

TID 53 - Menomonee Valley Shops
Periodic Report
12/31/11

District Created: 2004

Authorized expenditure (excluding interest): \$22,700,000

Authorizing resolution(s): #030974, #110604

Projected TID cost recovery: 2031 (levy year)

Maximum legal life: 2031

Base property value: \$4,752,300

Completion status: Infrastructure completed in 2007, 6 buildings complete, 1 building under construction, 3 parcels remain unsold

Project description

This district consists of approximately 261 acres of land zoned substantially for industrial and manufacturing use. The district is bounded on the west by the Menomonee River, on the south by the Airline Railroad yards, on the east by the 16th Street Viaduct, and on the north by Interstate 94.

The major focus of this project plan is the 134-acre former Milwaukee Road Shops site. The redevelopment of this site is based on a plan done by Wenk & Associates for the Redevelopment Authority of the City of Milwaukee (RACM). The plan includes approximately 58 acres (net) of business park development on the Shops site. The balance of the business park site is dedicated to local roads, the extension of Canal Street through the Shops, and land under the 35th Street Viaduct which is largely intended for parking, storm water management, and recreational uses.

Approximately 27 acres of the Shops site is intended as green space, and is dedicated to a variety of uses, including:

- Land over areas with significant free product environmental contamination left undeveloped: approximately 5 acres;
- Areas to convey out-of-bank flood flows from the Menomonee River across the northern edge of the Shops area: approximately 4 acres;
- Areas to convey out-of-bank flows from south to north across the Shops site. This same area is also used for storm water storage and treatment: approximately 9 acres
- Additional green space in and around the site: approximately 9 acres.

Most areas dedicated as green space are intended to meet floodwater conveyance requirements, storm water storage and treatment requirements. Some of the green space is located in areas where significant environmental contamination precludes redevelopment. Total estimated project cost for site remediation, demolition, filling and grading, storm water utilities, local roadways and infrastructure is estimated at \$16 million, net of an estimated \$12 million of grants for the project.

The business park component of the Shops Plan is served by the extension of Canal Street, which opened April 2006 and connects the southern ring road serving the eastern parking lots of Miller Park to 6th Street – providing a major, alternative east/west transportation linkage for the City. Local streets serve the interior of the business park, branching from Canal Street.

Interior road-building for the business park was bid out in July 2007 and construction was managed by the Department of Public Works. Sewer and water utility work was completed in

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July 2007 with road-building completed in July 2008. One half of utility and road costs were paid for through an Economic Development Administration (EDA) grant.

Parcels in the business park range from 1.5 to 12 acres and can be re-divided or combined to respond to market demands. Sites in the business park were expected to be available to businesses in late 2006, and the City had projected to sell 10-15 acres per year. To date, the City has sold approximately 45 acres. Two additional sales were approved in 2011 for another 8 acres, including Common Council approval of a sale of 3.55 acres to Suzy's Cream Cheesecakes and 4.7 acres to J. F. Ahern Company for development of office and manufacturing facilities. The property sales should occur within the first half of 2012 once financing is secured.

The district has approximately 8 acres of developable land remaining. The project plan assumed the land would sell at \$90,000 to \$100,000 per acre, but the sites are currently being sold from \$110,000 to \$120,000 per acre. Incremental revenue for the district began in 2006-2007. Sites sold to date include:

Palermo Villa, Inc. jump-started the proposed business development component of this District when construction of a 135,000 square-foot frozen pizza production facility, on nine acres, was completed in September 2006. Palermo now employs 450 at this location. In 2010, Palermo Villa, Inc. purchased an additional 3.1 acres from the City of Milwaukee to expand their facility an additional 120,000 square-foot.

Badger Railing completed their new facility and moved in on June 18, 2007. A grand opening ceremony was held in August, with an official of the U.S. Treasury Department in attendance to commemorate the City's use of New Markets Tax Credits for the project. Badger currently employs 32 people.

Construction of Caleffi's building began in June 2007, and the ribbon-cutting opening ceremony occurred on September 10, 2007. Taylor Dynamometer began construction in July 2007 and opened May 2008. Caleffi currently employs 12 people, while Taylor currently has 34 employees.

Both the Derse and Charter Wire corporations completed construction on their buildings in 2009. Together the companies brought a total of 240 jobs to the business park, with an additional 30 jobs at the end of three years.

Ingeteam, a Spanish wind-turbine company, purchased 8.1 acres in 2010 and recently completed the construction of a 150,000 square-foot building. The office and manufacturing facility will employ an estimated 275 employees by the end of three years.

In 2010, the Department of Revenue understated the value of this district by nearly \$28 million because all state-assessed manufacturing property was omitted from the 2010 reported value. This error was corrected through a "catch-up valuation" added to the 2011 district value to compensate for the error. It should be noted that the 2011 district property value of \$79 million is overinflated by the "catch up" correction, and it is expected that the 2012 district value will

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decrease once the correction is removed. Despite this issue, overall district value is expected to increase from \$4.7 million to \$45 million by 2012.

Finally, in 2011, the Common Council approved Amendment No. 1 to the District Project Plan. This amendment was necessary to fully address the geotechnical issues associated with the fill on the site – a significant unknown at the time the original Project Plan was developed. This amendment modified the scope of the Project Plan related to site preparation of the business park and provided approximately \$900,000 of additional public funding to mitigate site geotechnical issues.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2011	\$ 74,293,200	389%
2010	\$ 15,186,200	-62%
2009	\$ 39,965,300	61%
2008	\$ 24,811,400	77%
2007	\$ 14,013,200	2192%
2006	\$ 611,300	81%
2005	\$ 337,600	

Expenditures - Life to Date (as of 12/31/11)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 500,000	\$ 475,435	\$ -	\$ 474,628	\$ 807
DPW Oversight	200,000	191,056	-	190,676	380
Site Development	19,100,000	18,992,278	-	18,992,278	-
Geotechnical-RACM funded	900,000	-	-	-	-
Development Incentives	2,000,000	2,000,000	-	2,000,000	-
Capitalized Interest	2,180,000	1,447,655	-	1,447,655	-
Total	\$ 24,880,000	\$ 23,106,424	\$ -	\$ 23,105,237	\$ 1,187

Revenue/Value Performance (as of 12/31/2011)

	Projected	Actual
Property value	\$ 47,320,861	\$ 79,045,500
Incremental value	\$ 42,653,561	\$ 74,293,200
Incremental taxes	\$ 3,573,031	\$ 4,474,197

Is the project within budget? Yes No If no, explain: EDA grant with \$2,000,000 match funds to be provided by TID-53

Is the project on schedule? Yes No If no, explain:

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