

**TID 59 - Bronzeville**  
**Periodic Report**  
12/31/09

**District Created: 2005**

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

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

**Projected TID dissolution: 2029**

**Maximum legal life: 2032**

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

**Completion status: Property assembly ongoing, 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 selective land acquisition in the entertainment area of the district, and provides funding for street improvements, signage, a loan or grant fund to assist new construction or renovation projects, façade improvements, and a residential renovation grant program. Total funds from all sources targeted for this program amount to \$4.5 million with the TID 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.

In 2007, Bronzeville streetscape visioning sessions were conducted where the community participated in numerous streetscape design activities. The Bronzeville Streetscape, scheduled for construction fall 2010, includes special paving enhancements. Informational kiosks, gateway signage, greening of public spaces, improved bus shelters and a community public arts component are anticipated in the future.

In the surrounding residential neighborhood, housing incentives are available to existing home owners interested in renovating their property, and to new homeowners interested in building a single-family home on one of 20 remaining City-owned lots. In addition, the Bronzeville New Home Initiative has provided a new beginning for five new homeowners adding nearly \$1 million in increment to the district.

Several development projects have been proposed for properties on the west end of the Bronzeville district. This includes renovation of the former Inner City Arts Council building into office and community uses at 642 West North Avenue. Also proposed is the Gateway Project between 7<sup>th</sup> Garfield and 7<sup>th</sup> North Avenue. This mixed use development includes residential units, commercial and retail space adjoining a City owned parking facility. In order to move this project forward, the City will be asked to provide financial support for construction of the parking facility. Groundbreaking for the Gateway project is anticipated in fall 2010.

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Additionally, requests for proposals (RFPs) will be issued in 2010 for select Redevelopment Authority of the City of Milwaukee (RACM) owned in parcels in the district, with a goal of increasing the number of business establishments in the District. The request for funding for the parking facility may also include a request to assist with redevelopment of these properties.

District incremental values have increased as follows:

Year	Incremental Value	Increase
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 12/31/09)**

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 566,551	\$ -	\$ 566,551	\$ -
Public Improvements	488,500	488,500	-	27,783	460,717
Acquisitions	1,000,000	1,300,000		1,085,217	214,783
Marketing & Promotion	100,000	100,000	13,750	31,150	55,100
Developer Incentives	1,000,000	483,449	-	-	483,449
Residential Assistance Program	500,000	350,000	-	70,016	279,984
Capitalized Interest	328,850	64,096	-	78,678	(14,582)
Total	\$ 3,617,350	\$ 3,352,596	\$ 13,750	\$ 1,859,395	\$ 1,479,451

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

	Projected	Actual
Property value	\$ 49,657,182	\$ 67,023,800
Incremental value	\$ 7,828,382	\$ 21,002,300
Incremental taxes	\$ 401,231	\$ 1,199,032

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.