TID 111 – East North Avenue
Periodic Report
12/31/25

District Created: 2022
Authorized expenditure (excluding interest): $4,100,000
Authorizing resolution(s): #221109
Projected TID cost recovery: 2042 (levy year)
Maximum legal life: 2049
Base property value: $4,655,500
Completion Status: Ongoing

Project description:

The East North Avenue Tax Incremental District #111 was created in 2022 to provide $3,800,000 in public infrastructure improvements and $100,000 for commercial corridor programs along East North Avenue. The initial public infrastructure improvements (protected bike lanes, bus boarding islands and repaving along East North Avenue) began in 2023 and was completed in 2024.

Incremental Value:

Year	Incremental Value	Increase
2025	$ 1,159,300	246%
2024	$ (795,800)	
2023	$ -	

Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	$ 200,000	$ 200,000	$ -	$ 1,300	$ 198,700
Public Infrastructure	3,800,000	2,500,000	60,000	1,887,328	552,672
Commercial Forclosure	100,000	100,000	-	-	100,000
Total	$ 4,100,000	$ 2,800,000	$ 60,000	$ 1,888,628	$ 851,372

Financing Costs – Interest Paid through 12/31/2025: $10,620

Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	$ 14,014,900	$ 5,814,800
Incremental value	$ 8,853,800	$ 1,159,300
Incremental taxes	$ 223,470	$ 25,951
State aid	*	$ -

* Not projected.

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.