

Tax Incremental Districts



2020 Annual Report
Expenditures & Activity through December 31, 2020
Department of City Development

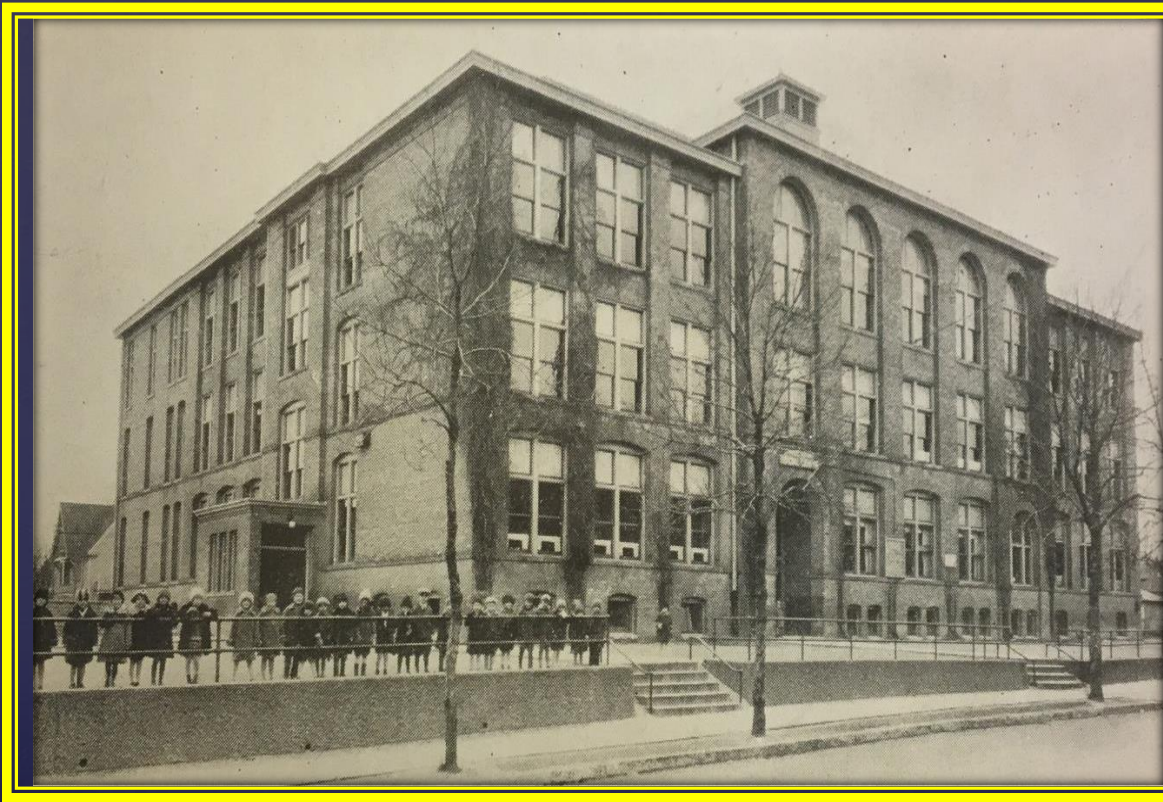
Milwaukee Tax Incremental Districts Overview

As of December 31, 2020, Milwaukee's TID portfolio had
60 Tax Incremental Districts

- Incremental property value generated: \$2.2 billion
- Incremental value represents
7.13% of the City's 2020 total
Equalized Value
- Future project costs to be
recovered are estimated at \$167,201,985

District Created TID #104

37th Street School



THE PROJECT:

- Mixed Income Residential Adaptive Reuse of former MPS School
 - 49 units
 - 43 affordable units
 - 6 market rate units
- \$13.3 Million Investment

TIF Investment:

- \$460,000 Affordable Housing TIF
- Developer Financed
 - 20 year term
 - 5.5% interest rate

District Created TID #105

Community Within the Corridor



- Project: Mixed-use residential adaptive reuse of the former Briggs and Stratton complex
- 197 housing units & 60,000 sf commercial and 40,000 sf community space
- \$59 million investment
- \$3,150,000 million TIF
- Developer Financed, 4.5% over 20 year term
- Human Resource Requirements-40% RPP and 25% SBE

District Created TID #106

McKinley School



THE PROJECT:

Adaptive Reuse of former
MPS School and renovation to
historic standards

35 affordable housing units
for veterans, including 2 and
3 bedroom units

4 Single Family for sale homes
along Vliet Street

\$12.6 million investment

\$950,000 TIF – City Financed

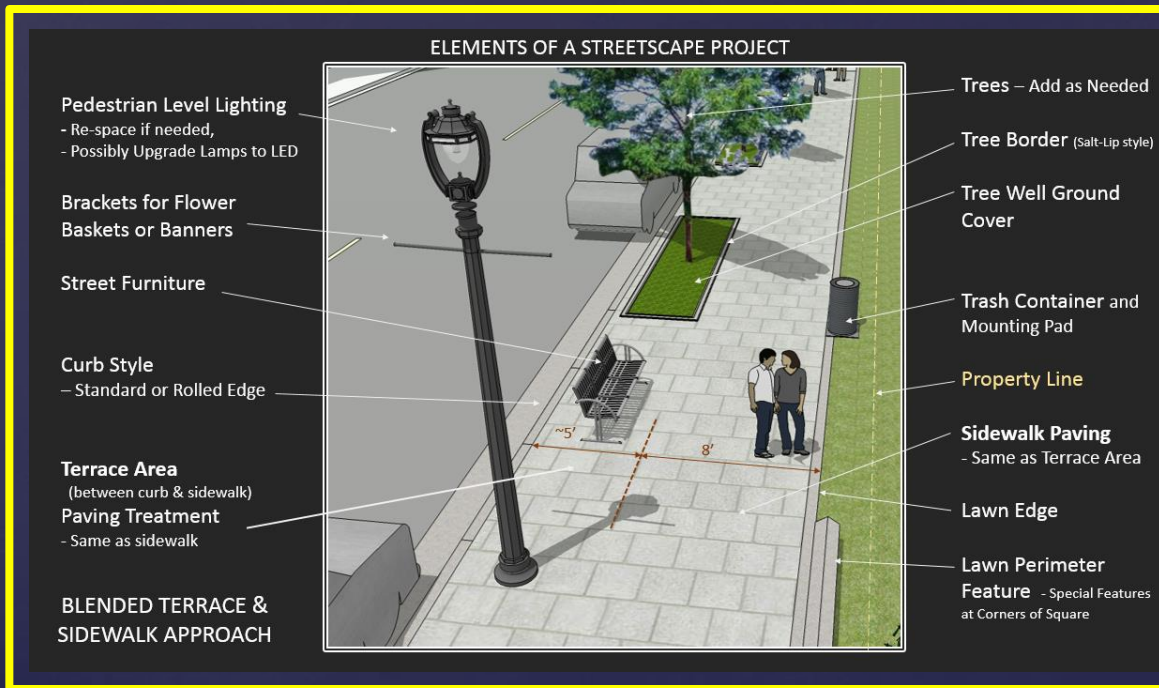
Human Resource Goals-40%
RPP and 25% SBE



District Amended TID #49

Cathedral Place

Amendment #2:



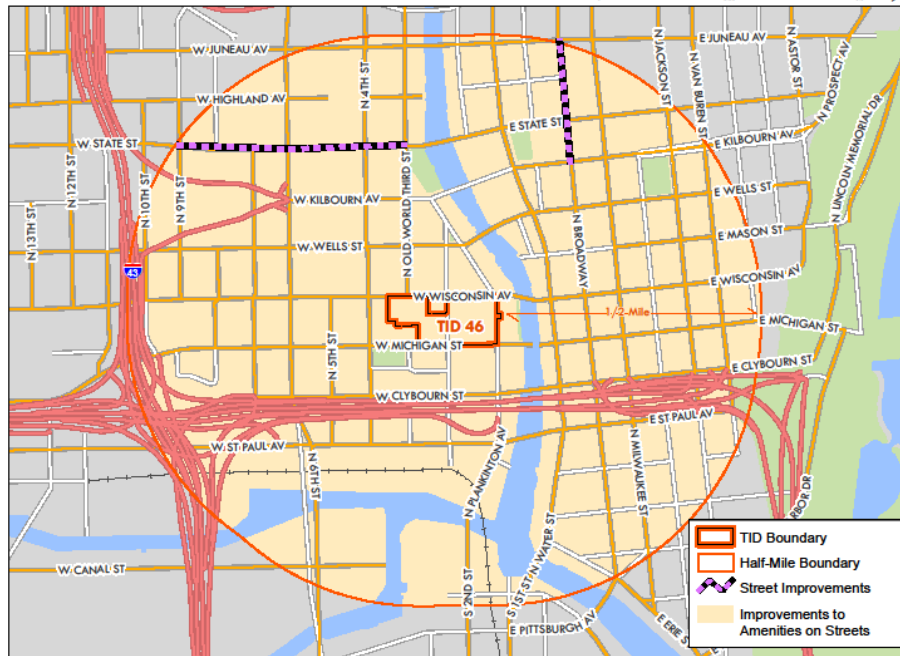
- \$9.6M amendment to Project costs
- Public Infrastructure Improvements \$1.85M
- Donation to TID #74 Century City \$7.75M

District Amendment TID #46

New Arcade Project

TID 46: GRAND AVENUE - NEW ARCADE
MAP 3: PROPOSED IMPROVEMENTS AND USES

Prepared by the Department of City Development Planning Division, 1/15/2020
Source: City of Milwaukee Information & Technology Management Division

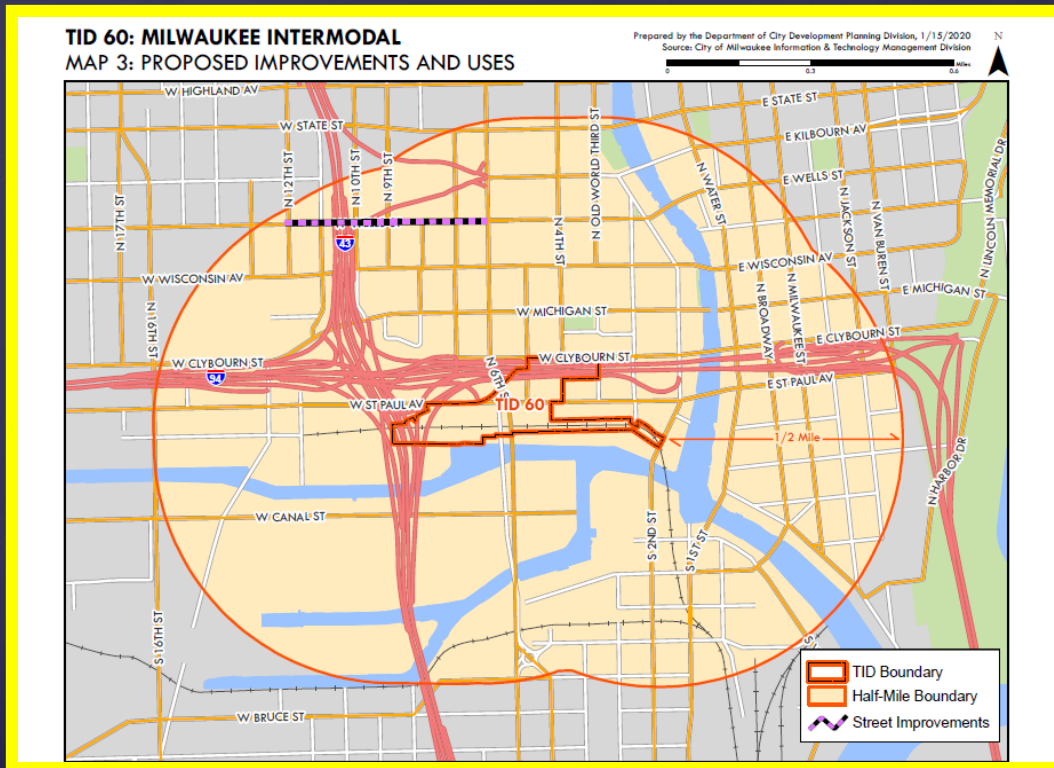


Amendment #2:

- \$4.9M amendment to Project costs
- \$688,000 for Public Infrastructure
- \$4.26M Donation to TID #74 Century City

District Amendment TID #60

Milwaukee Intermodal Station



Amendment #2:

- \$1.5M amendment to Project costs
- \$170,000 for Public Infrastructure
- \$1.36M Donation to TID #74 Century City

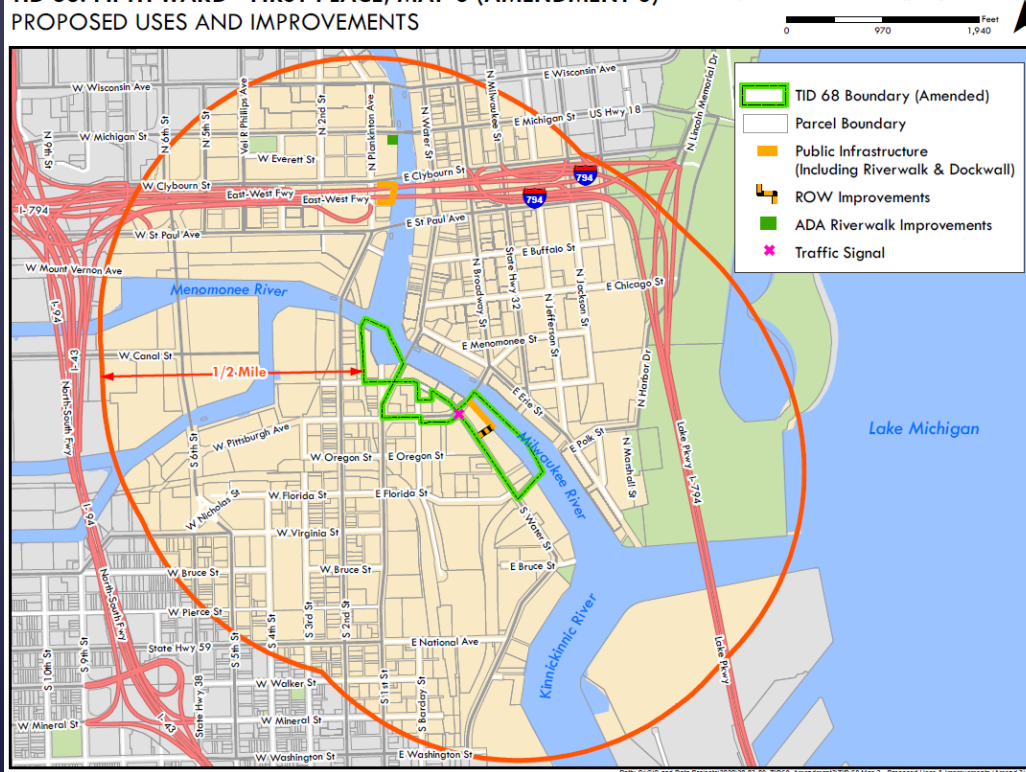
District Amendment TID #68

Fifth Ward -First Place

Amendment #3:

TID 68: FIFTH WARD - FIRST PLACE, MAP 3 (AMENDMENT 3) PROPOSED USES AND IMPROVEMENTS

Prepared by the Department of City Development, 3/9/2020
Source: City of Milwaukee Information and Technology Management Division



\$1.4M Amendment to Project costs

\$813K – 234 S. Water Street
Riverwalk

\$200K – 103 W. Clybourn Riverwalk

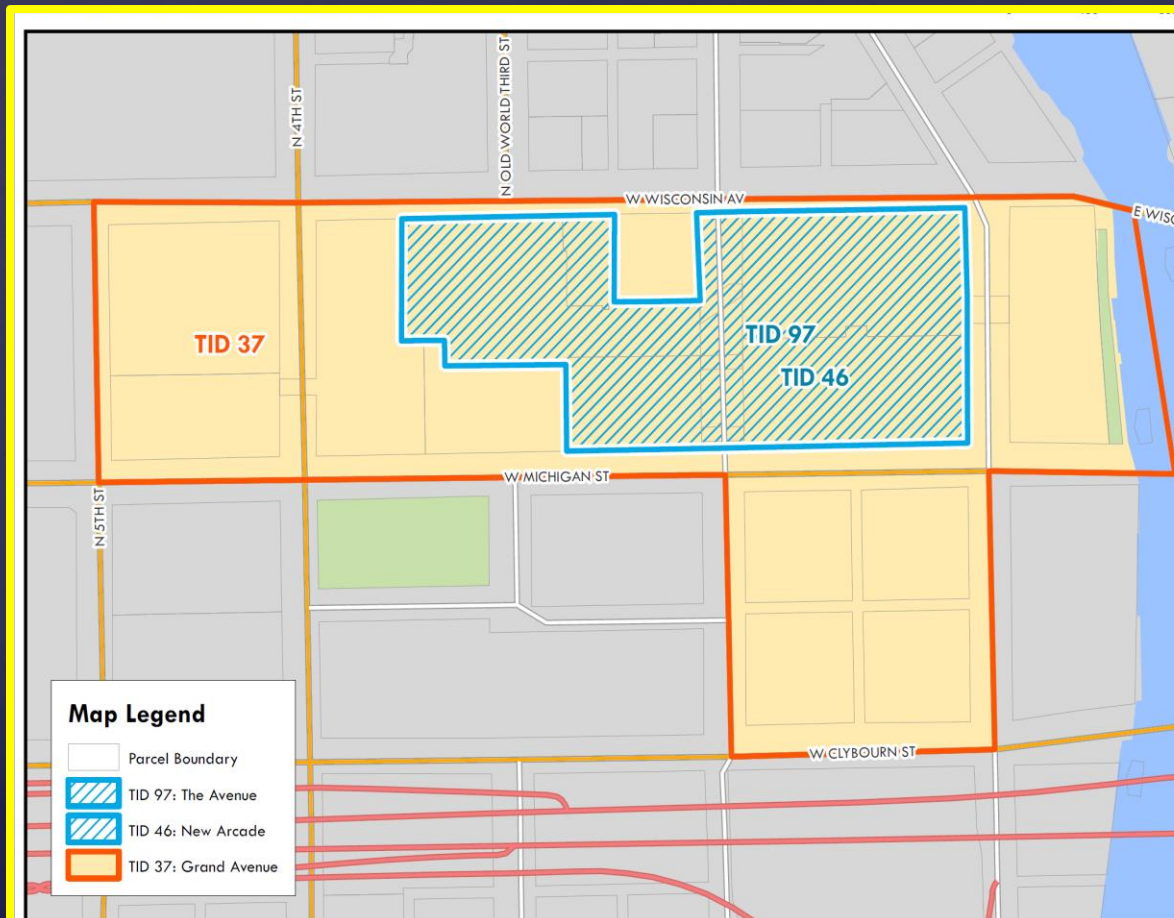
\$213K – 111 W. Michigan Street Ramp

\$125K – Traffic Signal

\$50K – Administrative Costs

District Amended TID #37

Grand Avenue



Amendment #6

\$7.2M Amendment to Project Costs

\$2M Donation to TID #51-Granville Station

\$2.65M Donation to TID #71 – Mitchell Street

\$2.57M Donation to TID #72 Bishop's Creek

District Amendment TID #84 West McKinley and West Juneau

Amendment #1



Journal Square Apartments

\$1M Amendment to
Project Costs

\$1M Grant for Façade
Restoration and
Affordable Student
Housing

Developer Financed –
4.5% interest-10 years

Human Resources
Agreement – 40%
RPP – 25% SBE

District Housing Resolutions



- TID #22 -Beerline B

Provided \$7.1 million for housing programs in the 2021 budget



Districts Dissolved in 2020

- No closures in 2020

Projected District Close-outs, Paving & Housing Amendments Expected 2021 Activity

- Dissolve
 - TID # 22 – Beerline
 - TID #58 – 20th and Walnut
 - TID #65 – 20th and Brown
 - TID # 66 – Metcalfe Park

- Paving Infrastructure
 - TID #54 - Stadium Business Park
 - TID #70 – 735 N. Water
 - TID #77 - Hellermann Tyton

- Housing
 - TID #52 – Sigma Aldrich

Project Description and Accomplishments for each District:



2020 Annual Report and individual
District status available at:

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