Lauridsen, Keld B - DNR

From: Matthew Buchanan <matthewbu@greenbaywi.gov>
Sent: Thursday, August 16, 2018 11:30 AM
To: Lauridsen, Keld B - DNR; Caine, Lynelle
Subject: RE: Responsible Letter to City of Green Bay - #02-05-581922 (Green Bay City S Broadway Properties)
Attachments: 6 - Fiscal - TID - TID 5 - 991201 - TID 5 Project Plan.pdf; 6 - Fiscal - TID - Maps - TID 5.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Keld,

I've attached the associated Tax Increment Finance Project Plan, which identifies these parcels (3-568-1, 2-946, 2-946-A, 2-70, 2-71) on the list of blighted properties, starting on page 46. The City's purpose for acquiring these parcels was blight elimination and brownfield redevelopment. Please let me know if you require any additional information to confirm the City's eligibility to invoke LGU exemption.

Thank you,

Matt Buchanan, AICP
Economic Development Specialist

City of Green Bay
Department of Community and Economic Development
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Green Bay, Wisconsin 54301-5026

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-----Original Message-----
From: Lauridsen, Keld B - DNR [mailto:Keld.Lauridsen@wisconsin.gov]
Sent: Tuesday, August 07, 2018 10:35 AM
To: Caine, Lynelle
Cc: Matthew Buchanan
Subject: RE: Responsible Letter to City of Green Bay - #02-05-581922 (Green Bay City S Broadway Properties)

Lynelle,

I don't remember seeing anything regarding the City's method of acquisition for all the parcels so I'm not sure if they qualify for the LGU exemption. That said, we have always been flexible with the timelines outlined in the RP letter as long as we know why they are not being met. I' don't see the timelines being an issue for this site at this point.

Let me know if we need to discuss it further.

Thanks,

-Keld

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Keld B. Lauridsen
Phone: (920) 662-5420
Keld.Lauridsen@wisconsin.gov

-----Original Message-----
From: Caine, Lynelle [mailto:Lynelle.Caine@stantec.com]
Sent: Tuesday, August 7, 2018 10:09 AM
To: Lauridsen, Keld B - DNR <Keld.Lauridsen@wisconsin.gov>
Cc: Matthew Buchanan <matthewbu@greenbaywi.gov>
Subject: FW: Responsible Letter to City of Green Bay - #02-05-581922 (Green Bay City S Broadway Properties)

Hi Keld,

We received the attached RP letter for the Broadway parcels. Per our conversation last week, it is our understanding that Parcel 3-568-1 needs to be capped and once completed a closure request can be submitted for the entire site. The capping, however, is anticipated to temporarily be on hold and will be completed as part of future redevelopment of the site. We are also assuming that the City qualifies for a LGU exemption for these parcels so they are not required to meet the timelines outlined in the attached letter. If you have any questions, please feel free to call. Thanks,

Lynelle Caine
Senior Project Manager

Mobile: 920 655-7211
Fax: 920-592-8444
Lynelle.Caine@stantec.com

Stantec

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-----Original Message-----
From: Danelski, Denise D - DNR [mailto:Denise.Danelski@wisconsin.gov]
Sent: Tuesday, August 07, 2018 9:33 AM
To: Weber, Evan <Evan.Weber@stantec.com>; Caine, Lynelle <Lynelle.Caine@stantec.com>
Subject: Responsible Letter to City of Green Bay - #02-05-581922 (Green Bay City S Broadway Properties)

Good morning,

Attached is a copy of the RP letter going to the city of Green Bay in today's mail.

Thank you,

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Denise D. Danelski
Environmental Program Associate/Outreach - Remediation and Redevelopment Wisconsin Department of Natural Resources
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TAX INCREMENT FINANCE DISTRICT NO. 5

PROJECT PLAN

EAST AND WEST DOWNTOWN

City of Green Bay, Wisconsin
December, 1999

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Introduction

Redevelopment of the near west side Broadway commercial district and the near east side downtown area has been an on-going effort for many years. The City of Green Bay has worked with the businesses and the downtown agencies (On Broadway, Inc. and Downtown Green Bay, Inc.) to accomplish many improvements through property acquisition, land use changes and development site preparation.

In spring of 1997, the City of Green Bay adopted a Downtown Urban Design Plan to improve the central city commercial areas. This Plan identifies a number of problems with the area and provides redevelopment concepts for reversing the blighting tendencies affecting that area. A significant tool available to the City for financing this effort is Tax Incremental Financing (TIF). This report defines the scope of the improvement program proposed for tax incremental support for the downtown and related information required by State Statute. Each public improvement sets the stage for private investment in downtown Green Bay which helps stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City but all of Brown County and northeastern Wisconsin.

Description of Proposed District

I. Regional Location

The proposed Tax Incremental Finance District No. 5 is located in downtown Green Bay on the east and west banks of the Fox River. Interstate 43, U.S. Highway 41, and State Highway 29 are the major highways that provide regional access. The area is also accessible via Shawano/Walnut Ave., Dousman/Main St., Ashland Ave., Mason Street Broadway, Monroe Avenue, and Webster Avenue. Map 1 shows TID 5 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment District 5 boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A". TID 5 overlaps a significant portion of the existing TID 4. This is being done to permit the City to obtain financing for a twenty-three year term for new projects. The ability of TID 4 to cover its expenses looks favorable allowing for the overlapping boundaries.

III. General Make-up

Containing 451 parcels and 128.1 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for the TID area and Map 4 the corresponding zoning. The TID is primarily used for commercial purposes including general business (17%), office (11%) and off-street parking (14%). Industrial and warehousing uses located primarily on the west side combine to occupy 17% of the TID. A significant amount of land located along the outer fringe of the TID is used for housing (21%). Vacant lots and open space total 10% of the TID area. Other land uses found in the TID, but in small percentages are public, schools, churches, railroad and utilities.

Because many of the buildings were built in the late 1800's and early 1900's, facade rehabilitation is needed throughout the district. Some structures also have out-dated infrastructure and utilities associated with them. Wires are strung across streets and lots creating a very unappealing streetscape. Past development trends have resulted in obsolete uses on some of the City's most valuable property including parking lots, transit garage and some industrial/warehousing.

Appendix "B" provides a listing of all parcels within the TID, address and assessed value as applicable.

IV. Blight Criteria

According to State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, not less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial sites. The proposed TID has 76% of its area meeting the required criteria. Map 5 shows those parcels. Appendix "B" lists each parcel with a brief description of its redevelopment needs.

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements

Summarized below are the public works and related improvements proposed as part of TID 5. To make it easier to understand the impacts of the proposed improvements, the summary is divided by east and west side. These activities further the goals of the Downtown Urban Design Plan, which was completed in 1997. Careful consideration was given to maximizing the potential development of the downtown over the next seven years. Improvements will strengthen the downtown commercial area by creating a high quality mix of districts and villages assuring a highly desirable urban center. Maps 6, 7, 8 and 9 depict the location of each proposed improvement.

WEST SIDE IMPROVEMENTS

IMPROVEMENT # 1: GROCERY STORE DEVELOPMENT

Location: Southwest corner of Dousman Street and Chestnut Street (Map 6, Site 1)

Public Works or Improvements:

Property acquisition and occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #2: LEICHT DOCKS WAREHOUSE CONSTRUCTION AND RELATED DEVELOPMENT

Location: North of the Nitschke Bridge along the west shore of the Fox River (Map 6, Site 2)

Public Works or Improvements:

Storm sewer reconstruction and site preparation.

IMPROVEMENT #3: GALLAGHER'S RETAIL DEVELOPMENT PROJECT

Location: Southeast corner of Broadway and Hubbard Street (Map 6, Site 3)

Public Works or Improvements:

Site preparation costs.

IMPROVEMENT #4: BOYER COMMERCIAL REDEVELOPMENT PROJECT

Location: 327 - 337 North Broadway (Map 6, Site 4)

Public Works or Improvements:

No public expenditures anticipated.

IMPROVEMENT #5: COMMERCIAL DEVELOPMENTS

Location: 163 and 201 North Broadway (Map 6, Site 5)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: 107-109 North Broadway (Map 6, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: COMMERCIAL REDEVELOPMENT

Location: 112-114 South Broadway (Map 6, Site 7)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #8: ENCOMPASS CHILD CARE DEVELOPMENT

Location: Southwest corner of Broadway and Kellogg Street (Map 6, Site 8)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #9: WATERFRONT BROWNFIELD DEVELOPMENT

Location: Immediately north of the Mason Street Bridge along the west shore of the Fox River (Map 6, Site 9)

Public Works or Improvements:

Site preparation, developer assistance, environmental remediation, and waterfront development.

IMPROVEMENT #10: COMMERCIAL DEVELOPMENT

Location: West side of the 500 block of South Broadway (Map 6, Site 10)

Public Works or Improvements:

Property acquisition, occupant relocation, site preparation, developer assistance, environmental remediation, and waterfront development.

IMPROVEMENT #11: COMMERCIAL DEVELOPMENT

Location: 345 South Pearl Street (Map 6, Site 11)

Public Works or Improvements:

Property acquisition, occupant relocation, site preparation, developer assistance, and environmental remediation.

IMPROVEMENT #12: INFRASTRUCTURE DEVELOPMENT

Location: Bond Street east to the Fox River (Map 8, Site 1)

Public Works or Improvements:

Storm sewer improvements.

Location: Broadway from Walnut Street to Mason Street (Map 8, Site 2)

Public Works or Improvements:

Street reconstruction.

Location: Broadway from Walnut Street to Mason Street (Map 8, Site 3)

Public Works or Improvements

Streetscape improvements

Location: Broadway from Dousman Street to Mather Street (Map 8, Site 4)

Public Works or Improvements:

Streetscape improvements

Location: North of the Mason Street Bridge at the west shore of the Fox River extending to the east shore (Map 8, Site 5)

Public Works or Improvements:

Overhead powerline relocation.

Location: Along the west shore of the Fox River from North of the Nitschke Bridge to the Mason Street Bridge (Map 8, Site 6)

Public Works or Improvements:

Riverfront walkway construction

Location: 500 Block of South Broadway (Map 8, Site 7)

Public Works or Improvements:

Entry-way development to Waterfront Development site.

Location: Mason Street Bridge (Map 8, Site 8)

Public Works or Improvements:

Pedestrian ramp to Mason Street Bridge.

Location: East side of intersection of Hubbard Street and Pearl Street to Museum Way (Map 8, Site 9)

Public Works or Improvements:

Improve pedestrian crossing over railroad tracks.

IMPROVEMENT #13: OTHER PUBLIC IMPROVEMENTS

Location: Throughout the TID as needed

Public Works or Improvements:

Property acquisition, occupant relocation and building demolition.

Location: Throughout the TID as needed

Public Works or Improvements:

Create and administer an economic development revolving loan fund.

Location: Leicht's Dock Park immediately north of Nitchke Bridge (Map 8, Site 10)

Public Works or Improvements:

Park development.

Location: East side of the 200 block of North Broadway (Map 8, Site 11)

Public Works or Improvements:

Construction of a parking ramp.

Location: Southeast corner of South Broadway and Arndt Street (Map 8, Site 12)

Public Works or Improvements:

Develop a parkway area.

Location: West shore of Fox River between Leicht's Dock Park and the Mason Street Bridge (Map 8, Site 13)

Public Works or Improvements:

Construction of a boat docks as needed.

Location: Throughout the TID as needed

Public Works or Improvements:

Removal of billboards.

EAST SIDE IMPROVEMENTS

IMPROVEMENT #1: MIXED-USE RESIDENTIAL, OFFICE & RETAIL DEVELOPMENT

Location: Northwest corner of Washington Street and Walnut Street (Map 7, Site 1)

Public Works or Improvements:

Special foundation costs, parking, utility relocation, boat slips and related project costs as needed for development of the mixed-use building

IMPROVEMENT #2: MIXED-USE HOTEL, RESIDENTIAL PARKING RAMP

Location: Northeast corner of Washington Street and Walnut Street (Map 7, Site 2)
Public Works or Improvements:

Utility relocation, on-site demolition and ramp design and construction required for development of a parking ramp having ground floor retail; upper levels hotel and residential.

IMPROVEMENT #3: MIXED-USE DEVELOPMENT

Location: Between the Fox River and Washington Street in the 300 block of South Washington Street (Map 7, Site 3)

Public Works or Improvements:

Site preparation, building demolition, utility relocation, parking construction and related project costs as needed to accommodate development of a mixed-use building(s).

IMPROVEMENT #4: FOX RIVER PARKWAY PROJECT

Location: Completion and improvements of pedestrian access areas along the east shore of the Fox River throughout the TID (Map 7, Site 4)

Public Works or Improvements:

Lighting, landscaping, benches, paver bricks, etc. as needed to improve the Fox River pedestrian access areas.

IMPROVEMENT #5: MIXED-USE DEVELOPMENT

Location: Fox River Parking Ramp along the Fox River at end of Washington Way (Map 7, Site 5)

Public Works or Improvements:

Structure demolition, special foundation costs, parking, utility relocation, boat slips and related project costs as needed for development of the mixed-use building

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: Southeast corner of Chicago Street and Adams Street (Map 7, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: FOX THEATRE RENOVATION

Location: 117 South Washington Street (Map 7, Site 7)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #8: INFRASTRUCTURE IMPROVEMENTS

Location: Washington St. from Pine St. to Adams St. (Map 9, Site 1)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Adams Street from Pine St. to Mason St. (Map 9, Site 2)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Alley between Fox River and Washington St. and Pine St. to Cherry St. (Map 9, Site 3)

Public Works or Improvements:

Pavement reconstruction and utility relocation

Location: Alley between Washington St. & Adams St. from Cherry St. to Doty St. (Map 9, Site 4)

Public Works or Improvements

Pavement reconstruction, sanitary sewer, storm sewer and utility relocation

Location: Pine St. from Washington St. to Washington Way (Map 9, Site 5)

Public Works or Improvements:

Streetscape improvements

Location: Cherry St. from Fox River to Adams St. (Map 9, Site 6)

Public Works or Improvements:

Streetscape improvements

Location: Walnut St. from Fox River to Adams St. (Map 9, Site 7)

Public Works or Improvements:

Streetscape improvements

Location: Doty St. from Washington St. to Adams St. (Map 9, Site 8)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: Stuart St. from Washington St. to Adams St. (Map 9, Site 9)

Public Works or Improvements:

Pavement reconstruction, utility relocation and streetscape improvements

Location: Crooks St. from Fox River to Adams St. (Map 9, Site 10)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping improvements

Location: Chicago St. from Washington St. to Adams St. (Map 9, Site 11)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: End of Crooks St. at Fox River (Map 9, Site 12)

Public Works or Improvements:

Relocation of high power line which spans the Fox River

Location: Throughout the TID

Public Works or Improvements:

Relocation of overhead powerlines to underground as needed

B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon this incremental (or increased) value by the City, School District, County and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within seven years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered but for no longer than twenty-three years.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the third largest city in Wisconsin, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis/St. Paul.

Green Bay increased its population by 9.7 percent in the last decade. The metropolitan area (Brown County) grew by 11 percent, making its growth the second fastest in Wisconsin.

	1990 Census	WI DOA 1997 EST.
Green Bay population:	96,466	102,179
Metropolitan area population:	194,594	215,692

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region, with excellent highway, air, rail and port connections.

The Central Business District is located on the banks of the Fox River and adjoining East River. Downtown Green Bay has not achieved its full potential and has adopted the Downtown Green Bay Design Plan prepared by Gould Evans Goodman Associates, L.C., of Kansas City, to guide future development for downtown Green Bay.

The Downtown Green Bay Design Plan is intended to serve the community as a vision and development framework that can guide action by not only government but, most importantly, by public/private partnerships, private sector corporations and organizations, community action groups, neighborhood groups and individual residents of the City of Green Bay.

Downtown Green Bay has a variety of development sites available for new construction and potential adoptive reuse projects. The City of Green Bay and local non-profit groups, such as On Broadway Inc. and Downtown Green Bay Inc. (DGBI), are working cooperatively to market numerous potential development sites that are publicly and privately owned.

Tax Incremental Finance Districts have been a successful financing tool used by the City of Green Bay in the downtown area. For example, TID No. 1 was created January 1, 1978 and was closed December 31, 1996. An additional $83 million (private investment) of incremental valuation was generated by the new development, which has added $32 million of increased tax revenue (over the life of the district).

The development sites listed in the Downtown Green Bay Design Plan and sites marketed by the City of Green Bay, Downtown Green Bay Inc. and On Broadway Inc. will have a better chance of succeeding by establishing a Tax Increment Finance District in the designated TID area. Competition from other area municipalities and townships for economic development projects makes it vital that the City create a Tax Increment District as proposed. The district would allow the City to continue to market affordable sites, develop waterfront properties, and provide the necessary infrastructure to stimulate development projects.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within Tax Increment Districts (TIF "capacity"). Two methods for determining that limit are defined in the statute. A municipality must meet the requirements of one of the two methods.

The City meets this requirement because the combined equalized value within all TIDs existing in the municipality is less than 7% of the total equalized value of the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance
Capacity Analysis
(January, 1999)

Equalized Value Of City of Green Bay	$4,178,554,800
TIF Maximum (7% of City Value)	$ 292,498,836
Total Value within Existing TID 3 & 4	$ 48,918,800
Present Capacity for Future TIF Districts	$ 243,580,036

Capacity for creation of new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit creation of the proposed TID 5. The equalized value of property within TID 5 is estimated to be $44,933,512. Of that amount, $29,384,400 is included in TID 4. Therefore, since TID 5 overlaps TID 4, that value should not be double counted resulting in increased TID value due to creation of TID 5 of $15,549,112 which leaves a capacity of $228,030,924.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first seven years of the tax incremental financing life (see Table 1). All projects are in conformance with the Downtown Green Bay Design Plan and will contribute to a stabilizing property value within the TID. Those stable values will assure growth of the increments needed to repay debt caused by financing public improvements.

To approximate future tax increments which are expected to be generated through creation of a Tax Increment District, planned private, assessable investment was estimated. This estimate has been separated into two categories. The first is the Primary TID Projects, which includes all planned projects expected to be completed early within the seven-year TID investment timeline. The Secondary TID Projects are those which will be implemented if additional new development takes place and will, therefore, provide TIF revenues capable of supporting additional TIF borrowing. The reason for this is that the probability of the Primary TID Projects being implemented is quite good. Some of the developers have been selected and the projects will be completed as projected. The secondary projects consist of exciting redevelopment opportunities but are more speculative in that no specific developers have been identified. This list is not meant to be exclusive. Should additional development opportunities surface, the City may elect to conduct additional TIF funded activities.

Primary TID Projects Only

The Primary TID Projects for the West Side include construction of a new warehouse and possible office building (Improvement #2), development of two new commercial buildings (Improvements #5 and 8), and redevelopment of three commercial buildings (Improvements #4, 6, & 7). East Side Primary Projects include two mixed-used developments (Improvements #1 and 2). Projected private investment derives an estimated increased equalized value of $57,450,000. Tax increment expected from development of this project are estimated as follows:

Projected TID Tax Revenues
for Primary Projects

Year	TID Increased Value	Tax Increment
1	1,000,000	25,620

2	20,000,000	512,400
3	57,450,000	1,471,869
4	59,173,500	1,516,025
5	60,948,705	1,561,506
6	62,777,166	1,608,351
7	64,660,481	1,656,602
8	66,600,296	1,706,300
9	68,598,304	1,757,489
10	70,656,254	1,810,213
11	72,775,941	1,864,520
12	74,959,219	1,920,455
13	77,207,996	1,978,069
14	79,524,236	2,037,411
15	81,909,963	2,098,533
16	84,367,262	2,161,489
17	86,898,280	2,226,334
18	89,505,228	2,293,124
19	92,190,385	2,361,918
20	94,956,096	2,432,775
21	97,804,779	2,505,758
22	100,738,923	2,580,931
23	103,761,090	2,658,359

(Note: Assumes a 3% annual increase beginning with year 4)

Appendix "D" provides a complete pro-forma spreadsheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development within the downtown:

TID Pro-Forma Assumptions:

1. Tax receipts are expected to increase at a conservative 3% per year.

2. New development will add $57,450,000 of equalized value within the first three years, which creates the tax increment for the project.

3. Interest income on saving balance is projected at 5% annually.

4. Bond interest rate is estimated at 8.0% for all bond issues.

5. Tax increment assumes a $25.62 per $1,000 assessed value.

As shown in Appendix "D", the proposed Primary TID Projects will be successfully financed by TIF.

Secondary TID Projects

To assure TID project tax increments are adequate to support public costs for the proposed Secondary TID Project activities, public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of repaying debt for the public projects.

Public/private partnerships are expected to be created to fulfill the development activities projected within

the TID 5 Plan. As those partnerships form, public borrowing will take place and projects implemented. Therefore, tax increments will be sufficient to assure successful TID 5 Plan project improvements.

TABLE 1

TID 5 Public Investment Summary

October, 1999

EAST SIDE

Project/Activities	Location	Estimated TIF Cost	Projected Date
Mixed-Use Residential, Office & Retail Development	Map 7, Site 1	7,700,000	2000
Mixed-Use Hotel, Residential Parking Ramp	Map 7, Site 2	7,150,000	2001
Mixed-Use Development	Map 7, Site 3	900,000	2001
Fox River Parkway	Map 7, Site 4	194,000	2002
Construction - Lighting, Landscaping, Benches, etc.			
Mixed-Use Development	Map 7, Site 5	900,000	2003
Commercial Redevelopment	Map 7, Site 6	100,000	2004
Fox Theatre Renovation	Map 7, Site 7	0	2001
Infrastructure Improvements:			
Washington St. from Pine to Adams Streets	Map 9, Site 1		2002 - 2003
Pavement Reconstruction		615,000	
Sanitary Sewer		185,000	
Storm Sewer		373,000	
Water		347,000	
Utility Relocation		4,000	
Streetscape		782,000	
	PROJECT TOTAL:	2,306,000	
Adams St. from Pine to Mason Streets	Map 9, Site 2		2003
Pavement Reconstruction		560,000	
Sanitary Sewer		113,000	
Storm Sewer		353,000	
Water		315,000	
Utility Relocation		3,000	
Streetscape		749,000	
	PROJECT TOTAL:	2,093,000	
Alley Between Fox River & Washington St.- Pine St. to Cherry St.	Map 9, Site 3		2003
Pavement Reconstruction		20,000	
Utility Relocation		17,000	
	PROJECT TOTAL:	37,000	
Alley Between Washington St. & Adams St.- Cherry St. to Doty St.	Map 9, Site 4		2002 - 2003
Pavement Reconstruction		46,000	
Sanitary Sewer		5,000	
Storm Sewer		60,000	
Utility Relocation		15,000	
	PROJECT TOTAL:	126,000	
Pine St. from Washington Way to Washington St.	Map 9, Site 5		2000 - 2001
Streetscape		26,000	
	PROJECT TOTAL:	26,000	
Cherry St. from Fox River to Adams St.	Map 9, Site 6		2000 - 2001
Streetscape		92,000	
	PROJECT TOTAL:	92,000	
Walnut St. from Fox River to Adams St.	Map 9, Site 7		2000 – 2001
Streetscape		72,000	
	PROJECT TOTAL:	72,000	

Doty St. from Washington St. to Adams St.	Map 9, Site 8		2002 - 2003
Utility Relocation		8,000	
Streetscape		39,000	
	PROJECT TOTAL:	47,000	
Stuart St. from Washington St. to Adams St.	Map 9, Site 9		2002 - 2003
Pavement Reconstruction		6,000	
Utility Relocation		35,000	
Streetscape		49,000	
	PROJECT TOTAL:	90,000	
Crooks St. from Fox River to Adams St.	Map 9, Site 10		2002 - 2003
Pavement Reconstruction		70,000	
Sanitary Sewer		79,000	
Storm Sewer		121,000	
Water		48,000	
Utility Relocation		1,000	
Streetscape		47,000	
	PROJECT TOTAL:	366,000	
Chicago St. from Washington St. to Adams St.	Map 9, Site 11		2002 - 2003
Utility Relocation		2,000	
Streetscape		57,000	
	PROJECT TOTAL:	59,000	
Relocation of Overhead Powerlines	Map 9, Site 12		2000 - 2003
Utility Relocation Across Fox River		1,853,000	
Other Utilities Underground		2,870,000	
	PROJECT TOTAL:	4,723,000	

WEST SIDE

Project/Activities	Location	Estimated TIF Cost	Projected Date
Grocery Store Development	Map 6, Site 1	200,000	2001
Leicht Docks Warehouse Construction and Related Development	Map 6, Site 2	0	2000
Gallagher's Retail Development Project	Map 6, Site 3	80,000	2001
Boyer Commercial Redevelopment Project	Map 6, Site 4	50,000	2000
Commercial Development	Map 6, Site 5	0	2000
Commercial Redevelopment	Map 6, Site 6	50,000	2001
Commercial Redevelopment	Map 6, Site 7	0	2000
Encompass Child Care Development	Map 6, Site 8	0	2000
Waterfront Brownfield Development	Map 6, Site 9	10,000,000	2003
Commercial Development	Map 6, Site 10	700,000	2006
Commercial Development	Map 6, Site 11	350,000	2002
Infrastructure Improvements:			
Bond St. east to Fox River	Map 8, Site 1		2000
Storm Sewer Improvements		850,000	
Broadway from Walnut St. to Mason St.	Map 8, Site 2 & 3		2000
Street Reconstruction		1,390,000	
Streetscape Improvements		560,000	
	PROJECT TOTAL:	1,950,000	
Broadway from Dousman St. to Mather St.	Map 8, Site 4		2002
Streetscape Improvements		350,000	
North of Mason St. Bridge at west shore of Fox River	Map 8, Site 5		2000
Overhead Powerline Relocation		See above	
Along Fox River from north of Nitschke Bridge to Mason Bridge	Map 8, Site 6		2001
Riverfront Walkway Construction		1,500,000	
500 Block of S. Broadway	Map 8, Site 7		2003
Entry-way to Waterfront Development Site		120,000	
Mason Street Bridge	Map 8, Site 8		2006
Pedestrian ramp to Mason St. Bridge		750,000	
Intersection of Hubbard St. and Pearl St. to Museum Way	Map 8, Site 9		
Improve pedestrian crossing over railroad tracks		10,000	2001
Other Public Improvements:			
Throughout TID as needed	N/A		2000 - 2005
Property Acquisition, occupant relocation and building demolition		3,000,000	
Create/administer an economic development revolving loan fund		500,000	
Removal of billboards		750,000	
	PROJECT TOTAL:	4,250,000	
Leicht Park	Map 8, Site 10		2000
Park Improvements		200,000	
East Side of the 200 Block of North Broadway	Map 8, Site 11		2006
Parking Ramp Construction		4,000,000	
SE Corner of S. Broadway and Arndt St.	Map 8, Site 12		2004
Parkway Development		50,000	
West Shore of Fox River Between Leicht Park and Mason Bridge	Map 8, Site 13		2001 - 2006
Construction of boat dock facilities as needed		1,300,000	

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are to be Incurred

The City may use a variety of financing methods to implement TID 5 activities, including but not limited to, redevelopment bonds, lease-revenue bonds, and general obligation bonds. Additionally, should grant opportunities be available, the City may apply for such assistance to reduce public borrowing and allow for more rapid close-out of TID 5.

The amounts and time frames for borrowing could vary; however, projections for the Primary TID Projects are outlined in Appendix "D". As stated above, the City will not proceed with Secondary TID Projects until TIF increment is adequate to support debt service for public project costs. Interest costs of the borrowings can vary over time. The interest rates used in the Financing Pro-Forma in Appendix "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 23 years after inception of the district. Total interest costs are projections only. Should conditions warrant during the life of TID 5, the City may elect to refinance the outstanding debt issued in order to take advantage of lower interest rates.

The spreadsheet found in Appendix "D" assumes all public project costs being financed through bonds and projected parking revenues. Not included within the spreadsheet is income which may be generated by various projects which could include lease payments, land sale revenues, etc. Should these income revenues be received, they will be used to fund other TID identified projects, reduce borrowing or pay tax increment finance related debt to the City.

Interest earnings from available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46, and other sections as may be appropriate.

As can be reasonably determined from data contained in Appendix "D", the district may be sufficiently funded to pay off debt balances before the required legal termination of the district. If this should occur, distribution of surplus funds will be made in accordance with State Statutes.

D. Detailed List of Project Costs

Table 1 provides a detailed listing of estimated public improvement costs. Project locations may be found on Maps 6, 7, 8 and 9. In addition, it is anticipated that the City may elect to expend funds each year for the first seven years on project administration which may include salaries and fringe benefits, management and marketing of the TID, as well as bond issuance related expenses.

E. Promotion of Orderly Growth

This Tax Increment District 5 Plan has been developed in compliance with a number of planning documents which have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The "Green Bay Wisconsin Comprehensive Plan" discusses the importance of downtown stability in relation to future growth of the City. Similarly, the recently completed "Comprehensive Land Use/Transportation Plan: 2020" for Brown County identifies the importance of a healthy downtown Green Bay for the orderly growth of Brown County. Finally, the "Downtown Green Bay Design Plan", completed in 1997, addresses the conditions and potentials for redevelopment of Green Bay's City Center. Each of these documents were reviewed during preparation of this TID 5 Plan with the "Downtown Green Bay Design Plan" defining the proposed projects that have been included. Orderly growth is promoted by the TID 5 Plan.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

A number of City of Green Bay regulatory documents were reviewed with respect to the projects proposed within this TID 5 Plan including:

1-Master Plan
2-Official Map
3-Zoning Codes
4-Building Codes

Summarized below is a discussion of findings.

MASTER PLAN

The City Plan Commission and Common Council have adopted the "Downtown Green Bay Design Plan" with the "Green Bay Wisconsin Comprehensive Plan", per 62.23 (3) Wis Statutes in 1997.

The "Downtown Green Bay Design Plan" is supportive of and complimentary to the previously-adopted plans listed below. Where the recommendations in the downtown plan may be in conflict with previously-adopted plans, the "Downtown Green Bay Design Plan" shall take precedence. Interpretations of intended use(s), if necessary, shall be done by the Plan Commission.

a. 1979 Green Bay Wisconsin Comprehensive Plan, as amended
b. 1993 Broadway Plan
c. 1995 Green Bay Comprehensive Waterfront Plan
d. 1996 Brown County Land Use and Transportation Plan

OFFICIAL MAP

All streets within the TID 5 Plan area are included on the Official Map for the City of Green Bay as adopted subdivisions. No changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

ZONING

The "Downtown Green Bay Design Plan" recommends that non-residential land uses within redevelopment areas be designated as a Planned Commercial Development (PCD overlay) District. This district will cover both the east and west sides of the City's downtown, encompassing the area bounded by the East River, Mather Street, Mason Street, Ashland Avenue, and Webster Avenue. The PCD overlay district may include the following:

a. This PCD is to be used to identify non-residential uses only.
b. Future non-residential development and redevelopment uses shall be governed by PCD Districts to be established on a project-by-project basis.
c. Non-residential development, not specifically identified in the Downtown Plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
d. Residential development will be regulated by existing zoning regulations for those uses.
e. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.
f. A 50' wide special waterfront setback, which has been adopted Citywide per 13.177, may be altered if so approved as part of a PCD.

BUILDING CODES

Building codes for the City of Green Bay will not be changed to accommodate TID 5 activities.

G. Estimated Non-Project Costs

There are no non-project costs associated with the proposed TID projects.

H. Proposed Method for Relocation of Any Persons to Be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur when property is purchased to prepare underdeveloped and/or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF or by the City of Green Bay.

APPENDIX “A”

TID 5 - Legal Description

Revised 11/24/99

LEGAL DESCRIPTION TID #5
(East and West Downtown)

That part of Block 1; Lots 1 through 5 Block 2; Lots 1 through 5, Block 3; Lots 1 through 10, Block 4; Lots 1 through 4 Block 5; Lots 1 through 6, Block 6; Lots 1 through 6, Block 7; Arndt's First Addition:

Also that part of Lots 7 through 16, Block 7; Lots 1 through 8, Block 12; Lots 1 through 4, Block 13; Lots 1 through 4, Block 14; Arndt's Second Addition:

Also that part of Lots 1 through 4, Lots 8 through 10, Lots 12 through 30, and Lots 33 and 34; Callaghan's Addition:

Also that part of Lot 4 through 9, Block B; Lots 10 through 15, Block C; Lots 16 through 18 Block D; Lots B, C, D, E and F; Desnoyer's Addition:

Also that part of Lots 1 through 10; Lots 23 through 32; Lots 40 through 42; Lots 49 through 80; Lots 88 through 97; Lots 104 through 113; Dousman's Addition:

Also that part of Lots 1 through 43; Lots 47 through 52; Elmore's Addition:

Also that part of Lots 25 through 46; Lots 93 and 94; Lots 98 and 99; Lots 101 through 124; Original Survey of Fort Howard:

Also that part of Block 1, Niels Hansen Addition;

Also that part of Lots 1 through 9, J.L. Jorgensens Addition Subdivision of Lot 1, M. Sellers Water Lots:

Also that part of Lots 1 through 36, Christian Schwarz Addition:

Also that part of Lots 4 through 8, Block A; Lots 1 through 10, Block 1; M. Sellers Addition:

Also that part of Lots 3 through 9, M. Sellers Water Lots;

Also that part of Lots 1 through 12, Block B; Lots 81 through 84, Block H; Lots 107 through 112, Block I; Lots 126 through 136, Block L, Tanks First Addition;

Also that part of Lots 1 through 6, Block 1, Tanks Third Addition;

Also that part of Private Claims 1 and 2; the Unsurveyed part of Private Claim 2; West side of the Fox River;

Also that part of the Vacant Strip;

Also that part of the Certified Survey Map recorded in Volume 6 Page 519 being part of Lots 44 and 45 Elmores Addition;

Also that part of the Certified Survey Map recorded in Volume 8 Page 281 being part of Lots 100 through 102, Original Survey of Fort Howard:

Also that part of the Certified Survey Map recorded in Volume 8 Page 265 being part of Lots 4 through 10, 23 through 30, 38 through 40 of Dousman's Addition:

Also that part of the Certified Survey Map recorded in Volume 10 Page 251 being part of Lots 3 through 10 and the lands between Lots 2 and 3 Dousman's Addition and part of the Certified Survey Map recorded in Volume 8 Page 265:

Also that part of the Certified Survey Map recorded in Volume 16 Page 311 being part of vacated

Lots 1,2,3,4,5,6,7,8 and A, Original Survey of Fort Howard: vacated Lots 1,2,3 and the 3-foot strip lying south of and adjacent to Lot 1, all in Block A, Desnoyers Addition; vacated Lots 1,2 and lands lying between Lots 2 and 3, Dousman's Addition; part of Private Claim No. 1, West Side of Fox River:

Also that part of the Certified Survey Map recorded in Volume 26 Page 53 being part of Lots 27 through 30, Lots 35 through 38, Dousman's Addition:

Also that part of the Certified Survey Map recorded in Volume 27 Page 247 being part of Private Claim 2 West Side of the Fox River and Lots 1 through 4, M. Seller's Addition:

Also that part of the Certified survey Map recorded in Volume 29 Page 85 being part of the Fort Howard Military Reserve and being part of Lot 9, Dousman and Elmore's Water Lots.

Also that part of the Certified Survey Map recorded in Volume 34 Page 255 being part of Lots 125 through 130 original Plat of Fort Howard and being all of Lots 5, 6 and 7 Callaghan's Addition to Fort Howard.

That part of Lots 1 and 2, of the Certified Survey Map recorded in Volume 15 page 407 Brown County Records being part of Private Claim 2, East Side of the Fox River (also known as vacated Lots 21 and 22, Plat of Navarino):

Also that part of Lots 6 through 20, and that part of Lots 23 through 32, and that part of Lots 45 through 57, Plat of Navarino, which includes all of Bellin Building Condominium which is part of said Lots 16 and 17 Plat of Navarino:

Also that part of Lots 1 through 3 Block 1, that part of Lots 1 through 6 Block 2, that part of Lots 1 through 8 Block 3, that part of Lots 1 through 8 Block 4, that part of Lots 1 through 6 Block 5, that part of Lots 1 through 16 Block 8, that part of Lots 1 through 16 Block 9, that part of Lots 1 through 12 Block 10, that part of Lots 1 through 6 Block 11, that part of Lots 1 through 5, and that part of Lots 11 through 16 Block 16, Plat of Astor; also a triangular shaped parcel in Plat of Astor bounded on the north by Chicago Street on the east by Adams Street and on the west by Washington Street; Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 21 page 123 being part of said Lots 1 through 6 Block 2 Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 29 page 206 being part of said Lots 1 through 8 Block 4 and Lots 1 through 6 Block 5 and vacated Chicago Street, Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 22 page 10 being part of said Lots 1 through 5 and Lots 11 through 16 Block 16 Plat of Astor:

Also that part of any dedicated or vacated street or alley right-of-way adjacent to the lands described above located in said Plats and Private Claims:

All located in the City of Green Bay, Brown County Wisconsin more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Clinton Street and the easterly right-of-way line of Maple Avenue (also known as the southwest corner of Lot 1, Block 1, Tanks Third Addition); thence northerly along said easterly right-of-way line of Maple Street to the northeast corner of the second tract of land described in Volume 696 Page 257 Brown County Records; thence easterly along the north line of said second tract and the easterly extension thereof to the centerline of Chestnut Street extended southerly; thence northerly along said centerline of Chestnut Street and the extension thereof to the centerline of Howard Street; thence westerly along said centerline of Howard Street to the intersection with the southerly extension of the centerline of the alley between Lot 33 and Lot 36, Callaghan's Addition; thence northerly along said centerline of the alley and the extension thereof to the intersection with the easterly extension of the south line of Lot 94, original survey of Fort Howard; thence westerly along said south line and its extension thereof to the centerline of Maple Street; thence northerly along said centerline of Maple Street to the intersection with the westerly extension of the north line of Lot 46, original survey of Fort Howard; thence easterly along said north line of Lot 46 and its extension thereof to the centerline of the alley between Lot 46 and Lot 39, original survey of Fort Howard; thence northerly along the centerline of said alley to the intersection with the north line of Hubbard Street said point of intersection being on the easterly extension of the south line of Lot 106 Dousman's Addition; thence westerly along the south line of Lots 106, 105 and 104 and the extension thereof to the center line of Maple Avenue; thence northerly along said centerline of Maple Avenue to the centerline of Dousman Street; thence easterly along said centerline of Dousman Street to the centerline of Chestnut Avenue; thence northerly along said centerline of Chestnut Street to the centerline of Mather Street; thence easterly along said centerline of

Mather Street to the centerline of Broadway; thence southerly along said centerline of Broadway to the centerline of Dousman Street; thence easterly along said centerline of Dousman Street to the intersection with the southerly extension of the west line of Lot 1 of the Certified Survey Map recorded in Volume 29 Page 85 Brown County Records; thence northerly along said west line of Lot 1 last said Certified Survey Map and its extension thereof to the northwest corner of last said Lot 1; thence easterly along the north line of Lot 1 and Outlot 1 of said Certified Survey Map to the northeast corner of last said Outlot 1; thence southerly along the combined pierhead and bulkhead line of the Fox River to the southeast corner of Lot 2 of the Certified Survey Map recorded in Volume 16 Page 311 Brown County records; thence westerly 111.00 feet along the south line of last said Lot 2; thence northerly along the east line of Lot 1 of last said Certified Survey Map to the northeast corner of said Lot 1; thence westerly along the north line of said Lot 1 to the northwest corner thereof; thence continuing westerly along the extension of last said north line to a point on the west line of Pearl Street; thence northerly along said west line of Pearl Street to the northeast corner of Lot 31, Dousman's Addition; thence westerly along the north line of last said Lot 31 and its extension thereof to the centerline of the alley lying westerly of said Lot 31; thence southerly along last said centerline of the alley to the intersection with easterly extension of the north line of the parcel described in Jacket 23572 Image 45 Brown County Records; thence westerly along last said north line and its extension thereof to the centerline of Broadway; thence southerly along said centerline of Broadway to the present centerline of Walnut Street; thence easterly along said present centerline of Walnut Street to a point on the westerly combined pierhead and bulkhead line of the Fox River; thence southerly along said westerly combined pierhead and bulkhead line of the Fox River to a point on the westerly extension of the south line of Outlot 1 of the Certified survey Map recorded in Volume 22 Page 122 Brown county records; thence easterly along the south line of Outlot 1 and Lot 2 of said Certified Survey Map recorded in Volume 22 Page 122 to the southeast corner of last said Lot 2; thence southerly 20.0 feet along the west line of a 15.0 foot wide alley to the south line of a 20.0 foot wide alley; thence easterly along said south line of the 20.0 foot wide alley to a point on the centerline of Washington Street; thence northerly along said centerline of Washington Street to a point on the easterly extension of the south line of the Bellin Building Condominium; thence westerly along last said south line and its extension thereof to a point on the west line of the 15.0 foot wide alley; thence northerly along last said west line to a point on the platted centerline of Walnut Street; thence westerly along said platted centerline of Walnut Street to a point on the easterly combined pierhead and bulkhead line of the Fox River; thence northerly along said easterly combined pierhead and bulkhead line of the Fox River to the centerline of Pine Street; thence easterly along said centerline of Pine Street to the platted centerline of Washington Street; thence southerly along said platted centerline of Washington Street to a point on a line lying easterly of and perpendicular to point "H" on the west line of Lot 1 of the Certified Survey Map recorded in Volume 10 Page 79; thence easterly along said perpendicular line to said Point "H", thence southeasterly to point "I" on last said Certified Survey Map; thence easterly along the south line of last said Lot 1 to Point "J" on said Certified Survey Map; thence northeasterly to Point "K' on said Certified Survey Map; thence easterly perpendicular to the east line of said Lot 1 to the centerline of Adams Street; thence southerly along said centerline of Adams Street to the centerline of Chicago Street; thence easterly along said centerline of Chicago Street to the intersection with the platted west line of Jefferson Street; thence southerly along said platted centerline of Jefferson Street to the present south line of East Mason Street; thence westerly along said present south line of East Mason Street to a point on the easterly combined pierhead and bulkhead line of the Fox River; thence westerly to the intersection of the westerly combined pierhead and bulkhead line of the Fox River and the present south line of West Mason Street; thence westerly along said present south line of West Mason Street to a point on the northerly extension of the east line of Lot 4, Block B, Tank's First Addition; thence southerly along the east line of said Block B, Tank's First Addition to the intersection with the east line of Broadway; thence southwesterly to the intersection of the centerline of Broadway and the centerline of Fifth Street; thence westerly along said centerline of Fifth Street to a point on the southerly extension of the west line of Lot 112, Block I, Tanks First Addition; thence northerly along the west line of Lots 107 through 112, Block I and Lots 82 through 84, Block H, said Tanks First Addition and the extension thereof to a point lying 10.0 feet northerly of and parallel with the north line of said Lot 82, Block H; thence easterly along said parallel line 100.0 feet; thence southerly 10.0 feet parallel with said west line of Lot 82 to the north line of said Lot 82; thence easterly along said north line of said Lot 82 and the extension thereof to a point on the centerline of Broadway; thence northerly along said centerline of Broadway to a point on the easterly extension of the north line of Clinton Street; thence westerly along said north line of Clinton Street and extension thereof to the point of beginning.

Parcels affected being City of Green, Brown County Tax Parcel Numbers:

2-107	3-105	3-370	3-643	4-223	5-1525-1	5-902
2-109	3-106	3-371	3-644	4-225	5-586	5-904
2-263	3-107	3-372	3-645	4-226	5-587	5-907
2-264	3-108	3-373	3-85	4-254	5-588	5-908
2-265	3-109	3-374	3-897	4-255	5-589	5-909
2-266	3-110	3-375	3-91	4-56	5-590	5-910
2-267	3-110-A	3-551	3-92	4-57	5-591	5-911
2-268	3-111	3-552	3-94	4-58	5-592	5-912
2-70	3-113	3-554-A	3-95	4-59	5-593	5-913
2-71	3-114	3-555	3-96	4-59-B	5-594	5-914
2-72	3-115	3-556	3-98	4-61	5-595	5-915
2-74	3-116	3-557	3-99	4-62	5-596	5-916
2-75	3-306	3-558	4-100	4-65	5-597	5-917
2-76	3-310	3-559	4-101	4-66	5-598	5-918
2-77	3-311	3-562	4-102	4-67	5-599	5-919
2-78	3-312	3-563	4-103	4-68	5-600	5-920
2-86	3-313	3-564	4-104	4-71	5-601	5-921
2-87	3-314	3-565	4-105	4-72	5-602	5-922
2-87-1	3-315	3-566	4-154	4-74	5-874	5-923
2-88	3-316	3-567	4-156	4-75	5-875	5-924
2-89	3-317	3-568	4-157	4-76	5-876	5-925
2-90	3-318	3-569	4-158	4-77	5-877	5-926
2-91	3-319	3-572	4-159	4-78	5-878	5-927
2-92	3-320	3-572-A	4-160	4-80	5-879	5-928
2-93	3-321	3-573	4-161	4-81	5-880	5-930
2-93-A	3-322	3-574	4-201	4-82	5-881	5-931
2-94	3-325	3-575	4-202	4-83	5-882	5-932
2-945	3-326	3-578	4-203	4-84	5-883	5-933
2-946	3-327	3-579	4-204	4-85	5-884	5-934
2-947	3-330	3-587	4-205	4-86	5-885	5-935
2-947-1	3-331	3-588	4-206	4-87	5-890	5-936
2-948	3-332	3-589	4-207	4-88	5-891	5-936-1
2-949	3-362	3-590	4-208	4-89	5-892	3-306-1
2-949-A	3-363	3-591	4-209	4-90	5-893	
2-94-A	3-364	3-592	4-210	4-91	5-894	
2-95	3-365	3-593	4-212	4-91-A	5-895	
2-96	3-365-1	3-594	4-214	4-92-1	5-896	
3-100	3-366	3-595	4-215	4-96	5-897	
3-101	3-367	3-596	4-215-A	4-97	5-898	
3-102	3-368	3-640	4-216	4-98	5-899	
3-104	3-369	3-640-A	4-220	4-99	5-900	
3-104-A	3-369-A	3-642	4-221	5-1525	5-901	

12-48, 12-48-1, 12-13, 12-14, 12-14-A, 12-14-B, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-27, 12-28, 12-29, 12-30, 12-31, 12-32, 12-33, 12-34, 12-35, 12-36, 12-37, 12-39, 12-40, 12-42-A, 12-43, 12-43-1, 12-43-2, 12-38-1, 12-38-2, 12-38-3, 12-38-4, 12-38-5, 12-38-6, 12-38-7, 12-38-8, 12-38-9, 12-38-10, 12-44, 12-46, 12-47, 12-49, 12-123, 12-124, 12-125, 12-126, 12-127, 12-128, 12-129, 12-130, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-57, 12-58, 12-60, 12-61, 12-62, 12-63, 12-114, 12-115, 12-116, 12-117, 12-118, 12-119, 12-120, 12-121, 12-122, 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109, 12-110, 12-111, 12-112, 12-185, 12-185-1, 13-1, 13-2, 13-3, 13-6, 13-8, 13-9, 13-9-1, 13-10, 13-183, 13-183-2, 13-185, 13-11, 13-14, 13-15, 13-16, 13-17, 13-18, 13-20, 13-21, 13-22, 13-23, 13-24, 13-28-A, 13-39, 13-42-A, 13-43, 13-49, 13-50, 13-51, 13-53, 13-54, 13-55, 12-186, 12-187, 12-188, 12-189, 12-190, 12-190-A, 12-191, 12-192, 15-20, 15-23 and 15-169.

2-172, 2-174, 2-184, 2-185, 2-186, 2-188, 2-187-A, 2-187-1, 2-189, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-214, 2-215, 2-216, 2-217, 2-218, 2-99, 2-98, 2-97, 2-100, 2-101, 2-102.

APPENDIX “B”

Parcel Assessed Values

Parcel Assessed Values

PARCEL_ID	LOCATION	LAND VALUE	IMPROVE VALUE	TOTAL VALUE
12-107	211-215 N ADAMS ST	$0.00	$0.00	$0.00
12-108	207-211 N ADAMS ST	$0.00	$0.00	$0.00
12-109	0 N ADAMS ST	$0.00	$0.00	$0.00
12-110	227 CHERRY ST	$0.00	$0.00	$0.00
12-111	225 CHERRY ST	$0.00	$0.00	$0.00
12-112	221 CHERRY ST	$0.00	$0.00	$0.00
12-114	216-222 CHERRY ST	$155,800.00	$718,500.00	$874,300.00
12-115	119 N ADAMS ST	$51,900.00	$182,300.00	$234,200.00
12-116	117 N ADAMS ST	$34,600.00	$47,200.00	$81,800.00
12-117	115 N ADAMS ST	$34,600.00	$96,800.00	$131,400.00
12-118	109 N ADAMS ST	$33,500.00	$140,300.00	$173,800.00
12-119	227 E WALNUT ST	$65,300.00	$128,800.00	$194,100.00
12-120	225 E WALNUT ST	$22,800.00	$55,200.00	$78,000.00
12-121	217-221 E WALNUT ST	$106,700.00	$131,900.00	$238,600.00
12-122	101 N ADAMS ST	$14,300.00	$54,800.00	$69,100.00
12-123	216 E WALNUT ST	$8,400.00	$1,200.00	$9,600.00
12-124	220 E WALNUT ST	$8,400.00	$1,200.00	$9,600.00
12-125	222 E WALNUT ST	$8,400.00	$1,200.00	$9,600.00
12-126	230 E WALNUT ST	$13,100.00	$1,200.00	$14,300.00
12-127	224 E WALNUT ST	$11,900.00	$1,400.00	$13,300.00
12-128	106 S ADAMS ST			$0.00
12-129	116 S ADAMS ST			$0.00
12-13	227-229 N WASHINGTON ST	$48,500.00	$297,500.00	$346,000.00
12-130	118 S ADAMS ST	$251,600.00	$1,649,900.00	$1,901,500.00
12-14	225 N WASHINGTON ST	$24,200.00	$169,800.00	$194,000.00
12-14-A	0 PINE ST	$0.00	$0.00	$0.00
12-14-B	301 BLOCK N WASHINGTON ST	$26,500.00	$0.00	$26,500.00
12-15	223 N WASHINGTON ST	$24,200.00	$196,300.00	$220,500.00
12-16	221 N WASHINGTON ST	$24,500.00	$2,100.00	$26,600.00
12-17	219 N WASHINGTON ST	$24,500.00	$2,200.00	$26,700.00
12-18	217 N WASHINGTON ST	$24,500.00	$297,700.00	$322,200.00
12-185	0 WASHINGTON ST	$269,300.00	$4,000.00	$273,300.00
12-185-1	0 DOTY ST	$0.00	$0.00	$0.00
12-186	126 S ADAMS ST	$30,200.00	$113,000.00	$143,200.00
12-187	128 S ADAMS ST	$45,300.00	$700.00	$46,000.00
12-188	132 S ADAMS ST	$0.00	$0.00	$0.00
12-189	140 S ADAMS ST	$75,600.00	$1,600.00	$77,200.00
12-19	215 N WASHINGTON ST	$24,200.00	$123,900.00	$148,100.00
12-190	139 S WASHINGTON ST	$94,400.00	$1,397,200.00	$1,491,600.00
12-190-A	131 S WASHINGTON ST	$31,500.00	$17,000.00	$48,500.00
12-191	129 S WASHINGTON ST	$37,800.00	$156,400.00	$194,200.00
12-192	127 S WASHINGTON ST	$31,500.00	$102,200.00	$133,700.00
12-20	213 N WASHINGTON ST	$24,200.00	$100,000.00	$124,200.00
12-21	209-211 N WASHINGTON ST	$47,900.00	$163,500.00	$211,400.00
12-22	205-207 N WASHINGTON ST	$45,400.00	$209,200.00	$254,600.00
12-23	201 N WASHINGTON ST	$52,200.00	$153,400.00	$205,600.00
12-24	127-131 N WASHINGTON ST	$0.00	$0.00	$0.00
12-25	121-125 N WASHINGTON ST	$0.00	$0.00	$0.00
12-26	115-117 N WASHINGTON ST	$0.00	$0.00	$0.00
12-27	117 N WASHINGTON ST	$0.00	$0.00	$0.00
12-28	113 N WASHINGTON ST	$0.00	$0.00	$0.00
12-29	0 E WALNUT ST	$0.00	$0.00	$0.00
12-30	111 N WASHINGTON ST	$0.00	$0.00	$0.00
12-31	109 N WASHINGTON ST	$0.00	$0.00	$0.00
12-32	107 N WASHINGTON ST	$0.00	$0.00	$0.00
12-33	105 N WASHINGTON ST	$0.00	$0.00	$0.00
12-34	103 N WASHINGTON ST	$0.00	$0.00	$0.00

12-36	0 E WALNUT ST	$0.00	$0.00	$0.00
12-37	101 E WALNUT ST	$0.00	$0.00	$0.00
12-38-1	130 E WALNUT ST	$14,000.00	$157,500.00	$171,500.00
12-38-10	130 E WALNUT ST	$0.00	$256,700.00	$256,700.00
12-38-2	130 E WALNUT ST	$16,600.00	$185,900.00	$202,500.00
12-38-3	130 E WALNUT ST	$10,900.00	$121,700.00	$132,600.00
12-38-4	130 E WALNUT ST	$10,900.00	$120,800.00	$131,700.00
12-38-5	130 E WALNUT ST	$10,900.00	$121,700.00	$132,600.00
12-38-6	130 E WALNUT ST	$10,900.00	$121,700.00	$132,600.00
12-38-7	130 E WALNUT ST	$22,900.00	$256,100.00	$279,000.00
12-38-8	130 E WALNUT ST	$3,100.00	$38,700.00	$41,800.00
12-38-9	130 E WALNUT ST	$5,400.00	$27,000.00	$32,400.00
12-39	100-118 E WALNUT ST	$207,700.00	$0.00	$207,700.00
12-40	110 S WASHINGTON ST	$48,500.00	$0.00	$48,500.00
12-42-A	112-114 S WASHINGTON ST	$48,600.00	$0.00	$48,600.00
12-43	118 S WASHINGTON ST	$206,400.00	$0.00	$206,400.00
12-43-1	100 REAR S WASHINGTON ST	$0.00	$0.00	$0.00
12-43-2	100 REAR S WASHINGTON ST	$228,300.00	$0.00	$228,300.00
12-44	123-125 S WASHINGTON ST	$59,200.00	$217,600.00	$276,800.00
12-46	121 S WASHINGTON ST	$27,700.00	$48,200.00	$75,900.00
12-47	119 S WASHINGTON ST	$27,700.00	$73,000.00	$100,700.00
12-48	111 S WASHINGTON ST	$41,100.00	$248,100.00	$289,200.00
12-48-1	115-117 S WASHINGTON ST	$126,800.00	$274,500.00	$401,300.00
12-49	101 S WASHINGTON ST	$50,200.00	$4,400.00	$54,600.00
12-50	102 N WASHINGTON ST	$0.00	$0.00	$0.00
12-51	104 N WASHINGTON ST	$0.00	$0.00	$0.00
12-52	106 N WASHINGTON ST	$0.00	$0.00	$0.00
12-53	110-112 N WASHINGTON ST	$0.00	$0.00	$0.00
12-54	114 N WASHINGTON ST	$0.00	$0.00	$0.00
12-55	116 N WASHINGTON ST	$0.00	$0.00	$0.00
12-57	120 N WASHINGTON ST	$0.00	$0.00	$0.00
12-58	122 N WASHINGTON ST	$0.00	$0.00	$0.00
12-60	126 N WASHINGTON ST	$0.00	$0.00	$0.00
12-61	0 CHERRY ST	$0.00	$0.00	$0.00
12-62	210 CHERRY ST	$0.00	$0.00	$0.00
12-63	214 CHERRY ST	$0.00	$0.00	$0.00
12-64	200 N WASHINGTON ST	$0.00	$0.00	$0.00
12-65	204 N WASHINGTON ST	$0.00	$0.00	$0.00
12-66	206 N WASHINGTON ST	$0.00	$0.00	$0.00
12-67	208 N WASHINGTON ST	$0.00	$0.00	$0.00
12-68	210 N WASHINGTON ST	$0.00	$0.00	$0.00
12-71	216 N WASHINGTON ST	$0.00	$0.00	$0.00
13-1	200 S WASHINGTON ST	$617,600.00	$2,623,500.00	$3,241,100.00
13-10	348 S WASHINGTON ST	$53,500.00	$218,400.00	$271,900.00
13-11	400 S ADAMS ST	$184,600.00	$206,400.00	$391,000.00
13-14	422 S ADAMS ST			$0.00
13-15	428 S ADAMS ST	$19,600.00	$73,400.00	$93,000.00
13-16	434 S ADAMS ST	$14,400.00	$0.00	$14,400.00
13-17	440 S ADAMS ST	$14,300.00	$0.00	$14,300.00
13-18	229 CHICAGO ST	$78,500.00	$505,200.00	$583,700.00
13-183	400 BLOCK S WASHINGTON ST	$600,100.00	$852,900.00	$1,453,000.00
13-183-2	500 REAR WASHINGTON ST	$0.00	$0.00	$0.00
13-185	400-410 S WASHINGTON ST	$129,400.00	$201,300.00	$330,700.00
13-2	208 S WASHINGTON ST	$0.00	$0.00	$0.00
13-20	419 S WASHINGTON ST	$61,600.00	$144,100.00	$205,700.00
13-21	415 S WASHINGTON ST	$19,200.00	$61,700.00	$80,900.00
13-22	413 S WASHINGTON ST	$27,100.00	$0.00	$27,100.00
13-23	409 S WASHINGTON ST	$26,700.00	$1,200.00	$27,900.00
13-24	401 S WASHINGTON ST	$29,500.00	$28,500.00	$58,000.00
13-28-A	216 STUART ST	$0.00	$0.00	$0.00

13-3	220 S WASHINGTON ST	$0.00	$0.00	$0.00
13-39	321 S WASHINGTON ST	$605,000.00	$1,484,500.00	$2,089,500.00
13-42-A	0 STUART ST	$0.00	$0.00	$0.00
13-43	200-220 S ADAMS ST	$206,300.00	$1,912,000.00	$2,118,300.00
13-49	234 S ADAMS ST	$156,800.00	$239,200.00	$396,000.00
13-50	235 WASHINGTON ST	$58,800.00	$79,200.00	$138,000.00
13-51	229 STUART ST	$58,800.00	$1,500.00	$60,300.00
13-53	211 S WASHINGTON ST	$28,900.00	$800.00	$29,700.00
13-54	205 S WASHINGTON ST	$56,800.00	$1,300.00	$58,100.00
13-55	201 S WASHINGTON ST	$60,800.00	$1,400.00	$62,200.00
13-6	112 STUART ST	$0.00	$0.00	$0.00
13-8	310 S WASHINGTON ST	$0.00	$0.00	$0.00
13-9	320 S WASHINGTON ST	$0.00	$0.00	$0.00
13-9-1	0 S WASHINGTON ST	$0.00	$0.00	$0.00
15-169	0 WASHINGTON ST	$0.00	$0.00	$0.00
15-20	521 S ADAMS ST	$51,900.00	$155,200.00	$207,100.00
15-23	501 S ADAMS ST	$186,500.00	$81,000.00	$267,500.00
2-100	715 S BROADWAY	$5,000.00	$44,500.00	$49,500.00
2-101	713 S BROADWAY	$10,200.00	$41,900.00	$52,100.00
2-107	0 S BROADWAY	$1,700.00	$0.00	$1,700.00
2-109	613 S BROADWAY	$3,700.00	$0.00	$3,700.00
2-172	818 S BROADWAY	$17,100.00	$79,900.00	$97,000.00
2-174	822 S BROADWAY	$10,500.00	$100.00	$10,600.00
2-184	824 S BROADWAY	$0.00	$0.00	$0.00
2-185	828 S BROADWAY	$7,500.00	$52,000.00	$59,500.00
2-186	832 S BROADWAY	$7,700.00	$0.00	$7,700.00
2-187-A	836-838 S BROADWAY	$14,400.00	$50,100.00	$64,500.00
2-188	840 S BROADWAY	$14,600.00	$35,200.00	$49,800.00
2-189	410 FIFTH ST	$5,100.00	$36,800.00	$41,900.00
2-208	837 S BROADWAY	$5,300.00	$15,000.00	$20,300.00
2-209	833 S BROADWAY	$1,900.00	$18,300.00	$20,200.00
2-210	829 S BROADWAY	$2,300.00	$0.00	$2,300.00
2-211	825 S BROADWAY	$7,300.00	$0.00	$7,300.00
2-212	823 S BROADWAY	$7,900.00	$34,200.00	$42,100.00
2-213	821 S BROADWAY	$8,900.00	$69,300.00	$78,200.00
2-214	817 S BROADWAY	$9,400.00	$0.00	$9,400.00
2-215	813 S BROADWAY	$9,800.00	$25,500.00	$35,300.00
2-216	809 S BROADWAY	$10,000.00	$0.00	$10,000.00
2-217	801 S BROADWAY	$100.00	$0.00	$100.00
2-263	522 CLINTON ST	$4,700.00	$43,200.00	$47,900.00
2-264	535 S MAPLE AV	$7,900.00	$30,000.00	$37,900.00
2-265	527 S MAPLE AV	$9,700.00	$27,400.00	$37,100.00
2-266	521 S MAPLE AV	$9,700.00	$30,200.00	$39,900.00
2-267	509 S MAPLE AV	$0.00	$0.00	$0.00
2-268	501-507 S MAPLE AV	$11,900.00	$81,100.00	$93,000.00
2-70	515 S BROADWAY	$11,100.00	$27,500.00	$38,600.00
2-71	517 S BROADWAY	$0.00	$0.00	$0.00
2-72	519 S BROADWAY	$33,300.00	$72,700.00	$106,000.00
2-74	0 S BROADWAY			$0.00
2-75	521 S BROADWAY			$0.00
2-76	525 S BROADWAY	$8,300.00	$35,700.00	$44,000.00
2-77	531 S BROADWAY	$22,800.00	$37,100.00	$59,900.00
2-78	100 W MASON ST	$0.00	$0.00	$0.00
2-78	100 W MASON ST	$0.00	$0.00	$0.00
2-86	410 CLINTON ST	$16,400.00	$20,900.00	$37,300.00
2-87	0 S BROADWAY	$0.00	$0.00	$0.00
2-87-1	416-424 CLINTON ST	$18,400.00	$99,800.00	$118,200.00
2-88	502 CLINTON ST	$8,600.00	$3,200.00	$11,800.00
2-89	504 CLINTON ST	$8,600.00	$30,900.00	$39,500.00
2-90	508 CLINTON ST	$8,600.00	$40,800.00	$49,400.00

2-91	514 CLINTON ST	$8,600.00	$54,700.00	$63,300.00
2-92	516 CLINTON ST	$10,400.00	$37,600.00	$48,000.00
2-93	517 LAKE ST	$6,200.00	$19,000.00	$25,200.00
2-93-A	519 LAKE ST	$6,100.00	$14,500.00	$20,600.00
2-94	505 LAKE ST	$8,400.00	$26,900.00	$35,300.00
2-945	0 S PEARL ST	$0.00	$0.00	$0.00
2-945	0 S PEARL ST	$0.00	$0.00	$0.00
2-946	505 S BROADWAY	$0.00	$0.00	$0.00
2-947	419 S MAPLE AV	$25,000.00	$67,400.00	$92,400.00
2-947-1	504 S BROADWAY	$0.00	$0.00	$0.00
2-948	0 S CHESTNUT AV	$0.00	$0.00	$0.00
2-949	506 S BROADWAY	$0.00	$0.00	$0.00
2-949-A	511-513 S BROADWAY	$17,500.00	$19,500.00	$37,000.00
2-94-A	515 LAKE ST	$8,500.00	$4,400.00	$12,900.00
2-95	520 S CHESTNUT AV	$2,700.00	$6,100.00	$8,800.00
2-96	0 LAKE ST	$0.00	$0.00	$0.00
2-97	723 S BROADWAY	$7,800.00	$0.00	$7,800.00
2-98	719 S BROADWAY	$7,800.00	$50,400.00	$58,200.00
2-99	0 S BROADWAY	$5,000.00	$0.00	$5,000.00
3-100	117-119 S CHESTNUT AV	$17,600.00	$43,100.00	$60,700.00
3-101	125 S CHESTNUT AV	$44,600.00	$80,000.00	$124,600.00
3-102	122 S BROADWAY	$7,800.00	$0.00	$7,800.00
3-104	120 S BROADWAY	$19,600.00	$0.00	$19,600.00
3-104-A	116 S BROADWAY	$9,600.00	$98,300.00	$107,900.00
3-105	112-114 S BROADWAY	$15,700.00	$63,700.00	$79,400.00
3-106	110 S BROADWAY	$15,000.00	$102,100.00	$117,100.00
3-107	405 W WALNUT ST	$28,500.00	$139,100.00	$167,600.00
3-108				$0.00
3-109				$0.00
3-110	317 W WALNUT ST	$42,400.00	$228,700.00	$271,100.00
3-110-A				$0.00
3-111	113-115 S BROADWAY	$14,600.00	$2,100.00	$16,700.00
3-113	123 S BROADWAY	$30,200.00	$142,200.00	$172,400.00
3-114	120 S PEARL ST	$29,100.00	$32,000.00	$61,100.00
3-1144-B	339-403 S MAPLE AV	$32,400.00	$75,700.00	$108,100.00
3-1144-B	339-403 S MAPLE AV	$32,400.00	$75,700.00	$108,100.00
3-1144-B-1	411 S MAPLE AV	$10,300.00	$35,600.00	$45,900.00
3-115	112 S PEARL ST	$20,500.00	$73,500.00	$94,000.00
3-116	100 BLOCK S PEARL ST	$0.00	$0.00	$0.00
3-306	201 W WALNUT ST	$208,300.00	$1,230,400.00	$1,438,700.00
3-306-1	207 W WALNUT ST	$0.00	$0.00	$0.00
3-310	307 HOWARD ST	$8,000.00	$600.00	$8,600.00
3-311	100 BLOCK S PEARL ST	$0.00	$0.00	$0.00
3-312	127 S BROADWAY	$15,400.00	$60,800.00	$76,200.00
3-313	131 S BROADWAY	$17,200.00	$29,500.00	$46,700.00
3-314	201 S BROADWAY	$11,900.00	$42,500.00	$54,400.00
3-315	205 S BROADWAY	$11,900.00	$700.00	$12,600.00
3-316	211 S BROADWAY	$11,900.00	$9,100.00	$21,000.00
3-317	200 S BROADWAY	$0.00	$0.00	$0.00
3-318	130 S BROADWAY	$5,800.00	$0.00	$5,800.00
3-319	130 S BROADWAY	$11,600.00	$10,300.00	$21,900.00
3-320	128 S BROADWAY	$8,600.00	$56,200.00	$64,800.00
3-321	126 S BROADWAY	$8,600.00	$18,100.00	$26,700.00
3-322	124 S BROADWAY	$8,600.00	$31,300.00	$39,900.00
3-325	412 HOWARD ST	$3,000.00	$0.00	$3,000.00
3-326	201 S CHESTNUT AV	$0.00	$0.00	$0.00
3-327	209 S CHESTNUT AV	$0.00	$0.00	$0.00
3-330	506-508 HOWARD ST	$5,600.00	$45,400.00	$51,000.00
3-331	132 S CHESTNUT AV	$8,700.00	$52,300.00	$61,000.00
3-332	124 S CHESTNUT AV	$23,200.00	$1,100.00	$24,300.00

3-362	301 S PEARL ST	$37,800.00	$3,000.00	$40,800.00
3-363	0 S BROADWAY	$17,500.00	$0.00	$17,500.00
3-364	223 S BROADWAY	$14,300.00	$400.00	$14,700.00
3-365	217 S BROADWAY	$0.00	$0.00	$0.00
3-365-1	0 S BROADWAY	$14,200.00	$0.00	$14,200.00
3-366	0 S BROADWAY	$0.00	$0.00	$0.00
3-367	218 S BROADWAY	$0.00	$0.00	$0.00
3-368	220 S BROADWAY	$0.00	$0.00	$0.00
3-369	228 S BROADWAY	$0.00	$0.00	$0.00
3-369-A	226 S BROADWAY	$7,100.00	$30,500.00	$37,600.00
3-370	232 S BROADWAY	$0.00	$0.00	$0.00
3-371	235 S CHESTNUT AV	$0.00	$0.00	$0.00
3-372	225 S CHESTNUT AV	$0.00	$0.00	$0.00
3-373	223 S CHESTNUT AV	$0.00	$0.00	$0.00
3-374	219 S CHESTNUT AV	$0.00	$0.00	$0.00
3-375	211 S CHESTNUT AV	$0.00	$0.00	$0.00
3-551	239 ARNDT ST	$0.00	$0.00	$0.00
3-552	345 S PEARL ST	$25,000.00	$178,200.00	$203,200.00
3-554-A	101 BRIDGE ST	$0.00	$0.00	$0.00
3-555				$0.00
3-556	119 BRIDGE ST	$0.00	$0.00	$0.00
3-557	301 ARNDT ST	$3,700.00	$7,100.00	$10,800.00
3-558	305 ARNDT ST	$0.00	$0.00	$0.00
3-559	301 BRIDGE ST	$17,000.00	$192,700.00	$209,700.00
3-562	325 S BROADWAY	$16,600.00	$50,200.00	$66,800.00
3-563	327 S BROADWAY	$31,700.00	$90,700.00	$122,400.00
3-564				$0.00
3-565				$0.00
3-566				$0.00
3-567				$0.00
3-568	401 S BROADWAY	$0.00	$0.00	$0.00
3-569	420 S BROADWAY	$85,000.00	$375,600.00	$460,600.00
3-572	402 S BROADWAY	$14,600.00	$23,400.00	$38,000.00
3-572-A				$0.00
3-573				$0.00
3-574	421 ARNDT ST	$0.00	$0.00	$0.00
3-575	336 S BROADWAY	$0.00	$0.00	$0.00
3-578	325 S CHESTNUT AV	$0.00	$0.00	$0.00
3-579	335 S CHESTNUT AV	$0.00	$0.00	$0.00
3-580	338 S CHESTNUT AV	$0.00	$0.00	$0.00
3-587	324 S BROADWAY	$0.00	$0.00	$0.00
3-588	316 S BROADWAY	$16,600.00	$41,400.00	$58,000.00
3-589	312 S BROADWAY	$0.00	$0.00	$0.00
3-590	304 S BROADWAY	$0.00	$0.00	$0.00
3-591	300 S BROADWAY	$3,800.00	$64,000.00	$67,800.00
3-592	301 S CHESTNUT AV	$0.00	$0.00	$0.00
3-593	305 S CHESTNUT AV	$0.00	$0.00	$0.00
3-594	311 S CHESTNUT AV	$0.00	$0.00	$0.00
3-595	315 S CHESTNUT AV	$0.00	$0.00	$0.00
3-596	319 S CHESTNUT AV	$0.00	$0.00	$0.00
3-640	310-314 S PEARL ST	$8,000.00	$56,200.00	$64,200.00
3-640-A	306 S PEARL ST	$11,300.00	$91,200.00	$102,500.00
3-642	301 S BROADWAY	$16,400.00	$62,000.00	$78,400.00
3-643	307 S BROADWAY	$13,100.00	$56,300.00	$69,400.00
3-644	309 S BROADWAY	$7,000.00	$0.00	$7,000.00
3-645	315 S BROADWAY	$11,900.00	$56,500.00	$68,400.00
3-85	515 W WALNUT ST	$42,900.00	$248,600.00	$291,500.00
3-897	0 S MAPLE AV	$0.00	$0.00	$0.00
3-91	120 S CHESTNUT AV	$18,900.00	$800.00	$19,700.00
3-92	118 S CHESTNUT AV	$18,900.00	$103,500.00	$122,400.00

3-94	112 S CHESTNUT AV	$19,100.00	$1,000.00	$20,100.00
3-95	501 W WALNUT ST	$23,300.00	$1,200.00	$24,500.00
3-96	509 W WALNUT ST	$23,600.00	$100,700.00	$124,300.00
3-98	409 W WALNUT ST	$21,700.00	$147,200.00	$168,900.00
3-99	100 BLOCK S CHESTNUT AV	$32,700.00	$1,700.00	$34,400.00
4-100	220 BLOCK N MAPLE AV	$9,500.00	$0.00	$9,500.00
4-101	226 N MAPLE AV	$9,500.00	$70,000.00	$79,500.00
4-102	230 N MAPLE AV	$9,500.00	$52,900.00	$62,400.00
4-103	234 N MAPLE AV	$7,900.00	$0.00	$7,900.00
4-104	517 DOUSMAN ST	$7,600.00	$78,300.00	$85,900.00
4-105	515 DOUSMAN ST	$5,400.00	$0.00	$5,400.00
4-154	100 BLOCK N BROADWAY	$25,600.00	$213,700.00	$239,300.00
4-156	149-151 N BROADWAY	$23,000.00	$107,900.00	$130,900.00
4-157	147 N BROADWAY	$7,800.00	$62,300.00	$70,100.00
4-158	143 N BROADWAY	$16,000.00	$32,500.00	$48,500.00
4-159	144 N CHESTNUT AV	$21,600.00	$4,000.00	$25,600.00
4-160	148 N CHESTNUT AV	$0.00	$0.00	$0.00
4-161	152 N CHESTNUT AV	$0.00	$0.00	$0.00
4-181	0 W WALNUT ST	$0.00	$0.00	$0.00
4-201	127-133 N BROADWAY	$31,400.00	$124,200.00	$155,600.00
4-202	129 N BROADWAY			$0.00
4-203	127 N BROADWAY			$0.00
4-204	123-125 N BROADWAY	$7,800.00	$44,600.00	$52,400.00
4-205	121 N BROADWAY	$0.00	$0.00	$0.00
4-205	121 N BROADWAY	$0.00	$0.00	$0.00
4-206	119 N BROADWAY	$7,800.00	$63,500.00	$71,300.00
4-207	117 N BROADWAY	$7,800.00	$22,000.00	$29,800.00
4-208	115 N BROADWAY	$7,800.00	$42,300.00	$50,100.00
4-209	111 N BROADWAY	$7,500.00	$27,400.00	$34,900.00
4-210	109 N BROADWAY	$15,700.00	$115,500.00	$131,200.00
4-212	412 W WALNUT ST	$32,000.00	$150,700.00	$182,700.00
4-214	114 N CHESTNUT AV	$13,100.00	$116,300.00	$129,400.00
4-215	100 BLOCK N CHESTNUT AV	$5,700.00	$500.00	$6,200.00
4-215-A	122 N CHESTNUT AV	$25,400.00	$42,000.00	$67,400.00
4-216	138 N CHESTNUT AV	$19,600.00	$1,000.00	$20,600.00
4-220	115 N CHESTNUT AV	$9,900.00	$0.00	$9,900.00
4-221	500 W WALNUT ST	$5,000.00	$15,900.00	$20,900.00
4-223	514 W WALNUT ST	$85,000.00	$95,500.00	$180,500.00
4-225	0 N MAPLE AV			$0.00
4-226	0 N MAPLE AV			$0.00
4-254	139 N BROADWAY	$19,000.00	$53,600.00	$72,600.00
4-255	140 N CHESTNUT AV	$16,000.00	$900.00	$16,900.00
4-56	0 HUBBARD ST	$0.00	$0.00	$0.00
4-57	119-125 DOUSMAN ST	$0.00	$0.00	$0.00
4-58	109 DOUSMAN ST	$0.00	$0.00	$0.00
4-59	0 N BROADWAY	$0.00	$0.00	$0.00
4-59-B	0 DOUSMAN ST	$0.00	$0.00	$0.00
4-61	0 N BROADWAY	$0.00	$0.00	$0.00
4-62	200 BLOCK N BROADWAY	$44,400.00	$345,900.00	$390,300.00
4-65	317 DOUSMAN ST	$33,600.00	$352,100.00	$385,700.00
4-66	313 DOUSMAN ST	$15,700.00	$111,000.00	$126,700.00
4-67	235-243 N BROADWAY	$47,700.00	$71,500.00	$119,200.00
4-68	231-233 N BROADWAY	$17,600.00	$101,300.00	$118,900.00
4-71	211-215 N BROADWAY	$55,600.00	$1,852,500.00	$1,908,100.00
4-72	201 N BROADWAY	$0.00	$0.00	$0.00
4-74	163 N BROADWAY	$8,900.00	$22,700.00	$31,600.00
4-75	159 N BROADWAY	$14,300.00	$19,300.00	$33,600.00
4-76	157 N BROADWAY	$12,500.00	$53,900.00	$66,400.00
4-77	158 N CHESTNUT AV	$0.00	$0.00	$0.00
4-78	154 N CHESTNUT AV	$0.00	$0.00	$0.00

4-80	0 N CHESTNUT AV	$0.00	$0.00	$0.00
4-81	218 N CHESTNUT AV	$0.00	$0.00	$0.00
4-82	224 N CHESTNUT AV	$0.00	$0.00	$0.00
4-83	0 N CHESTNUT AV	$0.00	$0.00	$0.00
4-84	413-423 DOUSMAN ST	$43,200.00	$205,200.00	$248,400.00
4-85	505 DOUSMAN ST	$0.00	$0.00	$0.00
4-86	233 N CHESTNUT AV	$0.00	$0.00	$0.00
4-87	231 N CHESTNUT AV	$0.00	$0.00	$0.00
4-88	225 N CHESTNUT AV	$0.00	$0.00	$0.00
4-89	217 N CHESTNUT AV	$0.00	$0.00	$0.00
4-90	215 N CHESTNUT AV	$0.00	$0.00	$0.00
4-91	201 N CHESTNUT AV	$0.00	$0.00	$0.00
4-91-A	201 N CHESTNUT AV	$0.00	$0.00	$0.00
4-92-1	141 N CHESTNUT AV	$0.00	$0.00	$0.00
4-96	520 HUBBARD ST	$0.00	$0.00	$0.00
4-97	516 HUBBARD ST	$6,500.00	$53,700.00	$60,200.00
4-98	510 HUBBARD ST	$6,500.00	$54,100.00	$60,600.00
4-99	212 N MAPLE AV	$9,500.00	$63,800.00	$73,300.00
5-1525	0 REAR DOUSMAN ST	$810,300.00	$397,400.00	$1,207,700.00
5-1525-1	100 REAR DOUSMAN ST			$0.00
5-1525-2	100 BLOCK DOUSMAN ST	$0.00	$0.00	$0.00
5-586	325 N BROADWAY	$0.00	$0.00	$0.00
5-587	321 N BROADWAY	$0.00	$0.00	$0.00
5-588	319 N BROADWAY	$0.00	$0.00	$0.00
5-589	317 N BROADWAY	$17,000.00	$900.00	$17,900.00
5-590	313 N BROADWAY	$14,400.00	$161,900.00	$176,300.00
5-591	0 DOUSMAN ST	$2,800.00	$4,800.00	$7,600.00
5-592	400 DOUSMAN ST	$6,800.00	$86,300.00	$93,100.00
5-593	402 DOUSMAN ST	$10,800.00	$92,200.00	$103,000.00
5-594	408 DOUSMAN ST	$14,300.00	$86,000.00	$100,300.00
5-595	309 N BROADWAY	$5,100.00	$62,500.00	$67,600.00
5-596	412 DOUSMAN ST	$7,100.00	$55,100.00	$62,200.00
5-597	414-416 DOUSMAN ST	$11,500.00	$82,200.00	$93,700.00
5-598	418 DOUSMAN ST	$14,200.00	$14,500.00	$28,700.00
5-599	314 N CHESTNUT AV	$11,900.00	$57,700.00	$69,600.00
5-600	0 N CHESTNUT AV	$8,600.00	$0.00	$8,600.00
5-601	318 N CHESTNUT AV	$8,900.00	$0.00	$8,900.00
5-602	324 N CHESTNUT AV	$4,800.00	$5,300.00	$10,100.00
5-874	329 N BROADWAY	$0.00	$0.00	$0.00
5-875	331 N BROADWAY	$0.00	$0.00	$0.00
5-876	333 N BROADWAY	$0.00	$0.00	$0.00
5-877	335 N BROADWAY	$0.00	$0.00	$0.00
5-878	0 N BROADWAY	$0.00	$0.00	$0.00
5-879	341 N BROADWAY	$16,600.00	$11,700.00	$28,300.00
5-880	403 KELLOGG ST	$0.00	$0.00	$0.00
5-881	409 KELLOGG ST	$0.00	$0.00	$0.00
5-882	401 N BROADWAY	$0.00	$0.00	$0.00
5-883	405 N BROADWAY	$0.00	$0.00	$0.00
5-884	409 N BROADWAY	$0.00	$0.00	$0.00
5-885	419 N BROADWAY	$32,800.00	$213,700.00	$246,500.00
5-890	431 N BROADWAY	$23,800.00	$63,900.00	$87,700.00
5-891	503 N BROADWAY	$12,500.00	$15,300.00	$27,800.00
5-892	408 ELMORE ST	$2,000.00	$25,700.00	$27,700.00
5-893	507 N BROADWAY	$0.00	$0.00	$0.00
5-894	511 N BROADWAY	$8,900.00	$57,700.00	$66,600.00
5-895	515 N BROADWAY	$8,600.00	$48,300.00	$56,900.00
5-896	519 N BROADWAY	$8,600.00	$51,300.00	$59,900.00
5-897	523 N BROADWAY	$16,600.00	$10,000.00	$26,600.00
5-898	603 N BROADWAY	$16,600.00	$22,100.00	$38,700.00
5-899	605 N BROADWAY	$8,600.00	$32,900.00	$41,500.00

5-900	611 N BROADWAY	$8,600.00	$55,600.00	$64,200.00
5-901	617 N BROADWAY	$16,600.00	$52,400.00	$69,000.00
5-902	619 N BROADWAY	$13,000.00	$31,800.00	$44,800.00
5-904	401 MATHER ST	$43,400.00	$294,900.00	$338,300.00
5-907	411 MATHER ST	$7,700.00	$54,500.00	$62,200.00
5-908	421 MATHER ST	$15,600.00	$12,200.00	$27,800.00
5-909	618 N CHESTNUT AV	$8,600.00	$66,800.00	$75,400.00
5-910	614 N CHESTNUT AV	$8,600.00	$44,500.00	$53,100.00
5-911	610 N CHESTNUT AV	$11,100.00	$64,600.00	$75,700.00
5-912	418 BOND ST	$6,600.00	$14,900.00	$21,500.00
5-913	410 BOND ST	$9,500.00	$23,100.00	$32,600.00
5-914	522 N CHESTNUT AV	$6,600.00	$36,100.00	$42,700.00
5-915	413 BOND ST	$5,500.00	$33,700.00	$39,200.00
5-916	518 N CHESTNUT AV	$8,600.00	$47,000.00	$55,600.00
5-917	514-516 N CHESTNUT AV	$8,600.00	$42,500.00	$51,100.00
5-918	510 N CHESTNUT AV	$0.00	$0.00	$0.00
5-919	506 N CHESTNUT AV	$0.00	$0.00	$0.00
5-920	412 ELMORE ST	$6,600.00	$46,700.00	$53,300.00
5-921	500 N CHESTNUT AV	$6,000.00	$34,600.00	$40,600.00
5-922	413 ELMORE ST	$6,100.00	$45,600.00	$51,700.00
5-923	426-428 N CHESTNUT AV	$8,200.00	$58,800.00	$67,000.00
5-924	424 N CHESTNUT AV	$6,400.00	$28,600.00	$35,000.00
5-925	420 N CHESTNUT AV	$6,400.00	$42,300.00	$48,700.00
5-926	416 N CHESTNUT AV	$8,600.00	$18,900.00	$27,500.00
5-927	414 N CHESTNUT AV	$8,900.00	$27,200.00	$36,100.00
5-928	410 N CHESTNUT AV	$13,100.00	$0.00	$13,100.00
5-930	0 KELLOGG ST	$16,400.00	$0.00	$16,400.00
5-931	0 N CHESTNUT AV	$0.00	$0.00	$0.00
5-932	344 N CHESTNUT AV	$0.00	$0.00	$0.00
5-933	340 N CHESTNUT AV	$0.00	$0.00	$0.00
5-934	336 N CHESTNUT AV	$0.00	$0.00	$0.00
5-935	332 N CHESTNUT AV	$0.00	$0.00	$0.00
5-936	330 N CHESTNUT AV	$0.00	$0.00	$0.00
5-936-1	300 BLOCK N CHESTNUT AV	$8,600.00	$0.00	$8,600.00
451 Total Parcels		**$10,272,800.00**	**$31,695,100.00**	**$41,967,900.00**

APPENDIX “C”

Downtown Blighting Conditions

TID 5 Blighted Property Description

PARCEL ID	DESCRIPTION
12-107	off street parking, under utilized
12-108	off street parking, under utilized
12-109	off street parking, under utilized
12-110	off street parking, under utilized
12-111	off street parking, under utilized
12-112	off street parking, under utilized
12-114	out of character, under developed
12-115	façade out of character
12-116	better sign, clean flags, ground floor façade repair/rehab
12-117	damaged tiles
12-119	vacant upstairs, vacant upstairs
12-121	major facelift, better use
12-122	vacant upstairs
12-130	parking, under utilized retail space, Sheriff Dept., beat up façade
12-14-A	obsolete use, parking ramp on river
12-14-B	warehouse on river, out of character use
12-16	under developed
12-17	under developed
12-18	vacant
12-185	off street parking, under utilized, landscaping needed
12-186	architecture out of character, unsightly wires
12-187	architecture out of character, unsightly wires
12-188	off street parking, under utilized
12-189	off street parking, under utilized
12-19	improve setback
12-190	partial vacancy, lacks ground floor retail
12-192	inappropriate lighting, façade repair, better use on ground floor
12-20	major façade work at top, under utilized second story
12-21	façade out of character, brick restoration, under utilized second story
12-22	window rehab, paint
12-23	new façade, out of character
12-24	off street parking, under utilized
12-25	off street parking, under utilized
12-26	off street parking, under utilized
12-27	off street parking, under utilized
12-28	off street parking, under utilized
12-29	off street parking, under utilized
12-29	off street parking, under utilized
12-30	off street parking, under utilized
12-31	off street parking, under utilized
12-32	off street parking, under utilized
12-33	off street parking, under utilized
12-34	off street parking, under utilized
12-36	off street parking, under utilized
12-37	off street parking, under utilized
12-38-1	south and west side façade out of character, north/east side façade
12-44	facelift/repairs, cracked awnings, inappropriate lighting
12-46	broken windows, façade repair, better signage
12-47	some restoration work, ground level façade, better signage
12-48	outdoor eating rehab/redesign
12-48-1	rehab signage and façade rehab
12-49	outdoor eating rehab/redesign
12-50	off street parking, under utilized
12-55	off street parking, under utilized
12-57	off street parking, under utilized
12-63	off street parking, under utilized

12-64	off street parking, under utilized
12-68	off street parking, under utilized
12-71	parking, under utilized
13-1	different parking, lack of landscaping
13-11	vacant, stained brick, exposed garbage, old tires, wires and cables
13-15	vacant and architecture out of character
13-16	dumpsters visible
13-17	dumpsters visible
13-18	dumpsters visible
13-183	under utilized/developed, setback inconsistent
13-2	off street parking, under utilization, redevelop
13-20	out of character, faded awning, no sidewalk grass
13-21	off street parking, under utilization
13-22	off street parking, under utilization
13-23	off street parking, under utilization
13-24	façade needs facelift
13-28-A	wall of cement, weeds
13-43	more landscaping at south end, hvac visible
13-49	totally paved, hvac/heat units visible
13-50	under utilized
13-51	under utilized
13-53	under utilized
13-54	under utilized
13-55	under utilized
13-6	transit center, redevelop, better utilize
13-6	transit center, redevelop, better utilize
13-8	transit center, redevelop, better utilize
13-9	overhead power lines and structures over river
13-9-1	transit center, redevelop, better utilize
15-20	no architectural character, lacks landscaping
15-23	vacant, damaged awning and sign post, gravel lot, environment clean-up
2-107	under utilized
2-109	under utilized
2-70	facade rehab and under utilized
2-71	under utilized
2-72	facade rehab, under utilized
2-74	facade rehab, under utilized
2-75	facade rehab, under utilized
2-76	under utilized
2-77	under utilized
2-78	vacant
2-78	vacant
2-86	under utilized
2-87	vacant
2-87-1	under utilized
2-93	paint and siding
2-93-A	paint and siding
2-94	under utilized
2-945	vacant
2-945	vacant
2-946	vacant
2-947	gravel lot, needs landscaping, under utilized
2-947-1	vacant, pavement needed, landscaping
2-948	vacant rail
2-949	vacant rail
2-949-A	under utilized
2-94-A	under utilized
2-95	under utilized
2-96	vacant

3-102	vacant, façade rehab
3-104	vacant, façade rehab
3-104-A	vacant, façade rehab
3-105	signage and façade rehab
3-106	façade rehab, windows, signage
3-107	signage, façade rehab
3-111	parking
3-113	under utilized
3-116	landscaping, parking
3-306	under utilized
3-310	parking, landscaping, under utilized
3-313	facade rehab
3-314	under utilized
3-315	parking/landscaping
3-316	under utilized
3-318	façade rehab, windows, landscaping
3-319	façade rehab, windows, landscaping
3-320	facade rehab
3-321	facade rehab, windows
3-322	signage and awning
3-362	parking, under utilized
3-363	façade rehab, signage, under utilized
3-364	façade rehab, signage, under utilized
3-365	parking landscaping
3-369	facade rehab
3-369-A	facade rehab
3-370	signage
3-551	vacant
3-552	under utilized
3-554-A	utility, under utilized
3-555	vacant
3-556	vacant
3-557	under utilized
3-558	under utilized
3-559	under utilized
3-562	facade rehab
3-563	facade rehab
3-568	vacant
3-569	facade rehab, under utilized
3-572-A	under utilized
3-573	under utilized
3-588	paint, signage, siding
3-590	vacant
3-642	signage
3-643	signage
3-644	landscaping
3-645	painting and siding
3-897	vacant
3-94	landscaping
3-95	facade rehab
3-96	pavement and landscaping
3-98	facade rehab
3-99	pavement and landscaping
4-100	vacant
4-156	facade rehab
4-159	pavement and landscaping
4-160	parking
4-161	parking
4-201	facade rehab
4-202	façade rehab

4-203	facade rehab
4-208	facade rehab
4-209	facade rehab
4-210	signage
4-216	pavement and landscaping
4-220	pavement and landscaping
4-221	facade rehab and landscaping
4-254	facade rehab
4-255	parking, landscaping
4-57	parking
4-58	parking
4-59	parking, pavement and landscaping
4-59-B	under utilized
4-61	vacant
4-67	facade rehab
4-68	trim needs painting
4-72	parking
4-74	fencing, signage, landscaping
4-75	facade rehab
4-76	facade rehab
4-77	parking
4-78	parking
4-80	parking
4-81	parking
4-82	parking
4-83	parking
4-86	vacant
4-87	vacant
4-88	vacant
4-89	vacant
4-90	vacant
4-91	vacant
4-91-A	vacant
5-1525	under utilized
5-1525-1	under utilized
5-586	vacant and facade rehab
5-587	vacant and facade rehab
5-588	facade rehab
5-589	broken stone, gravel parking lot, lacks landscaping
5-590	facade rehab
5-593	signage and vacant
5-594	signage and vacant
5-595	facade rehab
5-598	facade rehab
5-599	facade rehab
5-600	parking lot and pavement
5-601	facade rehab
5-602	facade rehab
5-874	vacant and facade rehab
5-875	parking
5-876	facade rehab
5-877	facade rehab
5-878	parking, landscaping, under utilized
5-879	gravel parking lot
5-880	vacant
5-881	vacant
5-883	parking lot
5-890	facade rehab
5-891	façade rehab
5-892	siding and under utilized

5-893	vacant and facade rehab
5-897	signage and landscaping
5-902	facade rehab
5-908	façade rehab
5-910	painting
5-911	painting
5-912	painting and siding
5-913	verify
5-916	painting
5-923	painting
5-924	painting
5-925	siding
5-927	vacant
5-928	vacant
5-930	vacant
5-931	vacant
5-932	vacant
5-933	vacant
5-934	vacant
5-935	vacant
5-936	vacant
5-936-1	vacant
2-102	
2-101	
2-100	
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2-217	
2-216	
2-215	
2-214	
2-213	
2-212	
2-211	
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2-187-A	
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2-174	
2-172	

APPENDIX “D”

Projected TID Tax Revenues for Primary Projects

Projected TID Tax Revenues for Primary Projects

Year	TID Value	Tax Increment	Anticipated Bond Amount	Est. Bond Payment	Capitalized Interest	Other Revenues	Balance
1	1,000,000	25,620		2,094,720	6,150,000		
			22,000,000				4,080,900
2	20,000,000	512,400	-	2,094,720		237,735	
							2,453,580
3	57,450,000		-	2,094,720		247,244	
		1,471,869					1,241,183
4	59,173,500		-	2,094,720		257,134	937,526
		1,516,025					
5	60,948,705		-	2,094,720		267,420	673,127
		1,561,506					
6	62,777,166		-	2,094,720		278,116	451,685
		1,608,351					
7	64,660,481		-	2,094,720		289,241	277,141
		1,656,602					
8	66,600,296		-	2,094,720		300,811	153,691
		1,706,300					
9	68,598,304		-	2,094,720		312,843	85,798
		1,757,489					
10	70,656,254		-	2,094,720		325,357	78,213
		1,810,213					
11	72,775,941		-	2,094,720		338,371	135,988
		1,864,520					
12	74,959,219		-	2,094,720		351,906	264,493
		1,920,455					
13	77,207,996		-	2,094,720		365,982	469,435
		1,978,069					
14	79,524,236		-	2,094,720		380,621	756,877
		2,037,411					
15	81,909,963		-	2,094,720		395,846	
		2,098,533					1,133,258
16	84,367,262		-	2,094,720		411,680	
		2,161,489					1,605,414
17	86,898,280		-	2,094,720		428,147	
		2,226,334					2,180,601
18	89,505,228		-	2,094,720		445,273	
		2,293,124					2,866,518
19	92,190,385		-	2,094,720		463,084	
		2,361,918					3,671,332
20	94,956,096		-	2,094,720		481,607	
		2,432,775					4,603,704
21	97,804,779		-	2,094,720		500,872	
		2,505,758					5,672,816
22	100,738,923		-	2,094,720		520,907	
		2,580,931					6,888,402
23	103,761,090		-	2,094,720		541,743	
		2,658,359					8,260,776

(Note: Assumes a 3% annual value increase beginning with year 4 and 5% interest earned on annual balance)

APPENDIX “E”

Projected Redevelopment Values

TIF 5 Projected Redevelopment Values

	10/7/99			
West Side				
Improvement Number	Project	Est. Assessed Value	Est. Public Cost	Projected Completion Date
1	Grocery Store Development	1,000,000	200,000	2001
2(P)	Leicht Docks Warehouse Construction	6,000,000	-	2000
3	Gallagher's Retail Development Project	350,000	80,000	2001
4(P)	Boyer Commercial Redevelopment Project	350,000	50,000	2000
5(P)	Commercial Developments	600,000	-	2000
6(P)	Commercial Redevelopment (Jorgenson Building)	100,000	-	2000
7(P)	Commercial Redevelopment (Chamber)	400,000	50,000	2000
8(P)	Encompass Child Care Development	-	-	2000
9	Waterfront Brownfield Development	50,000,000	10,000,000	2003
10	Commercial Development (Badger Sheet Metal)	3,000,000	700,000	2006
11	Commercial Development (Ultra Plating)	(see 9 above)	350,000	2003
	TOTAL:	**61,800,000**	**11,430,000**	
East Side				
Improvement Number	Project	Est. Assessed Value	Est. Public Cost	Projected Completion Date
1(P)	Mixed-Use Residential, Office & Retail	25,000,000	7,700,000	2001
2(P)	Mixed-use Hotel, Residential Parking Ramp	15,000,000	7,200,000	2001
3	Mixed-use Development (Transit Facility)	5,000,000	900,000	2001
4	Fox River Parkway Project	-	-	2000 - 2002
5	Mixed-use Development (Fox Ramp)	5,000,000	900,000	2003
6	Commercial Redevelopment (Bay Towel)	500,000	100,000	2004
7	Fox Theatre	-	-	2001
	TOTAL:	**50,500,000**	**16,800,000**	
(P = Primary TID Project)				

Green Bay Tax Increment Financing District 5

Miles
0 0.125 0.25 0.5

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City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 14 Mar 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\individual_TIDs.mxd

TID
- 5
- City Info
- Lakes, Ponds & Rivers
- Highway (Federal, State, or County)
- Local Road or Street
- Private Road or Street
- Proposed Road or Street
- Unknown; Unofficial Road or Street
- Vacated Road or Street
- Trails
- Railroad