TID 122 – Cudahy Farms
Periodic Report
12/31/25

District Created: 2025
Authorized expenditure (excluding interest): $3,827,500
Authorizing resolution(s): #241880
Projected TID cost recovery: 2041 (levy year)
Maximum legal life: 2052
Base property value: $0
Completion Status: Ongoing

Project description:
The District was created in 2025 to assist in the redevelopment of the Cudahy Farms (9050 North Swan Road) into 212 apartment units (with rents aimed at those earning 30-80% of area median income). The project is being developed by Royal Capital Group, LLC. The District would provide up to $3,700,000, at an interest rate of 5.1%, over a period not to exceed 17 years. Construction has not yet started.

Incremental Value:

Year	Incremental Value	Increase
2025	$ -	

2025 will be the base year for this district as per State Statute the municipal resolution was adopted before September 30, 2025. Consequently, there is no incremental value.

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	$ 127,500	$ -	$ -	$ -	$ -
Grant to Developer	$ 3,700,000	$ -	$ -	$ -	$ -
Total	$ 3,827,500	$ -	$ -	$ -	$ -

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

	Projected	Actual
Property value	$ -	$ -
Incremental value	$ -	$ -
Incremental taxes	$ -	$ -
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.