

**TID 86 – Germania Building  
Periodic Report  
12/31/21**

**District Created: 2016**  
**Authorized expenditure (excluding interest): \$1,650,000**  
**Authorizing resolution(s): #151788**  
**Projected TID cost recovery: 2043 (levy year)**  
**Maximum legal life: 2044**  
**Base property value: \$3,311,300**  
**Completion Status: Project complete**

**Project description**

The Germania Building is an eight-story building at the southwest corner of West Wells Street and North Plankinton Avenue. It was built in 1896 for George Brumder to house his publishing business of German books, newspapers and magazines. At that time, it was the largest office building in the City of Milwaukee.

In 2014, the Germania was purchased by Germania Real Estate Venture II, LLC, who proposed to invest \$21.9m to redevelop the Germania into 90 apartments (44 affordable units, 46 market-rate units), restore the historical features of the façade and copper domes, and renovate the 9,100 SF of first floor commercial space for new commercial tenants.

Tax Incremental District #86 provided a \$1.5 million developer-financed grant to the project to offset extraordinary costs associated with rehabilitating the façade of the building to historic standards. Work on the project started in the summer of 2016 and was completed in the summer of 2017.

Incremental Value:

Year	Incremental Value	Increase
2021	\$ 1,601,300	24%
2020	\$ 1,287,400	6%
2019	\$ 1,209,300	-4%
2018	\$ 1,266,200	101%
2017	\$ 631,300	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 30,720	\$ -	\$ 7,411	\$ 23,309
Public Improvements	1,500,000	92,757	-	92,757	-
Total	\$ 1,650,000	\$ 123,476	\$ -	\$ 100,168	\$ 23,309

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

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 7,658,401	\$ 4,912,600
Incremental value	\$ 4,570,401	\$ 1,601,300
Incremental taxes	\$ 424,507	\$ 163,900
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.