

TID 54 - Stadium Business Park
Periodic Report
12/31/08

District Created: 2004

Authorized expenditure (excluding interest): \$2,605,828

Authorizing resolution(s): File #031578, #071565

Maximum legal life: 2031

Base property value: \$1,148,000

Completion Status: Project complete

Project description

The Stadium Business Park TID was created to redevelop the site of the former Ampco Metal foundry at S. 38th Street and W. Mitchell Street. The TID funded \$2.4 million of demolition and environmental remediation expenses on this 17-acre property - after Ampco declared bankruptcy and efforts were unsuccessful in reactivating the business by a new owner.

The plan calls for developing 200,000 s.f. of multi-tenant, light industrial buildings on this property. By the end of 2005, the site had been cleared and two buildings totaling 107,000 s.f. had been constructed with two-thirds of the space leased to industrial users. Tenants in the first building include Illco, Inc. and Lennox Industries, both distributors of heating, ventilation and plumbing supplies, and Advanced Distribution. The second building includes UHS, a firm which services medical diagnostic equipment, an Aurora orthopedic clinic, and Wesco Distribution, Inc.

A third building was completed in 2006, and houses additional space for Aurora Medical and offices for Associated Bank. Total employment to date in the completed buildings is 234 full-time jobs. The final building was completed in late 2007, and Air Logic Power Systems plans to lease 19,000 s.f. of the 42,700 s.f. facility.

Real Estate Recycling of Minneapolis is the developer. An additional \$750,000 of funding was contributed via a brownfield grant from the Wisconsin Department of Commerce.

The district had been expected to achieve an incremental value of \$9 million upon completion. However, due to a re-evaluation of an adjacent property in the district, and a greater than estimated valuation of the new buildings (much of the space is assessed as office, not industrial), total incremental value has reached nearly \$17 million. Also, given the strong market for these facilities, the buildings have been constructed sooner than originally estimated. This will have the effect of shortening the payback period of the district, which originally had been estimated at 27 years.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2008	\$ 16,997,900	56%
2007	\$ 10,910,300	49%
2006	\$ 7,298,000	77%
2005	\$ 4,111,700	

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Expenditures - Life to Date (as of 12/31/08)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 50,000	\$ 50,000	\$ -	\$ 45,518	\$ 4,482
Grant to Developer	2,555,828	2,441,950	19,952	2,412,348	9,650
Developer Increment		116,828		50,000	66,828
Capitalized Interest	260,583	207,352	-	207,288	64
Total	\$ 2,866,411	\$ 2,816,130	\$ 19,952	\$ 2,715,154	\$ 81,024

Revenue/Value Performance (as of 12/31/2008)

	Projected	Actual
Property value	\$ 5,588,884	\$ 18,145,900
Incremental value	\$ 5,093,884	\$ 16,997,900
Incremental taxes	\$ 324,356	\$ 913,956

Is the project within budget? Yes No If no, explain:

Is the project on schedule? Yes No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.