

**TID 52 - Sigma-Aldrich Corporation**  
**Periodic Report**  
12/31/08

**District Created: 2003**

**Authorized expenditure (excluding interest): \$5,000,000**

**Authorizing resolution(s): File #030094**

**Maximum legal life: 2026**

**Base property value: \$10,225,900**

**Completion Status: Project complete**

**Project description**

Aldrich is the world's largest supplier of organic, inorganic, and organometallic research chemicals. The company focuses on leading-edge research activities in biotechnology, drug discovery, genomics, proteomics, diagnostics, immunology, cell culture, and molecular biology.

Founded in Milwaukee in 1951, Aldrich Chemical employs over 600 people throughout the City of Milwaukee, a significant percentage of which are minorities.

Aldrich's previous facility at 940 W. St. Paul Avenue was acquired by the State of Wisconsin in connection with the reconstruction of the Marquette Interchange. The company was required to relocate by October 2005, at which time the building was demolished.

Functions performed at this location and at 1001 and 1101 W. St. Paul Avenue were transferred to the company's complex at 6000 N. Teutonia. The project, completed in mid-2005, consists of new facilities for production, research and development, quality control, warehousing, and maintenance with a combined area of approximately 184,000 s.f. plus, the renovation of existing facilities used for administration, packaging, and environmental services, and related services, having a combined area of approximately 90,000 s.f.

This TID was created to fund up to \$5 million of extraordinary site improvement expenses necessitated by the move, including, but not limited to, access improvements, utility relocation, environmental remediation, roadway construction, storm water management improvements and other on-site costs, as well as traffic improvements to facilitate access to the expanded operation.

All TID funding has been advanced by Aldrich and will be repaid from future incremental revenue generated at the expanded Teutonia Avenue project, but only through 2020. In addition, payments to Aldrich will be reduced if the company's employment in the city declines below 550. As of year-end 2008, employment at Aldrich was 617, up from 608 at year-end 2007.

District incremental values have increased as follows:

<b>Year</b>	<b>Incremental value</b>	<b>Increase</b>
2008	\$ 15,835,300	-2%
2007	\$ 16,124,600	11%
2006	\$ 14,531,600	27%
2005	\$ 11,480,700	

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**Expenditures - Life to Date (as of 12/31/08)**

	<b>Project Plan Budget</b>	<b>Appropriations</b>	<b>Encumbrances</b>	<b>Expenditures</b>	<b>Remaining</b>
Developer Increments	\$ 4,810,000	\$ 931,146		\$ 931,146	\$ -
Administration	190,000	31,500		6,272	25,228
Total	\$ 5,000,000	\$ 962,646	\$ -	\$ 937,418	\$ 25,228

*This is a Developer Funded TID. As of year-end, \$4,912,969 in project costs had been incurred by the Developer. The amount shown above as Expenditure represents only the amount of increment paid out to the Developer, not total project costs. Project costs are capped at \$5 million. Project Costs also accrue interest from the date they are incurred.*

**Revenue/Value Performance (as of 12/31/2008)**

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 17,645,798	\$ 26,061,200
Incremental value	\$ 11,099,798	\$ 15,835,300
Incremental taxes	\$ 969,006	\$ 1,342,471

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.