

**TID 105 – Community Corridor  
Periodic Report  
12/31/21**

**District Created: 2020**  
**Authorized expenditure (excluding interest): \$3,300,000**  
**Authorizing resolution(s): #200250**  
**Projected TID cost recovery: 2041 (levy year)**  
**Maximum legal life: 2047**  
**Base property value: \$1,286,500**  
**Completion Status:**

**Project description:**

The Community Corridor Tax Incremental District #105, known as the Community Within the Corridor Project includes the adaptive reuse of a series of vacant industrial buildings located at 32<sup>nd</sup> and Center Street in Milwaukee’s 30<sup>th</sup> Street industrial corridor. The site is a former Briggs & Stratton industrial complex which closed in the mid-1980’s. The project will result in the creation of 197 housing units, commercial space and a significant amount of community space for residents and the surrounding neighborhood. The housing unit mix includes, efficiency, one, two, three and four bedroom units. Of the 197 units in the project, 139 units will be affordable to households with incomes less than or equal to 60% of Area Median Income and 58 units will be affordable to families with incomes less than or equal to 80% of Area Median Income. Approximately 23,000 square feet of commercial space will be leased for a daycare center, laundromat and organizations which support youth, education, entrepreneurship and business startups. Approximately 40,000 square feet of common and community space will include a basketball court, health club, skate park, futsal court and business incubator.

The project is being developed by a partnership composed of Scott Crawford, Inc. and Roers Companies LLC.

The City provided a developer financed TID in the amount of \$3,150,000 to assist in financing total project costs of \$59 million. The project began construction in 2021 and is on track to be completed by year end 2022.

**Incremental Value:**

<b>Year</b>	<b>Incremental Value</b>
2021	\$ 157,300
2020	\$ -

**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>
Grant to Developer	\$ 3,150,000	\$ -	\$ -	\$ -	\$ -
Administration	150,000	-	-	-	-
Total	\$ 3,300,000	\$ -	\$ -	\$ -	\$ -

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

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 1,301,700	\$ 1,443,800
Incremental value	\$ -	\$ 157,300
Incremental taxes	\$ -	\$ 3,971
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.