

**TID 15 - 27th & North Avenue
Periodic Report
12/31/10**

District Created: 1991

Authorized expenditure (excluding interest): \$2,000,000

Authorizing resolution(s): File #901659, #912106

Projected TID dissolution: 2017

Maximum legal life: 2018 (levy year)

Base property value: \$608,600

Completion status: Project complete

Project description

This district encompasses the 14-acre site at North 27th Street and West North Avenue where Steeltech Manufacturing, Inc. originally constructed an 186,000 square foot steel fabricating and painting facility. Approximately \$1.6 million of tax increment funding was provided for site assembly, environmental clean-up and adjacent street improvements.

Following Steeltech's bankruptcy, Capitol Stampings Corporation acquired the facility in January 2001. Capitol invested approximately \$10 million in the purchase, renovation and equipping of the property, and moved into the facility in July 2001.

Capitol subsequently declared bankruptcy in 2005 and was acquired by Steel Craft Corporation of Hartford, WI, which continues to operate Capitol as a subsidiary at this location. Current employment is 67 employees.

District incremental values have changed as follows:

Year	Incremental Value	Change
2010	\$ 3,734,700	-1.2%
2009	\$ 3,780,700	-0.2%
2008	\$ 3,787,300	-10%
2007	\$ 4,195,400	-0.4%
2006	\$ 4,211,300	1%
2005	\$ 4,173,500	-1%
2004	\$ 4,204,600	-0.2%
2003	\$ 4,211,000	-1%
2002	\$ 4,271,800	

Expenditures - Life to Date (as of 12/31/10)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 19,000	\$ 138,295	\$ -	\$ 137,844	\$ 451
Land Assemblage/Disposition	896,560	-	-	-	-
Public Improvements	834,440	1,552,181	-	1,552,181	-
Site Improvements	250,000	34,524	-	34,524	-
Capitalized Interest	-	-	-	-	-
Total	\$ 2,000,000	\$ 1,725,000	\$ -	\$ 1,724,549	\$ 451

TID 15 - 27th & North Avenue
Periodic Report
12/31/10

Revenue/Value Performance (as of 12/31/2010)

	Projected	Actual
Property value	\$ 6,722,000	\$ 4,343,300
Incremental value	\$ 6,104,300	\$ 3,734,700
Incremental taxes	*	\$ 1,902,069

* Incremental taxes not projected after 2009.

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: With the recent increase in tax incremental revenue from this district, the TID is likely to pay off in 2016, two years before its statutory termination. However, if revenues decline in the future, a donation from another district may be needed to insure solvency.