

TID 59 - Bronzeville
Periodic Report
12/31/25

District Created: 2005

Authorized expenditure (excluding interest): \$3,288,500

Authorizing resolution(s): #050395, #250524

Projected TID cost recovery: 2020 (levy year)

Maximum legal life: 2032

Base property value: \$44,526,400; District base value redetermined in 2024

Completion status: Property assembly on-going, and redevelopment proposals solicited

Project description

The Bronzeville district covers a substantial area of the city, stretching from Burleigh Street on the north, Garfield Avenue on the south, King Drive on the east, and North 7th Street on the west. While the district is one of the City's largest, at its heart is the creation of an African American cultural and entertainment district with the goal of re-creating, in the area surrounding West North Avenue, the jazz clubs, restaurants and night-life for which this area was famous for until the 1950s.

The district project plan has allocated funding for various components of the district. These components include selective land acquisition in the entertainment area, funding for street improvements, a loan/grant fund to assist with new construction or renovation projects, façade improvements and signage, and assistance with residential construction. Total funds from all sources targeted for this program amount to \$4.5 million with the district providing \$3.4 million.

Phase one of the infrastructure improvements, installation of Milwaukee-style Harp Lighting along West North Avenue, was completed in 2005. Federal and state earmarks were awarded to the Bronzeville project to complete streetscape enhancements and conduct a feasibility and engineering study for the reuse of a former Milwaukee Public School building in the Bronzeville District. The feasibility study was completed in 2012. Efforts to redevelop the former school into the Bronzeville Cultural Center are underway.

In 2007, Bronzeville streetscape visioning sessions were conducted where the community participated in numerous streetscape design activities. The Bronzeville streetscape was completed in 2012 and includes special paving enhancements, informational kiosks, gateway signage and various pedestrian amenities.

In the surrounding residential neighborhood, housing incentives are available for those interested in building a new single-family home in the Bronzeville area. Since its inception, the Bronzeville New Homes Initiative, has garnered five new homeowners to the district, adding nearly \$1 million in increment to the district with the new homes constructed.

Of the commercial projects in the district, the redevelopment of the Historic Chief Lippert fire station at 642 West North Avenue is complete. In addition, a request for proposals (RFP) was issued for select Redevelopment Authority (RACM) owned parcels in the district. Additional RFPs are planned, with responses anticipated to include mixed use development proposals including residential units, commercial or retail spaces.

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In 2013, the district supported the redevelopment of vacant parcel into a designated commercial district parking facility for businesses in the near area.

Additionally, the project plan supported district marketing and annual promotional events such as the “Week in Bronzeville”, and design and development opportunities such as the Bronzeville charrette.

In 2014, the Bronzeville charrette generated interest in the former Garfield School. The Garfield Redevelopment RFP was issued and awarded in 2014. The former MPS Garfield School along with the former Black Holocaust Museum building and Grant’s Soul Food restaurant has been transformed into the Historic Garfield/Griot Redevelopment project which is located in two overlapping TID project areas: Bronzeville Cultural and Entertainment District and Garfield North. The project includes mixed income residential units, commercial space and programming for cultural and entertainment activities.

In 2016, TID No. 54 (Stadium) donated an estimated \$2,562,995 to TID No. 59 (Bronzeville) to accommodate 5 years of donations from 2016-2020 inclusive from the donor TID to the recipient TID;

In October of 2017, Phase I of the Historic Garfield Campus was completed. The 16.6 million dollar public/private development provided one, two and three bedroom apartment homes, artistic interior vestibule and vibrant community gathering space.

In 2020, Bronzeville Week, the City of Milwaukee’s annual celebration of African-American culture, history, art, commerce and entertainment took place for the 8th consecutive year. A formal City of Milwaukee-sanctioned event and celebration, this year’s Bronzeville Week happened in a virtual context due to COVID-19 restrictions. One of the results of sponsoring the annual Bronzeville Week has been to enhance investor interest in the district.

In 2021 an RFP was issued for the catalytic site located at 6th and North Avenue as a development opportunity. The asking price for this 48,725 square foot parcel was \$300,000 or \$6.15/sf. Preliminary ideas for the site envision a vibrant and dynamic mix of uses, including multifamily housing, entertainment and retail offerings. A number of viable proposals were received with decisions on the winning proposal expected in early 2022. Bronzeville Week took place once again in 2021 with a full and expanding array of cultural events including the Art Walk, Pancakes and Poetry and the Black Friday Music and Market Place.

In 2022 an RFP was awarded for the catalytic site located at 6th and North Ave to FIT Investment Group & Cinnare Solutions. The site will become a creative arts and technology incubator and hub for local artists and entrepreneurs. Construction will include a 3-story mixed use and mixed-income building with 54 residential units with 3 artists live/work units. There will also be creative spaces and amenities for a variety of businesses to use in sectors such as film, music and design.

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The Annual Bronzeville Week was held August 6th through 13th 2022 and included The HaRunbee 5K Walk/Run, mural painting, Brunch in Bronzeville and a Summer Blues and Jazz Concert among other daily events including the Bronzeville Cultural & Arts Festival.

In addition to the Annual Bronzeville Week, the first of two Artist Housing Homeworks Projects were completed in 2022 and a Development Incentive Zone (DIZ) option for the Bronzeville overlay zone to promote, protect and preserve the creative development community was approved by the Common Council.

In 2023, FIT Investment Group continued to prepare for construction on the catalytic site located at 6th and North Avenue. Demolition and site clearance are expected to be completed in 2024. DCD also worked with the development team in preparation to apply for a WEDC Site Assessment Grant, which would be used to reimburse a portion of the pre-development expenses.

Once again, Bronzeville Week was held on August 5-12th and was a success for neighborhood residents and business owners. Events included musical performances at the Bronzeville Cultural and Arts Festival, the Bronzeville Business Breakfast at 1916 Black, a discussion about real estate opportunities with the African American Chamber of Commerce of Wisconsin, and a wide variety of other events.

Final environmental cleanup and site preparation work was completed along North Avenue between 6th Street and 7th Street in fall of 2024, in preparation for construction of the Bronzeville Creative Arts & Technology Hub, which will be underway in 2025. Construction on Niche Book Bar at 1937 N. Martin Luther King Jr. Drive was substantially completed by the end of 2024 following sale of the property in 2022 and investment of over \$90,000 in City funding.

The 2024 edition of Bronzeville Week was held from August 3-10th, and featured The HaRUNbee 5K Run/Walk for Healthy Birth Outcomes on Saturday, August 3; the Bronzeville Cultural & Arts Festival on Sunday, August 4; the Bronzeville Sleepover for Education on Friday, August 9; and the Evolve & Emerge Bronzeville Art Walk on Saturday, August 10, among others.

In 2025, the first amendment to the TID was approved for \$5 million in total Project Costs. The amendment included the funding of public infrastructure, the construction of seven new single-family homes on city vacant lots, phase II of the streetscaping project along MLK Drive, the Beechie Brooks statue and funding the City's commercial corridor programs. These Projects are in or within a one-half mile of the TID boundary and are expected to be completed by 2027.

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District incremental values have changed as follows:

Year	Incremental Value	Change
2025	\$ 52,348,900	98%
2024	\$ 26,493,500	-28%
2023	\$ 36,898,400	93%
2022	\$ 19,084,400	81%
2021	\$ 10,529,400	12%
2020	\$ 9,380,200	1128%
2019	\$ 764,000	-157%
2018	\$ (1,350,900)	-48%
2017	\$ (2,579,200)	-151%
2016	\$ 5,072,500	146%
2015	\$ 2,063,100	-49%
2014	\$ 4,013,300	-9%
2013	\$ 4,393,900	9%
2012	\$ 4,039,600	-64%
2011	\$ 11,245,300	1%
2010	\$ 11,090,100	-47%
2009	\$ 21,002,300	168%
2007	\$ 7,846,800	47%
2006	\$ 5,331,300	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 912,654	\$ -	\$ 586,990	\$ 325,664
Public Improvements	488,500	5,280,836	680,000	742,809	3,858,026
Acquisitions	1,000,000	1,149,483	-	1,177,683	(28,200)
Marketing & Promotion	100,000	98,943	-	265,964	(167,021)
Developer Incentives	1,000,000	669,759	-	254,680	415,079
Residential Assistance Program	500,000	132,002	-	94,766	37,236
Capitalized Interest	143,173	186,147	-	188,409	(2,263)
Total	\$ 3,431,673	\$ 8,429,824	\$ 680,000	\$ 3,311,301	\$ 4,438,523

Financing Costs – Interest Paid through 12/31/2025: \$1,462,092

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

	Projected	Actual
Property value	\$ 69,032,499	\$ 96,875,300
Incremental value	\$ 27,203,699	\$ 52,348,900
Incremental taxes	\$ 5,379,754	\$ 5,947,273
State aid	*	\$ 95,420

* Not projected.

Miscellaneous Revenue through 12/31/2025: \$147,722

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.