

**TID 42 - Midtown
Periodic Report
12/31/09**

District Created: 2000
Authorized expenditure (excluding interest): \$6,600,000
Authorizing resolution(s): File #000806 and #010319
Projected TID dissolution: 2012
Maximum legal life: 2027
Base property value: \$7,118,300
Completion status: Phase II complete.

Project description

This district was created to assist Boulder Venture, Inc. with the redevelopment of the former Capitol Court shopping mall. This project will ultimately lead to the construction of over 600,000 square feet of retail space. The first phase of this development has been completed and includes a Wal-Mart, a Pick 'n Save food store, a medical clinic and 70,000 square feet of retail space. Up to \$7.25 million in the TID Project Plan was used to fund a reintroduced street system to the project's 55-acre site, site improvements and unusual site condition work.

In 2005, the Midtown streetscape enhancement project was developed to include pedestrian friendly elements such as Milwaukee Lantern and Harp-style lighting, enhanced decorative crosswalks at designated intersections, extensive landscaping and commercial district gateway signage.

In 2006, streetscape enhancements were completed and Phase II of the Midtown Shopping District was underway. Phase II, included an Office Depot store that was completed in 2007, which provided 23 new jobs to area residents. In 2008, several new retail units adjacent to Office Depot were completed and offered approximately 25 new jobs.

The Midtown Shopping Center experienced its first major setback in 2009 when the Lowe's Home Improvement store, Milwaukee's first, closed due to its declining sales expectations. A search for a new tenant is underway.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 72,950,300	-2%
2008	\$ 74,663,400	14%
2007	\$ 65,425,600	3%
2006	\$ 63,583,800	20%
2005	\$ 53,020,500	69%
2004	\$ 31,422,700	

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Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 102,773	\$ -	\$ 102,773	\$ -
Public Improvements	-	477,102	118,983	333,218	24,901
Grant to Developer	6,500,000	6,500,000	-	6,498,340	1,660
Capitalized Interest	660,000	845,448	-	803,278	42,170
Total	\$ 7,260,000	\$ 7,925,323	\$ 118,983	\$ 7,737,609	\$ 68,731

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 34,564,083	\$ 80,068,600
Incremental value	\$ 27,789,493	\$ 72,950,300
Incremental taxes	\$ 5,379,319	\$ 9,582,734

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.