

TID 126 – Field House Flats
Periodic Report
12/31/25

District Created: 2025
Authorized expenditure (excluding interest): \$6,890,000
Authorizing resolution(s): #250732, #251142
Projected TID cost recovery: 2041 (levy year)
Maximum legal life: 2052
Base property value: \$0
Completion Status: Ongoing

Project description:

The Field House Flats project, TID #126, created in 2025 involves the construction of a new mixed-use building which includes residential and commercial uses in the Deer District located in downtown Milwaukee. The project site is bounded by West Juneau Avenue, West McKinley Avenue, North Vel R. Phillips Avenue and North Doctor Martin Luther King, Jr. Drive. The housing component includes 124 studio apartments (with a mix of Area Median Incomes at 50%, 60%, and 80%), 130 one-bedroom apartments (with a mix of Area Median Incomes at 50%, 60%, and 80%), and 15 two-bedroom apartments (with a mix of Area Median Incomes at 50%, 60%, and 80%). Also, the project contains approximately 13,000 square feet of ground floor commercial space and a 27,000 square foot athletic facility and field house for students at the Milwaukee Area Technical College.

The project is being developed by J. Jeffers & Company. The developer has been involved in various projects in the City of Milwaukee including the Milwaukee Athletic Club, Huron Building, Mackie Flats, Mitchell Building, Historic Garfield Apartments, The Griot, American Black Holocaust Museum, and Journal Commons.

The City provided a developer-financed \$6,770,000 grant that will be amortized over 18 years with a 6% interest rate to J. Jeffers & Company.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ -	

2025 will be the base year for this district as per State Statute the municipal resolution was adopted before September 30, 2025. Consequently, there is no incremental value.

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Grant to Developer	\$ 6,770,000	\$ -	\$ -	\$ -	\$ -
Total	\$ 6,890,000	\$ -	\$ -	\$ -	\$ -

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

	Projected	Actual
Property value	\$ -	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -
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.