

TID 85 – 6th & National
Periodic Report
12/31/25

District Created: 2015

Authorized expenditure (excluding interest): \$3,775,000

Authorizing resolution(s): #150654, #151790, #210331, #240160

Projected TID cost recovery: 2035 (levy year)

Maximum legal life: 2042

Base property value: \$31,096,400; District base value redetermined in 2024

Completion Status: Ongoing

Project description

The 6th and National Tax Incremental District #85 was created in 2015 to provide funding for the reconstruction of South 5th Street from West Virginia Street to West Scott Street and bikeshare stations in the Walker's Point neighborhood. The reconstruction of South 5th Street includes widened sidewalks and streetscape enhancements. In 2015, \$1,610,000 was approved for the South 5th Street project, \$50,000 for bikeshare and \$25,000 for administration.

In 2016, the District project plan was increased by \$815,000 to fund the South 5th Street project. South 5th Street was reconstructed and numerous buildings have been renovated bringing new businesses to the neighborhood.

In 2021, the District was amended to provide \$900,000 for pedestrian and bike improvements to South 6th Street and West Mineral Street, \$250,000 for preliminary planning, design and engineering for the Walker's Point extension of the Milwaukee Streetcar, \$50,000 for additional bikeshare stations and \$75,000 in administration, totaling \$1,275,000.

In 2024, Amendment No. 2 to the District was approved to provide \$7,900,000 in public infrastructure improvements, \$500,000 for commercial corridor programs and \$250,000 in administration, totaling \$8,700,000.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 80,154,600	36%
2024	\$ 58,905,500	-2%
2023	\$ 60,116,600	142%
2022	\$ 24,791,900	17%
2021	\$ 21,250,800	51%
2020	\$ 14,030,900	86%
2019	\$ 7,525,200	38%
2018	\$ 5,452,700	429%
2017	\$ (1,655,500)	-81%
2016	\$ (912,200)	

TID 85 – 6th & National
Periodic Report
12/31/25

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 350,000	\$ 350,000	\$ -	\$ 1,649	\$ 348,351
Public Improvements	12,025,000	12,025,000	1,408,446	3,718,295	6,898,259
Bike Amenities	100,000	100,000	-	100,000	-
Capitalized Interest	168,500	-	-	-	-
Total	\$ 12,643,500	\$ 12,475,000	\$ 1,408,446	\$ 3,819,944	\$ 7,246,610

Financing Costs – Interest Paid through 12/31/2025: \$781,170

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

	Projected	Actual
Property value	\$ 94,066,685	\$ 111,251,000
Incremental value	\$ 61,970,085	\$ 80,154,600
Incremental taxes	\$ 5,750,273	\$ 6,243,880
State aid	*	\$ 78,114

* Not projected.

Miscellaneous revenues through 12/31/2025: \$78,114

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.