

TID 76 – S. 27th & W. Howard
Periodic Report
12/31/25

District Created: 2009

Authorized expenditure (excluding interest): \$1,200,000

Authorizing resolution(s): #090563, #100993, #221289

Projected TID cost recovery: 2026 (levy year)

Maximum legal life: 2036

Base property value: \$15,342,200; District base value redetermined in 2024

Completion Status: Ongoing

Project description

This district includes 17 acres of commercial property bounded by South 27th Street, West Howard Avenue, and the south branch of the Kinnickinnic (KK) River. Properties in the district included two vacant auto dealerships, a retail mall, a trailer court, the historic Wildenberg Hotel and a new CVS Pharmacy.

Plans for the district are ongoing, but initially focused on converting the former Foster Pontiac dealership at 3636 South 27th Street into a Buffalo Wild Wings (BW3) restaurant and additional retail space. The district was created in 2010, but was amended when the original project could not secure financing. The amended project plan provided funding for a median cut in South 27th Street to provide access to the site, and assistance with landscaping bordering the project on the east.

In early 2012, the Buffalo Wild Wings opened, along with an adjacent fast-food restaurant. The developers subsequently opened a commercial retail center on an adjacent site, which includes a restaurant on an outlot. This phase of the project is complete. In addition to BW3, the site now includes Jimmy Johns, Panda Express, and T-Mobile, among others.

Other key components of the district include redevelopment of the trailer park and the Wildenberg hotel at 3774 South 27th Street. This property was acquired by the City via a tax foreclosure, and all residents were relocated from the park and hotel by May, 2014. Plans for the site and any amendments to the TID have not yet been finalized.

Amendment No. 2 was approved in 2022 and provides funds necessary to address several infrastructure issues in the nearby neighborhood. In addition to several high impact paving projects, the funds were utilized to address traffic safety concerns and advance mobility, and quality of life goals outlined in various City and community plans. Amendment No. 2 provided \$880,000 in funds to the Department of Public Works to install these improvements, including speed humps and intersection improvements. The infrastructure improvements are located within one half-mile of the District's boundary. This 2nd amendment also provided \$100,000 for administrative costs.

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District incremental values have changed as follows, reflecting the demolition of the Foster dealership and the subsequent commercial redevelopment.

Year	Incremental Value	Change
2025	\$ 9,488,000	92%
2024	\$ 4,944,400	-57%
2023	\$ 11,438,700	113%
2022	\$ 5,380,300	-25%
2021	\$ 7,193,200	34%
2020	\$ 5,382,600	20%
2019	\$ 4,474,000	-23%
2018	\$ 5,802,100	347%
2017	\$ 1,299,100	97%
2016	\$ 659,200	-
2015	\$ -	-100%
2014	\$ 5,676,500	-6%
2013	\$ 6,053,000	31426%
2012	\$ 19,200	-94%
2011	\$ 334,100	
2009	\$ -	

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

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 125,000	\$ 125,000	\$ -	\$ 5,052	\$ 119,948
Public Improvements	\$ 1,025,000	\$ 1,005,000	\$ -	\$ 1,018,038	\$ (13,038)
Grant to Developer	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
Capitalized Interest	\$ 20,000	\$ 1,749	\$ -	\$ 1,749	\$ -
Total	\$ 1,220,000	\$ 1,181,749	\$ -	\$ 1,074,839	\$ 106,910

Financing Costs – Interest Paid through 12/31/2025: \$98,461

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

	Projected	Actual
Property value	*	\$ 24,830,200
Incremental value	*	\$ 9,488,000
Incremental taxes to date	\$ 747,264	\$ 1,736,518
State aid	*	\$ 54,932

* Not projected.

Miscellaneous Revenue through 12/31/2025 \$ 89,090

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.