

TID 77 – Hellerman/Tyton
Periodic Report
12/31/25

District Created: 2012

Authorized expenditure (excluding interest): \$2,009,335

Authorizing resolution(s): #120657, #221110

Projected TID cost recovery: 2031 (levy year)

Maximum legal life: 2032

Base property value: \$3,368,100

Completion Status: Ongoing

Project description

Hellermann/Tyton Corporation has its U.S. headquarters at 7930 N. Faulkner Road, in the City's Northwest Land Bank. The company was established in the United States in 1969 and has been at this location since 1977 and has expanded into a nearby facility at 8475 N. 87th Street. The company manufactures cable ties, and related products for fixing, identifying and protecting cables and their connecting components. Their products are sold to a number of industries, including automotive, aerospace, defense, electrical, manufacturing, networking/data centers and telecommunications.

Hellermann/Tyton acquired the facility at 6701 W. Good Hope Rd. for the purpose of expanding its production capacity. Total estimated costs are \$6,475,000, including acquisition, equipment purchase, and facility upgrade.

Hellermann/Tyton has 34 locations in North America, South America, Africa, Europe, and Asia. It is owned by Doughty Hanson & Company, a private equity firm located in London, England.

The district will provide up to \$750,000 toward the \$6.5 million cost to upgrade the facility. All funds will be advanced by Hellermann/Tyton and repaid through actual incremental revenue generated in the district. Payment of increment generated by the district will terminate upon expiration of the contract period, whether or not the Hellerman/Tyton Corporation has recovered all costs. The City's final payment to the Hellermann/Tyton was made in 2020 (2019 levy). Payment was tied to job creation that was met.

2013 district value was less than the Base, despite the expenditures to upgrade the facility. This was most likely attributable to the WI Department of Revenue assessing the property as a manufacturer, compared with the City assessing it under its former use as a commercial property. The 2014 district value has increased above the Base value, generating a tax increment.

Hellermann/Tyton completed construction of an addition to their building in 2015.

The most recent records provided to the City of Milwaukee indicates the company has over 600 employees in Milwaukee, of which roughly half live in the City of Milwaukee. This compares to 258 employees at the end of 2013.

In 2022, Amendment 1 to the TID Project Plan was approved to fund \$1.1 million in infrastructure improvements within a half-mile of the district to address reckless driving and pedestrian safety and \$100,000 for administrative costs for a total of \$1.2 million.

TID 77 – Hellerman/Tyton
Periodic Report
12/31/25

In 2025, all Projects were completed and waiting for DPW close-out in anticipation of preparing the TID to close once costs are paid-off.

Incremental Value:

Year	Incremental Value	Change
2025	\$ 6,443,600	0%
2024	\$ 6,443,600	3%
2023	\$ 6,240,900	5%
2022	\$ 5,961,200	1%
2021	\$ 5,897,100	0%
2020	\$ 5,896,300	1%
2019	\$ 5,858,800	-1%
2018	\$ 5,927,500	-9%
2017	\$ 6,514,100	-35%
2016	\$ 9,968,300	83%
2015	\$ 5,458,500	222%
2014	\$ 1,696,300	1302%
2013	\$ (141,100)	
2012	\$ -	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 145,000	\$ 118,000	\$ -	\$ 12,324	\$ 105,676
Public Improvements	\$ 1,114,335	\$ 1,114,335	\$ -	\$ 876,169	\$ 238,166
Grant to Developer	\$ 750,000	\$ 750,000	\$ -	\$ 750,000	\$ -
Total	\$ 2,009,335	\$ 1,982,335	\$ -	\$ 1,638,493	\$ 343,842

Financing Costs – Interest Paid through 12/31/2025: \$418

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

	Projected	Actual
Property value	\$ 9,641,404	\$ 9,811,700
Incremental value	\$ 6,273,304	\$ 6,443,600
Incremental taxes to date	\$ 1,964,606	\$ 1,903,708
State aid	*	\$ 148,317

* Not projected.

Miscellaneous Revenue through 12/31/2025 \$ 148,317

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.