



Legislation Details (With Text)

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On agenda: **Final action:** 7/26/2005

Effective date:

Title: Substitute resolution approving a Project Plan and creating Tax Incremental District No. __ (Pabst City) and approving the terms of a Cooperation Agreement to implement the Project Plan, in the 4th Aldermanic District.

Sponsors: ALD. BAUMAN

Indexes: AGREEMENTS, REDEVELOPMENT, URBAN, TAX INCREMENTAL DISTRICTS

Attachments: 1. Fiscal Note.pdf, 2. Project Plan dated 5-11-05.PDF, 3. Fiscal Note-substitute.pdf, 4. Feasibility Report 5-4-05.pdf, 5. DCD Letter.PDF, 6. MMAC-News Release.PDF, 7. Economic Impact of PabstCity.PDF, 8. Puget Sound Business Journal.PDF, 9. Notice.PDF, 10. Term Sheet Exhibit A.pdf, 11. Term Sheet Exhibit B.pdf, 12. Original Term Sheet.pdf, 13. Milwaukee Pabst Final Report.pdf, 14. Cover letter.PDF, 15. Communication from Comptroller's Office-TID 58.PDF, 16. MMAC Letter.PDF, 17. Project Plan dated 6-16-05.PDF, 18. Communication from Comptroller to Ald. D'Amato.PDF, 19. Communication from Comptroller to Ald. Hines.PDF, 20. DCD Letter to Chair of ZND.PDF, 21. S.B. Friedman Letter.pdf, 22. DCD Letter to Ald. Hamilton.PDF, 23. Pabst City Redevelopment Project.pdf, 24. Term Sheet dated 7-1-05.PDF, 25. CHJC Pabst Memorandum 7-1-05_1.pdf, 26. Pabst City CHJ Ltr 7-1-05.pdf, 27. Cincinnati Courier -Identify Crisis.PDF, 28. San Jose Mercury News-Bringing accountability to S.J. Redevelopment Agency.PDF, 29. Puget Sound Business Journal (Seattle)-Seattle Game Works requests rent reduction.PDF, 30. Letter to Common Council from Iris Guensburg.PDF, 31. Ald. Hines Pabst City media statement.pdf, 32. motion#1.pdf, 33. motion#2.pdf, 34. motion#3.pdf, 35. motion#4.pdf, 36. Communication from East Side Business Improvement district #20.PDF, 37. Communication from Big Step/WRTP.PDF, 38. Communication from Mayor Barrett to Common Council Members.PDF, 39. Text provided by Doug Neilson, "Visit Milwaukee", 40. Town Hall meeting with Ald. McGee, Jr., D'Amato and Zielinski.pdf, 41. Ald. D'Amato e-mail to the Comptroller's Office dated 7/15/05.pdf, 42. Letter to Ald. D'amato from Commissioner Marcoux.PDF, 43. Statement from the Common Council President Hines.pdf, 44. Communication to Ald. D'Amato from Comptroller's Office).PDF, 45. Term Sheet-amended 7/26/05.pdf

Date	Ver.	Action By	Action	Result	Tally
5/3/2005	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/9/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/9/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2005	1	CITY CLERK	DRAFT SUBMITTED		
5/17/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
5/27/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/27/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

6/30/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/30/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/30/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
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6/30/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/30/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/5/2005	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	AMENDED	Pass	5:0
7/5/2005	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	3:2
7/6/2005	2	CITY CLERK	DRAFT SUBMITTED		
7/6/2005	2	COMMON COUNCIL	REFERRED TO	Fail	6:9
7/6/2005	2	COMMON COUNCIL	HELD IN COUNCIL	Pass	4:11
7/6/2005	2	COMMON COUNCIL	RECONSIDERED	Pass	10:5
7/6/2005	2	COMMON COUNCIL	HELD IN COUNCIL	Pass	3:12
7/6/2005	3	CITY CLERK	DRAFT SUBMITTED		
7/26/2005	3	COMMON COUNCIL	AMENDED	Pass	12:3
7/26/2005	3	COMMON COUNCIL	AMENDED	Pass	14:1
7/26/2005	3	COMMON COUNCIL	AMENDED	Pass	15:0
7/26/2005	3	COMMON COUNCIL	AMENDED	Fail	2:13
7/26/2005	3	COMMON COUNCIL	AMENDED	Pass	15:0
7/26/2005	4	COMMON COUNCIL	ADOPTED	Fail	6:9
7/26/2005	4	CITY CLERK	DRAFT SUBMITTED		

050073
 SUBSTITUTE 4

ALD. BAUMAN

Substitute resolution approving a Project Plan and creating Tax Incremental District No. __ (Pabst City) and approving the terms of a Cooperation Agreement to implement the Project Plan, in the 4th Aldermanic District.

This substitute resolution approves a tax incremental district Project Plan to redevelop the former Pabst Brewing Company complex at North 8th Street and West Juneau Avenue into a mixed-use complex consisting of 466,000 square feet of retail and commercial space, 282,000 square feet of office space, 250 apartment and condominium units and 3,800 stalls of parking, at a total estimated cost of \$315 million, of which the City, subject to certain adjustments, shall provide up to \$39 million of funding (plus approximately \$2 million for administration and job training), all to be funded with the proceeds of general obligation borrowing.

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin with amendments from other chapters of said Laws created Section 66.1105, Wisconsin Statutes, titled "Tax Increment Law"; and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee ("Common Council") and the Redevelopment Authority of the City of Milwaukee ("Authority") must follow to create a Tax Incremental District ("District" or "TID") and approve a Project Plan for the District; and

Whereas, Pursuant to Section 66.1105(4) (a) through (gm), Wisconsin Statutes, the Authority conducted a public hearing on the Project Plan for the Pabst City Tax Incremental District, designated the boundaries of the District, recommended that the District be created and submitted such recommendation to the Common Council for approval with a proposed Project Plan for Tax Incremental District No. __, City of Milwaukee (the "Plan"), a copy of which is attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4) (gm)4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed District must qualify as either a "blighted area" within the meaning of Section 66.1105(2) (a), Wisconsin Statutes; an area "in need of rehabilitation or conservation work" within the meaning of Section 66.1337(2m) (b), Wisconsin Statutes; or must be suitable for "industrial sites" within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; and

Whereas, Property standing "vacant" as provided in Section 66.1105(4) (gm), Wisconsin Statutes, for an entire 7-year period immediately preceding adoption of this resolution shall not exceed 25 percent, by area, of the District; and

Whereas, Based upon field survey and available public information and records, 71.2 percent, by area, of the real property in the District, as identified in Exhibit 1 of the Plan, consists of properties, which in the aggregate, are a "blighted area" within the meaning of Section 66.1101 and, therefore, satisfies the requirements of Section 66.1105 (4) (gm)4.a., Wisconsin Statutes; and

Whereas, Based upon available public information and records, 13.8 percent of the real property in the District, as identified on Map 2 and Exhibit 1 of the Plan, consists of property that is "vacant" within the meaning of Section 66.1105, Wisconsin Statutes; and

Whereas, The Plan contains statements and other factual information indicating that the improvement of such area is likely to enhance significantly the value of real property in the District; that project costs directly serve to promote development of the District consistent with the purpose(s) for which the District is created under Section 66.1105(4) (gm)4.a., Wisconsin Statutes, and that the aggregate value of equalized taxable property of the District plus the incremental value of all existing Districts has been determined to be less than 12 percent of the total value of equalized taxable property within the City of Milwaukee ("City"); now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, regarding Tax Incremental District No. __, City of Milwaukee, that it finds and determines as follows:

1. The District is a "blighted area" within the meaning of Section 66.1105(4) (gm)4.a., Wisconsin Statutes.
2. The improvement and/or redevelopment of such area, as hereinafter provided, is likely to enhance significantly the value of substantially all of the other real property in such District.
3. Project costs relate directly to promoting development consistent with the City's Master Plan and with the purpose(s) for which the District is created under Section 66.1105(4) (gm)4.a., Wisconsin Statutes.

4. The percentage of the aggregate value of the equalized taxable property of the District plus the incremental value of all existing Districts does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That TID No. ___ is created as of January 1, 2005 and that the boundaries of the District recommended by the Authority are approved as described and more precisely set forth in the Plan; and, be it

Further Resolved, That the Plan is approved as the Project Plan for said District and that the Plan is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That the proper City officials are authorized and directed to enter into a Cooperation Agreement for the purposes of implementing the Plan on terms substantially in accordance with the Term Sheet for TID No. ___, a copy of which is attached to this Common Council File; and, be it

Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Common Council; and, be it

Further Resolved, That the appropriate city officials shall submit the finalized development agreement to the full Common Council for its review and approval by separate resolution; and, be it

Further Resolved, That:

1. The City Clerk is authorized and directed to apply to the Wisconsin Department of Revenue for a "Determination of Tax Increments and Tax Incremental Base," for the District pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.

2. Pursuant to the provisions of Section 66.1105(5)(f), Wisconsin Statutes:

a. The Assessment Commissioner is authorized and directed to identify upon the assessment roll, returned and examined under Section 70.45, Wisconsin Statutes, those parcels of property which are within TID No. ___, specifying thereon the name of the District.

b. The City Clerk is authorized and directed to make notations on the tax roll for the District similar to those required to be made under Section 70.65, Wisconsin Statutes.

c. The Commissioner of City Development is authorized and directed to act on behalf of the Common Council as coordinator of all Plan activities, which in his judgment are necessary to carry out the Plan and the intent of this resolution.

d. A variance is authorized from the procedures of Common Council File No. 68-461-x, being the Guidelines for the Control of Capital Expenditures, and directs the City Comptroller to establish the appropriate accounts within the TID No. ___ Project Account, No. 0336-1910-TD05880000, to appropriate tax increment collections equal to the total required to pay the City Contribution to the Authority as provided in the Term Sheet for this District, in such amounts as set forth in the Plan, as shall be necessary to implement the Plan.

e. The City Comptroller, in conjunction with the Commissioner of City Development, is authorized to establish all accounts and subaccounts and make appropriation transfers

upon written request by the Department of City Development for all revenue or expenditure activity under this resolution.

f. The Commissioner of City Development is directed to submit quarterly reports to the Common Council regarding the implementation of the Pabst City project.

g. The Department of Administration is directed to provide quarterly reports to the Common Council on the operation and results of the job training component.

Lme

7/27/05