

22nd & Main TIF Plan,

Expiration of Projects 10, 16, 21,
14, 27, and 24

JULY __, 2024

Overview of 22nd & Main TIF Plan

The Plan was approved in 1998 and has been amended 18 times.

The intent was to redevelop the Freighthouse District to house 3 restaurants (now, Lidia's, Grunauer, and Jackstack).

District-wide improvements, such as parking, vehicle and pedestrian improvements, as well as other public improvements over time, were part of the original plan, and a neighborhood improvement fund was established in 1999.

Overview of 22nd & Main TIF Plan

A number of historic properties were rehabilitated for office, restaurant and residential uses.

Unallocated funds were surplus to the taxing jurisdictions in 2016.

Project 10 – 1900 Main

Project 10 approved – January 2000

Project improvements completed – March 2000 – Renovation of an existing building to provide 3,000 sf of restaurant space, 3,300 sf of photography studio space, and 7,800 sf of office space.

Project budget – Total \$1.35 million, \$734K reimbursable from TIF, actual reimbursement \$573K

EDC Cornerstone Award in 2000

Project 10 – before and after



Project 10 – before and after

Assessed Value

\$112,960

EATs

\$1031

Assessed Value

\$326,400

EATs

\$153,501

Project 16 – 214 W. 21st Street, 2006 Wyandotte, 2020 Wyandotte

Project 16 approved – June 2000

Project improvements completed

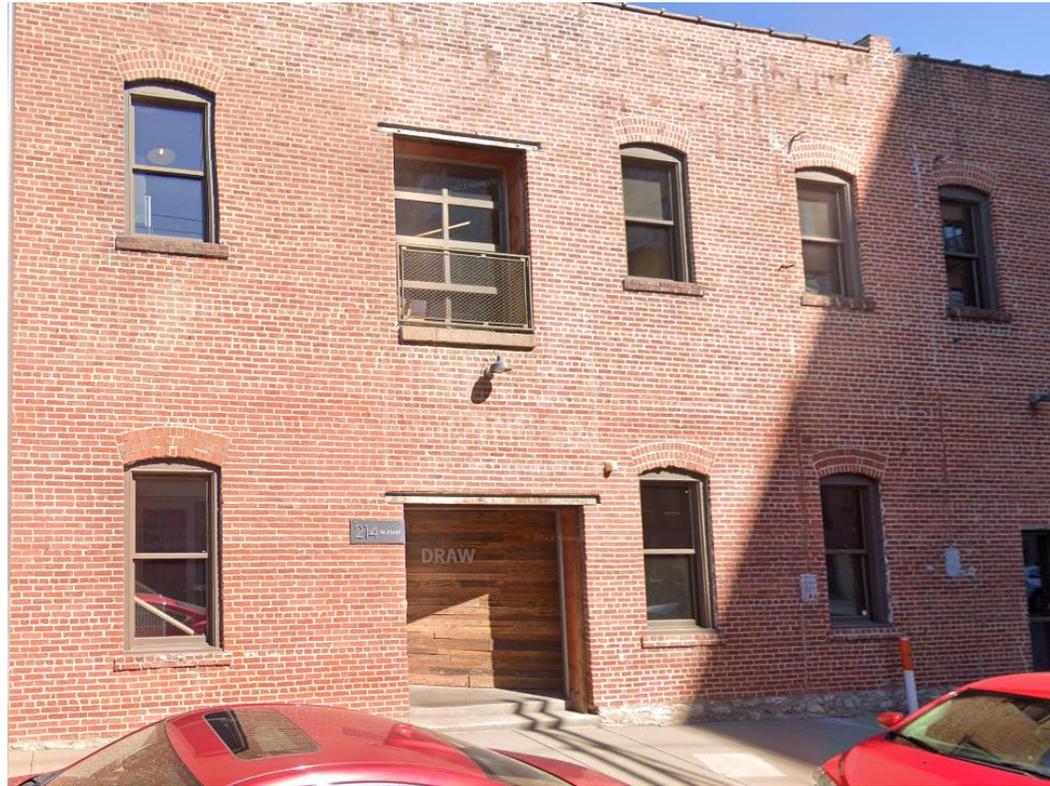
Renovation of an existing building to provide 15k sf of retail space, and related surface parking

Project budget – Total \$3.2 million, \$526K reimbursable from TIF, actual reimbursed \$0

214 W. 21st St – before and after



214 W. 21st Street



2006 Wyandotte



2020 Wyandotte – before and after



Project 16 – before and after

Assessed Value

\$83,370

EATs

not available

Assessed Value

\$901,827

EATs

not available

Project 21 – AD Jacobson Bldg 2030 Central

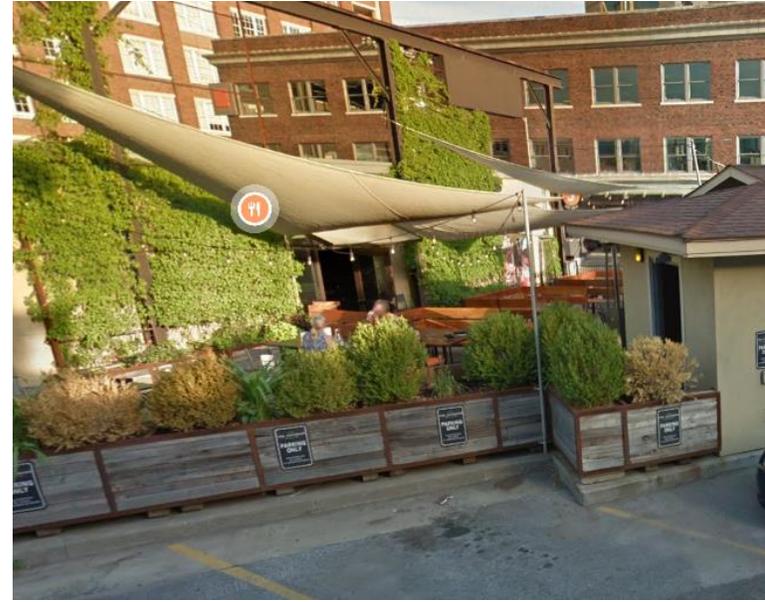
Project 21 approved – December 2006

Project improvements completed – February 2011

Renovation of an existing building to provide 15k sf of retail space, and related surface parking

Project budget – Total \$3.2 million, \$526K reimbursable from TIF; Actual total reimbursed--\$0

2030 Central -



2030 Central - before



2030 Central - after



Project 21 – before and after

Assessed Value

\$87,070

EATs

\$182

Assessed Value

\$827,264

EATs

\$251,154

Project 14

Project 14 approved – July 2000

Project improvements completed – 2004

Renovation of existing buildings to provide 28 residential units, 16,550 sf office, 3000 sf gallery space

Project budget – Total \$10.7 million, \$854K reimbursable from TIF, actual reimbursement \$879,680

Project 14 – Safeway Building



Project 14



Project 14 – before and after

Assessed Value

\$130,502

EATs

\$48,107

Assessed Value

\$2,563,217

EATs

\$102,224

Project 27 – Arthel Building

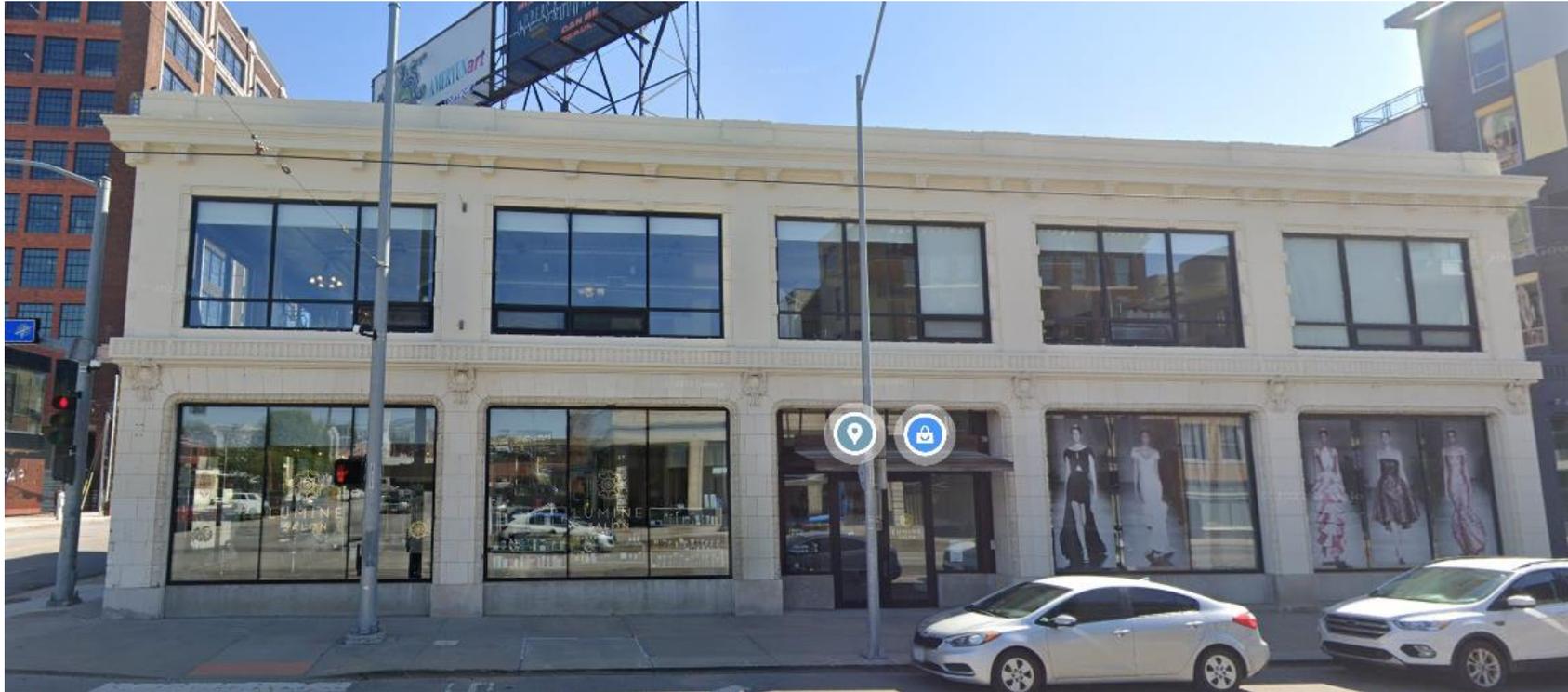
Project 27 approved – July 2000

Project improvements completed – October 2003

Renovation of an existing building to provide 7,500 sq. ft. of retail space, 4,000 sq. ft. office and 10 surface parking spaces

Project budget – Total \$3.2 million, \$526K reimbursable from TIF, actual reimbursement \$487,000

Project 27 – 1900 Main



Project 27 – before and after

Assessed Value

\$62,640

EATs

\$0

Assessed Value

\$462,400

EATs

\$90,198

Projects 24A and B –

Project 24 approved – December 2000

Project improvements completed – April and November 2008

Renovation of an existing building to provide 82k sf of office space, and construction of a 290-space parking garage

Project budget – Total \$18.7 million, \$10.2 million reimbursable from TIF, actual reimbursement \$6.3 million

Project 24A – 2114 Central



Project 24B – parking garage



Project 24 – before and after

Assessed Value

\$86,708

EATs

\$0

Assessed Value

\$1,000,000

EATs

\$175,663

Expiration of remaining projects

