

**TID 59 - Bronzeville**  
**Periodic Report**  
12/31/08

**District Created: 2005**

**Authorized expenditure (excluding interest): \$3,288,500**

**Authorizing resolution(s): File #050395**

**Maximum legal life: 2032**

**Base property value: \$46,021,500**

**Completion status: Property assembly ongoing, and redevelopment proposals solicited.**

**Project description**

The Bronzeville district covers a substantial area of the city, stretching from Burleigh Street on the north, Garfield Avenue on the south, King Drive on the east and N. 7<sup>th</sup> Street on the west. While the district is one of the City's largest, at its heart is the creation of an African American Cultural and Entertainment District with the goal of re-creating, in the area surrounding W. North Ave., the jazz clubs, restaurants and night-life for which this area was famous up to the 1950s.

The district project plan has allocated funding for selective land acquisition in the entertainment area of the district, and provides funding for street improvements, signage, a loan or grant fund to assist new construction or renovation projects, façade improvements, and a residential renovation grant program. Total funds from all sources targeted at this program amount to \$4.5 million with the TID providing \$3.3 million.

In the surrounding residential neighborhood, housing incentives will be available to existing home owners and new homeowners interested in building new single-family homes on the 26 vacant City-owned lots. Phase one, the installation of Milwaukee-style Harp Lighting, was completed in 2005. Federal and state earmarks were awarded to the Bronzeville project to complete the streetscape enhancement project and conduct a feasibility and engineering study for the re-use of a former Milwaukee Public School building in the Bronzeville District.

The Bronzeville Streetscape is scheduled for construction in 2009-2010; the project will include special paving enhancements; informational kiosks, gateway signage, greening of public spaces and other street amenities. Additional Bronzeville development signage will identify city-owned properties available for development.

The Bronzeville Gateway project groundbreaking will occur in 2009 along with renovated office and boutique eateries.

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District incremental values have increased as follows:

Year	Incremental Value	Increase
2008	\$ 15,434,700	97%
2007	\$ 7,846,800	47%
2006	\$ 5,331,300	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 570,751	\$ -	\$ 570,751	\$ -
Public Improvements	488,500	488,500	-	22,482	466,018
Acquisitions	1,000,000	1,300,000		751,956	548,044
Marketing & Promotion	100,000	100,000	20,333	24,167	55,500
Developer Incentives	1,000,000	479,249	-	-	479,249
Residential Assistance Program	500,000	350,000	-	62,516	287,484
Capitalized Interest	328,850	-	-	64,096	(64,096)
Total	\$ 3,617,350	\$ 3,288,500	\$ 20,333	\$ 1,495,968	\$ 1,772,199

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

	Projected	Actual
Property value	\$ 46,292,849	\$ 61,456,200
Incremental value	\$ 2,346,466	\$ 15,434,700
Incremental taxes	\$ 401,231	\$ 663,947

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:

Major development has been proposed for property on the west end of the Bronzeville district. In order to move that project forward, the City will likely be asked to provide financial support for construction of a parking structure.