

TID 94 – 1st and Becher
Periodic Report
12/31/25

District Created: 2018

Authorized expenditure (excluding interest): \$9,932,000

Authorizing resolution(s): #180884, #231292, #241879

Projected TID cost recovery: 2026 (levy year)

Maximum legal life: 2046

Base property value: \$5,468,400

Completion Status: Ongoing

Project description:

The 1st and Becher Tax Incremental District was created to fund public infrastructure, riverwalk improvements and environmental clean-up of the public access areas for the project. Located on the northwest corner of 1st and W. Becher Streets at the northern tip of the Bay View neighborhood this development serves as one of the catalytic projects of the Water District's Water and Land Use Plan and the Southeast Side Plan.

The Michels Corporation is the developer and owner for this multi-phased \$100 million development that will include office, commercial and residential uses. Phase I of the project includes an approximate 130,000 square foot office building with 500 or more stalls of parking, riverwalk improvements along the Kinnickinnic River and public access connections to the improvements for a total construction value of \$49 million. To assist the developer for the costs of the riverwalk and public access connections, the District will fund a developer financed loan in the amount of \$3.4 million for a proportion of the costs for these improvements and provide a \$400,000 grant for environmental clean-up of the public access areas. The Phase I office building will be the new division headquarters of the Michels Corporation Infrastructure Group that will include 250 employees.

The District will also fund \$2.5 million for Becher Street improvements including the reconstruction of Becher Street from the Kinnickinnic River up to the South Kinnickinnic Avenue intersection, new lighting, trees and improvements to the walkways and the intersection crossings at Becher and South 1st Street.

Construction for the project began in late 2018 and be completed by mid-year 2020. Becher Street improvements will commence in late 2019 and be completed by mid-year 2020.

In 2019, the Michels Corporation broke ground on Phase II of the \$100 million development. Construction is underway for a mixed-use residential project along 1st Street. Given the progress of development in phase II, the city and company determined it was best to reconstruct Becher Street in 2021 coincide with the completion of the overall project. Unfortunately, in late December of 2020, there was an early morning explosion of stored materials within the parking garage. While no one was injured, there was substantial damage to the nearly complete parking garage and adjacent riverwalk. Rehabilitation began immediately, and the repairs were complete by the end of the year, 2021 with the Riverwalk opening to the public shortly after.

TID 94 – 1st and Becher
Periodic Report
12/31/25

The District was amended for the first time in 2024 to provide \$1,000,000 toward the creation of a skate park located at 5th and Rogers, on a city-owned parking lot, \$52,000 to Core El-Centro to paint 12 freeway pillars along 4th Street and \$1,200,000 to complete four High Impact Paving projects and one street reconstruction. In addition, the amendment included \$500,000 for a construction contingency and \$100,000 for TID administration.

Amendment number 2 was approved by the Council in 2025 to provide \$475,000 for the purpose of facilitating public Riverwalk improvements at 300 West Lincoln Avenue. Better known as the Lincoln Playfields, this Riverwalk was built in conjunction with MPS Rec's redevelopment of the fieldhouse and active recreation courts at fields on the property.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 92,702,300	-10%
2024	\$ 102,441,300	-19%
2023	\$ 127,253,600	-14%
2022	\$ 147,448,900	1046%
2021	\$ 12,869,300	26204%
2020	\$ (49,300)	
2019	\$ -	
2018	\$ -	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 350,000	\$ 357,500	\$ -	\$ 21,607	\$ 335,893
Riverwalk/Infrastructure	\$ 5,782,000	\$ 5,252,000	\$ 123,627	\$ 1,771,051	\$ 3,357,322
RLF Loan	\$ 400,000	\$ 439,462	\$ -	\$ 439,462	\$ -
Developer Financed Loan	\$ 3,400,000	\$ 4,162,332	\$ -	\$ 2,049,734	\$ 2,112,598
Total	\$ 9,932,000	\$ 10,211,294	\$ 123,627	\$ 4,281,854	\$ 5,805,813

Financing Costs – Interest Paid through 12/31/2025: \$307,463

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

	Projected	Actual
Property value	\$ 108,988,797	\$ 98,170,700
Incremental value	\$ 103,520,397	\$ 92,702,300
Incremental taxes	\$ 11,021,042	\$ 10,796,447
State aid	*	\$ 36,904

* Not projected.

TID 94 – 1st and Becher
Periodic Report
12/31/25

Miscellaneous revenues through 12/31/2025: \$36,904

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.