

# TID #105

## Community Within the Corridor





# TID #105 – Community Within the Corridor

## THE PROJECT:

- Adaptive reuse of a series of vacant industrial buildings (former Briggs and Stratton complex)
- \$59 million investment
- 197 housing units and over 60,000 feet of commercial and community space
- Development Team – Scott Crawford Inc., and Roers Companies, LLC.
- Financing includes low income housing tax credits, tax-exempt bonds, historic tax credits, private financing, grants, City HOME funds and deferred development fee

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## THE PROJECT:

- Creates approximately 260 construction jobs and 25 permanent jobs
- Closing – October of 2020/Construction Completion – First quarter of 2022
- Consistent with the goals of the 2015 Fond du Lac and North Neighborhood Plan – encouraging a range of housing opportunities near employment centers and redeveloping underutilized and vacant industrial buildings

# TID #105

- TID contribution of up to \$3,150,000
- Developer financed
- 4.5% interest, 20 year term
- SBE – 25%, RPP – 40%
- Historic Facade Easement
- Shared cost savings provision

# Current Conditions



# Development Team

- Scott Crawford, Inc.
- Roers Companies
- General Contractor – Greenfire Construction
- Management Agent - CommonBond

# Community Outreach

- June 6, 2020
  - Neighborhood Cleanup & Art Installation
- April 30, 2020
  - Minority Contractor's Meeting
- December 19, 2019
  - Creatives & Residents
- October 8, 2019
  - Creative Corridor Tour
- October 17, 2017
  - Resident Meeting

# Site Plan



# Development Renderings



**continem**  
ARCHITECTS + PLANNERS

Community Within The Corridor

CAP PROJECT # 170902 | DATE 2/21/2018

# Commercial and Community Space

- Community Service Facilities within the project will offer health/wellness, recreational and educational programming.
  - Courtyard/Gymnasium space
  - New Horizon: daycare and community engagement
  - Young Enterprising Society: STEAM training
  - Urban Underground: Youth-lead social justice
  - Jenkins Laundromat
  - Urbane Community Development
  - Sharp Creative: Connecting creatives with businesses

# Management Plan

- Professionally managed by CommonBond Communities - largest nonprofit provider of housing with services in the upper Midwest. *Mission is to build community by creating stable housing as a stepping stone to success.*
- Community within the Corridor Staffing
  - On-Site Management Team:
    - (1) Full-time Property Manager/General Manager
    - (1) Full-time Assistant Property Manager
    - (1) Full Time Leasing and Compliance Technician
    - (2) Full-Time Maintenance Technicians
  - On-site Services Team
    - Staffing level to be determined by resident participation/community scan as well as funding for services staffing.