

**TID 44 – Walnut/Locust
Periodic Report
12/31/09**

District Created /Amended: 2001/2004/2005

Authorized expenditure (excluding interest): \$5,355,000

Authorizing resolution(s): File #001778, #040391, #041629 and #090926

Projected TID dissolution: 2013

Maximum legal life: 2028

Base property value: \$36,965,400

Completion status: Lindsay Heights and Walnut Circle aspects of project essentially complete. Franklin Square development underway.

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 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 TID. The LISC loan was paid in full in 2009.

In 2004, the TID 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. The site will be redeveloped with 37 new single-family homes and 16 town homes, with an estimated value of \$7.9 million. Funding for the amendment will be provided through general obligation borrowing, and incremental revenues from this development are not required to be paid to LISC, but will be 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 and marketing is ongoing.

In 2005, the City amended the TID 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 TID for a third time, for the purpose of assisting 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. The first building will be on the northeast corner of Center and 15th Streets. It will be a four story elevator building that will house 27 apartments (with secure first floor parking). The second building, at the southwest corner of Teutonia Avenue and Hadley Street, will contain six townhomes and four flats.

The City shall provide a contribution to the project from the Tax Incremental District an amount not to exceed \$600,000. The contribution will be structured as a loan to the project. While no

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payments will be required, the loan will accrue interest at a rate of 3% and have a term of 15 years.

District incremental values have changed as follows:

Year	Incremental Value	Change
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	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 180,000	\$ 165,672	\$ -	\$ 165,672	\$ -
Public Improvements	2,000,000	1,864,328	5,600	1,751,467	107,261
Grant to Developer	2,605,000	3,329,438	-	3,329,438	-
Loan to Developer	600,000				
Capitalized Interest	278,000	111,874	-	111,874	-
Total	\$ 5,663,000	\$ 5,471,312	\$ 5,600	\$ 5,358,451	\$ 107,261

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 51,749,707	\$ 112,427,800
Incremental value	\$ 14,784,307	\$ 75,462,400
Incremental taxes	\$ 2,007,826	\$ 6,414,555

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.