Tax Incremental Districts



2010 Annual Report Expenditures & Activity through December 31, 2010 Department of City Development

Milwaukee Tax Incremental Districts Overview

As of December 31, 2010, Milwaukee had **46** Tax Incremental Districts

- Incremental property value generated: \$1.05 billion
- Incremental value represents 3.55% of the City's 2010 total Equalized Value (\$29.5 bil)



Overview

- Future project costs are estimated at \$305 million (including interest payments)
- Average payback period for all Milwaukee TIDs is 19 years



2010 Value Changes

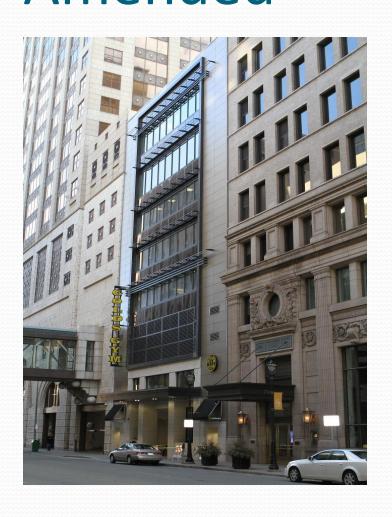




31 of 46 Districts Declined in value

- WI DOR errors 9 districts impacted
 - Menomonee Valley

TID Districts Created & Amended



TID #70: 735 N.
Water

 TID #27: Clarke Square

• TID #76: S. 27th & W. Howard

Districts closed-out

District No.	District Name	Year Created	Close-out	2009 Incremental Property Value
23	City Hall Square	1994	2010	\$25,151,700
38	S. 5 th & W. Grange Ave.	2000	2010	\$55,500
69	New Ave. Commerce Center	2007	2010	\$0

\$25.2 million in tax base returned

Projected Close-out (Levy year)

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TID 18: New Covenant Housing (2011)
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TID 30: Library Hill (2011)

TID 34: Third Ward Riverwalk (2010)

TID 35: 27th & Wisconsin (2011)

TID 40: West North Avenue (2011)

TID 42: MidTowne Center (2011)

TID 44: Lindsay Heights (2010)

TID 47: 875 E. Wisconsin (2010)

TID 55: Holt Plaza (2010)

TID 56" Erie/Jefferson Riverwalk (2011)

Project Description and Accomplishments for each

District:



2010 Annual Report and individual District status available at:

http://city.milwaukee.gov/TaxIncr ementalFinancing.htm