



Legislation Details (With Text)

**File #:** 190173      **Version:** 1  
**Type:** Resolution      **Status:** Placed On File  
**File created:** 5/7/2019      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 12/13/2022

**Effective date:**

**Title:** Substitute resolution approving Amendment No. 5 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

**Sponsors:** ALD. COGGS, ALD. BAUMAN

**Indexes:** TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

**Attachments:** 1. Fiscal Impact Statement, 2. Amendment No. 5 to Project Plan as of 5-15-19, 3. Comptroller Review Letter, 4. City Attorney Letter, 5. Email Re Streetcar Timing Constraints, 6. Email to ZND Chair Schedule Request, 7. Motion by Ald Bauman, 8. Amendments to: 'AMENDMENT NO. 5 TO THE PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 48 (PARK EAST)', 9. Support Letters, 10. Hop PowerPoint 7-23-19, 11. Hearing Notice List 07-23-19, 12. Hop PowerPoint 5-21-19, 13. Hearing Notice List 05-21-19, 14. Letter from Mayor Tom Barrett, 15. Support - Urban League, 16. Support - Potawtomi (Revised)

Date	Ver.	Action By	Action	Result	Tally
5/7/2019	0	COMMON COUNCIL	ASSIGNED TO		
5/16/2019	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
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5/16/2019	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/16/2019	1	CITY CLERK	DRAFT SUBMITTED		
5/21/2019	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
7/17/2019	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/17/2019	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
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7/23/2019	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
12/6/2022	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PLACING ON FILE	Pass	5:0
12/13/2022	1	COMMON COUNCIL	PLACED ON FILE	Pass	12:0

190173  
SUBSTITUTE 1  
011182, 041514, 101297, 141313, 151547, 160418  
ALD. COGGS AND BAUMAN

Substitute resolution approving Amendment No. 5 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

This substitute resolution approves Amendment No. 5 to the Project Plan for Tax Incremental District No. 48 to authorize funding of new project costs for the Bronzeville Streetcar Extension and Public Plaza at West Wisconsin and Vel R. Phillips Avenues. 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, Boundaries and a Project Plan for Tax Incremental District ("TID" or "District") No. 48 were approved by the Redevelopment Authority of the City of Milwaukee ("Authority") and the Common Council of the City of Milwaukee ("Common Council") in 2002 by adoption of File No. 011182 to, among other things, fund the redevelopment of 64 acres of vacant land made available by the removal of the former Park East Freeway spur; and

Whereas, On May 3, 2005, the Common Council adopted File No. 041514, which approved Amendment No. 1 to the TID No. 48 Project Plan to provide an increase in funding for additional public infrastructure improvements and change the boundary for the District; and

Whereas, On July 26, 2011, the Common Council adopted File No. 101297, which approved Amendment No. 2 to the TID No. 48 Project Plan to fund additional public infrastructure, administrative costs and workforce development related to The North End Phase II Project; and

Whereas, On March 1, 2016, the Common Council adopted File No. 151547, which approved Amendment No. 3 to the TID No. 48 Project Plan to fund a workforce development program related to the construction of the new arena and related development undertaken by the Milwaukee Bucks; and

Whereas, On July 26, 2016, the Common Council adopted File No. 160418, which approved Amendment No. 4 to the TID No. 48 Project Plan to fund additional public infrastructure, Riverwalk, dockwall and public access connections for the Laacke and Joys redevelopment and Phase IV of The North End development projects; and

Whereas, On May 16, 2019, pursuant to Section 66.1105(4) (h)1 and Section 66.1105(2) (f) 1.n., Wisconsin Statutes, and following the required notice and public hearing, the Authority recommended adoption of Amendment No. 5 to the Project Plan for TID No. 48 ("Amendment" or "Amendment No. 5"), 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 it finds and determines as follows:

1. The Amendment retains the existing boundaries of the District and does not alter the number of properties within the District. Therefore, the findings made in File No. 011182, pursuant to Sections 66.1105(4)(gm)1 and 4, Wisconsin Statutes, are unchanged.
2. The Amendment revises the project costs to be supported by the District and revises the Economic Feasibility Report that is part of the Project Plan and makes related changes regarding the timing of project costs and methods of financing.
3. Project costs provided in the Amendment relate directly to promoting development consistent with the City of Milwaukee's ("City") Master Plan and with the purposes for which the District was 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 other existing TIDs, 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 the Amendment is approved by the Common Council and that the Project Plan for TID No. 48, as amended, is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City, pursuant to Sections 66.1105(4)(g) and (4)(h)(1), Wisconsin Statutes; and, be it

Further Resolved, That the route of Phase 1 of the Bronzeville Extension of the Milwaukee Streetcar Project, as defined in the Amendment, is approved; and, be it

Further Resolved, That the directives given to the Commissioner of Public Works in Common Council File No. 141313 approved on February 10, 2015 for the initial Milwaukee Streetcar Project are extended to authorize the Commissioner of Public Works to take the necessary steps and actions including, but not limited to, executing any contracts, change orders or other agreements needed to complete the planning, design, engineering and construction of the Milwaukee Streetcar route extension as described and funded in the Amendment; and, be it

Further Resolved, That the final design phase and construction phase of proposed extensions of the Milwaukee Streetcar, as described in the Amendment, shall be supervised by the Joint Committee on Downtown Streetcar Implementation and, if at any time during design or construction, total costs exceed authorized funding, the Joint Committee on Downtown Streetcar Implementation shall report this conclusion to the Common Council, along with any necessary adjustments to the project scope or other cost-saving measures for Common Council review; and, be it

Further Resolved, That the appropriate City officials, including the City Attorney, Commissioner of City Development, Commissioner of Public Works and the City Comptroller, are directed to enter into such agreements, as necessary, to accomplish the purposes of the Amendment; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue, in such form as may be prescribed by said Department, of the approval of this Amendment pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.
2. The City Comptroller is directed to transfer the sum of \$21,000,000, plus capitalized interest for two years, from the Parent TID Account to Project Account No. TD04880000 for the purpose of providing funds necessary to implement the Amendment.

3. The City Comptroller, in conjunction with the Commissioner of City Development, is directed to perform such acts and to create such accounts and subaccounts and make appropriate transfers, upon written request by City Development, for all revenue or expenditure activity under this resolution.

DCD:Lori.Lutzka:11

05/15/19