

Name of Project: WHITNALL SUMMIT PLACE – West Allis, Wisconsin
Name of CDE: Impact Seven, Inc.

Project Size: \$53.8 million office building project – development of 104,000 square feet with up to 650,000 square feet of total office space when entire development is completed.

Project: Developer Rich Carlson plans to convert part of the former Allis-Chalmers Corporation factory complex into a \$53.8 million office building resulting in the generation of three renovated historic buildings, one new building and a new parking structure to support these facilities. The project has been on hold since 1999 due to the inability to secure adequate financing that would provide for lower rents for tenants. The first phase will have 44,000 square feet of newly built space combined with up to 60,000 square feet converted from an industrial building, called Summit Place. Summit Place, if fully developed, would be one of the larger office buildings developed in the Milwaukee area in recent years.



NMTC Solution: I-7 provided \$4.5 million in NMTC's as a part of the initial financing structure and was able to leverage an additional \$7.5 million in NMTC's through the New Markets Support Company, LLC (NMSC), an affiliate of the Local Initiatives Support Corporation and a national allocatee. Through the combination of Tax Incremental Financing, City financing and the utilization of the NTMC Program, I-7 was able to provide adequate benefit to Phase 1 of the project. This structure made it possible to leverage the debt rate downward and create enough value that allowed the lease rates to be lowered (30 percent below market) and thus lease-up the facility.

Impact: The project meets I-7's commitment to invest in communities with higher level of distress than required by NMTC criteria. The first phase of Summit Place is expected to generate property tax revenue of \$170,000 annually, according to a city report. The entire redevelopment could eventually create \$1.4 million in annual property tax revenue and house nearly 2,600 jobs. The project will also create an estimated 750 temporary construction jobs. I-7 leveraged an additional \$7.5 million of NMTC's into Wisconsin from NMSC.