

TID 65 - North 20th/West Brown Streets
Periodic Report
12/31/21

District Created: 2006

Authorized expenditure (excluding interest): \$3,250,000

Authorizing resolution(s): #051275

Projected TID dissolution: 2022 (levy year)

Maximum legal life: 2033

Base property value: \$3,220,700

Completion status: Public improvements and environmental remediation are completed

Project description

This district is located in the Fond du Lac and North neighborhood. The area in and around the district declined in the 1970's when hundreds of homes were razed for the proposed Park West freeway. Much of the district remains vacant and blighted even 30 years after the freeway clearance.

“Legacy Development Partners” (the developer) proposed to redevelop the area with up to 60 detached single-family homes and 24 townhouses. The district project plan funded public infrastructure, site acquisitions, remediation costs, and loans/grants for rehabilitating existing homes. Work on the public improvements began in 2007, and all work was completed by late 2010. Environmental remediation of land north of Garfield Avenue was completed November 2010.

However, difficulties in the finance and housing markets delayed the overall development. As of December 31, 2014, five homes were sold. Due to the economic downturn and soft market for new housing, the developer stopped marketing the site. However, with more recent improvement in the housing market, there may be future opportunities to reposition the development and begin marketing sites again.

In 2013, District #56 (Erie/Jefferson Riverwalk) was amended to contribute to the district and help recover a portion of its unamortized costs within the next three years.

District incremental values are as follows:

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Year	Incremental Value	Increase
2021	\$ 864,900	-16%
2020	\$ 1,023,700	1709%
2019	\$ 56,600	110%
2018	\$ (578,700)	22%
2017	\$ (743,300)	-40%
2016	\$ (532,700)	-27%
2015	\$ (418,800)	-21%
2014	\$ (529,800)	26%
2013	\$ (420,500)	-24%
2012	\$ (555,400)	-97%
2011	\$ (281,900)	39%
2010	\$ (464,100)	-254%
2008	\$ 301,500	205%
2007	\$ (287,500)	

Expenditures - Life to Date (as of 12/31/21)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 139,718	\$ 10,282
Acquisition	150,000	116,000	-	48,805	67,195
Demolition & Remediation	50,000	103,000	-	65,933	37,067
Johnsons Park Improvements	100,000	100,000	-	97,582	2,418
Rehab Loans/Grants	100,000	100,000	-	100,599	(599)
Public Infrastructure	2,700,000	2,682,202	-	1,582,290	1,099,912
Capitalized Interest	325,000	58,205	-	58,205	(0)
Total	\$ 3,575,000	\$ 3,309,406	\$ -	\$ 2,093,132	\$ 1,216,274

Financing Costs – Interest Paid through 12/31/2021: \$888,645

Revenue/Value Performance (as of 12/31/2021)

	Projected	Actual
Property value	\$ 18,635,801	\$ 4,085,600
Incremental value	\$ 16,387,876	\$ 864,900
Incremental taxes	\$ 3,259,336	\$ 68,478
State aid	*	\$ 641

Is the project within budget? Yes No If no, explain:

Is the project on schedule? Yes No If no, explain: Difficulties in the finance and housing markets have delayed the housing component of this development.

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