

**TID 44 – Walnut/Locust
Periodic Report
12/31/13**

District Created: 2001

Authorized expenditure (excluding interest): \$6,482,263

Authorizing resolution(s): #001778, #040391, #041629, #090926, #130733, #131478

Projected TID cost recovery: 2013 (levy year)

Maximum legal life: 2028

Base property value: \$36,965,400

Completion status: Lindsay Heights, Walnut Circle and Franklin Square projects essentially complete. Josey Heights development transferred to Redevelopment Authority ownership.

Project description

This district was created to augment the ongoing redevelopment efforts of the YMCA, WHEDA, the City, neighborhood residents and other stakeholders in the Lindsay Heights neighborhood, generally bounded by North 20th Street, West Walnut Street, North 12th Street, and West Locust Street.

The original district project plan created a loan pool of \$1,605,000 to provide forgivable loans of up to \$10,000 for housing renovation and new home construction in the area. Funding for the loans was provided via a loan to RACM from the Local Initiatives Support Corporation (LISC), which in turn borrowed the funds from a group of local financial institutions. Repayment of the loan from LISC was made from actual incremental revenue generated within the district. The LISC loan was paid in full in 2009.

In 2004, the district project plan was amended to provide an additional \$2.2 million in funding for infrastructure, site, and green space improvements on a site bounded by North 12th Street, North 14th Street, West Brown Street, and West Lloyd Street (“Josey Heights”). The site was to be redeveloped with 37 new single-family homes and 16 town homes, with an estimated value of \$7.9 million. Funding for the amendment was provided through general obligation borrowing, and incremental revenues from this development were utilized to retire the city bonds. Site preparation and infrastructure work began in 2005 and was completed in 2006. To date, three model homes have been completed. The downturn in the real estate market has adversely affected the remaining build-out of the subdivision.

In 2005, the City again amended the district to provide an additional \$1 million for the loan pool. By year-end 2007, loans totaling over \$2.7 million had been approved, leveraging over \$31 million in new investment.

In 2009, the City amended the district a third time, for the purpose of providing a loan of \$341,000 to the Franklin Square housing development. Franklin Square is an \$8.7 million affordable housing development consisting of 37 housing units for individuals and families contained in two separate buildings near Center and 15th Streets. The project was completed and fully leased in 2011.

In December 2013, the project plan budget was adjusted to provide \$600,000 in funding to provide a forgivable loan pool for homeowners within the district. These loans will provide resources for neighborhood property owners to make repairs to their homes. In addition, a

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workout agreement with the owners of the Josey Heights development was approved. The City reimbursed the Josey Heights developers \$225,000 for a portion of their site development costs, and in exchange, the developers transferred the remaining site and one model home to the Redevelopment Authority.

In the first quarter of 2014, the TID was terminated.

District incremental values have changed as follows:

| Year | Incremental Value | Change |
|------|-------------------|--------|
| 2013 | * | |
| 2012 | * | |
| 2011 | \$ 54,013,800 | 9% |
| 2010 | \$ 49,760,900 | -34% |
| 2009 | \$ 75,462,400 | -2% |
| 2008 | \$ 76,967,600 | 77% |
| 2007 | \$ 43,396,300 | 17% |
| 2006 | \$ 37,061,500 | 103% |
| 2005 | \$ 18,227,800 | 108% |
| 2004 | \$ 8,773,800 | 28% |
| 2003 | \$ 6,846,500 | |

*Increments terminated after 2011.

Expenditures - Life to Date (as of 12/31/13)

| | Project Plan Budget | Appropriations | Encumbrances | Expenditures | Remaining |
|----------------------|---------------------|----------------|--------------|--------------|--------------|
| Administration | \$ 279,002 | \$ 298,189 | \$ - | \$ 193,028 | \$ 105,161 |
| Public Improvements | 1,882,823 | 2,081,811 | - | 1,988,426 | 93,385 |
| Grant to Developer | 3,329,438 | 3,329,438 | - | 3,329,438 | - |
| Neighborhood Loan | 600,000 | 600,000 | | - | 600,000 |
| Loan to Developer | 391,000 | 550,000 | | 341,000 | 209,000 |
| Capitalized Interest | 111,874 | 121,198 | - | 121,198 | - |
| Total | \$ 6,594,137 | \$ 6,980,636 | \$ - | \$ 5,973,090 | \$ 1,007,546 |

Revenue/Value Performance (as of 12/31/2013)

| | Projected | Actual |
|-------------------|---------------|--------|
| Property value | \$ 57,121,993 | * |
| Incremental value | \$ 20,156,593 | * |
| Incremental taxes | \$ 3,890,282 | * |

*Increments terminated after 2011.

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: None.