



OAKCREEK
— WISCONSIN —

Annual Tax Increment District Review

Prepared For:

Oak Creek Common Council

August 21, 2018

Strategic Action Plan



STRATEGIC PLAN FRAMEWORK

Vision:

What we want to be.

Mission:

Why we exist.

Values:

What we believe in.

Critical Success Factors:

What we must get right in order to achieve our vision.

Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

Mission

*We are a dedicated organization providing high-quality services that positively **IMPACT** Oak Creek residents, businesses, and visitors.*

Values

*Integrity
Mutual Respect
Professionalism
Accountable
Commitment
Teamwork*

Critical Success Factors



*Vibrant and Diverse
Cultural Opportunities*



*Thoughtful Development
and Prosperous Economy*



*Safe, Welcoming and
Engaged Community*



*Inspired, Aligned and
Proactive City Leadership*

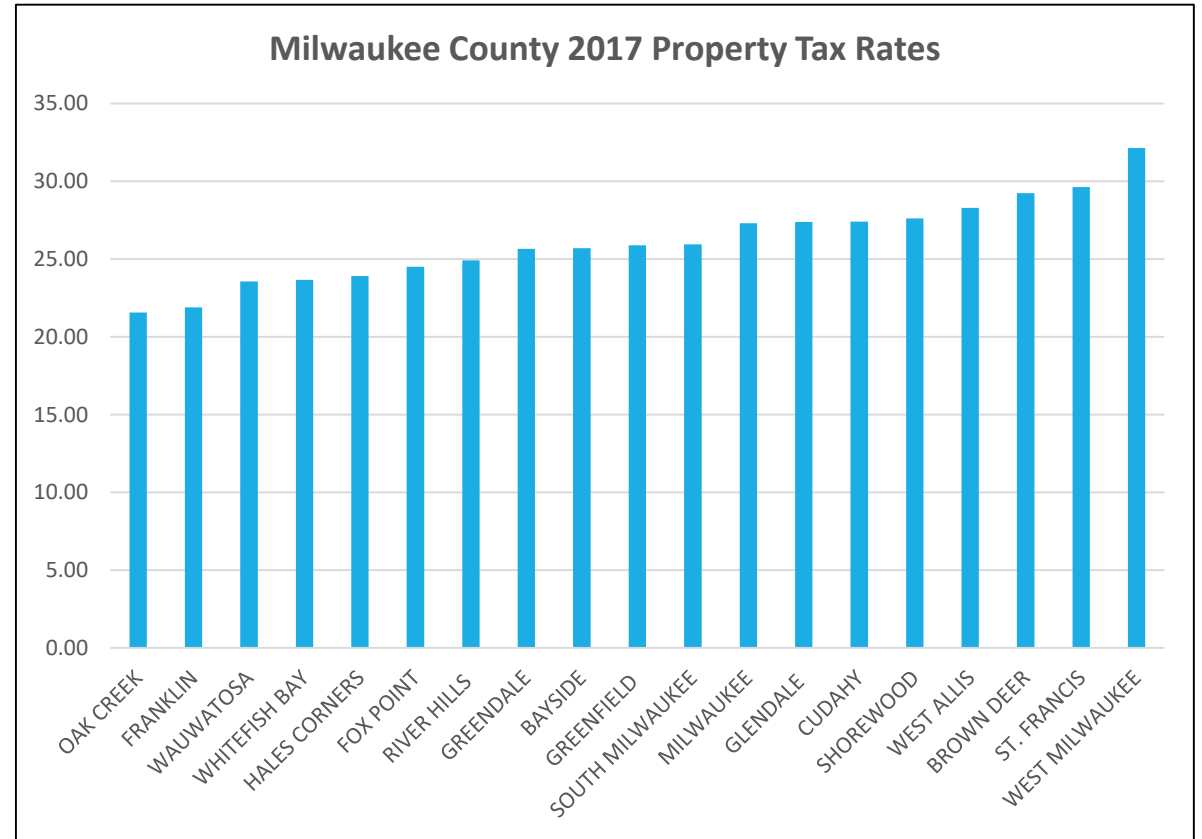
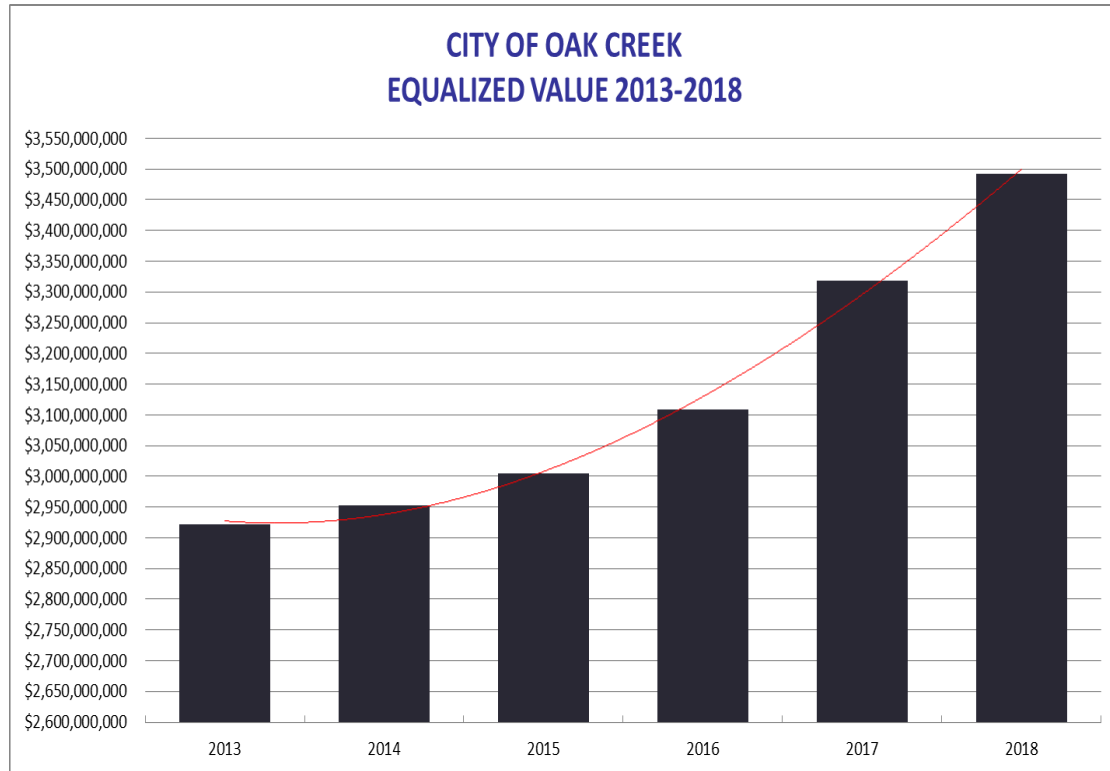


Financial Stability

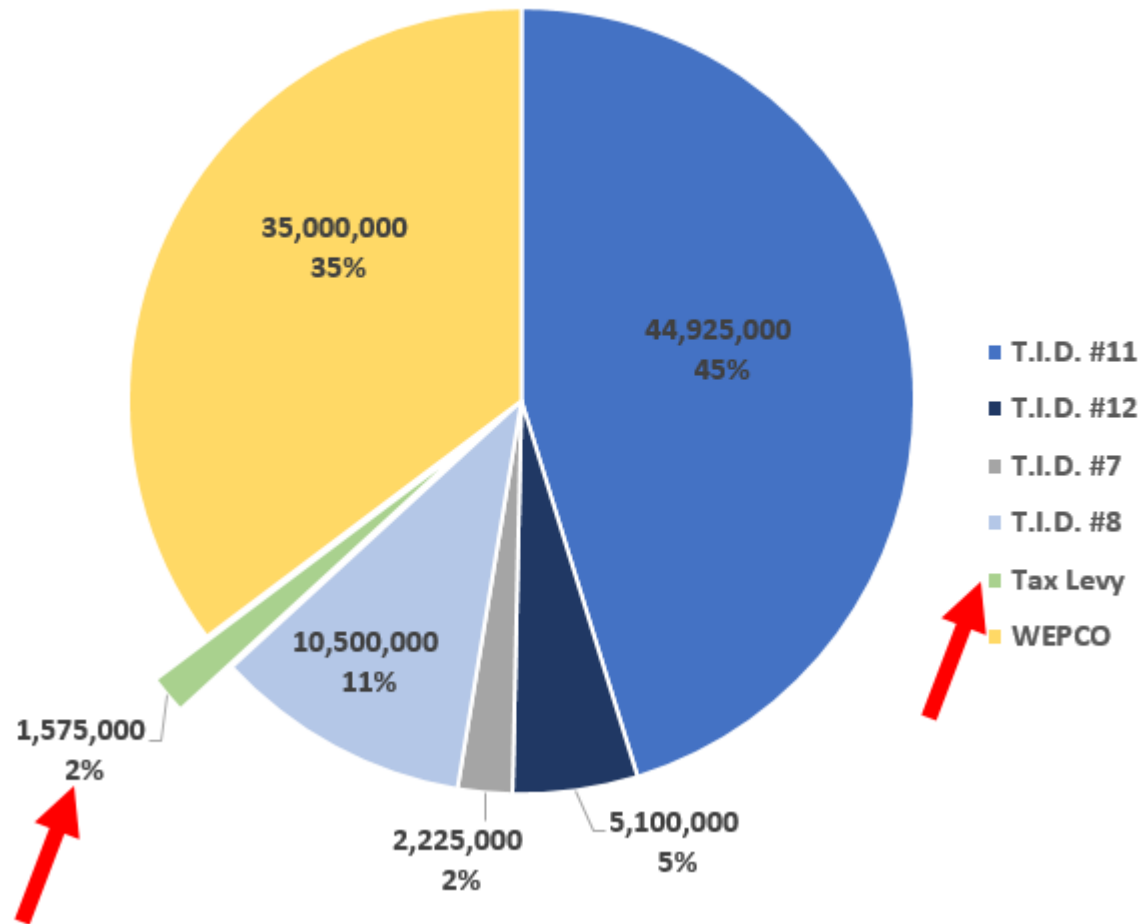


*Quality Infrastructure,
Amenities and Service*

Financial Stability cont.



Summary of G.O. Debt by Source of Payment

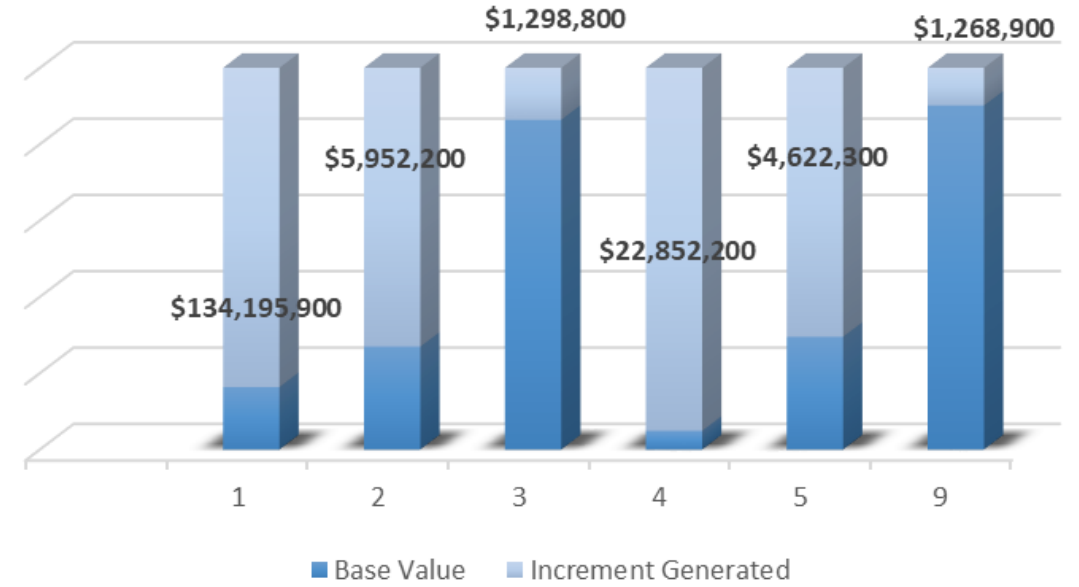


History of Early TIF Closure & New Tax Base Generated

Early Closure



Value Generated



T.I.D. No. 6 – Creekside Corporate Park Summary



Industrial Park generally located on the west side of South 13th Street between West Ryan Road and West Oakwood Road.

Creation Date – 10/17/00

Termination Date – 10/17/23

Amended in 2017 to be Donor to TID No. 13.

Type – Industrial

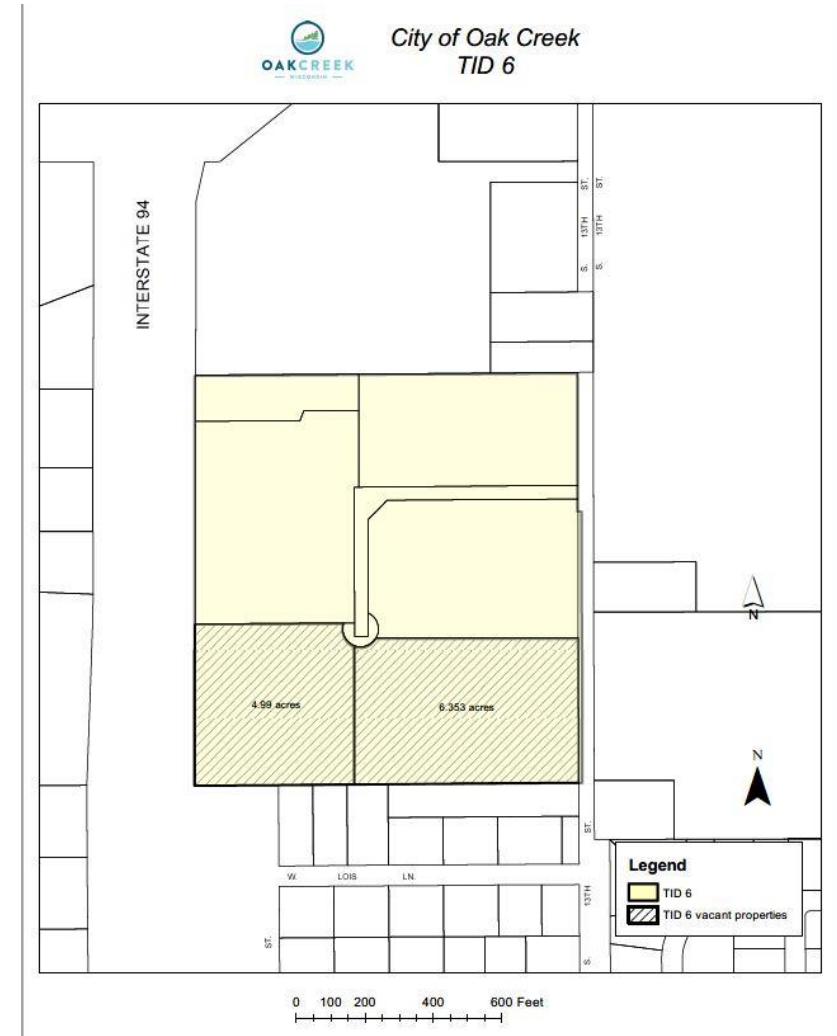
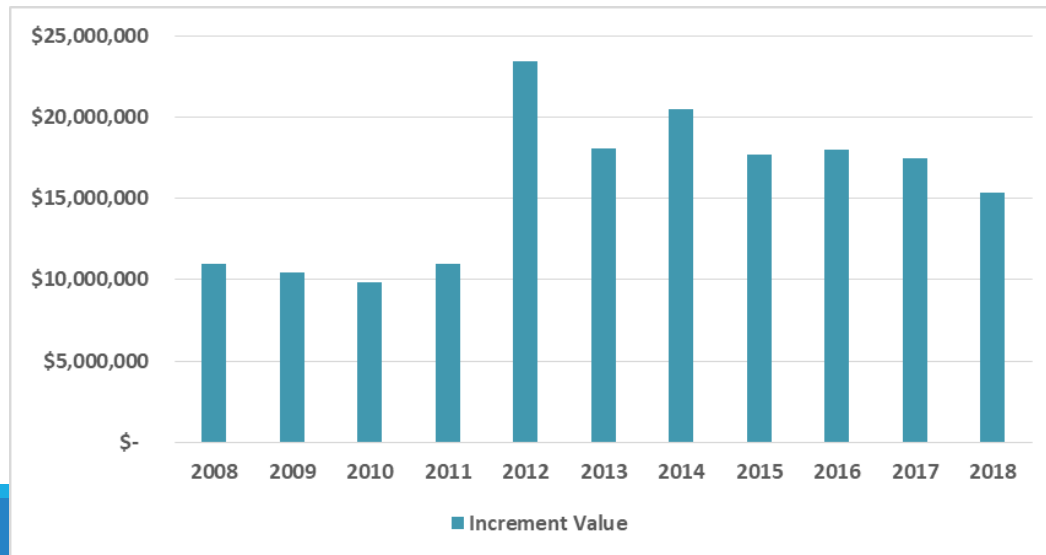
Increment as of 1/01/17 – \$17,988,500

Developable acres – 38

Remaining acres – 11

Balance of G.O. supported debt– \$0

*No active or pending development agreements in the district



T.I.D. No. 7 – 27th Street Corridor Summary



Light industrial park bounded by Interstate 94, Drexel Avenue, 27th Street & the Milwaukee County border.

Creation Date – 4/17/07

Termination Date – 4/17/27

Type – Mixed Use

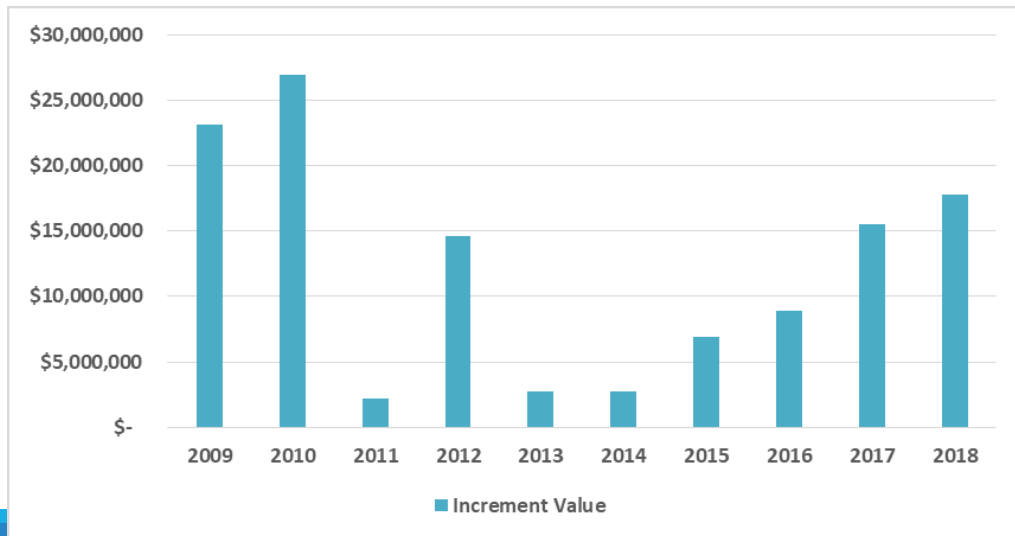
Increment as of 1/01/17 – \$ 15,516,300

Developable acres – 1,110

Remaining acres – 327

Balance of G.O. supported debt– \$2,225,000

*There are 2 active PAYGO development agreements in the district for Campione & Liberty.



T.I.D. No. 8 – Oakview Business Park Summary



Mixed use district south of Howell and west Oakwood Road for light industrial, commercial, and office

Creation Date – 1/01/09

Termination Date – 1/09/29

Type – Mixed Use

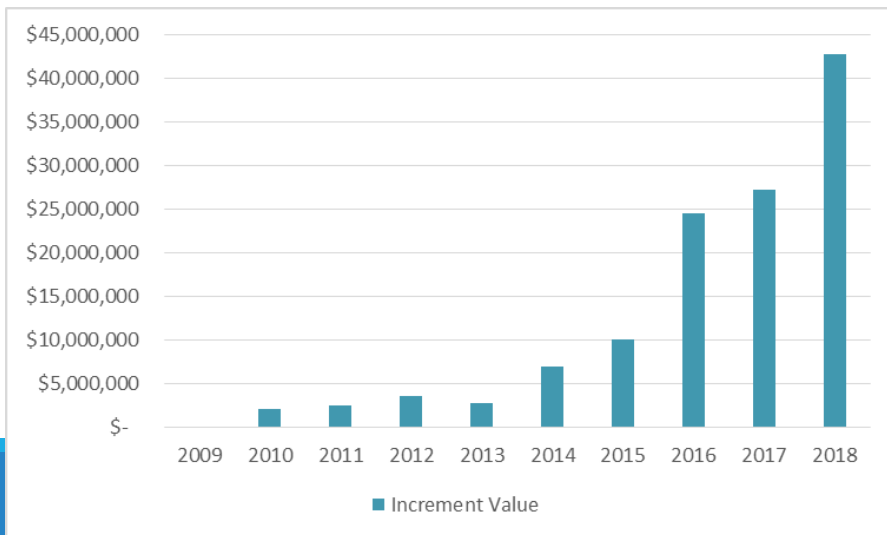
Increment as of 1/01/17 – \$27,214,300

Developable acres – 401 (170 developable)

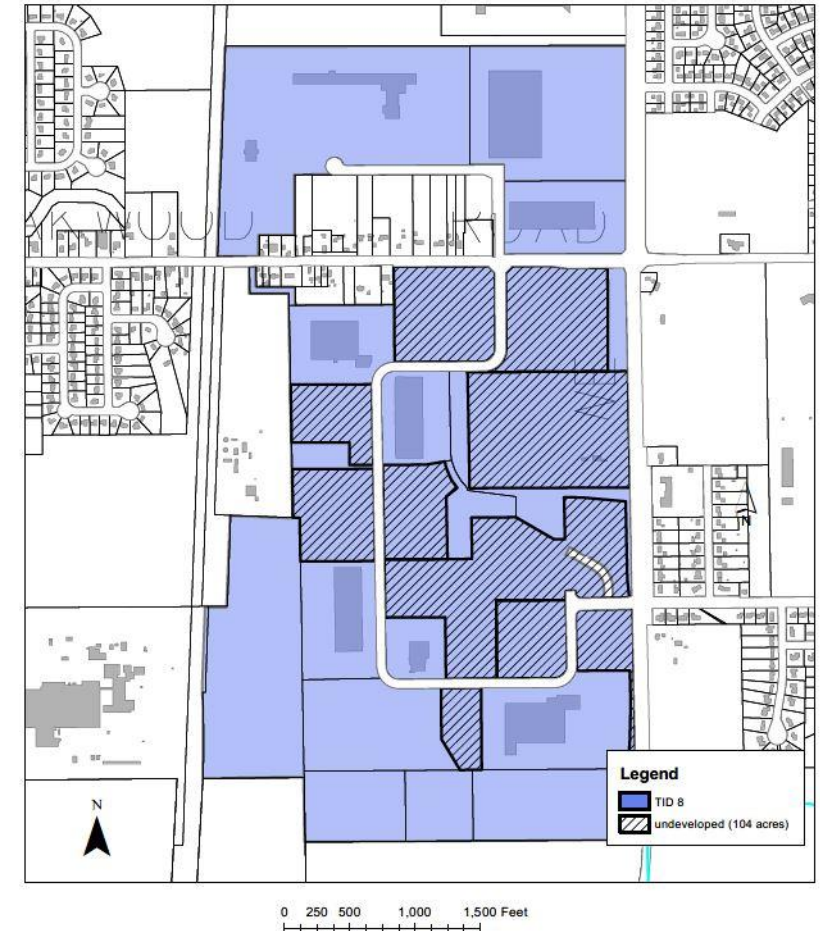
Remaining acres – 104

Balance of G.O. supported debt– \$10,500,000

*There is 1 active PAYGO development agreement in the district for Stella & Chewy’s and 1 pending PAYGO for Arenas America



City of Oak Creek
TID 8



T.I.D. No. 10 - Master Lock Summary



Industrial and Commercial Park east of South Howell Avenue between College and Rawson Avenue.

Creation Date – 9/07/10

Termination Date – 9/07/30

Type – Mixed Use

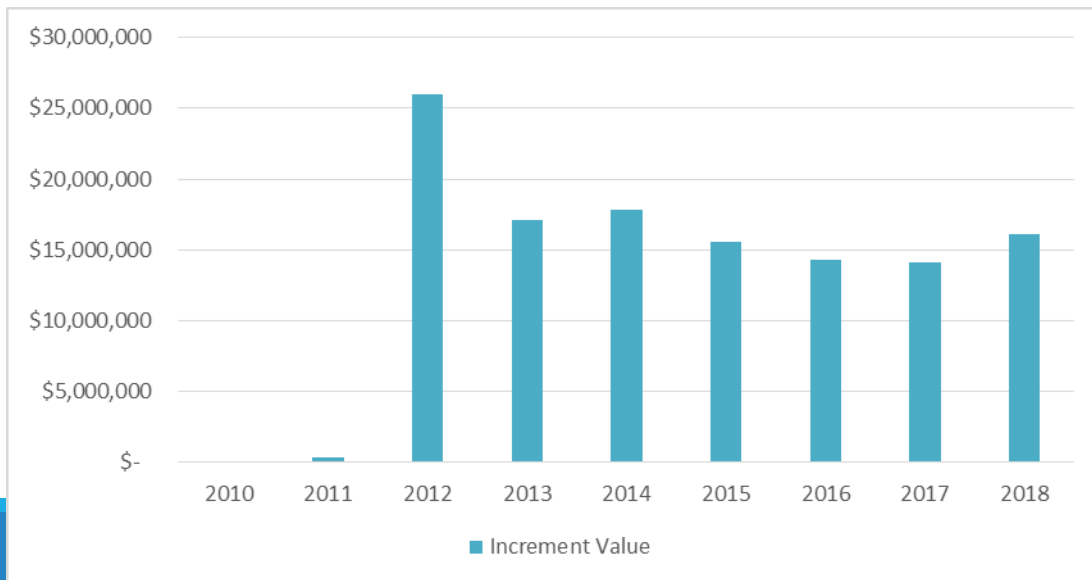
Increment as of 1/01/17 – \$14,121,500

Developable acres – 126

Remaining acres – 35

Balance of G.O. supported debt – \$0

*There is 1 active PAYGO development agreement in the district for Masterlock



T.I.D. No. 11 – Drexel Town Square Summary



City Center, mixed use, redevelopment adjacent to Howell Avenue between West Drexel Avenue and West Forest Hill Avenue.

Creation Date – 4/03/12

Termination Date – 4/03/32

Type – Mixed Use

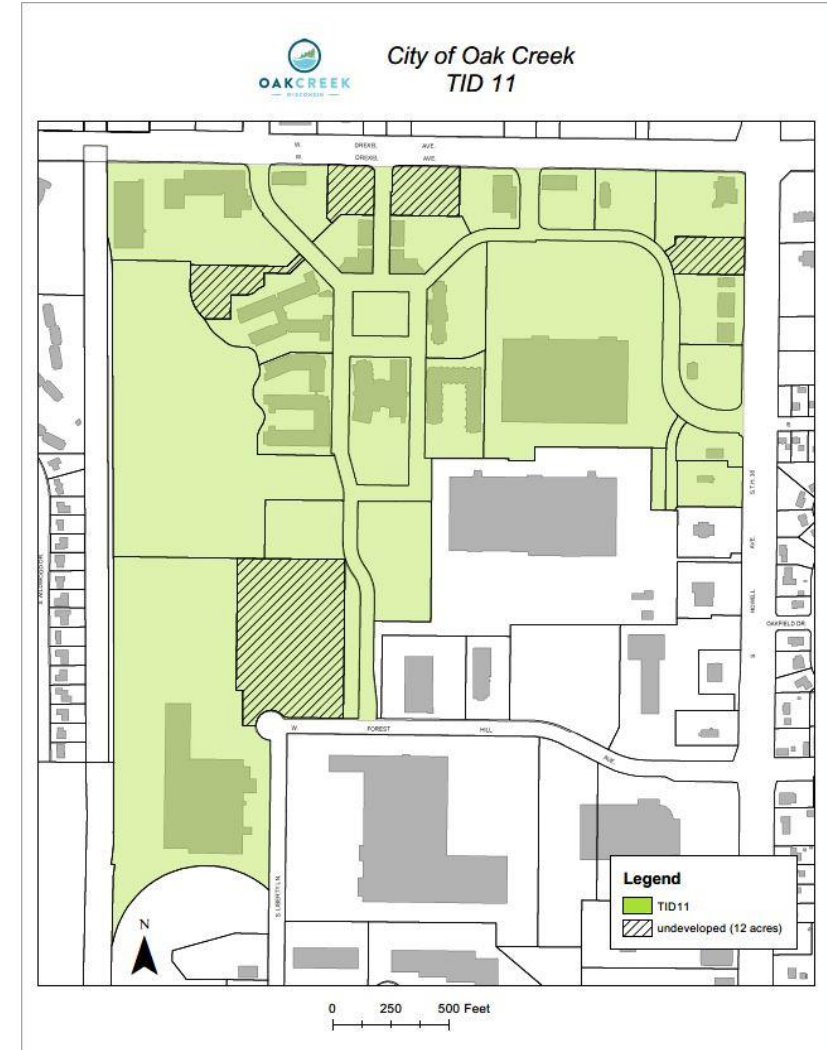
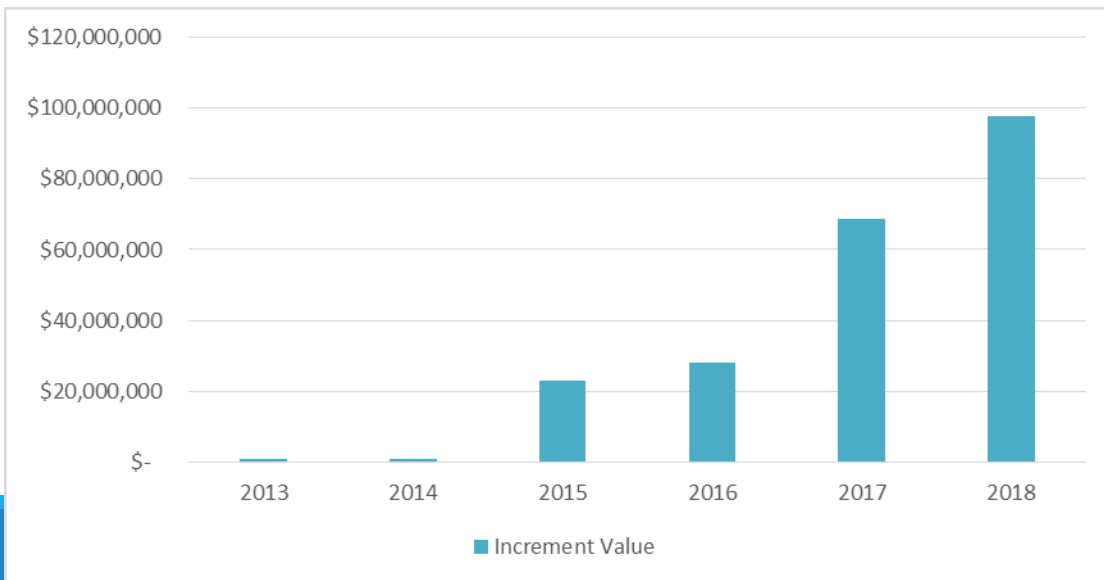
Increment as of 1/01/17 – \$68,567,000

Developable acres – 102

Remaining acres – 12

Balance of G.O. supported debt– \$44,925,000

*There are 7 active development agreements in the district used mainly to incentivize underground parking with an upfront grant and a guaranteed minimum assessed value (MAV).



T.I.D. No. 12 - IKEA Summary

Highly visible, mixed use, District north of Drexel Avenue bordering Interstate 94

Creation Date – 7/20/2016

Termination Date – 7/20/2036

Type – Mixed Use

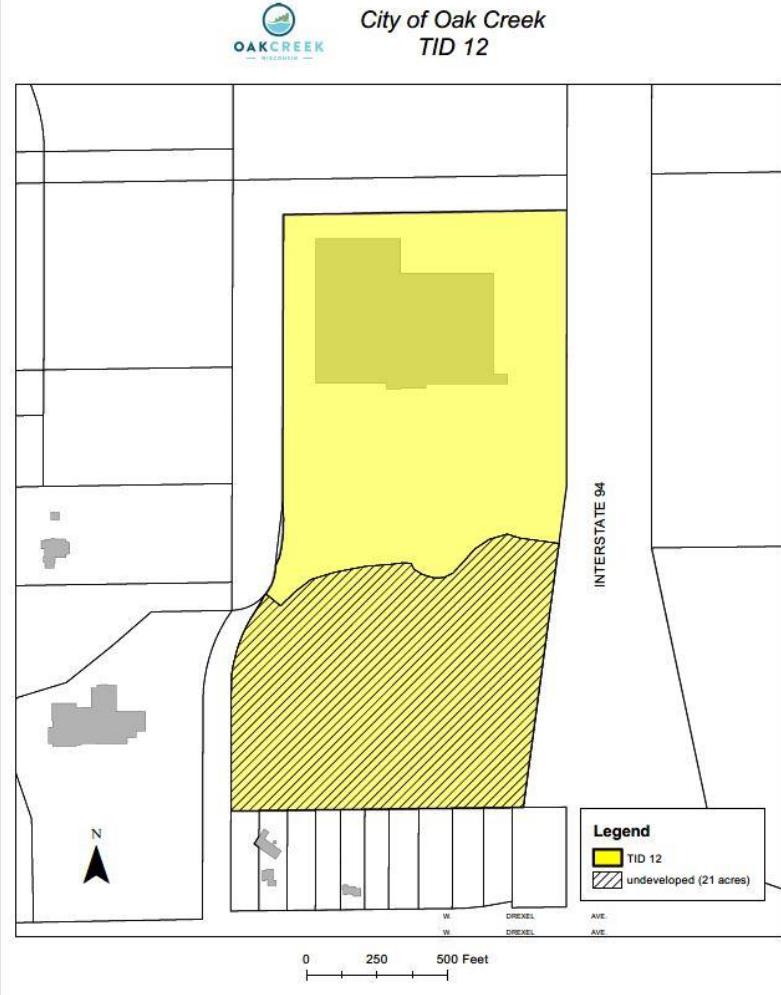
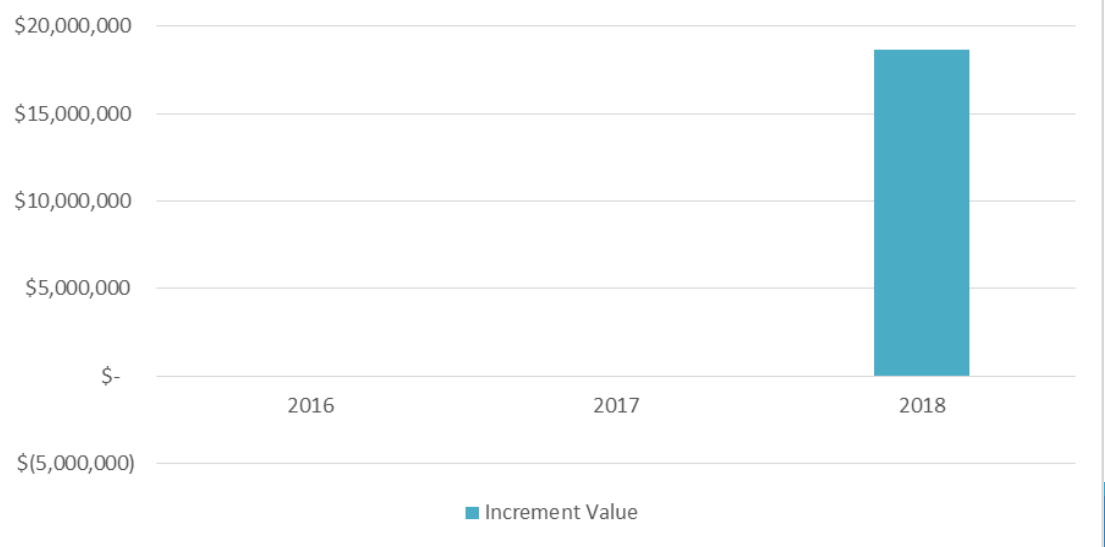
Increment as of 1/01/17 – -\$900

Developable acres – 50

Remaining acres – 21

Balance of G.O. supported debt– \$5,100,000

*There is 1 active PAYGO development agreement in the district for IKEA.



T.I.D. No. 13 – Lakefront Summary



Historic heavy industrial manufacturing area is predominantly defined by the existence of legacy environmental complexities along lakefront.

Creation Date – 5/16/17

Termination Date – 5/16/44

Recipient from TID No. 6

Type – Blighted

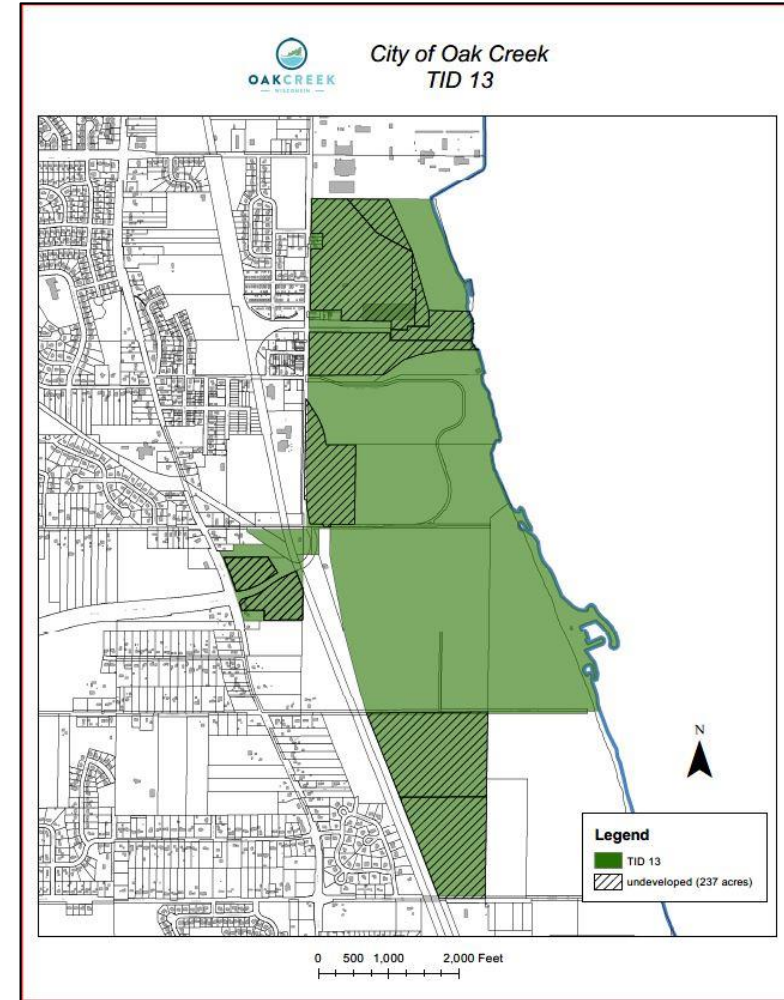
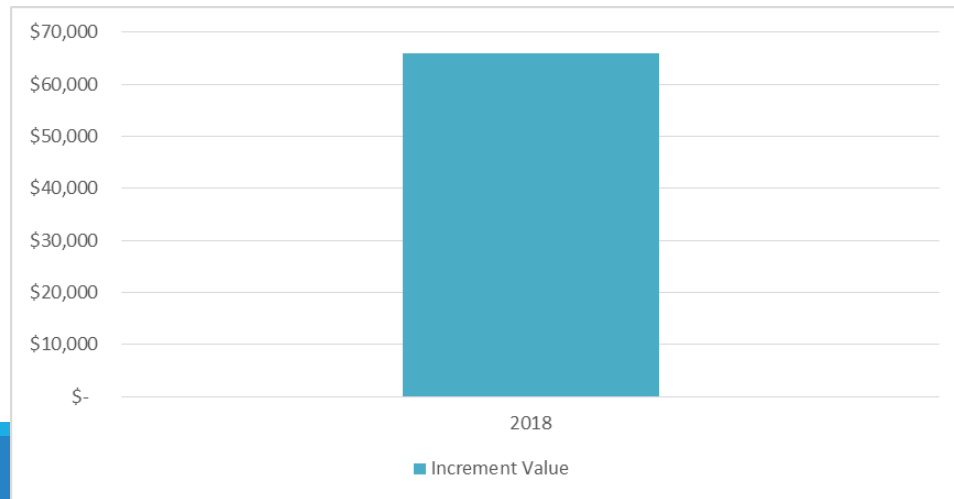
Increment as of 1/01/17 – \$0

Developable acres – 505

Remaining acres – 237

Balance of G.O. supported debt – \$0

*No active or pending development agreements in the district



T.I.D. No. 14 – 6th & Rawson Summary



Small scope for the district with environmental remediation necessary to facilitate industrial uses.

Creation Date – 4/13/18

Termination Date – 4/13/2046

Type – Blighted

Increment as of 1/01/17 – \$0

Developable acres – 10

Remaining acres – 10

Balance of G.O. supported debt – \$0

*There is 1 active PAYGO development agreement in the district for environmental remediation.



T.I.D. No. 15 – Drexel & 6th Street Summary



City of Oak Creek
TID 15

Small scope for the district with environmental remediation necessary to facilitate redevelopment activities.

Creation Date – 4/13/18

Termination Date – 4/13/2046

Type – Blighted

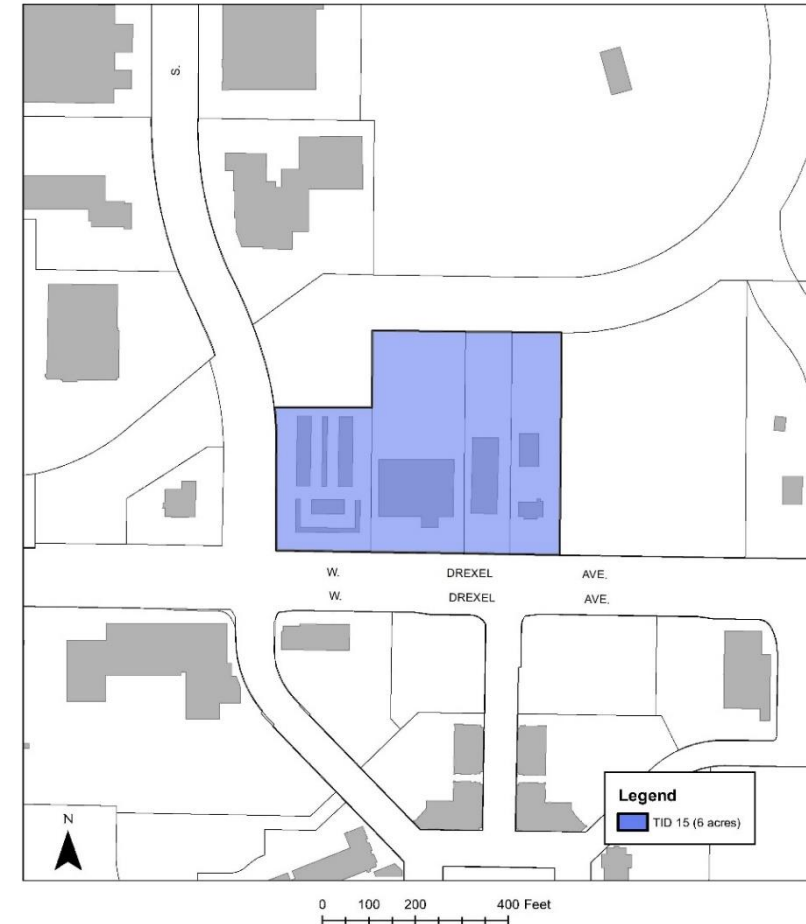
Increment as of 1/01/17 – \$0

Developable acres – 5

Remaining acres – 5

Balance of G.O. supported debt – \$0

*There is 1 active PAYGO development agreement in the district for environmental remediation.



Future Development

Positioning ourselves for future development:

- Ryan Business Park
- Lakefront
- Northwestern Mutual Partnership (IKEA)
- 13th & Drexel
- Elm Road/PPG properties

