

TID 78 – Northwestern Mutual Life Insurance Co.
Periodic Report
12/31/25

District Created: 2013

Authorized expenditure (excluding interest): \$79,300,000

Authorizing resolution(s): #121429, #150180, #160289, #241596

Projected TID cost recovery: 2030 (levy year)

Maximum legal life: 2040

Base property value: \$49,588,500

Completion Status: Ongoing

Project description

This district was created to fund extraordinary costs related to the demolition of the Northwestern Mutual Life Insurance Company (“NM”) East Building and its replacement with a new high-rise office tower, as well as to fund the public improvements associated with the Lakefront Gateway project.

NM’s new 32-story building will cost over \$400 million and contain over 1.1 million square feet of office and common space. The district project plan provides a \$50 million grant to NM for extraordinary building costs and an additional \$4 million grant for improvements to the public infrastructure surrounding their campus. The new building will allow NM to retain 1,100 employees currently in the East Building and add an additional 1,900 employees to their downtown campus by 2030. Demolition of the East Building began in the fall of 2013 and was completed the summer of 2014. Construction of the new office tower began in the fall of 2014, topped out in the summer of 2016 and opened in August of 2017.

The district also provided \$18 million for City-obligated public infrastructure changes in the Lakefront Gateway plan, such as the city streets and pedestrian amenities. The 2010 Downtown Plan Update identified the area around, and main access points to, the downtown Milwaukee NM campus as the Lakefront Gateway Catalytic Project. The update included plans for improving the access to and between the eastern end of downtown Milwaukee and the lakefront.

In 2011, a Long Range Lakefront Committee was created to further refine that concept and issued a report with a series of recommended changes to the infrastructure in the area, including the Lakefront Interchange.

In 2012, the City, WI Department of Transportation and other stakeholders conducted preliminary engineering on the proposed changes and developed a final plan for the Lakefront Gateway that includes reconfigured freeway ramps, reconstructed city streets, new city streets and pedestrian amenities. The 30% plans for the Lakefront Gateway work was finalized in the summer of 2014, final design was completed in 2015 and construction began on portions of the infrastructure in 2016. The District’s budget was increased by \$6 million in 2016 to fund portions of the Lakefront Gateway project.

The WisDOT portion of the project, including the new free ramps, an extension of Lincoln Memorial Drive and a new Clybourn Boulevard were completed in late 2016. In 2017, the new

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Harbor Drive opened, as well as a new mid-gate for Summerfest on the footprint of the old Harbor Drive.

In 2015, the District was amended to provide an additional \$6,000,000 towards the Lakefront Gateway Project and in 2025, the Amendment No. 2 to the District was approved to provide an additional \$16,500,000 towards the Lakefront Gateway Project and \$500,000 in administrative expenses.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 364,875,600	18%
2024	\$ 308,932,700	-12%
2023	\$ 351,476,800	34%
2022	\$ 262,390,300	-8%
2021	\$ 284,706,600	9%
2020	\$ 260,685,100	2%
2019	\$ 254,347,400	0%
2018	\$ 253,921,300	32%
2017	\$ 192,930,900	44%
2016	\$ 133,764,200	1870%
2015	\$ (7,558,200)	4%
2014	\$ (7,846,300)	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 600,000	\$ 1,227,787	\$ -	\$ 169,517	\$ 1,058,271
Public Improvements	21,000,000	39,220,950	1,709,733	25,290,216	12,221,002
Contingency	3,000,000	1,279,050	-	-	1,279,050
Business Development program	700,000	700,000	-	653,745	46,255
Office Project	54,000,000	40,927,603	-	40,927,603	-
Capitalized Interest	7,330,000	-	-	-	-
Total	\$ 86,630,000	\$ 83,355,390	\$ 1,709,733	\$ 67,041,080	\$ 14,604,577

Financing Costs – Interest Paid through 12/31/2025: \$6,001,150

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

	Projected	Actual
Property value	\$ 362,106,412	\$ 414,464,100
Incremental value	\$ 312,517,912	\$ 364,875,600
Incremental taxes	\$ 65,589,840	\$ 66,818,438
State aid	*	\$ 80,554

* Not projected.

Miscellaneous revenues through 12/31/2025: \$81,754

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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.