

# 22nd & Main TIF Plan,

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

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JULY \_\_, 2024

# Overview of 22<sup>nd</sup> & Main TIF Plan

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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 22<sup>nd</sup> & Main TIF Plan

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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

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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

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# Project 10 – before and after

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## **Assessed Value**

\$112,960

## **EATs**

\$1031

## **Assessed Value**

\$326,400

## **EATs**

\$153,501

# Project 16 – 214 W. 21<sup>st</sup> Street, 2006 Wyandotte, 2020 Wyandotte

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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. 21<sup>st</sup> St – before and after

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# 214 W. 21<sup>st</sup> Street

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# 2006 Wyandotte

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# 2020 Wyandotte – before and after

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# Project 16 – before and after

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## **Assessed Value**

\$83,370

## **EATs**

not available

## **Assessed Value**

\$901,827

## **EATs**

not available

# Project 21 – AD Jacobson Bldg 2030 Central

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Project 21 approved – December 2006

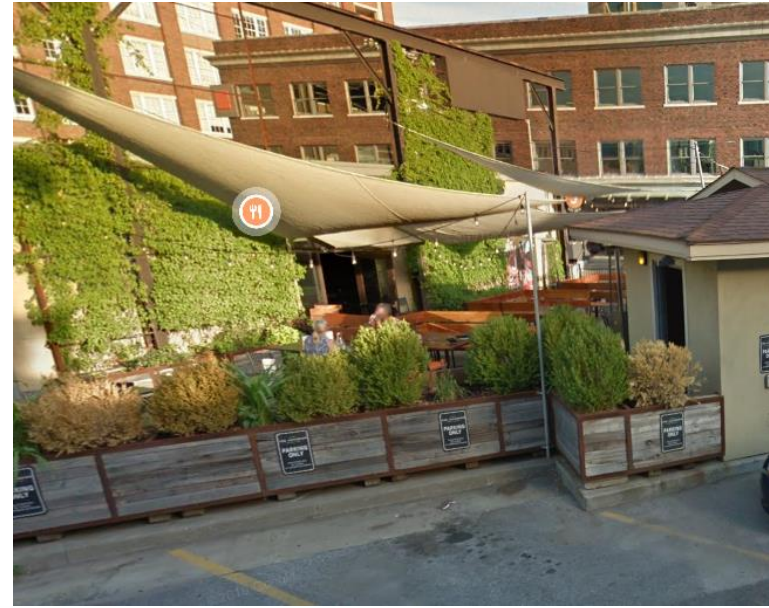
Project improvements completed – February 2011

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 -

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# 2030 Central - before

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# 2030 Central - after

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# Project 21 – before and after

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## **Assessed Value**

\$87,070

## **EATs**

\$182

## **Assessed Value**

\$827,264

## **EATs**

\$251,154

# Project 14

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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

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# Project 14

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# Project 14 – before and after

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## **Assessed Value**

\$130,502

## **EATs**

\$48,107

## **Assessed Value**

\$2,563,217

## **EATs**

\$102,224

# Project 27 – Arthel Building

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Project 27 approved – July 2000

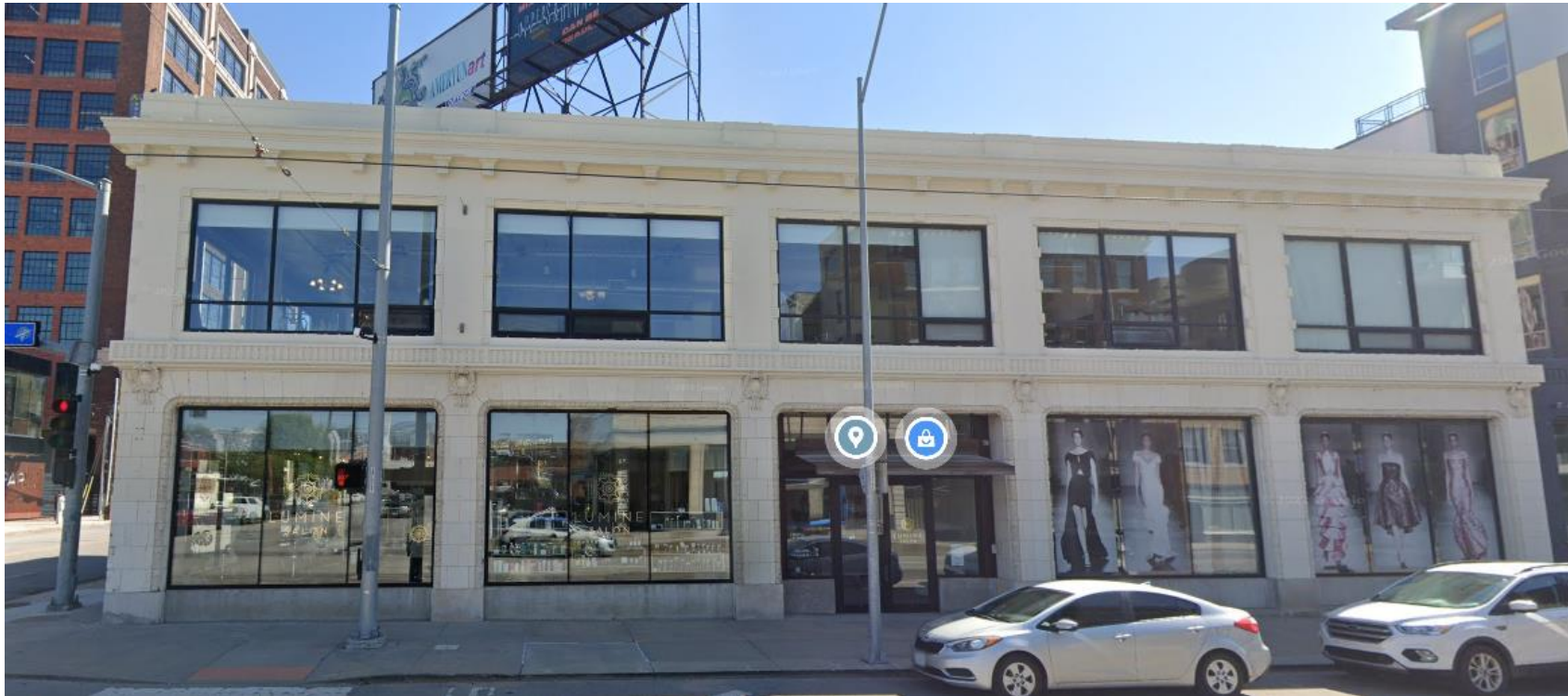
Project improvements completed – October 2003

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

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# Project 27 – before and after

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## **Assessed Value**

\$62,640

## **EATs**

\$0

## **Assessed Value**

\$462,400

## **EATs**

\$90,198



# Projects 24A and B –

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Project 24 approved – December 2000

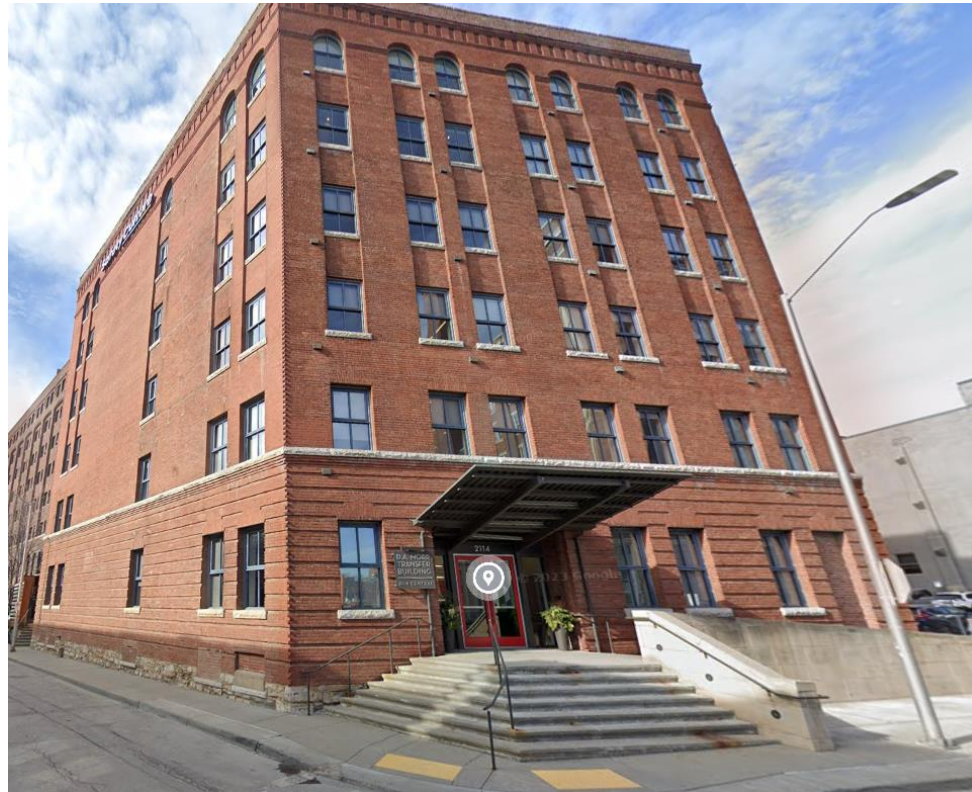
Project improvements completed – April and November 2008

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

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# Project 24B – parking garage

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# Project 24 – before and after

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## **Assessed Value**

\$86,708

## **EATs**

\$0

## **Assessed Value**

\$1,000,000

## **EATs**

\$175,663

# Expiration of remaining projects

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