# TID 95 – Villard Commons
# Periodic Report
**12/31/25**

**District Created: 2018**
**Authorized expenditure (excluding interest): $554,000**
**Authorizing resolution(s): #181044**
**Projected TID cost recovery: 2034 (levy year)**
**Maximum legal life: 2046**
**Base property value: $88,600**
**Completion Status: Ongoing**

**Project description:**

The Villard Commons Tax Incremental District #95 project involves the acquisition of five sites located on the south side of West Villard Avenue between 36th Street and 37th Street. Three of the sites are vacant City owned lots and two are privately owned, including a small vacant mixed use building that was demolished as part of the project. A new four story building was constructed and contains 43 one, two and three bedroom apartment units. Of the 43 total units in the Project, 36 units will be affordable to families earning under 60% of Area Median Income and 7 units will be affordable to families earning under 80% or area median income.

The Project is located along the Villard Avenue commercial corridor and nearby Villard Square, the mixed use project completed in 2011 that includes the Villard Library and 47 housing units. Local stakeholders and business owners are working together to revitalize the corridor and support and attract local businesses and the City of Milwaukee has been actively promoting the reuse of City owned properties along Villard Avenue.

The City provided a developer financed TID in the amount of $500,000 to assist in financing total project costs of $7.3 million. The project began construction in 2019 and was completed at year end 2020.

Incremental Value:

| Year | Incremental Value | Increase |
|---|---|---|
| 2025 | $ 1,994,400 | 19% |
| 2024 | $ 1,674,100 | -20% |
| 2023 | $ 2,084,700 | 30% |
| 2022 | $ 1,599,200 | -10% |
| 2021 | $ 1,783,400 | 6579% |
| 2020 | $ (26,700) | |
| 2019 | $ - | |
| 2018 | $ - | |

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

| | Project Plan Budget | Appropriations | Encumbrances | Expenditures | Remaining |
|---|---|---|---|---|---|
| Administration | $ 54,000 | $ 12,288 | | $ 600 | $ 11,688 |
| Grant to Developer | $ 500,000 | $ 151,251 | | $ 151,251 | $ - |
| Total | $ 554,000 | $ 163,539 | $ - | $ 151,851 | $ 11,688 |

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

| | Projected | Actual |
|---|---|---|
| Property value | $ 1,721,992 | $ 2,083,000 |
| Incremental value | $ 1,637,392 | $ 1,994,400 |
| Incremental taxes | $ 224,172 | $ 208,184 |
| State aid | * | $ - |

* Not projected.

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.