TID 118 – 100 East National
Periodic Report
12/31/25

District Created: 2024
Authorized expenditure (excluding interest): $2,312,500
Authorizing resolution(s): #240165
Projected TID cost recovery: 2043 (levy year)
Maximum legal life: 2051
Base property value: $1,066,100
Completion Status: Ongoing

Project description:

The 100 East National project being developed by Bear Development, LLC involves the construction of a mixed-use multifamily apartment building at the northeast corner of South 1st Street and East National Avenue in Milwaukee's Harbor District. The new building will contain 140 once and two-bedroom apartments and approximately 3,140 square feet of commercial space. The units will be affordable to families with incomes between 30%-80% AMI.

The City provided a developer financed TID in the amount of $2,170,000 to assist in financing total project costs of $54.6 million. The Project began construction in 2024 and is anticipated to be completed mid-2026.

Incremental Value:

Year	Incremental Value	Increase
2025	$ 333,900	
2024	$ -	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	$ 142,500	$ -	$ -	$ -	$ -
Grant to Developer	$ 2,170,000	$ -	$ -	$ -	$ -
Total	$ 2,312,500	$ -	$ -	$ -	$ -

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

	Projected	Actual
Property value	$ 4,600,008	$ 1,400,000
Incremental value	$ 4,042,208	$ 333,900
Incremental taxes	$ 85,745	$ 7,474
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.