

TID 105 – Community Within the Corridor
Periodic Report
12/31/25

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: \$1,279,900; District base value redetermined in 2024

Completion Status:

Project description:

TID #105, Community Within the Corridor, includes the adaptive reuse of a series of vacant industrial buildings located at 32nd and Center Street in Milwaukee's 30th 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 was completed around the end of 2022.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 4,787,600	101%
2024	\$ 2,376,800	54%
2023	\$ 1,548,300	3932%
2022	\$ 38,400	-76%
2021	\$ 157,300	

TID 105 – Community Within the Corridor
Periodic Report
12/31/25

Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 19,862		\$ 600	\$ 19,262
Grant to Developer	3,150,000	70,645		70,645	-
Total	\$ 3,300,000	\$ 90,507	\$ -	\$ 71,245	\$ 19,262

Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	\$ 10,448,489	\$ 6,067,500
Incremental value	\$ 9,146,789	\$ 4,787,600
Incremental taxes	\$ 1,001,060	\$ 197,679
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: In 2023, a number of residents were displaced after tests reviewed by the Department of Natural Resources revealed unacceptable levels of toxic vapors present at the development. Since that time, the developers have been working in collaboration with the State Department of Natural Resources and environmental consultants to complete remediation and testing efforts and establish an ongoing monitoring protocol for the development going forward with the goal of fully and safely reoccupying the project.

The current assessment reflects the partial occupancy of the project.