

001248

AMENDMENT NO. 1 to the PROJECT PLAN  
for  
TAX INCREMENTAL DISTRICT NUMBER 24  
CITY OF MILWAUKEE  
(Riverworks Industrial Center)

**Introduction**

Section 66.46(4)(h)(1), Wisconsin Statutes, permits the City Plan Commission, subject to the approval of the Common Council, to amend the project plan for a tax incremental district. The Common Council created Tax Incremental District Number 24 on June 28, 1994 for the purpose of facilitating industrial redevelopment in the Riverworks area around East Capitol Drive and North Holton Street. This amendment expands the district boundaries and will allow the district to provide financial assistance for additional redevelopment. This amendment is submitted in fulfillment of the requirements of section 66.46, Wisconsin Statutes.

**Changes to the Project Plan**

The following amendment is made to the project plan. All other sections of the plan remain unchanged.

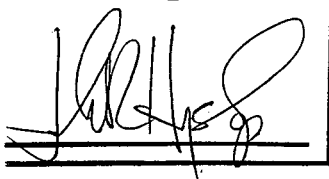
*Replace the text in section II.A, Statement of Tax Incremental District Boundaries, with the following:*

Tax Incremental District Number 24, City of Milwaukee, ("TID 24" and/or "District") is located on the City's northeast side. It is a roughly cross-shaped district, with its westernmost extension reaching the CP Rail "Chestnut Street Line", its easternmost extension reaching North Humboldt Boulevard, its southernmost extension reaching East Keefe Avenue, and its northernmost extension reaching East Hope Avenue. Centered on the 32-acre former American-Motors/Chrysler Plant site, the District encompasses a contiguous geographic area, which is more precisely bounded as shown and described on Amended Map No. 1, titled, Amended Boundary and Existing Land Use. The District consists solely of whole units of property and highways that are continuously bounded on either or both sides by whole units of property assessed for general tax purposes.

The perimeter boundary of the District delineates a tract of land containing approximately 112 acres, exclusive of public streets and alleys. Nearly 93 % of the District is zoned for industrial use. Since the City of Milwaukee desires to promote industrial development in the Riverworks area consistent with Section 66.52, Wisconsin Statutes, and to expend funds for the development of industrial sites and related improvements, the District as described herein meets at least one of the criteria set forth in Section 66.46 (4)(gm) 1 and Section 66.46 (4)(gm) 4.a. for the creation of a tax incremental district. (See Amended Exhibit 1 to this plan

**APPROVED**  
CITY PLAN COMMISSION  
CITY OF MILWAUKEE

JAN 22 2001



for additional characteristics of the parcels within the District.)

*Add to section III.B.1.b., "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements" the following:*

As of December 31, 2000, approximately \$429,914 has been spend on the public improvements identified in the project plan. The plan, as amended, calls for the following additional expenditures. The location of the proposed additional improvements are identified on Map 3 a, titled Additional Improvements and Uses – Amended TID 24.

ID NO.	PROJECT	LIMITS	TYPE	EST. COST
9	Land Assembly & Site Improvements	One or more locations within expanded boundary	Acquisition, relocation, etc.	\$1,224,113
10	E. Vienna Ave.	Holton to Humboldt	Resurfacing	\$75,000
11	N. Booth St.	Nash to Vienna	Reconstruction	\$65,000
12	W. Abert Pl.	1st to pt.150 ft. west	Repaving	\$50,000
13	N. 2nd St.	Melvina to pt. 200 ft. south	Repaving	\$75,000
14	E. & W. Capitol Dr.	Rail line to pt. e. of Holton	Streetscape	\$75,000

*Replace Table A in Section III.B.2. "Detailed List of Estimated Project Costs" with the following:*

AMENDED TABLE "A" – LIST OF ESTIMATED PROJECT COSTS

	Expense:	Original Budget, 6/28/94	Actual Expenditures thru 12/31/00	Est. Future Expenditures in Original Boundary	Est. Future Expenditures in Additional TID Area	Amended Budget for Expanded TID
I	Public Way & Infrastructure	\$1,468,600	\$361,053	\$125,000	\$340,000	\$826,053
II	Land Assembly & Site Improvements	775,000	50,000	191,510	1,224,113	1,465,623
III	Signage	74,900	18,861	60,000		78,861
IV	Grants to RACM for Loans to Industry	760,000	275,000	200,000	250,000	725,000
V	Administrative/Other	94,500	127,834	25,000	25,000	177,834
	Total:	\$3,173,000	\$832,748	\$601,510	\$1,839,113	\$3,273,371

*In section III.B.3.a. "Estimated Timing of Project and Financing Costs", replace the year "2000" with the year "2003" and add to Schedule "A":*

Schedule A  
Estimated Timing of Project Costs – Amended Plan

Year	Estimated Project Cost	Cumulative Total
Thru 2000	\$832,748	\$832,748
2001	\$1,166,978	\$1,999,726
2002	\$1,106,979	\$3,106,705
2003	\$166,666	\$3,273,371

*In section III.B.3.b. "Estimated Method of Financing Project Costs", replace the amount "\$3,000,000" with the amount "\$3,273,371."*

*Add to section III.B.4. "Economic Feasibility Study":*

The Economic Feasibility Study for Amendment No. 1 to this plan, prepared by the Department of City Development and titled *Economic Feasibility Study, Amendment to Tax Increment District #24 (Riverworks), January 2001*, is on file in the Office of the City Plan Commission, 809 North Broadway, Milwaukee, Wisconsin, and in the Office of the City Clerk of the City of Milwaukee, 200 West Wells Street, Room 205, Milwaukee Wisconsin, as attached to Common Council Resolution File Number 001260. The study is incorporated herein by reference. The study establishes the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, could be financed with the revenues projected to be generated by the proposed tax incremental district.

*Add to section IV. EXHIBITS:*

1. Statutory Criteria Analysis (attached)
2. Boundary Description (attached)

Prepared for the City Plan Commission of the City of Milwaukee  
By the Department of City Development  
January 2001

## Exhibit 1: Statutory Criteria Analysis

The proposed amendment will add approximately 69 acres to TID 24. As summarized on the following table, 61 acres of the addition (88%) are currently zoned for industrial use and 14 acres (23%) were found to be vacant parcels or parcels "standing vacant" as defined in Section 66.46, Wisconsin Statutes. However, these parcels are all zoned for industrial use and are "suitable for industrial sites" under the meaning of section 66.52, Wisconsin Statutes. Therefore the District, as amended will continue to meet the criteria set forth in Section 66.46 (4) (gm) 1 and Section 66.46 (4) (gm) 4 a for the creation of a tax incremental district.

AMENDED EXHIBIT 1: Tax Increment District Number Twenty-Four - Parcel Characteristics

PARCEL #	TAXKEY	PARCEL DESCRIPTION	HNR	DIR	STREET	TYPE	ASSESSED VALUATION			\$ TOTAL	TOTAL ACRES	AREA ZONED FOR INDUSTRY		
							\$ LAND	\$ IMPRV	\$ TOTAL			(acres)	TOTAL	NOT VACANT
6-1	2410001000		420	E	CAPITOL	DR	\$114,800	\$493,200	\$608,000	0.585	0.000	0.000	0.000 LD40	
6-2	2410002100		400	E	CAPITOL	DR	\$978,000	\$2,561,000	\$3,539,000	7.483	0.000	0.000	0.000 LD40	
6-3	2419982000		4132	N	HOLTON	ST	\$100	\$100	\$200	3.710	3.710	3.710	0.000 B85	
6-4	2419986000		4108	N	RICHARDS	ST	\$360,000	\$536,000	\$896,000	9.070	9.070	9.070	0.000 B85	
6-5	2419992100		532	E	CAPITOL	DR	\$668,700	\$406,300	\$1,075,000	6.687	6.687	6.687	6.687 B85	
6-6	2419994000		310	E	CAPITOL	DR	\$41,600	\$87,600	\$129,200	0.273	0.273	0.273	0.000 B85	
6-7	2419998000		300	E	CAPITOL	DR	\$27,700	\$0	\$27,700	0.182	0.182	0.000	0.182 B85	
6-8	2420001000		4185	N	RICHARDS	ST	\$4,200	\$0	\$4,200	0.080	0.080	0.000	0.080 B85	
6-9	2420002000		4179	N	RICHARDS	ST	\$3,700	\$25,000	\$28,700	0.074	0.074	0.074	0.000 B85	
6-10	2420003000		4175	N	RICHARDS	ST	\$3,900	\$43,400	\$47,300	0.083	0.083	0.083	0.000 B85	
6-11	2420004000		4171	N	RICHARDS	ST	\$5,300	\$16,800	\$21,000	0.085	0.085	0.085	0.000 B85	
6-12	2420005000		4161	N	RICHARDS	ST	\$16,400	\$84,700	\$101,100	0.242	0.242	0.242	0.000 B85	
6-13	2420007100		4153	N	RICHARDS	ST	\$10,800	\$42,400	\$53,200	0.207	0.207	0.207	0.000 B85	
6-14	2420009000		4141	N	RICHARDS	ST	\$10,800	\$59,200	\$70,000	0.207	0.207	0.207	0.000 B85	
6-15	2420010100		4135	N	RICHARDS	ST	\$5,500	\$27,700	\$33,200	0.164	0.164	0.164	0.000 B85	
6-16	2420012110		4125	N	RICHARDS	ST	\$16,500	\$145,300	\$161,800	0.249	0.249	0.249	0.000 B85	
6-17	2420015100		4117	N	RICHARDS	ST	\$5,500	\$34,000	\$39,500	0.165	0.165	0.165	0.000 B85	
6-18	2420017000		4105	N	RICHARDS	ST	\$4,900	\$46,100	\$51,000	0.093	0.093	0.093	0.000 B85	
7-1	2730001100		3879	N	RICHARDS	ST	\$87,000	\$527,600	\$614,600	0.990	0.990	0.990	0.000 B85	
7-2	2730002100		3865	N	RICHARDS	ST	\$12,400	\$129,600	\$142,000	0.248	0.248	0.248	0.000 B85	
7-3	2730004000		3859	N	RICHARDS	ST	\$8,300	\$85,300	\$93,600	0.165	0.165	0.165	0.000 B85	
7-4	2730005000		3853	N	RICHARDS	ST	\$3,700	\$68,800	\$72,500	0.074	0.074	0.074	0.000 B85	
7-5	2730211000		3860	N	PALMER	ST	\$49,500	\$184,700	\$234,200	1.325	1.325	1.325	0.000 B85	
7-6	2730214100		3893	N	PALMER	ST	\$4,000	\$12,000	\$16,000	0.164	0.164	0.164	0.000 B85	
7-7	2730215000		3891	N	PALMER	ST	\$2,800	\$16,500	\$19,300	0.082	0.082	0.082	0.000 B85	
7-8	2730216000		3887	N	PALMER	ST	\$3,600	\$30,500	\$34,100	0.082	0.082	0.082	0.000 B85	
7-9	2730217000		3883	N	PALMER	ST	\$2,800	\$17,700	\$20,500	0.082	0.082	0.082	0.000 B85	
7-10	2730218000		3873	N	PALMER	ST	\$10,500	\$39,500	\$50,000	0.242	0.242	0.242	0.000 B85	
7-11	2730220100		3869	N	PALMER	ST	\$7,200	\$23,200	\$30,400	0.160	0.160	0.160	0.000 B85	
7-12	2730221000		3867	N	PALMER	ST	\$7,400	\$98,600	\$106,000	0.169	0.169	0.169	0.000 B85	
7-13	2730223000		3935	N	PALMER	ST	\$3,200	\$24,300	\$27,500	0.108	0.108	0.108	0.000 B85	
7-14	2730224000		117	E	CAPITOL	DR	\$46,800	\$113,200	\$160,000	0.307	0.307	0.307	0.000 B85	
7-15	2730225000		3913	N	PALMER	ST	\$7,000	\$114,000	\$121,000	0.164	0.164	0.164	0.000 B85	
7-16	2730226000		118	E	MELVINA	ST	\$2,700	\$16,900	\$19,600	0.079	0.079	0.079	0.000 B85	
7-17	2730227000		122	E	MELVINA	ST	\$2,700	\$18,700	\$21,400	0.079	0.079	0.079	0.000 B85	

AMENDED EXHIBIT 1: Tax Increment District Number Twenty-Four - Parcel Characteristics

7-18	2730228000	130	E	MELVINA	ST	\$2,700	\$17,900	\$20,600	0.077	0.077	0.077	0.077	0.077	0.000	IB85		
7-19	2731003100	3930	N	1ST	ST	\$44,400	\$162,900	\$207,300	0.336	0.336	0.336	0.336	0.336	0.000	IB85		
7-20	2731004000	106	E	MELVINA	ST	\$26,700	\$115,200	\$141,900	0.485	0.485	0.485	0.485	0.485	0.000	IB85		
7-21	2731005000	101	W	CAPITOL	DR	\$101,600	\$176,400	\$278,000	0.667	0.667	0.667	0.667	0.667	0.000	IB85		
7-22	2731006000	3901	N	1ST	ST	\$23,500	\$86,500	\$110,000	0.154	0.154	0.154	0.154	0.154	0.000	IB85		
7-23	2731007000	120	W	MELVINA	ST	\$48,700	\$73,300	\$122,000	0.320	0.320	0.320	0.320	0.320	0.000	IB85		
7-24	2731008000	3918	N	2ND	ST	\$7,100	\$65,700	\$72,800	0.165	0.165	0.165	0.165	0.165	0.000	IB85		
7-25	2731010100	3928	N	2ND	ST	\$7,100	\$73,900	\$81,000	0.165	0.165	0.165	0.165	0.165	0.000	IB85		
7-26	2731011000	123	W	CAPITOL	DR	\$26,000	\$106,000	\$132,000	0.171	0.171	0.171	0.171	0.171	0.000	IB85		
7-27	2731015100	3901	N	2ND	ST	\$31,900	\$18,100	\$50,000	0.730	0.730	0.730	0.730	0.730	0.730	IB85		
7-28	2731017000	3889	N	1ST	ST	\$37,800	\$214,900	\$252,700	0.997	0.997	0.997	0.997	0.997	0.000	IB85		
7-29	2731018100	118	W	ABERT	PL	\$7,300	\$200	\$7,500	0.168	0.168	0.168	0.168	0.168	0.168	IB85		
7-30	2731018200	3878	N	2ND	ST	\$7,600	\$500	\$8,100	0.176	0.176	0.176	0.176	0.176	0.176	IB85		
7-31	2731019000	125	W	MELVINA	ST	\$21,800	\$219,300	\$241,100	0.495	0.495	0.495	0.495	0.495	0.000	IB85		
7-32	2731020100	3888	N	1ST	ST	\$37,300	\$353,900	\$391,200	0.997	0.997	0.997	0.997	0.997	0.000	IB85		
7-33	2731941000	201	W	CAPITOL	DR	\$68,700	\$220,300	\$289,000	0.526	0.526	0.526	0.526	0.526	0.000	IB85		
7-34	2731942000	225	W	CAPITOL	DR	\$39,300	\$72,700	\$112,000	1.310	1.310	1.310	1.310	1.310	0.000	IB85		
8-1	2740001112	3760	N	HOLTON	ST	\$112,200	\$1,023,800	\$1,136,000	2.969	2.969	2.969	2.969	2.969	0.000	IB85		
8-2	2740006110	3747	N	BOOTH	ST	\$29,300	\$112,700	\$142,000	0.537	0.537	0.537	0.537	0.537	0.000	IB85		
8-3	2740013110	3700	N	HOLTON	ST	\$15,000	\$59,100	\$74,100	0.275	0.275	0.275	0.275	0.275	0.000	IB85		
8-4	2740102100	3701	N	HUMBOLDT	BL	\$385,200	\$979,700	\$1,364,900	9.283	9.283	9.283	9.283	9.283	0.000	IB85		
8-5	2740103000	3700	N	FRATNEY	ST	\$36,900	\$172,100	\$209,000	0.736	0.736	0.736	0.736	0.736	0.000	IB85		
8-6	2740105000	3740	N	FRATNEY	ST	\$74,300	\$71,700	\$146,000	1.486	1.486	1.486	1.486	1.486	1.486	IB85		
8-7	2740106000	811	E	VIENNA	AV	\$45,000	\$289,000	\$334,000	0.899	0.899	0.899	0.899	0.899	0.000	IB85		
8-8	2740112000	3726	N	BOOTH	ST	\$65,300	\$202,700	\$268,000	1.747	1.747	1.747	1.747	1.747	0.000	IB85		
8-9	2740113100	3744	N	BOOTH	ST	\$130,700	\$335,300	\$466,000	2.614	2.614	2.614	2.614	2.614	0.000	IB85		
8-10	2740119000	401	E	NASH	ST	\$4,000	\$0	\$4,000							IB85		
8-11	2740129000	3522	N	FRATNEY	ST	\$4,000	\$0	\$4,000							IB85		
8-12	2740331000	3720	N	FRATNEY	ST	\$22,800	\$164,100	\$186,900	0.603	0.603	0.603	0.603	0.603	0.000	IB85		
8-13	2740332000	3728	N	FRATNEY	ST	\$46,000	\$188,000	\$234,000	0.920	0.920	0.920	0.920	0.920	0.000	IB85		
8-14	2740391000	701	E	VIENNA	AV	\$156,500	\$137,400	\$293,900	4.184	4.184	4.184	4.184	4.184	4.184	IB85		
8-15	2740392000	720	E	NASH	ST	\$11,600	\$31,500	\$43,100	0.310	0.310	0.310	0.310	0.310	0.000	IB85		
Subtotal - Area Added to TID-24:														68.660	60.592	46.899	13.692
Percent of Subtotal:														100.00%	88.25%	77.40%	22.60%
Total Area - Amended TID-24:														111.878	103.810	61.052	42.757
Percent of Total:														100.00%	92.79%	58.81%	41.19%

Exhibit 2: Amended Tax Increment District 24  
METES AND BOUNDS BOUNDARY DESCRIPTION

The District, located within the Southwest Quarter of Section 4, the Southeast Quarter of Section 5, the Northeast Quarter of Section 8, and the Northwest Quarter of Section 9, in Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, is bounded and described as follows:

Beginning at the intersection of the east line of the CP Rail Line (Chestnut Street Line) right-of-way and the north line of West Capitol Drive;

Thence east along the north line of West and East Capitol Drive to the west line of North Richards Street;

Thence north along the west line of North Richards Street to the south line of East Fiebrantz Avenue;

Thence west along the south line of East Fiebrantz Avenue to the Milwaukee City Limits (boundary with the City of Glendale);

Thence north along the Milwaukee City Limits to the north line of Lot 1 in Block 1 of Joseph Buchta's Subdivision (4185 North Richards Street);

Thence east along the north line extended of Lot 1 in Block 1 of Joseph Buchta's Subdivision to the east line of North Richards Street;

Thence south along the east line of North Richards Street to the north line of East Hope Avenue;

Thence east along the north line of East Hope Avenue to the east line of North Holton Street;

Thence south along the east line of North Holton Street to the north line of Government Lot 4 in SW  $\frac{1}{4}$  Section 4, T. 7 N., R. 22 E.;

Thence east along the north line of Government Lot 4 to the centerline of the CP Rail spur track;

Thence south along the centerline of the CP Rail spur track extended (the east lot line of 532 East Capitol Drive extended) to the south line of East Capitol Drive;

Thence west along the south line of East Capitol Drive to the east line of North Holton Street;

Thence south along the east line of North Holton Street to the north line of East Vienna Avenue;

Thence east along the north line of East Vienna Avenue to the west line of North Humboldt Boulevard;

Thence south along the west line of North Humboldt Boulevard to the south lot line of Lots 1 and 2 in Hubbard's Subdivision (3701 North Humboldt Boulevard);

Thence west along the south lot line of Lots 1 and 2 in Hubbard's Subdivision to the east line (terminus) of the CMC Real Estate Corp. rail line right-of-way (a.k.a. "the Snake Track");

Thence south along the east line of the CMC Real Estate Corp. right-of-way to the south line of the CMC Real Estate Corp. right-of-way;

Thence west along the south line of the CMC Real Estate Corp. right-of-way to the east line of Parcel 2 of Certified Survey Map Number 3837;

Thence south along the east lines of Parcel 2 of Certified Survey Map Number 3837 (3620-R North Holton Street) and Parcel 2 of Certified Survey Map Number 3857 (3600 North Holton Street) extended to the south line of East Keefe Avenue;

Thence west along the south line of East Keefe Avenue to the west line of North Richards Street;

Thence north along the west line of North Richards Street to the south line of East Abert Place;

Thence west along the south line of East and West Abert Place to the east line of the CP Rail Line (Chestnut Street Line) right-of-way;

Thence northwest along the east line of the CP Rail Line right-of-way to the point of beginning.



## V. Cash Flow Forecast

Table 3 concludes with a forecast of cash flow for the expanded District. This compares revenue estimated above with the current schedule of debt issued for the District, plus tax-exempt and taxable bonds to be issued for future expenditures, as estimated in the Appendix to this report.

As shown, annual cash flow in the District is positive for all but two future years, and the cumulative cash flow exceeds remaining debt service by 2012, at which time the District would be closed out. The maximum legal term of this district is 2021.

Based on this forecast, it appears the expanded Project Plan is economically feasible.



TABLE 2									
FORECAST OF EQUALIZED VALUE FROM INDUSTRIAL REDEVELOPMENT PROJECTS									
Project	Site No.	Acres	Bldg. S.F.	Floor / Area Ratio	Land Assmt. @ \$37,000 per Acre	Bldg. Assmt. @ \$35/ SF	Total Value		
A	8-14	4.2	60,000	0.33	\$ 157,500	\$ 2,100,000	\$ 2,257,500		
						Current	\$ 293,900		
						Est. Increase	\$ 1,963,600		
						% Increase	668%		
B	1-2 + 1-7	2.4	30,000	0.29	\$ 90,000	\$ 1,050,000	\$ 1,140,000		
						Current	\$ 94,100		
						Est. Increase	\$ 1,045,900		
						% Increase	1111%		
C	7-34 & 7-22	2.03	30,000	0.34	\$ 76,125	\$ 1,050,000	\$ 1,126,125		
						Current	\$ 162,000		
						Est. Increase	\$ 964,125		
						% Increase	595%		
Notes:									
Milw. Prot.									
Covers	2-4	5.47	36,000	0.15	\$ 207,400 [\$37,900/A]	\$ 1,453,200 [\$40.45 / sf]			
Prod. Stamp.	3-1	5.4	116,000	0.49	\$ 202,000 [\$37,400/A]	\$ 3,863,900 [\$33.31/sf]			

TABLE 3

FORECAST OF EXPANDED DISTRICT VALUE, TAX INCREMENT REVENUE, AND DISTRICT CASH FLOW.

	District Value	Base Value	Incremental Value	Incremental Revenue	Compo Loan Rev.	Future Loan Rev.	Capitalized Interest	Total Revenue	Total Debt Service	Annual Cash Flow	Cumulative Cash Flow
1994	6,032,800	6,032,800	0	0				0			
1995	12,342,900	6,032,800	6,310,100	0				0	13,246	-13,246	-13,246
1996	12,103,900	6,032,800	6,071,100	219,463				219,463	18,118	201,345	188,099
1997	11,929,300	6,032,800	5,896,500	189,979				189,979	50,180	139,799	327,897
1998	13,851,300	6,032,800	7,818,500	173,912				173,912	48,598	125,314	453,212
1999	15,985,700	6,032,800	9,952,900	233,242				233,242	50,895	182,347	635,559
2000	14,897,800	6,032,800	8,865,000	280,618	2,292			282,910	53,353	229,557	865,116
2001	30,989,700	22,124,700	8,865,000	246,536	15,202			261,738	51,886	209,852	1,074,967
2002	30,989,700	22,124,700	8,865,000	246,536	22,452		112,468	381,456	170,149	211,307	1,286,274
2003	30,439,700	22,124,700	8,315,000	246,536	22,452		112,468	381,456	168,673	212,783	1,499,057
2004	30,439,700	22,124,700	8,315,000	231,240	22,452			253,692	304,794	-51,102	1,447,955
2005	34,939,700	22,124,700	12,815,000	231,240	22,452	22,500	31,500	307,692	334,390	-26,698	1,421,257
2006	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235	31,500	447,572	332,468	115,105	1,536,362
2007	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	367,834	48,239	1,584,600
2008	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	366,184	49,888	1,634,489
2009	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	364,669	51,404	1,685,892
2010	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	356,448	59,624	1,745,516
2011	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	355,244	60,829	1,806,345
2012	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	333,078	82,994	1,889,339
2013	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	332,967	83,106	1,972,445
2014	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	332,658	83,414	2,055,859
2015	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	332,178	83,894	2,139,754
2016	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	331,713	84,360	2,224,114
2017	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	318,376	97,697	2,321,810
2018	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	0	416,072	2,737,883
2019	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	0	416,072	3,153,955
2020	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		416,072	0	416,072	3,570,028
2021	34,939,700	22,124,700	12,815,000	356,385	22,452	37,235		393,620	0	393,620	3,963,648

Est. Close-out year

- Notes: 1) Loss of \$550,000 in value in 2003 due to redevelopment projects.  
 2) Increase of \$4,500,000 in value in 2005 due to redevelopment projects.  
 3) Est. tax rate: \$27.80 / \$1000 of value  
 4) Compo Corp. amortization schedule is actual  
 5) Future loan revenue based on first year payment of interest only, 19 year amortization, 5% interest rate.  
 6) Project debt service: from appendix

Appendix:

1. Schedule of current and est. future debt service.
2. Parcel identification and current assessed values of property within current and expanded District boundaries.





SPECIAL  
REPORT  
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PARCEL	TAXKEY	HNR SFX	D	STREET	TYPE	00 LAND	00 IMPRV	00 TOTAL	Acres	ZONING
1-1	2730202000	207	E	CAPITOL DR	DR	119800	300200	420000	0.579155	IB85
1-2	2730203100	3908	N	PALMER ST	ST	14000	7600	21600	0.316896	IB85
1-5	2739961100	275	E	CAPITOL DR	DR	58000	68000	126000	0.380165	IB85
1-4	2739962100	225	E	CAPITOL DR	DR	339600	1396400	1736000	2.227663	IB85
1-7	2739963110	3901	N	RICHARD ST	ST	72500	0	72500	2.062006	IB85
3-2	2740023100	3775	N	HOLTON ST	ST	18000	80800	98800	0.407989	IB85
3-3	2740027110	3737	N	HOLTON ST	ST	26400	267300	293700	0.667011	IB85
3-4	2740029000	3729	N	HOLTON ST	ST	3400	16600	20000	0.082989	IB85
3-5	2740034100	3701	N	HOLTON ST	ST	25800	158200	184000	0.585009	IB85
3-1	2740035000	301	E	VIENNA AV	AV	202000	3863900	4065900	5.399449	IB85
3-9	2740036000	3702	N	RICHARD ST	ST	4500	34300	38800	0.089807	IB85
3-10	2740037100	3710	N	RICHARD ST	ST	25100	229700	254800	0.660996	IB85
3-11	2740040000	3738	N	RICHARD ST	ST	400	0	400	0.082645	IB85
3-12	2740041000	3740	N	RICHARD ST	ST	2900	100	3000	0.082989	IB85
4-1	2740116110	326	E	KEEFE AV	AV	333600	246400	580000	8.339991	IB85
4-3	2740116200	3510	N	RICHARD ST	ST	3500	0	3500	0.461983	IB85
4-2	2740118000	401 ADJ	E	NASH ST	ST	7000	0	7000	1.224449	IB85
5-4	2740353100	3500	N	HOLTON ST	ST	24300	51300	75600	0.447062	IB85
5-1	2740371000	3628	N	HOLTON ST	ST	26600	0	26600	0.627571	IB85
5-2	2740372000	3620	N	HOLTON ST	ST	12400	0	12400	0.285445	IB85
5-3	2740382000	3600	N	HOLTON ST	ST	94400	6300	100700	2.696006	IB85
2-3	2740411000	3936	N	RICHARD ST	ST	22400	0	22400	0.515381	IB85
2-1	2740412000	401	E	CAPITOL DR	DR	1195700	5629300	6825000	9.15	IB85
2-4	2740413000	400	E	VIENNA AV	AV	207400	1453200	1660600	5.469995	IB85
2-2	2749996000	425	E	CAPITOL DR	DR	93300	180200	273500	0.285537	IB85
						2,933,000	13,989,800	16,922,800		



12/28/2000

PARCEL #	TAXKEY	HNR	SFX	DIR	STREET	YP	00 LAND	00 IMPRV	00 TOTAL	ACRES	ZONING
6-1	2410001000	420		E	CAPITOL	DR	114800	493200	608000	0.585	LD40
6-2	2410002100	400		E	CAPITOL	DR	978000	2561000	3539000	7.483	LD40
6-3	2419982000	4132		N	HOLTON	ST	100	100	200	3.710	IB85
6-4	2419986000	4108		N	RICHARDS	ST	360000	536000	896000	9.070	IB85
6-5	2419992100	532		E	CAPITOL	DR	668700	406300	1075000	6.687	IB85
6-6	2419994000	310		E	CAPITOL	DR	41600	87600	129200	0.273	IB85
6-7	2419998000	300		E	CAPITOL	DR	27700	0	27700	0.182	IB85
6-8	2420001000	4185		N	RICHARDS	ST	4200	0	4200	0.080	IB85
6-9	2420002000	4179		N	RICHARDS	ST	3700	25000	28700	0.074	IB85
6-10	2420003000	4175		N	RICHARDS	ST	3900	43400	47300	0.083	IB85
6-11	2420004000	4171		N	RICHARDS	ST	5300	16800	21000	0.085	IB85
6-12	2420005000	4161		N	RICHARDS	ST	16400	84700	101100	0.242	IB85
6-13	2420007100	4153		N	RICHARDS	ST	10800	42400	53200	0.207	IB85
6-14	2420009000	4141		N	RICHARDS	ST	10800	59200	70000	0.207	IB85
6-15	2420010100	4135		N	RICHARDS	ST	5500	27700	33200	0.164	IB85
6-16	2420012110	4125		N	RICHARDS	ST	16500	145300	161800	0.249	IB85
6-17	2420015100	4117		N	RICHARDS	ST	5500	34000	39500	0.165	IB85
6-18	2420017000	4105		N	RICHARDS	ST	4900	46100	51000	0.093	IB85
7-1	2730001100	3879		N	RICHARDS	ST	87000	527600	614600	0.990	IB85
7-2	2730002100	3865		N	RICHARDS	ST	12400	129600	142000	0.248	IB85
7-3	2730004000	3859		N	RICHARDS	ST	8300	85300	93600	0.165	IB85
7-4	2730005000	3853		N	RICHARDS	ST	3700	68800	72500	0.074	IB85
7-5	2730211000	3860		N	PALMER	ST	49500	184700	234200	1.325	IB85
7-6	2730214100	3893		N	PALMER	ST	4000	12000	16000	0.164	IB85
7-7	2730215000	3891		N	PALMER	ST	2800	16500	19300	0.082	IB85
7-8	2730216000	3887		N	PALMER	ST	3600	30500	34100	0.082	IB85
7-9	2730217000	3883		N	PALMER	ST	2800	17700	20500	0.082	IB85
7-10	2730218000	3873		N	PALMER	ST	10500	39500	50000	0.242	IB85
7-11	2730220100	3869		N	PALMER	ST	7200	23200	30400	0.160	IB85
7-12	2730221000	3867		N	PALMER	ST	7400	98600	106000	0.169	IB85
7-13	2730223000	3935		N	PALMER	ST	3200	24300	27500	0.108	IB85
7-14	2730224000	117		E	CAPITOL	DR	46800	113200	160000	0.307	IB85
7-15	2730225000	3913		N	PALMER	ST	7000	114000	121000	0.164	IB85
7-16	2730226000	118		E	MELVINA	ST	2700	16900	19600	0.079	IB85
7-17	2730227000	122		E	MELVINA	ST	2700	18700	21400	0.079	IB85
7-18	2730228000	130		E	MELVINA	ST	2700	17900	20600	0.077	IB85

7-19	2731003100	3930	N	1ST	ST	144400	162900	207300	0.336	IB85
7-20	2731004000	106	E	MELVINA	ST	26700	115200	141900	0.485	IB85
7-21	2731005000	101	W	CAPITOL	DR	101600	176400	278000	0.667	IB85
7-22	2731006000	3901	N	1ST	ST	23500	86500	110000	0.154	IB85
7-23	2731007000	120	W	MELVINA	ST	48700	73300	122000	0.320	IB85
7-24	2731008000	3918	N	2ND	ST	7100	65700	72800	0.165	IB85
7-25	2731010100	3928	N	2ND	ST	7100	73900	81000	0.165	IB85
7-26	2731011000	123	W	CAPITOL	DR	26000	106000	132000	0.171	IB85
7-27	2731015100	3901	N	2ND	ST	31900	18100	50000	0.730	IB85
7-28	2731017000	3889	N	ST	ST	37800	214900	252700	0.997	IB85
7-29	2731018100	118	W	ABERT	PL	7300	200	7500	0.168	IB85
7-30	2731018200	3878	N	2ND	ST	7600	500	8100	0.176	IB85
7-31	2731019000	125	W	MELVINA	ST	21800	219300	241100	0.495	IB85
7-32	2731020100	3888	N	1ST	ST	37800	353900	391200	0.997	IB85
7-33	2731941000	201	W	CAPITOL	DR	68700	220300	289000	0.526	IB85
7-34	2731942000	225	W	CAPITOL	DR	39300	72700	112000	1.310	IB85
8-1	27400112	3760	N	HOLTON	ST	112200	1023800	1136900	2.969	IB85
8-2	2740006110	3747	N	BOOTH	ST	29300	112700	142000	0.537	IB85
8-3	2740013110	3700	N	HOLTON	ST	15000	59100	74100	0.275	IB85
8-4	2740102100	3701	N	HUMBOLDT	BL	385200	979700	1364900	9.283	IB85
8-5	2740103000	3700	N	FRATNEY	ST	36900	172100	209000	0.736	IB85
8-6	2740105000	3740	N	FRATNEY	ST	74300	71700	146000	1.486	IB85
8-7	2740106000	811	E	VIENNA	AV	45000	289000	334000	0.899	IB85
8-8	2740112000	3726	N	BOOTH	ST	65300	202700	268000	1.747	IB85
8-9	2740113100	3744	N	BOOTH	ST	130700	335300	466000	2.614	IB85
8-10	2740119000	401	E	NASH	ST	4000	0	4000		IB85
8-11	2740129000	3522 ADJ	N	FRATNEY	ST	4000	0	4000		IB85
8-12	2740331000	3720	N	FRATNEY	ST	22800	164100	186900	0.603	IB85
8-13	2740332000	3728	N	FRATNEY	ST	46000	188000	234000	0.920	IB85
8-14	2740391000	701	E	VIENNA	AV	156500	137400	293900	4.184	IB85
8-15	2740392000	720	E	NASH	ST	11600	31500	43100	0.310	IB85

4,218,300 11,874,700 16,091,900