

**TID 15 - 27<sup>th</sup> & North Avenue**  
**Periodic Report**  
12/31/11

**District Created: 1991**

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

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

**Projected TID cost recovery: 2016 (levy year)**

**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 27<sup>th</sup> Street and West North Avenue where Steeltech Manufacturing, Inc. originally constructed an 186,000 square foot steel fabricating and painting facility. Approximately \$1.7 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 approximately 100 employees.

District incremental values have changed as follows:

Year	Incremental Value	Change
2011	\$ 3,620,800	-3.0%
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 12/31/11)**

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 19,000	\$ 138,295	\$ -	\$ 138,295	\$ -
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	\$ -	\$ 1,725,000	\$ -

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**Revenue/Value Performance (as of 12/31/2011)**

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 6,722,000	\$ 4,229,400
Incremental value	\$ 6,104,300	\$ 3,620,800
Incremental taxes	*	\$ 2,005,268

\* 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: Project revenue is significantly behind forecast.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.