

**TID 59 - Bronzeville**  
**Periodic Report**  
12/31/12

**District Created: 2005**

**Authorized expenditure (excluding interest): \$3,288,500**

**Authorizing resolution(s): #050395**

**Projected TID cost recovery: 2022 (levy year)**

**Maximum legal life: 2032**

**Base property value: \$46,021,500**

**Completion status: Property assembly on-going, and redevelopment proposals solicited**

**Project description**

The Bronzeville district covers a substantial area of the city, stretching from Burleigh Street on the north, Garfield Avenue on the south, King Drive on the east, and North 7<sup>th</sup> Street on the west. While the district is one of the City's largest, at its heart is the creation of an African American cultural and entertainment district with the goal of re-creating, in the area surrounding West North Avenue, the jazz clubs, restaurants and night-life for which this area was famous up to the 1950s.

The district project plan has allocated funding for various components of the district. These components include selective land acquisition in the entertainment area, funding for street improvements, a loan/grant fund to assist with new construction or renovation projects, façade improvements and signage, and assistance with residential construction. Total funds from all sources targeted for this program amount to \$4.5 million with the district providing \$3.4 million.

Phase one of the infrastructure improvements, installation of Milwaukee-style Harp Lighting along West North Avenue, was completed in 2005. Federal and state earmarks were awarded to the Bronzeville project to complete streetscape enhancements and conduct a feasibility and engineering study for the reuse of a former Milwaukee Public School building in the Bronzeville District. The feasibility study was completed in 2012. Efforts to redevelop the former school into the Bronzeville Cultural Center are underway, with planning sessions and discussions with the Bronzeville Advisory Committee.

In 2007, Bronzeville streetscape visioning sessions were conducted where the community participated in numerous streetscape design activities. The Bronzeville streetscape was completed in 2012 and includes special paving enhancements, informational kiosks, gateway signage and various pedestrian amenities.

In the surrounding residential neighborhood, housing incentives are available for those interested in building a new single-family home in the Bronzeville area. Since its inception, the Bronzeville New Homes Initiative, has garnered five new homeowners to the district, adding nearly \$1 million in increment to the district with the new homes constructed.

Of the commercial projects in the district, the redevelopment of the Historic Chief Lippert fire station at 642 West North Avenue is complete. A request for proposals (RFP) was issued for select Redevelopment Authority (RACM) owned parcels in the district. Additional RFPs will be issued in 2013, with responses anticipated to include mixed use development proposals including residential units, commercial or retail spaces.

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District incremental values have changed as follows:

Year	Incremental Value	Increase
2012	\$ 4,039,600	-64%
2011	\$ 11,245,300	1%
2010	\$ 11,090,100	-47%
2009	\$ 21,002,300	36%
2008	\$ 15,434,700	97%
2007	\$ 7,846,800	47%
2006	\$ 5,331,300	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 662,480	\$ -	\$ 571,490	\$ 90,990
Public Improvements	488,500	531,010	2,647	528,363	-
Acquisitions	1,000,000	1,150,676		1,150,676	-
Marketing & Promotion	100,000	98,943	25,000	45,210	28,733
Developer Incentives	1,000,000	700,000	9,504	161,496	529,000
Residential Assistance Program	500,000	130,809	-	90,016	40,793
Capitalized Interest	143,173	186,147	-	186,147	-
Total	\$ 3,431,673	\$ 3,460,065	\$ 37,151	\$ 2,733,398	\$ 689,516

**Revenue/Value Performance (as of 12/31/2012)**

	Projected	Actual
Property value	\$ 54,795,792	\$ 50,061,100
Incremental value	\$ 12,966,992	\$ 4,039,600
Incremental taxes	\$ 1,304,439	\$ 1,939,575

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

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.