

**TID 70 – 735 N. Water St.
Periodic Report
12/31/10**

District Created: 2007

Authorized expenditure (excluding interest): \$1,673,992

Authorizing resolution(s): File #060961, #091567

Projected TID dissolution: 2030 (levy year)

Maximum legal life: 2034

Base property value: \$14,904,700

Completion Status: Project to start mid-2010

Project description

This project involves the redevelopment of the office buildings at 731 and 735 North Water Street. The 735 property is the former headquarters of the First Wisconsin National Bank and is the only office building in Milwaukee designed by Daniel Burnham. As such, the building was recently designated a Milwaukee landmark. Improvements to 735 include a connection to the Milwaukee skywalk system, façade restorations, creation of new restaurant space, tenant improvements, and restoration of its riverwalk.

Given a change in the market, the original project plan was amended in 2010 to remove the development of seven luxury condominiums in the 731 building with a Gold's Gym, retail, office and gray-box condominium space.

The TID will provide \$1.5 million of gap financing for the overall project, and \$1,554,000 to renovate the riverwalk adjacent to the buildings. Incremental revenue will first be used to amortize the riverwalk costs, which will be advanced by the City. Revenues in excess of the annual riverwalk amortization will go to retire the \$1.5 million gap contribution which will be advanced by the developer/owner.

District incremental values have changed as follows:

Year	Incremental Value
2010	\$ 508,600
2009	\$ (302,700)
2008	\$ (450,800)

Expenditures - Life to Date (as of 12/31/10)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 120,000	\$ 119,992	\$ -	\$ -	\$ 119,992
Riverwalk Improvements	1,553,992	1,554,000	-	-	1,554,000
Gap Financing	1,500,000	-	-	-	-
Capitalized Interest	167,400	-	-	-	-
Total	\$ 3,341,392	\$ 1,673,992	\$ -	\$ -	\$ 1,673,992

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Revenue/Value Performance (as of 12/31/2010)

	Projected	Actual
Property value	not projected	\$ 15,413,300
Incremental value	not projected	\$ 508,600
Incremental taxes	\$ 26,597	\$ 13,628

Is the project within budget? Yes No If no, explain:

Is the project on schedule? Yes No If no, explain: Need to amend project plan in 2010 will delay original project start date.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.