

# Tax Incremental Districts



2015 Annual Report

Expenditures & Activity through December 31, 2015

Department of City Development

# Milwaukee Tax Incremental Districts Overview

As of December 31, 2015, Milwaukee had **48** Tax Incremental Districts

- Incremental property value generated: **\$1.1 billion**
- Incremental value represents **4.22%** of the City's 2015 total Equalized Value
- Future project costs are estimated at **\$347 million**



# District Created: #82

## East Michigan



### **\$49.5 million District**

- ❑ Streetcar (\$31m)
- ❑ Couture Public Improvements (\$17.5m)
- ❑ Street Repaving (\$150,000)
- ❑ Workforce Training/Administration (\$900,000)

# District Created: #83

## Broadway and Michigan



**\$900,000 Developer  
Financed District**

- Façade restoration  
Mackie Building



# District Created: #84

## West McKinley and West Juneau

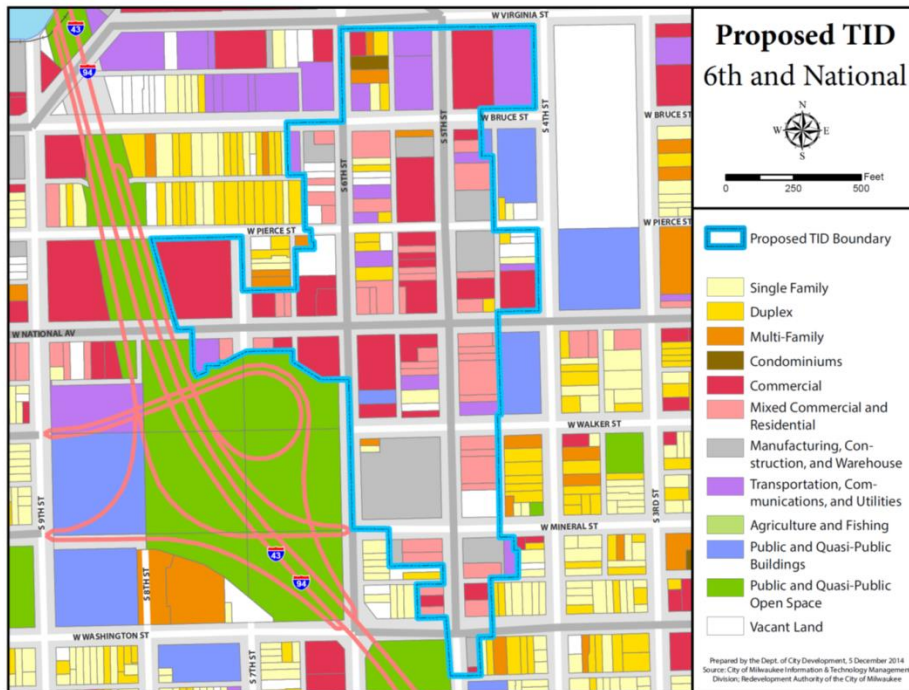


### **\$20 million District**

- ❑ \$12m grant to the arena plaza (city-financed)
- ❑ \$8m grant to the arena parking structure (developer-financed)

# District Created: #85

## 6th and National



**\$1,660,000 District**

- South 5th Street Reconstruction
- Streetscaping, bike/pedestrian amenities

# District Amendments

- TID #22: Beerline “B”
  - \$27m grant to arena parking structure



# District Amendments

- TID #53: Menomonee Valley
  - \$2 million in capping and geotechnical activities
  
- TID #56: Erie/Jefferson
  - \$18.3m for streetcar
  - \$695,942 for Riverwalk
  - \$295,000 for dockwall
  - \$540,000 for public improvements/streetscaping
  - \$400,000 grant to Gardner Denver





# District Amendments

## □ TID #78: Northwestern Mutual

- ▣ \$250,000 matching grant to Johnson Controls-Site Conditions
- ▣ Boundary correction

## □ TID #79: North Water Street Riverwalk

- ▣ \$3,920,000 for Riverwalk, dockwall and public access



# District Amendments

- TID #83: Broadway and Michigan
  - ▣ \$1,685,000 for streetscaping/paving
  - ▣ \$250,000 for traffic signals and lighting
  - ▣ \$25,000 Administration



# District Funding Increases

- TID #48: Park East
  - ▣ \$3m infrastructure & riverwalk & dockwall North End III & IV
  
- TID #81: 1<sup>ST</sup> and Greenfield
  - ▣ \$350,00 site conditions

# District Amendments- Paving

- TID #20: Florida Yards
  - ▣ \$450,000 for paving
  
- TID #27: Clark Square
  - ▣ \$240,000 for paving
  
- TID #39: Hilton Hotel
  - ▣ \$700,000 for paving

District funded paving project between 2010-2015 YTD is approximately \$17.5 million



# District Amendments: Housing

- TID #20: Florida Yards  
\$450,000
- TID #28: City Homes  
\$330,000

**Provided an additional \$780,000  
for housing in 2016 budget**



# Districts Dissolved in 2015:



- TID #30 Westtown Village
- TID #40 West North Avenue

# Projected District Close-out (Levy year)

## Expected 2016 Activity

- Dissolve

- TID #20-Florida Yards
- TID #28 City Homes

- Housing

- TID #17: Curry & Pierce
- TID #27: Clarke Square

# Project Description and Accomplishments for each District:



2015 Annual Report and individual  
District status available at:

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