



MEMO

"...meeting community needs...enhancing quality of life."

TO: Community & Economic Development Committee
FROM: Karen Harkness, Director
DATE: July 10, 2019
RE: Request Approval of the Development Agreement between the City of Appleton and Block 800, LLC in TIF District #12

Tax Increment Financing District Number 12 (TIF District #12) was created by the City of Appleton in August 2017 under the authority provided by Wisconsin Statute Section 66.1105 "Tax Increment Law" to eliminate blight and stimulate the redevelopment of this urban corridor. TIF District #12 was created as a "Rehabilitation District" based upon the finding that at least 50%, by area of the real property within the District, is blighted and/or is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statute Section 66.1337 "Urban Renewal".

TIF District #12 is located along West College Avenue from approximately the Badger Avenue/Story Street intersection to Walnut Street. A map of TIF District #12 is included on the following page.

Block 800, LLC is requesting assistance to support a 4-story mixed use project that will encompass three lots, 823, 825 and 827 W. College Avenue. The building will have first floor commercial space with three floors of residential, including 20 market rate apartments. The building will have 10 parking spaces in the back and secure parking underground for 21 vehicles. A concept of proposed improvements is included as Exhibit B of the Development Agreement.

823, 825 and 827 W. College Avenue have been vacant for many years. This development will offer another opportunity for residential living in our Central Business District. This project is targeted to support the City's Comprehensive Plan goal of increasing the quantity and variety of housing product offered in Downtown Appleton.

Based on the analysis of current value of the property, projected value of the property and review of proposed expenses, TIF District #12 could make available the lesser of eighteen percent (18%) or \$823,500 of the Tax Increment Value as of January 1, 2021, plus interest thereon to support the construction work for Block 800, LLC.

Staff Recommendation:

The Development Agreement between the City of Appleton and Block 800, LLC **BE APPROVED.**

