



Legislation Details (With Text)

**File #:** 140870      **Version:** 0  
**Type:** Resolution      **Status:** Passed  
**File created:** 9/23/2014      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 10/14/2014  
**Effective date:**

**Title:** Resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 42 (Capitol Court/Midtown) for the Rue 21 Project, in the 2nd Aldermanic District.

**Sponsors:** ALD. DAVIS

**Indexes:** AGREEMENTS, REDEVELOPMENT AUTHORITY, TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

**Attachments:** 1. Grant Agreement-Term Sheet-Budget Summary as of 10-1-14, 2. Fiscal Impact Statement, 3. Hearing Notice List, 4. DCD PowerPoint Presentation

Date	Ver.	Action By	Action	Result	Tally
9/23/2014	0	COMMON COUNCIL	ASSIGNED TO		
9/30/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/7/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
10/14/2014	0	COMMON COUNCIL	ADOPTED	Pass	14:0
10/23/2014	0	MAYOR	SIGNED		

140870  
ORIGINAL  
000806, 010319, 120347, 130071  
ALD. DAVIS

Resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 42 (Capitol Court/Midtown) for the Rue 21 Project, in the 2nd Aldermanic District. This resolution authorizes funding of a grant in the amount of \$85,305 from TID No. 42 for interior renovation work in connection with a proposed clothing retailer at 4162 North 56th Street, Unit 38. The space is currently vacant and the total renovation cost is estimated at \$235,906.

Whereas, The City of Milwaukee ("City") and the Redevelopment Authority of the City of Milwaukee ("RACM") have created Tax Incremental District No. 42 ("District") with the adoption of their respective File Nos. 000806, 010319, 120347, 130071 and 10409 and 10427; and

Whereas, The District consists of approximately 2,457,081 square feet (56.4 acres) generally bounded by West Capitol Drive, North 60th Street, West Fond du Lac Avenue and North 55th Street; and

Whereas, The District is a redevelopment of the former Capitol Court Mall into the current Midtown Center; and

Whereas, Funding provided by Amendment No. 2 to the Project Plan for the District totals \$3,300,000 to assist with the costs associated with stimulating occupancy in the District, specifically assisting with the costs to re-tenant vacant in-line commercial space, tenant improvements for expansion into the District and redevelopment of the vacant Lowe's site; and

Whereas, Economic development funds for grants or loans were approved in the form of a Tenant Improvement Master Fund and Economic Development Master Fund for these purposes; and

Whereas, One of the projects proposed in the District and recommended for assistance is the renovation of a vacant 5,687 square-foot space, Unit 38, at 4162 North 56th Street into a Rue 21 clothing retailer ("Tenant"); and

Whereas, Renovations for this space are estimated to cost \$235,906, of which the City will provide \$85,305, for the work shown in the Budget Summary, a copy of which is attached to this Common Council File; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Grant Agreement with RACM, a copy of which is attached to this Common Council File, is approved and the proper City officials are directed to execute said Agreement and to provide a grant for the proposed Rue 21 at 4162 North 56th Street, Unit 38, on terms set forth in the Term Sheet attached to the Agreement as Exhibit A; and, be it

Further Resolved, That the City Comptroller is directed to establish such accounts and provide such funding from Tax Incremental District No. 42 as provided in the Grant Agreement.

DCD:Deshea.Agee:dda  
09/23/14/B