

**TID 127 – 100 East Wisconsin
Periodic Report
12/31/25**

District Created: 2025

Authorized expenditure (excluding interest): \$14,540,000

Authorizing resolution(s): #250525

Projected TID cost recovery: 2042 (levy year)

Maximum legal life: 2052

Base property value: \$24,605,400

Completion Status: Ongoing

Project description:

The 100 East Wisconsin project, TID #127, created in 2025 involves substantial and historical rehabilitation of a 34-story office building located in downtown Milwaukee. The project converts the existing building from office to multi-family residential use. The project is located at 100 East Wisconsin Avenue. The building includes 84 studio units, 202 one-bedroom units, 79 two-bedroom units, and 8 three-bedroom units. In total the building has 373 units of which 75 units are set aside for workforce housing.

The project is being developed by 100 East PropCo, LLC, a collaboration between Klein Development, Inc. and MOS-RE. The development collaboration has been involved in various projects in the City of Milwaukee including Vantage on the Park, The Easton, The Eastsider, Rexnord Headquarters, 241 North Broadway, and MKE Lofts.

The City provided a developer-financed \$16,600,000 grant that will be amortized over 20 years with a 6.58% interest rate the developer.

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	\$ 140,000	\$ -	\$ -	\$ -	\$ -
Grant to Developer	\$ 14,400,000	\$ -	\$ -	\$ -	\$ -
Total	\$ 14,540,000	\$ -	\$ -	\$ -	\$ -

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

	Projected	Actual
Property value	\$ 27,266,622	\$ 24,605,400
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.