

**TID 100 – Zillman Park**  
**Periodic Report**  
**12/31/21**

**District Created: 2019**  
**Authorized expenditure (excluding interest): \$550,000**  
**Authorizing resolution(s): #190787**  
**Projected TID cost recovery: 2023 (levy year)**  
**Maximum legal life: 2046**  
**Base property value: \$2,068,000**  
**Completion Status: Ongoing**

**Project description:**

This Tax Incremental District was created to provide \$500,000 to make public improvements to Zillman Park, a city-owned park at 2138 South Kinnikinic Avenue. The park was originally built in 1965, updated in 1990, and according to the City’s Comprehensive Outdoor Recreation Plan was due for improvements in 2005. Since 2015, several hundred apartment units have been built within a two-block radius of Zillman Park, without improvements being made to the park itself. A project directly adjacent to the Park will add 140 residential apartment units in 2020, in addition to 16,000 square feet of ground floor retail space, including a food hall. This TID will provide the necessary funding to allow the Department of Public Works to construct a playground at Zillman Park, as well as install public amenities to improve the park and better serve the adjacent commercial space.

Conceptual designs for the park were presented to the public for feedback in 2021. Progress has been slow due to the pandemic and MKE Plays staffing issues, but the public design process continues and work is expected to begin in the spring of 2023.

**Incremental Value:**

<b>Year</b>	<b>Incremental Value</b>	<b>Increase</b>
2021	\$ 22,502,600	145%
2020	\$ 9,182,000	
2019	\$ -	

**Expenditures - Life to Date (as of 12/31/21)**

	<b>Project Plan Budget</b>	<b>Appropriations</b>	<b>Encumbrances</b>	<b>Expenditures</b>	<b>Remaining</b>
Public Infrastructure	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Administration	50,000	-	-	-	-
Total	\$ 550,000	\$ -	\$ -	\$ -	\$ -

**TID 100 – Zillman Park  
Periodic Report  
12/31/21**

**Revenue/Value Performance (as of 12/31/2021)**

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 10,000,000	\$ 24,570,600
Incremental value	\$ 7,950,400	\$ 22,502,600
Incremental taxes	\$ 221,419	\$ 826,258
State aid	*	-

\* Not projected.

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.