-Out "Levy" Year | 2010 Incremental Property Value |
|--------------|------------------------------|---------------------------------|---------------------------------|
| 18           | New Covenant Hsng.           | 2011                            | \$2.4 million                   |
| 27           | Clarke Square Mega Mart      | 2012                            | \$8.6 million                   |
| 28           | City Homes                   | 2012                            | \$9.7 million                   |
| 30           | Library Hill                 | 2011                            | \$29.2 million                  |
| 34           | Third Ward Riverwalk         | 2010                            | \$ 72.4 million                 |
| 35           | 27 <sup>th</sup> & Wisconsin | 2011                            | -\$0.6 million                  |
| 40           | West North Ave.              | 2011                            | \$17.9 million                  |
| 42           | MidTowne Center              | 2011                            | \$58.0 million                  |
| 44           | Lindsay Heights              | 2010                            | \$49.7 million                  |
| 47           | 875 E. Wisconsin             | 2010                            | \$54.2 million                  |
| 55           | Holt Plaza                   | 2010                            | \$17.1million                   |
| 56           | Erie / Jefferson Riverwalk   | 2011                            | \$112.8 million                 |

We will be pleased to answer any questions you may have.

Enclosure

- **Section I – Overview of Milwaukee Tax Incremental Finance Districts:**

SECTION I: 2010 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

| DISTRICT NO. | DISTRICT NAME                            | 15        | 17        | 18        | 20           | 22            | 27          | 28          | 30           | 34          | 35          |
|--------------|--|-----------|-----------|-----------|--------------|---------------|-------------|-------------|--------------|-------------|-------------|
| 1            | 27th & North Ave.                        |           |           |           |              |               |             |             |              |             |             |
| 2            | YEAR CREATED                             | 1991      | 1992      | 1992      | 1993         | 1993          | 1995        | 1995        | 1996         | 1997        | 1998        |
| 3            | DATE PLAN APPROVED                       | 3/26/91   | 6/16/92   | 9/17/92   | 7/27/93      | 12/22/93      | 4/25/95     | 6/6/95      | 4/2/96       | 9/23/1997   | 2/10/1998   |
| 4            | BASE PROP. VALUE                         | \$608,600 | \$663,100 | \$120,300 | \$3,025,100  | \$41,210,300  | \$1,669,800 | \$1,017,400 | \$14,066,000 | \$5,787,400 | \$2,240,700 |
| 5            | PROPERTY VALUE - 2010                    | 4,343,300 | 2,028,300 | 2,548,600 | 17,661,400   | 229,934,500   | 10,340,100  | 10,771,400  | 43,231,000   | 78,270,000  | 1,498,800   |
| 6            | INCREMENTAL VALUE - 2010                 | 3,734,700 | 1,365,200 | 2,428,300 | 14,636,300   | 188,724,200   | 8,670,300   | 9,754,000   | 29,165,000   | 72,482,600  | (741,900)   |
| 7            | INCREMENTAL VALUE - 2009                 | 3,780,700 | 1,270,000 | 2,744,700 | \$18,257,400 | \$170,433,400 | 9,702,500   | 11,913,000  | \$34,412,500 | 72,482,600  | (610,300)   |
| 8            | % CHANGE IN INCREM. VALUE OVER 2009      | -1%       | 7%        | -12%      | -20%         | 11%           | -11%        | -18%        | -15%         | 0%          | 22%         |
| 9            | CAPITAL COST THRU 2010                   | 1,724,549 | 752,381   | 649,959   | 5,207,166    | 22,770,005    | 2,826,480   | 2,119,164   | 7,498,517    | 4,917,139   | 2,319,922   |
| 10           | Other Costs (net)                        |           |           |           |              |               |             |             |              |             |             |
| 11           | Interest thru 2010                       | 776,831   | 331,564   | 271,480   | 1,551,172    | 6,392,374     | 1,137,350   | 808,763     | 3,095,451    | 1,331,328   | 777,339     |
| 12           | Carrying cost (earnings) thru 2010       | 506       | 96,628    | 8,006     | 606,750      | 619,240       | 312,332     | 126,979     | 1,675,499    | (328,866)   | 172,835     |
| 13           | PROJECT COST THRU 2010                   | 2,501,886 | 1,180,573 | 929,445   | 7,365,088    | 29,781,619    | 4,276,162   | 3,054,906   | 12,269,467   | 5,919,601   | 3,270,096   |
| 14           | Est. Interest 2011 to maturity           | 13,624    | 5,927     | 20,376    | 292,834      | 2,516,836     | 80,835      | 135,424     | 300,902      | 666,431     | 491,884     |
| 15           | Est. Future Proj. Costs                  |           |           |           | 0            | 4,841,389     | 400,000     |             |              | 500,000     |             |
| 16           | Est. Interest on Future Borrowing        |           |           |           |              | 2,542,887     | 210,096     |             |              |             | 0           |
| 17           | EST. COST PLUS INTEREST                  | 2,515,510 | 1,186,500 | 949,821   | 7,657,922    | 39,682,731    | 4,967,093   | 3,190,330   | 12,570,369   | 7,086,032   | 3,761,980   |
| 18           | Less: Revenue, Donations Receiv.         |           | 46,431    | 6,649     | 2,778,850    | 1,712,658     | 1,174       | 2,355       | 7,432,234    |             | 3,002,753   |
| 19           | Plus: Increase in Principal Pymts        | (9,129)   | (4,178)   | (2,419)   | (15,080)     | (196,314)     | (1,142)     | (3,897)     | (25,481)     | (5,729)     | (11,121)    |
| 20           | COST TO BE RECOVERED THRU TAX INCREMENTS | 2,506,381 | 1,135,891 | 940,753   | 4,863,992    | 37,773,759    | 4,964,777   | 3,184,078   | 5,112,654    | 7,080,303   | 748,106     |
| 21           | Tax Increments Levied Thru 2010          | 1,902,069 | 931,555   | 906,123   | 2,650,101    | 25,222,053    | 3,954,488   | 2,728,388   | 4,571,988    | 8,869,670   | 9,833       |
| 22           | Less: Donations due to other TID's       |           |           |           |              |               |             |             |              |             |             |
| 23           | NET TO BE RECOVERED AFTER 2010 LEVY      | 604,312   | 204,336   | 34,630    | 2,213,891    | 12,551,706    | 1,010,289   | 455,690     | 540,666      | (1,789,367) | 738,273     |
| 24           | Est. Annual Tax Increments               | 95,000    | 36,000    | 65,000    | 400,000      | 5,000,000     | 230,000     | 260,000     | 850,000      | 0           | NE          |
| 25           | Est. Future Donations from other TID's   |           |           |           | 125,000      |               |             |             |              |             | 738,273     |
| 26           | MAXIMUM LEGAL LIFE                       | 2018      | 2019      | 2019      | 2020         | 2020          | 2022        | 2022        | 2023         | 2024        | 2025        |
| 27           | EST. YRS. TO RECOVER COST                | 7         | 6         | 1         | 6            | 3             | 5           | 2           | 1            | 0           | 1           |
| 28           | EST. CLOSE-OUT (FINAL LEVY)              | 2017      | 2016      | 2011      | 2016         | 2013          | 2015        | 2012        | 2011         | 2010        | 2011        |
| 29           | EST. PAY-BACK PERIOD                     | 26        | 24        | 19        | 23           | 20            | 20          | 17          | 15           | 13          | 13          |

SECTION I: 2010 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

| DISTRICT NO.                                | 37           | 39                 | 40              | 41                   | 42              | 44              | 46           | 47                 | 48            | 49                 |
|---|--------------|--------------------|-----------------|----------------------|-----------------|-----------------|--------------|--------------------|---------------|--------------------|
| DISTRICT NAME                               | Grand Avenue | City Center Hilton | West North Ave. | Time Warner Manpower | MidTowne Center | Lindsay Heights | New Arcade   | 875 East Wisconsin | Park East Ill | Cathedral Place    |
| YEAR CREATED                                | 1988         | 2000               | 2000            | 2000                 | 2001            | 2001            | 2001         | 2002               | 2002          | 2002               |
| DATE PLAN APPROVED                          | 6/22/1998    | 9/6/2000           | 9/6/2000        | 9/22/2000            | 11/28/2000      | 6/19/2001       | 9/5/2001     | 3/5/2002           | 3/5/2002      | 3/5/2002           |
| BASE PROP. VALUE                            | \$60,317,400 | \$23,863,400       | \$3,929,800     | \$10,021,400         | \$7,118,300     | \$36,965,400    | \$14,759,500 | \$21,131,800       | \$45,325,600  | \$2,052,700        |
| PROPERTY VALUE - 2010                       | 111,200,300  | \$40,292,500       | 21,860,700      | 108,332,500          | 65,132,600      | \$86,726,300    | \$41,575,800 | \$75,307,300       | \$85,558,100  | \$55,306,000       |
| INCREMENTAL VALUE - 2010                    | 50,882,900   | 16,429,100         | 17,930,900      | 98,311,100           | 58,014,300      | 49,760,900      | 26,816,300   | 54,175,500         | 40,232,500    | 53,253,300         |
| INCREMENTAL VALUE - 2009                    | \$79,767,100 | \$21,405,900       | \$21,442,300    | \$115,149,600        | \$72,950,300    | 75,462,400      | 35,385,100   | 58,947,900         | 32,786,900    | 49,033,300         |
| % CHANGE IN INCREM. VALUE OVER 2009         | -36%         | -23%               | -16%            | -15%                 | -20%            | -34%            | -24%         | -8%                | 23%           | 9%                 |
| 9 CAPITAL COST THRU 2010                    | 20,877,331   | 5,825,000          | 2,168,547       | 29,447,659           | 7,739,235       | 4,789,019       | 6,424,930    | 2,328,982          | 23,290,873    | 21,115,000         |
| 10 Other Costs (net)                        |              | 17,983             |                 | 10,000               | 30,000          | 30,000          |              |                    | 16,941        |                    |
| 11 Interest thru 2010                       | 8,084,319    | 2,122,029          | 523,746         | 3,391,340            | 2,692,610       | 850,750         | 1,905,976    | 730,718            | 4,783,599     | 3,988,344          |
| 12 Carrying cost (earnings) thru 2010       | (1,107,736)  |                    | 10,112          | 397,722              | (146,825)       | 37,105          | 98,237       | (181,374)          | 639,590       | (1,200,232)        |
| 13 PROJECT COST THRU 2010                   | 27,853,914   | 7,765,012          | 2,702,405       | 33,246,721           | 10,285,020      | 5,706,874       | 8,429,143    | 2,878,326          | 28,714,062    | 23,920,053         |
| 14 Est. interest 2011 to maturity           | 2,992,553    | 761,220            | 411,043         | 10,131,098           | 1,182,400       | 506,481         | 1,707,386    | 897,762            | 6,877,526     | 1,306,544          |
| 15 Est. Future Proj. Costs                  |              |                    | 71,726          |                      | 0               | 355,881         |              |                    | 10,085,596    |                    |
| 16 Est. interest on Future Borrowing        |              |                    | 37,673          |                      | 0               | 0               |              | 0                  | 1,933,901     |                    |
| 17 EST. COST PLUS INTEREST                  | 30,846,467   | 8,526,232          | 3,222,847       | 43,377,819           | 11,467,420      | 6,569,236       | 10,136,529   | 3,776,088          | 47,611,085    | 25,226,597         |
| 18 Less: Revenue, Donations Recv.           | 8,588,154    |                    |                 | 293,112              |                 | 48,192          |              |                    | 10,338,317    | 6,906,139          |
| 19 Plus: Increase in Principal Pymts        | (59,963)     |                    | (25,650)        | (1,676,079)          | (42,855)        | (10,979)        | (1,666)      | 409,722            | (58,224)      |                    |
| 20 COST TO BE RECOVERED THRU TAX INCREMENTS | 22,198,350   | 8,526,232          | 3,197,197       | 41,408,628           | 11,424,565      | 6,510,065       | 10,134,863   | 3,366,366          | 37,214,544    | 18,320,458         |
| 21 Tax increments Levied Thru 2010          | 14,439,562   | 5,177,460          | 2,905,841       | 14,283,602           | 11,137,207      | 7,747,881       | 5,233,037    | 7,941,185          | 3,312,216     | 7,320,262          |
| 22 Less: Donations due to other TID's       |              |                    |                 |                      |                 |                 |              | 3,624,715          |               |                    |
| 23 NET TO BE RECOVERED AFTER 2010 LEVY      | 7,758,788    | 3,348,772          | 291,356         | 27,125,026           | 287,358         | (1,237,816)     | 4,901,826    | (950,104)          | 33,902,328    | 11,000,196         |
| 24 Est. Annual Tax increments               | 1,400,000    | 440,000            | 480,000         | 2,700,000            | 1,500,000       | 1,300,000       | 700,000      | 1,450,000          | 2,200,000     | 2,400,000          |
| 25 Est. Future Donations from other TID's   |              |                    |                 |                      |                 |                 |              |                    |               | [ Incl. Pkg. Rev.] |
| 26 MAXIMUM LEGAL LIFE                       | 2025         | 2015               | 2027            | 2027                 | 2027            | 2028            | 2028         | 2029               | 2029          | 2029               |
| 27 EST. YRS. TO RECOVER COST                | 6            | 5                  | 1               | 10                   | 1               | 0               | 7            | 0                  | 16            | 5                  |
| 28 EST CLOSE-OUT ( FINAL LEVY)              | 2016         | 2015               | 2011            | 2020                 | 2011            | 2010            | 2017         | 2010               | 2025          | 2015               |
| 29 EST PAY-BACK PERIOD                      | 18           | 15                 | 11              | 20                   | 10              | 9               | 16           | 8                  | 23            | 13                 |



**SECTION I: 2010 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS**

| DISTRICT NO.                                | 50           | 51                | 52               | 53                     | 54                  | 55           | 56                       | 57                         | 58            | 59           | 60                       |
|---|--------------|-------------------|------------------|------------------------|---------------------|--------------|--------------------------|----------------------------|---------------|--------------|--------------------------|
| DISTRICT NAME                               | Solar Paints | Granville Station | Aldrich Chemical | Menomonee Valley Shops | Stadium Business Pk | Holt Plaza   | Erie/Jefferson Riverwalk | Menom. Valley East, Harley | 20th & Walnut | Bronzeville  | Intermodal Pass. Station |
| YEAR CREATED                                | 2002         | 2003              | 2003             | 2004                   | 2004                | 2004         | 2004                     | 2005                       | 2005          | 2005         | 2005                     |
| DATE PLAN APPROVED                          | 8/13/2002    | 12/19/2002        | 6/24/2003        | 11/25/2003             | 4/13/2004           | 4/13/2004    | 9/23/2004                | 11/3/2004                  | 7/6/2005      | 9/27/2005    | 9/27/2005                |
| BASE PROP. VALUE                            | \$300        | \$10,048,700      | \$10,225,900     | \$4,752,300            | \$1,148,000         | \$10,056,000 | \$8,958,600              | \$0                        | \$4,753,200   | \$46,021,500 | \$2,212,900              |
| PROPERTY VALUE - 2010                       | \$1,456,100  | \$27,274,900      | \$24,374,800     | \$19,938,500           | \$18,043,500        | \$27,172,100 | \$121,762,300            | \$22,672,000               | \$4,647,900   | \$57,111,600 | \$10,556,200             |
| INCREMENTAL VALUE - 2010                    | 1,455,800    | 17,226,200        | 14,148,900       | 15,186,200             | 16,895,500          | 17,116,100   | 112,803,700              | 22,672,000                 | (105,300)     | 11,090,100   | 8,343,300                |
| INCREMENTAL VALUE - 2009                    | 2,637,500    | 22,802,300        | 14,717,800       | 39,965,300             | 18,327,600          | 19,542,300   | 131,124,000              | 31,944,700                 | 454,000       | 21,002,300   | 14,788,500               |
| % CHANGE IN INCREM. VALUE OVER 2009         | -45%         | -24%              | -4%              | -62%                   | -9%                 | -12%         | -14%                     | -29%                       | 123%          | -47%         | -44%                     |
| 8 CAPITAL COST THRU 2010                    | 760,000      | 5,001,023         | 4,912,970        | 21,351,869             | 2,742,054           | 1,616,649    | 6,311,269                | 5,765,000                  | 2,424,880     | 2,471,523    | 6,645,628                |
| 9 Other Costs (net)                         | 6,649        | 0                 | 18,278           | 0                      | 6,508               | 6,508        | 508,611                  | 4,771                      | 370,163       | 60,780       | 448,260                  |
| 10 Interest thru 2010                       | 986,801      | 43,144            | 1,467,094        | 420,528                | 488,647             | 148,351      | (127,610)                | 887,807                    | 708           | 38,597       | 182,492                  |
| 11 Carrying cost (earnings) thru 2010       |              |                   |                  |                        |                     |              |                          |                            |               |              |                          |
| 12 PROJECT COST THRU 2010                   | 766,649      | 6,030,968         | 6,398,342        | 25,088,526             | 3,335,396           | 1,771,508    | 6,692,270                | 6,657,578                  | 2,795,751     | 2,570,900    | 7,276,380                |
| 13 Est. Interest 2011 to maturity           | 0            | 681,180           | 1,870,323        | 6,296,181              | 1,016,977           | 0            | 2,234,372                | 1,783,539                  | 753,648       | 902,467      | 2,577,672                |
| 14 Est. Future Proj. Costs                  |              |                   |                  | 1,565,000              | 0                   |              | 900,575                  | 21,491                     | 21,491        | 825,877      |                          |
| 15 Est. Interest on Future Borrowing        |              |                   |                  | 821,999                | 0                   |              | 871,333                  | 11,288                     | 11,288        | 433,783      |                          |
| 16 EST. COST PLUS INTEREST                  | 766,649      | 6,712,148         | 8,268,665        | 33,771,706             | 4,352,373           | 1,771,508    | 10,698,550               | 8,441,117                  | 3,582,178     | 4,733,027    | 9,854,052                |
| 17 Less: Revenue, Donations Recov.          |              |                   |                  | 3,573,627              | (872)               |              | (66,846)                 |                            | 38,396        | (157,854)    | (343,107)                |
| 18 Plus: Increase in Principal Paymts       |              |                   |                  | (180,070)              |                     |              |                          |                            | (64,509)      |              |                          |
| 19 COST TO BE RECOVERED THRU TAX INCREMENTS | 766,649      | 6,712,148         | 8,268,665        | 30,018,009             | 4,351,501           | 1,771,508    | 10,631,704               | 8,441,117                  | 3,479,273     | 4,575,173    | 9,510,945                |
| 20 Tax Increments Levied Thru 2010          | 396,688      | 2,093,554         | 2,096,559        | 2,356,703              | 1,833,616           | 2,188,260    | 13,684,766               | 1,802,470                  | 13,068        | 1,496,187    | 692,795                  |
| 21 Less: Donations due to other TID's       |              |                   |                  |                        |                     |              | 3,791,335                |                            |               |              |                          |
| 22 NET TO BE RECOVERED AFTER 2010 LEVY      | 369,951      | 4,618,594         | 6,172,106        | 27,661,306             | 2,517,885           | (416,752)    | 738,273                  | 6,638,647                  | 3,466,205     | 3,078,986    | 8,818,150                |
| 23 Est. Annual Tax Increments               | 40,000       | 450,000           | 380,000          | 1,500,000              | 450,000             | 0            | 3,000,000                | 610,000                    | 175,000       | 300,000      | 300,000                  |
| 24 Est. Future Donations from other TID's   |              |                   |                  |                        |                     |              |                          |                            |               |              |                          |
| 25 MAXIMUM LEGAL LIFE                       | 2029         | 2030              | 2020             | 2031                   | 2031                | 2021         | 2031                     | 2032                       | 2032          | 2032         | 2032                     |
| 26 EST. YRS. TO RECOVER COST                | 9            | 11                | 17               | 19                     | 6                   | 0            | 1                        | 11                         | 23            | 12           | 29                       |
| 27 EST CLOSE-OUT (FINAL LEVY)               | 2019         | 2021              | 2020             | 2029                   | 2016                | 2010         | 2011                     | 2021                       | 2032          | 2022         | 2039                     |
| 28 EST PAY-BACK PERIOD                      | 17           | 18                | 17               | 25                     | 12                  | 6            | 7                        | 16                         | 27            | 18           | 33                       |

SECTION I: 2010 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

| DISTRICT NO.                             | 61                  | 62                     | 63           | 64            | 65                     | 66             | 67           | 68                | 70               | 71              |
|--|---------------------|------------------------|--------------|---------------|------------------------|----------------|--------------|-------------------|------------------|-----------------|
| DISTRICT NAME                            | Chase Commerce Ctr. | DRS Power & Technology | Falk/Rexnord | Direct Supply | N. 20th St. & W. Brown | Metcalfe Homes | The Brewery  | First Place Lofts | 735 N. Water St. | Mitchell Street |
| YEAR CREATED                             | 2005                | 2006                   | 2006         | 2006          | 2006                   | 2007           | 2007         | 2007              | 2007             | 2008            |
| DATE PLAN APPROVED                       | 9/27/2005           | 10/13/2005             | 4/11/2006    | 7/31/2006     | 9/26/2006              | 11/14/2006     | 12/12/2006   | 12/12/2006        | 9/5/2007         | 1/15/2008       |
| BASE PROP. VALUE                         | \$4,089,700         | \$5,329,800            | \$9,871,100  | \$14,358,000  | \$3,220,700            | \$50,443,300   | \$9,266,900  | \$28,171,000      | \$14,904,700     | \$75,252,500    |
| PROPERTY VALUE - 2010                    | \$4,770,000         | \$7,181,800            | \$12,635,700 | \$25,095,800  | \$2,756,600            | \$37,505,400   | \$30,575,000 | \$50,081,000      | \$15,413,300     | \$70,678,500    |
| INCREMENTAL VALUE - 2010                 | 680,300             | 1,852,000              | 3,764,600    | 10,737,800    | (464,100)              | (12,937,900)   | 21,308,100   | 21,910,000        | 508,600          | (4,574,000)     |
| INCREMENTAL VALUE - 2009                 | 623,700             | 368,600                | 4,474,300    | 11,557,900    | 355,800                | (941,800)      | 14,938,200   | 7,799,200         | (302,700)        | (4,868,100)     |
| % CHANGE IN INCREM. VALUE OVER 2009      | 9%                  | 402%                   | -16%         | -7%           | -230%                  | -1274%         | 43%          | 181%              | 268%             | 6%              |
| CAPITAL COST THRU 2010                   | 500,000             | 1,682,368              | 1,500,000    | 1,478,557     | 2,016,145              | 1,239,873      | 14,803,867   | 3,297,829         | 0                | 912,009         |
| Other Costs (net)                        | 614                 |                        | 612          | 612           |                        |                |              |                   |                  |                 |
| Interest thru 2010                       |                     | 38,890                 |              | 218,781       | 56,444                 | 32,651         | 579,846      | 93,666            |                  | 26,581          |
| Carrying cost (earnings) thru 2010       |                     | 10,625                 |              | 43,785        | 43,785                 | 6,350          | 598,526      | 47,227            | (26)             | 3,771           |
| PROJECT COST THRU 2010                   | 500,614             | 1,731,883              | 1,500,612    | 1,697,950     | 2,116,374              | 1,278,874      | 15,982,239   | 3,438,722         | (26)             | 942,361         |
| Est. Interest 2011 to maturity           |                     | 1,011,700              |              |               | 781,749                | 364,182        | 5,875,483    | 782,434           |                  | 735,331         |
| Est. Future Proj. Costs                  |                     |                        | 0            | 11,871,443    | 1,294,566              | 336,187        | 15,195,750   | 1,276,106         | 3,448,178        | 2,267,285       |
| Est. Interest on Future Borrowing        |                     | 0                      | 0            | 16,006,219    | 679,957                | 176,579        | 6,790,820    | 1,527,881         | 2,374,780        | 2,481,019       |
| EST. COST PLUS INTEREST                  | 500,614             | 2,743,583              | 1,500,612    | 29,575,612    | 4,872,646              | 2,155,822      | 43,844,292   | 7,025,143         | 5,822,932        | 6,425,996       |
| Less: Revenue, Donations Receiv.         |                     | 23,836                 |              |               |                        |                |              |                   |                  |                 |
| Plus: Increase in Principal Pymts        |                     | (22,781)               |              |               | (105,528)              | (82,983)       | (1,774,119)  | (10,393)          |                  |                 |
| COST TO BE RECOVERED THRU TAX INCREMENTS | 500,614             | 2,696,966              | 1,500,612    | 29,575,612    | 4,767,118              | 2,072,839      | 42,070,173   | 7,014,750         | 5,822,932        | 6,425,996       |
| Tax Increments Levied Thru 2010          | 78,184              | 59,015                 | 370,932      | 840,776       | 16,297                 | 109,805        | 951,531      | 785,773           | 13,628           | 0               |
| Less: Donations due to other TID's       |                     | 0                      |              |               |                        |                |              |                   |                  |                 |
| NET TO BE RECOVERED AFTER 2010 LEVY      | 422,430             | 2,637,951              | 1,129,680    | 28,734,836    | 4,750,821              | 1,963,033      | 41,118,642   | 6,228,977         | 5,809,304        | 6,425,996       |
| Est. Annual Tax Increments               | 18,000              | 145,000                | 100,000      | TBD           | TBD                    | TBD            | TBD          | TBD               | 275,000          | TBD             |
| Est. Future Donations from other TID's   |                     |                        |              |               |                        |                |              |                   |                  |                 |
| MAXIMUM LEGAL LIFE                       | 2015                | 2032                   | 2020         | 2033          | 2033                   | 2034           | 2034         | 2034              | 2034             | 2035            |
| EST. YRS. TO RECOVER COST                | 5                   | 18                     | 11           | 27            | 27                     | 27             | 22           | 19                | 20               | 25              |
| EST CLOSE-OUT (FINAL LEVY)               | 2015                | 2028                   | 2020         | 2033          | 2033                   | 2034           | 2031         | 2027              | 2030             | 2035            |
| EST PAY-BACK PERIOD                      | 10                  | 22                     | 14           | 27            | 27                     | 27             | 24           | 20                | 23               | 27              |

SECTION I: 2010 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

| 1  | DISTRICT NO.   | 72             | 73           | 74                       | 75             | 76               | Total         |
|----|--|----------------|--------------|--------------------------|----------------|------------------|---------------|
| 2  | DISTRICT NAME  | Bishop's Creek | City Lights  | N. 35th & W. Capitol Dr. | Reed St. Yards | S. 27th & Howard |               |
| 3  | YEAR CREATED   | 2008           | 2009         | 2009                     | 2009           | 2010             |               |
| 4  | DATE PLAN APPROVED   | 12/16/2008     | 9/1/2009     | 9/1/2009                 | 9/22/2009      | 1/14/2010        |               |
| 5  | BASE PROP. VALUE   | \$4,602,800    | \$89,168,800 | \$26,470,500             | \$16,113,000   | \$744,334,200    |               |
| 6  | PROPERTY VALUE - 2010  | \$2,203,600    | \$74,560,400 | \$26,301,000             | \$16,113,000   | \$1,802,800,500  |               |
| 7  | INCREMENTAL VALUE - 2010   | 0              | (14,608,400) | (169,500)                |                | 1,058,466,300    |               |
| 8  | INCREMENTAL VALUE - 2009   | NA             | NA           | NA                       | NA             | NA               |               |
| 9  | % CHANGE IN INCREM. VALUE OVER 2009                                | NA             | NA           | NA                       | NA             | NA               |               |
| 10 | CAPITAL COST THRU 2010   | 1,258,080      | 1,306,295    | 7,601,618                | 0              | 1,144            | \$272,192,508 |
| 11 | Other Costs (net)  |                |              |                          |                |                  | \$112,968     |
| 12 | Interest thru 2010   | 24,702         | 2,482        | 61,231                   | 0              | 2                | \$55,362,518  |
| 13 | Carrying cost (earnings) thru 2010                                 | 1,885          |              | 8,483                    |                |                  | \$3,222,172   |
| 14 | PROJECT COST THRU 2010   | 1,284,667      | 1,308,777    | 7,671,332                | 0              | 1,146            | \$330,890,166 |
| 15 | Est. Interest 2011 to maturity                                     | 737,601        |              | 1,259,768                |                |                  | 60,963,693    |
| 16 | Est. Future Proj. Costs  | 417,417        | 731,705      | 8,269,874                | 6,420,000      | 188,856          | \$71,294,902  |
| 17 | Est. Interest on Future Borrowing                                  | 831,498        | 1,835,000    | 14,056,297               | 2,858,000      | 21,358           | \$56,502,367  |
| 18 | EST. COST PLUS INTEREST  | 3,271,183      | 3,875,482    | 31,257,271               | 9,278,000      | 221,360          | \$519,651,129 |
| 19 | Less: Revenue, Donations Receiv. Plus: Increase in Principal Pymts |                |              | 32,667                   |                |                  | \$45,235,266  |
| 20 | COST TO BE RECOVERED THRU TAX INCREMENTS                           | 3,271,183      | 3,875,482    | 31,224,604               | 9,278,000      | 221,360          | (\$4,958,968) |
| 21 | Tax Increments Levied Thru 2010                                    | 0              | 0            | 0                        | 0              | 0                | \$469,456,895 |
| 22 | Less: Donations due to other TID's                                 |                |              |                          |                |                  | \$163,125,138 |
| 23 | NET TO BE RECOVERED AFTER 2010 LEVY                                | 3,271,183      | 3,875,482    | 31,224,604               | 9,278,000      | 221,360          | 306,331,756   |
| 24 | Est. Annual Tax Increments   | 160,000        | 160,000      | 800,000                  | 500,000        | 53,000           |               |
| 25 | Est. Future Donations from other TID's                             |                |              |                          |                |                  |               |
| 26 | MAXIMUM LEGAL LIFE   | 2036           | 2036         | 2036                     | 2036           | 2036             |               |
| 27 | EST. YRS. TO RECOVER COST  | 26             | 24           | 27                       | 25             | 5                |               |
| 28 | EST. CLOSE-OUT (FINAL LEVY)  | 2036           | 2034         | 2036                     | 2033           | 2015             |               |
| 29 | EST PAY-BACK PERIOD  | 28             | 24           | 27                       | 25             | 6                | 19            |

## LINE ITEMS TO 2010 TAX INCREMENTAL DISTRICT

### STATUS REPORT

|             |  |
|-------------|--|
| Lines 4-8   | Source: Wisconsin Department of Revenue and the Milwaukee Assessment Commissioner's Office.  |
| Lines 9-13  | Source: Unaudited financial statements for Milwaukee Tax Incremental Finance Districts as of December 31, 2010. Carrying costs in line computed by Comptroller's office based on tax levies reported for each TID and the Wisconsin Local Government Investment Pool interest rates. |
| Line 14-15  | DCD current estimate of cost to complete projects, and estimated interest on future borrowing.   |
| Lines 17-21 | Source: Unaudited financial statements for Milwaukee Tax Incremental Finance Districts as of December 31, 2010.  |
| Line 22     | Source: DCD estimate based on most recent year's tax incremental revenue for districts for which project activities are complete and forecasts for districts which are not completed.  |
| Line 23     | Donations due certain TIDs per amendments to other districts.  |
| Line 24     | The remaining life of the district if it continues in existence for the legal limit – per statute as of 12/31/2010.  |
| Line 25     | The estimate of years to recover costs based upon anticipated future tax incremental revenues generated.   |
| Line 26     | Estimate of year in which the last levy needed to recover all costs will be made.  |

- **Section II – Project Description and Accomplishments for each District**

- **To access this information, go to:**

**[http://city.milwaukee.gov/TaxIncrementalFinancing  
.htm](http://city.milwaukee.gov/TaxIncrementalFinancing.htm)**