

**SURVEY OF CONDITIONS
FOR
CITY OF MADISON
TAX INCREMENTAL DISTRICT #32
AMENDMENT**

Report on Blight Determination

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Background Summary

This report finds that the proposed Tax Incremental District Amendment to TID #32, Gorham and Francis Street areas or Area A and Area B, which are part of the city of Madison, constitute blighted areas under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which govern Tax Increment Finance Districts. Amendment Area C is not blighted. The proposed district Amendment Areas A, B and C is shown on the Existing Land Use Map in Appendix C.

The amendment areas are generally located South of State Street, west and north of Johnson Street and east of Park Street. The State Historical Society is the western most parcel and the corner of Johnson and Broom Streets the eastern limit.

The district is composed of numerous uses. It has many commercial businesses including bars and a bank, a variety of sizes of multifamily housing units, education buildings, parking ramps, parking lots, one vacant parcel and other uses.

Areas A and B are blighted due to underutilization of the land and structures, obsolete structures, age of buildings, lack of screening and provisions for trash disposal, and neglected structures. Masonry walls, foundations (masonry and stone), doors and doorframes, windows and window frames, roofing material deteriorate with time. Structures become obsolete. Masonry walls and foundations are subject to cracking and deterioration. Changes in automobile parking patterns, development of new uses in old, obsolete structures, changes to land use and changes in types of businesses are important factors leading to a blighted area. Many structures are now used for purposes for which the structure was not built. Further, high-energy costs have resulted in building modifications such as blocked windows that have created blighted conditions.

Below are the blighting influences identified within the TID #32 Amendment Areas A and B:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Overcrowding of Buildings on the Land
- Identifiable Hazards to Health and Safety of the Community
- Poor Site Conditions
- Out of Scale with Surrounding Buildings
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Graffiti
- Pedestrian Impediments
- Deteriorated Sign Base
- No Porch Railing
- No Railing on Steps
- Broken Sign
- Numerous Wires hanging Outside a Residential Building
- No Marked Parking Stalls
- Vacant Sign over the Sidewalk

Structural Survey

Methodology

Mid-America Planning Services, Inc., consultants to the city of Madison conducted the field surveys in March of 2006. One survey was completed for each building, structure or parcel. If more than one structure was on a parcel, a survey was completed for each structure. One survey was completed for each parcel without a building. Area A has 63 parcels and 62 structures. Area B has 54 parcels and 46 structures. Area C has 3 parcels and 3 structures. An example of the survey form used is found in Appendix A.

The survey consisted of:

Land Use – The field survey enumerator recorded the existing land use of each parcel of land. The Land Use of each parcel is shown in Appendix C.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of an exterior inspection of all buildings or if there was not a structure on the parcel, a survey was completed for the parcel. In evaluating the building's condition the following criteria were used:

Evaluating Building Conditions

Critical Structural Elements – These components are the critical elements of a structure. They have one or more defects, either limited or extensive, if evidence of any of the following conditions exists:

Foundation:

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- structural cracks
- loose, broken or missing structural material
- construction not providing adequate protection

Exterior Walls

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- loose, broken or missing structural material

- construction which does not provide adequate protection against the elements

Roof

- rotting
- sagging
- loose, broken or missing structural material
- missing cornices and flashings
- holes
- loose, broken, cracked or missing structural material
- construction not providing adequate protection against the elements

Non-Critical Structural Elements – These components are the non-critical elements of a structure. They have one or more defects if evidence of any of the following conditions exists:

Chimneys and Flues

- crumbling
- rotting
- sagging
- leaning
- loose, broken, cracked or missing material
- smoke seepage

Exterior Porches

- crumbling
- rotting
- sagging
- leaning
- loose, broken or missing material

Exterior Stairs

- missing
- rotting
- leaning
- sagging
- tilting
- holes
- shaky or weak spots
- unsafe steps or railings
- loose, broken or missing material
- missing risers, treads or railings

Exterior Doors

- missing
- rotting
- seepage
- leaning
- loose, broken or missing material
- holes
- inoperative

- construction not providing for adequate protection against elements

Windows

- missing
- rotting
- seepage
- sagging
- loose, broken or missing material
- inoperative
- construction not providing for adequate protection against elements

Blighting Influences – A search was conducted for blighting influences and recorded by a professional planner. Blighting Influences in the study area included:

- Obsolete Structure not Suited for Development
- Land Underutilization
- Overcrowding of Buildings on the Land
- Identifiable Hazards to Health and Safety of the Community
- Poor Site Conditions
- Out of Scale with Surrounding Buildings
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- Lack of Handicap Accessibility
- Graffiti
- Pedestrian Impediments
- Deteriorated Sign Base
- No Porch Railing
- No Railing on Steps
- Broken Sign
- Numerous Wires hanging Outside a Residential Building
- No Marked Parking Stalls
- Vacant Sign over the Sidewalk

Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

Satisfactory
Maintenance
Minor Deficiency
Moderate Deficiency
Major Deficiency

Satisfactory – This condition exists when there is an absence of any defect and/or requirement for maintenance.

Maintenance – This condition exists when routine steps are required to improve, protect and/or correct normal wear and tear, which may arise in components because of weathering, aging and/or use.

Minor Deficiency – This condition exists when there are defects in an element that are beyond the scope of “Maintenance” which require repair or replacement not exceeding 20 percent of the element.

Moderate Deficiency – This condition exists when there are defects in a particular element or group of elements that are more serious than in the “Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

Major Deficiency – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a point system using the categories above. Each primary and secondary component was given a value depending on the importance of the component. The value of the component was then multiplied by values shown below.

0	Satisfactory
0	Maintenance
1	Minor Deficiency
2	Moderate Deficiency
3	Major Deficiency

A total score was then calculated. The score for each structure is shown in Appendix E.

Blighting Influences

The enumerator documented in Area A 82 blighting influences, in Area B 44 blighting influences and no blighting influences in Area C as part of the field survey. The majority fit the following categories: Obsolete Structure not Suited for Development, Land Underutilization, Overcrowding of Buildings on the Land, Identifiable Hazards to Health and Safety of the Community, Poor Site Conditions, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening, Lack of Handicap Accessibility, Graffiti, Pedestrian Impediments, Deteriorated Sign Base, No Porch Railing, No Railing on Steps, Broken Sign, Numerous Wires hanging Outside a residential Building, No Marked Parking Stalls, and Vacant Sign over the Sidewalk. Blighting influences summarized by block are shown in Appendix D. **The study found 126 total Blighting Influences or an average of 1.05 Blighting Influences per parcel.**

Rating System for Parcels with Structures

Parcels with no structures were rated as blighted or not blighted based upon the number or severity of the blighting influences on the parcel. Structures were rated by using a scoring system for the exterior condition of the structure. The structural scoring system utilized the following system.

Scores of 0 to 50 were rated Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

Scores of 51 to 490 were rated as Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

Scores of 491 and up were rated as Blighted Site May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

The location of these parcels is shown in Appendix B. The number of “standard”, “blighted, but can be corrected” and “blighted may require clearance”; structures by block are shown in Appendix D.

Rating System for Parcels without Structures

Parcels that were vacant or parking lots were not considered blighted just for being vacant. They could be blighted if the land was underutilized, had blighting influences associated with them or were largely unusable due to their shape, lack of access or size. The blighting influences that were recorded are listed in the blighting influences section of this report.

Statutory Definitions of Blight

“Blighted area” means:

An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

Findings for the Proposed TIF District

There are 120 parcels in the district of which 88 are blighted and 5 parcels with one large building under construction. This includes 63 parcels in Area A with 41 blighted and 5 more under construction, 54 parcels in Area B with 46 blighted and 3 parcels in Area C with 1 blighted. There are 111 structures (plus another 1 structure being constructed-not counted in the totals) within the proposed district, of which, 83 structures were rated as blighted and 28 standard. Note: Some parcels have no structures, most parcels have one structure while other parcels have multiple structures including one parcel with 4 structures.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various structural wear due to age, lack of maintenance, and lack of replacement or poor site maintenance.

Twenty structures in Area A, 6 structures in Area B and 1 structure in Area C showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Thirty structures in Area A, twenty-eight structures in Area B and no structure in area C had wall deterioration including cracking, bulging or signs of attempted repair.

Twenty structures in Area A, thirteen structures in Area B and no structures in Area C have some degree of observable roof deterioration including missing or rotted shingles and uneven roofs indicating ineffective repair or water damage to the roof itself or missing and deteriorating fascia and soffit.

Four structures in Area A, five structures in Area B and no structures in Area C displayed different degrees of deficiencies regarding chimneys. Common deficiencies included bricks or mortar deteriorating or missing.

Fifteen instances in Area A, and seven instances in Area B and no instances in Area C had porches (or elevated entries) in deteriorated condition. Area A had eleven stairs, Area B had four stairs and Area C had no stairs in poor condition. Deficiencies included rotted, warped wood, slanted structures and inadequate railings. Fifteen structures in Area A, eleven structures in Area B and one structure in Area C had deficient doors. Deteriorated windows affected twenty-seven structures in Area A, thirty-two structures in Area B and one structure in Area C. One structure in Area A had a deteriorated auxiliary addition.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened refuse storage on two parcels in Area A, one parcel in Area B and no parcels in Area C. Thirteen parcels in Area A and three parcels in Area B and no parcels in Area C had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Seven parcels in Area A and two parcels in Area B and no parcels in Area C had safety and health conditions. This included conditions dangerous to the people's safety and health or potential fire hazards. These included: trash and food for rodents on the ground and open storage of refuse. It also included excrement on the ground. Another set of problems included the thirty properties in Area A, five properties in Area B and no properties in Area C having poor walks and driveways and in many cases a lack of hand rails on steps and stairs. These situations are a danger to people.

Conditions Detrimental to the Public Health, Safety, Morals and Welfare

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse excrement and garbage on the ground, sidewalk impediments, hanging wires, broken signs and other hazardous items and unsafe porches all illustrate detrimental conditions.

In Summary For Area A

The blight findings for the TIF District #32 Amendment are primarily based on structural conditions in the proposed TID Amendment area. In tabulating for blight:

Area A

- ◆ 5 parcels with 1 new structure are being constructed. That area of 21,780sq. ft. is considered neutral and is not used in the calculation of "blighted area".
- ◆ 17 parcels with structures are in standard condition (233,607 sq. ft.);
- ◆ 41 parcels both vacant and with structures are "blighted, but correctable" (421,778sq. ft.); while
- ◆ No parcel fits in the category, "blighted and may require clearance"

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **64.3 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is zero percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	0	0.0
Correctable Blighted	44	71.0
Standard	13	21.0
Bldg being Constructed	1	8.0 However, not part of the area calculation
Total	58	100.0

Area of all Parcels that can be corrected– Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0.0
Correctable Blighted and Vacant Blighted	41	421,778	62.3
Standard	17	233,607	34.5
Bldg being Constructed	5	21,780	3.2
Total without roads	63	677,165	100

Area of all Parcels in Square Feet – Vacant and Occupied
(To be vacant a parcel must have been vacant for the past 7 years)

	Area in Sq.Ft.	Percent
Occupied	677,165	100
Vacant	0	0
Total without roads	677,165	100

Summary of Area A

In summary, it is the finding of this report that the proposed Tax Incremental Financing District Amendment A constitutes a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

In Summary For Area B

The blight findings for the TIF District #32 Amendment are primarily based on structural conditions in the proposed TID Amendment area. In tabulating for blight:

Area B

- ◆ No parcel is under construction or being rehabilitated so no structure is considered neutral nor is not used in the calculation of “blighted area”.
- ◆ 8 parcels with structures are in standard condition (211,562 sq. ft.);
- ◆ 46 parcels both vacant and with structures are “blighted, but correctable” (231,103 sq. ft.); while
- ◆ No parcel fits in the category, “blighted and may require clearance”

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **52.2 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in

Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is less than 1 percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	0	
Correctable Blighted	38	83.0
Standard	8	17.0
Bldg being Constructed	0	
Total	46	100.0

Area of all Parcels that can be corrected– Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0.0
Correctable Blighted and Vacant Blighted	46	231,103	52.2
Standard	8	211,562	47.8
Bldg being Constructed	0	0	0
Total without roads	54	442,665	100

Area of all Parcels in Square Feet – Vacant and Occupied
(To be vacant a parcel must have been vacant for the past 7 years)

	Area in Sq.Ft.	Percent
Occupied	677,165	100
Vacant	234	nil
Total without roads	442,665	100

Summary of Area B

In summary, it is the finding of this report that the proposed Tax Incremental Financing District Amendment B constitutes a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

In Summary For Area C

The blight findings for the TIF District #32 Amendment are primarily based on structural conditions in the proposed TID Amendment area. In tabulating for blight:

Area C

- ◆ No parcels are under construction.
- ◆ 2 parcels with structures are in standard condition (209,088 sq. ft.);
- ◆ 1 parcel is "blighted, but correctable" (7,420 sq. ft.); while
- ◆ No parcel fits in the category, "blighted and may require clearance"

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **3.4 percent of the area**. This does not meet the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is zero-percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Structures – Blighted and Standard Quality

	Number of structures	Percentage of Total Structures
Substandard Blighted	0	0.0
Correctable Blighted	1	33
Standard	2	67
Bldg being Constructed	0	
Total	3	100

Area of all Parcels that can be corrected– Blighted and Standard

	Number of parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	0	0	0.0
Correctable Blighted and Vacant Blighted	1	7,420	3.4
Standard	2	209,088	96.6
Bldg being Constructed	0	0	0
Total without roads	3	216,508	100.0

Area of all Parcels in Square Feet – Vacant and Occupied
(To be vacant a parcel must have been vacant for the past 7 years)

	Area in Sq.Ft.	Percent
Occupied	216,508	100
Vacant	0	0
Total without roads	216,508	100

Summary of Area A

In summary, it is the finding of this report that the proposed Tax Incremental Financing District Amendment C does not constitute a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

APPENDIX A: SURVEY FORM

Community _____ Job # _____ Date _____ Enumerator _____

Project TID # 32 Amendment - Areas A, B, and C

Address _____

Uses _____ Basement _____

1st Floor _____ 2nd Floor _____

3rd Floor _____ 4th Floor _____

Block # _____ # Housing Units _____ # Nonresidential Units _____

Parcel # _____ Land Use _____ Bldg. Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame _____ Age of Structure _____

Existing and Prior Violations _____

Building Improvements Permit _____

Other Information _____

Structural Conditions

Components	Exterior Elements				Comment	Point Factor	Points
	Rating	0	1	2			
<u>Primary</u>	S	0	1	2	3		
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	_____
Ext. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	_____
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	_____
						Primary Subtotal	_____
<u>Secondary</u>	S	0	1	2	3		
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	_____
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	_____
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	_____
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	_____
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	_____
Addition (s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40	_____
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	_____
						Grand Total	_____

S= Satisfactory
 0= Maintenance
 1= Minor Deficiency
 2= Moderate Deficiency
 3= Major Deficiency

MAPS ID# _____

Blighting Influences

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of Handicap Accessibility _____
- Other _____

Building and Site Evaluation





- Structure Standard
- Structure is Blighted, but can be Corrected
- Structure is Blighted and Substandard to a Degree
- Blighted Site Requiring Clearance

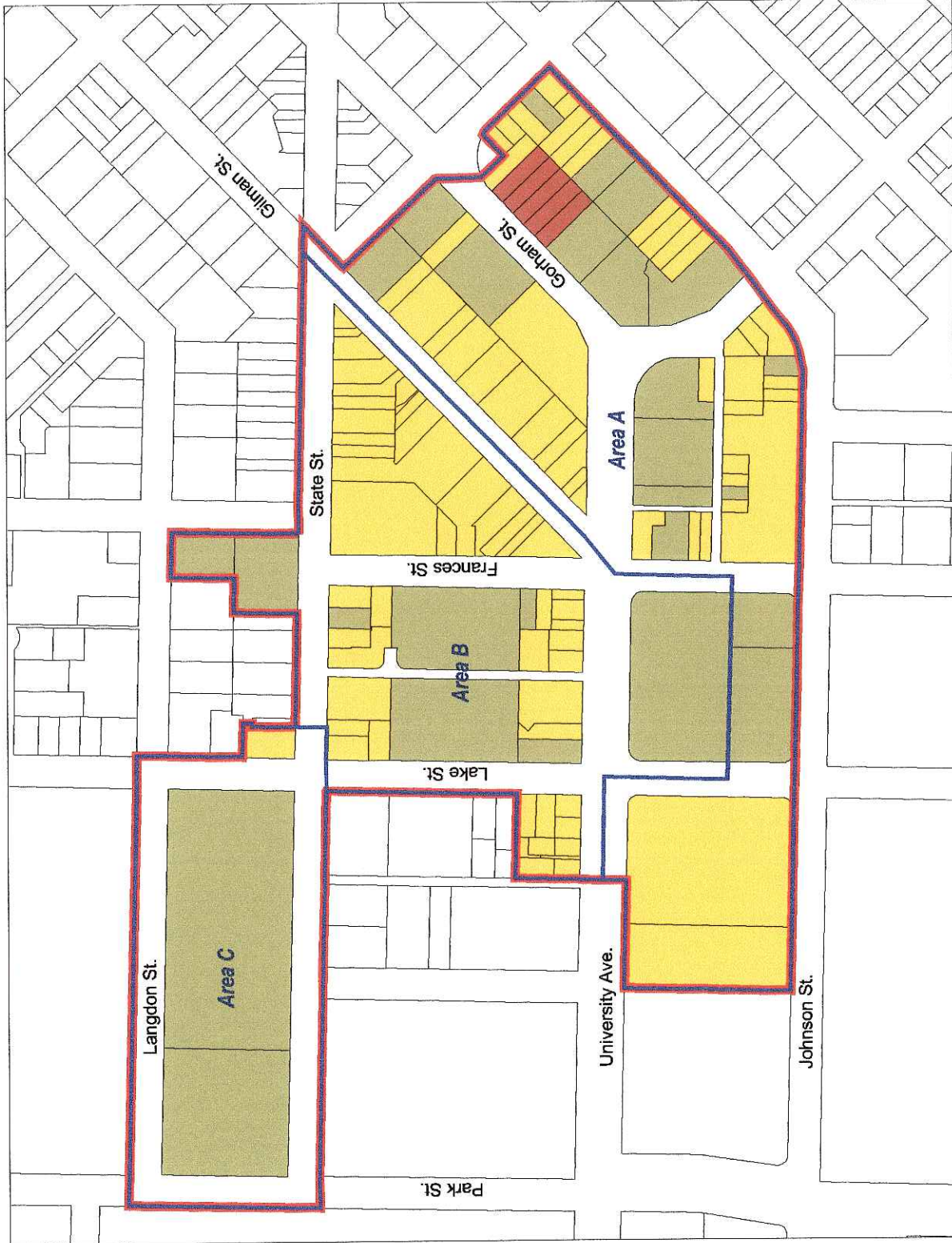
APPENDIX B: MAP OF BLIGHTED AREAS



**City of Madison
TID 32 Amendment
Blighted Parcels
Appendix B**

March 22, 2006

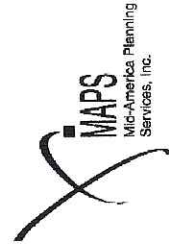
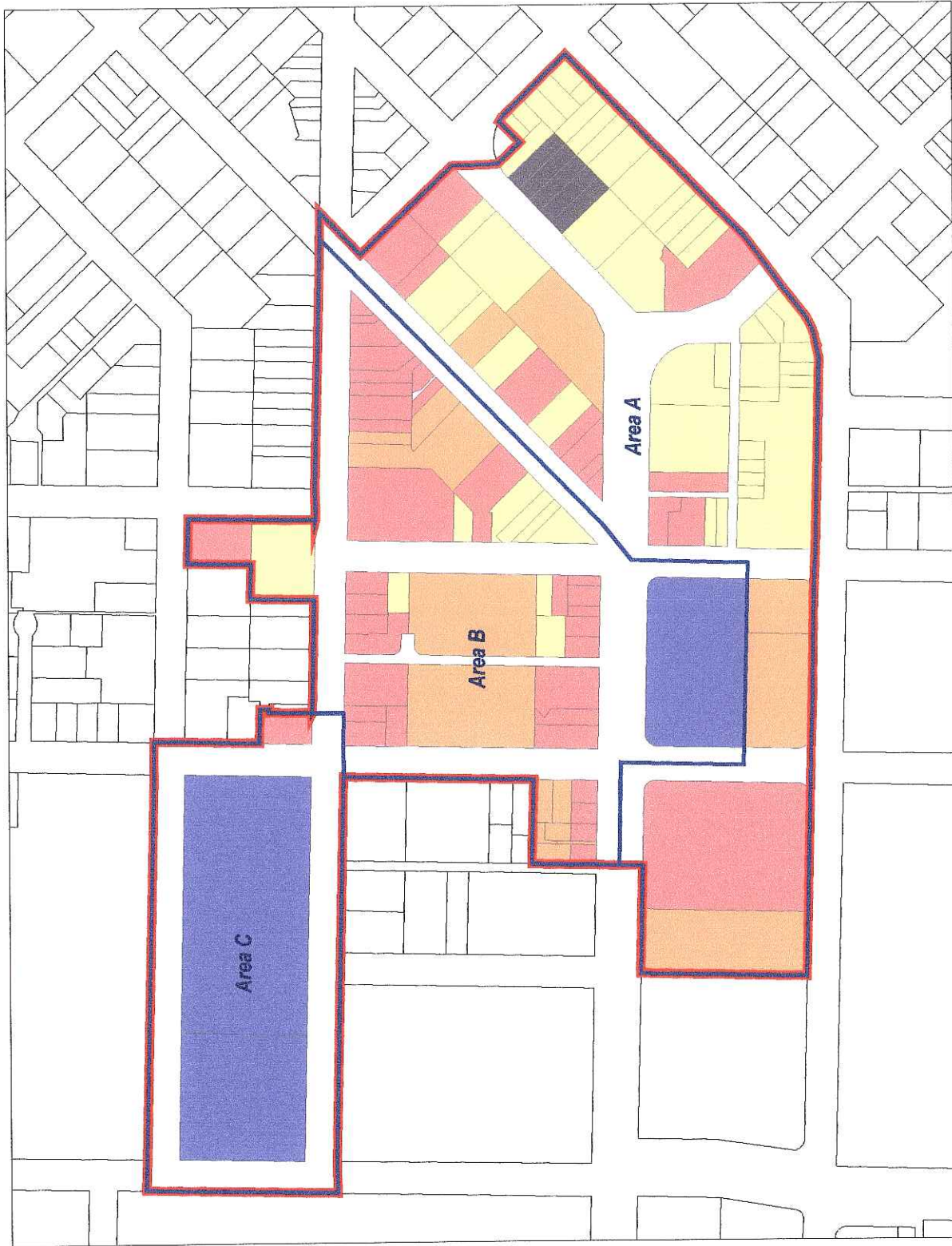
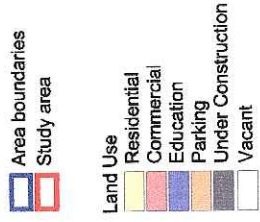
- Area boundaries**
 Study area
- Parcel Status**
 Structure is blighted, but can be corrected or parcel is blighted.
 Structure is under construction
 Neutral site, neighbor is blighted or standard
 Structure is standard



APPENDIX C: MAP OF EXISTING LAND USES

**City of Madison
TID 32 Amendment
Existing Land Use
Appendix C**

March 22, 2006



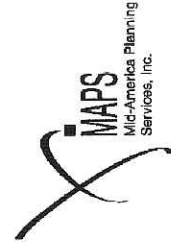
APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK

City of Madison
 TID 32 Amendment
 Parcel Conditions
 Block Summary
 Appendix D

March 22, 2006



23	4	11	0
Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels	No Decision - requiring rehabilitation or under construction



APPENDIX E: LISTING OF PARCELS BY BLOCK

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
0	304 Broom St	80	1		X				Residential
1	308 Broom St	20	0	X					Residential
2	312 Broom St	70	3		X				Multi-family
3	314 Broom St	80	3		X				Multi-family
4	318 Broom St	480	3		X				Residential
5	407 Gorham St	180	1		X				Residential - 2 units
6,7,8,9,10	Gorham Street	Neutral	0						Multi-family Under Construction
11	431 W Gorham	0	0	X					Multi-family
12	437 W Gorham	0	0	X					Multi-family
13	333 Bassett & 454 W Johnson	0	2	X					Commercial
14	444 W Johnson	90	1		X				Multi-family
15	440 W Johnson	120	1		X				Multi-family
16	438 W Johnson	215	1		X				Multi-family
17	434-436 W Johnson	160	2		X				Multi-family
18	430 W Johnson	0	1	X					Multi-family
19	422 W Johnson	10	3	X					Multi-family
20	416-418 W Johnson	135	1		X				Multi-family
21	414 W Johnson	240	1		X				Multi-family
22	412 W Johnson	0	3	X					Multi-family
23	408 W Johnson	110	1		X				Residential
24, 25	Johnson - Lot 46	0	1	X					Parking ramp
26	314 N Bassett	150	1		X				Multi-family
27	505 University	0	0	X					Multi-family
28 (1)	515 University	0	0	X					Multi-family
28(2)	525 University	300	1		X				Multi-family
29	529 University	310	1		X				Commercial
30	317-319 Francis	0	1	X					Commercial
31	315 Francis	110	2		X				Commercial
32	313 Francis	255	1		X				Multi-family
33	505 Conklin PI	75	1		X				Multi-family
34	525-527 Conklin PI	120	1		X				Multi-family
35	533 Conklin PI	175	0		X				Multi-family
36	535 Conklin PI	80	0		X				Residential-2 units

37	537 Conklin Pl	25	2									Multi-family
38	549 Conklin Pl	215	2					X				Multi-family
39	524 W Johnson	180	0					X				Multi-family
40	522 W Johnson	275	0					X				Multi-family
41	520 W Johnson	0	1					X				Multi-family
42	504 W Johnson & Bassett	70	0									Residential-2 units
43	449 State-Gilman & Broom	5	0					X				Commercial
44	411 Gilman St	120	4									Commercial
45	415 Gilman St	100	1									Multi-family
46	421 Gilman St	230	1									Multi-family
47	425 Gilman St	0	2								X	Surface Parking
48	433 Gilman St	170	0									Multi-family
49	445 Gilman St	140	1									Multi-family
50	447 Gilman St	125	4									Commercial
51	453 Gilman St	210	1									Commercial
52	459 Gilman Plaza	220	1									Commercial-Office
53(1)	461 Gilman St	210	1									Commercial
53(2)	461 Gilman St	150	1									Commercial
54	435-437 Gilman St	100	3									Commercial
55	420 W Gorham	0	0					X				Multi-family
56	408 W Gorham	210	3									Multi-family
57	402 W Gorham	0	0					X				Commercial
58(1)	Johnson & NN Lake St - 32-33 University Sq	100	5									Commercial
58(2)	University Ave & Lake St	135	1									Commercial
58(3)	University Ave	105	1									Commercial
58(4)	Johnson St	0	1					X				Commercial
59	308 Bassett St	205	1									Multi-family
60	312 Bassett St	215	3									Multi-family
61(1)	305 Francis St	130	0									Multi-family
61(2)	548 Johnson St	130	2									Multi-family
61(3)	530 Johnson St	0	1									Multi-family
62	Between University & Johnson	0	1								X	Parking lot

TID #32 Amendment Area "A" - March 2006

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel With No Structure Standard	Parcel(s) With No Structure Blighted	Current Use
0	601 Langdon St	0	0	X					Commercial
1	502 Frances St	0	0	X					Multi-family/retail
2	601 University	0	1	X					Public Education
3	501 State St	205	0		X				Commercial
4	505 State St	80	2		X				Commercial
5	507 State St	105	1		X				Commercial – Residential
6	515 State St	100	0		X				Commercial – Residential
7	519 State St	135	1		X				Commercial
8	521 State St	70	1		X				Commercial
9	527 State St	130	0		X				Commercial – Residential
10	529 State St	130	0		X				Commercial
11, 20	Gilman & State	0	1					X X	Parking Lot
12	531 State St	0	1					X	Surface Parking Lot
13	441 Frances St	170	2		X				Commercial
14	431 Lake St	95	2		X				Multi-family
15	405 Frances St	60	1		X				Commercial – Multi-family
16,17	454 Gilman St	70	2		X				Multi-family
18	450 Gilman St	210	1		X				Multi-family
19	425 Frances St	180	1		X				Commercial
21	430 Gilman St	130	1		X				Commercial
22	428 Gilman St	0	1					X	Small Vacant Parcel
23	422 Gilman St	165	0		X				Commercial
24	603 State St	140	0		X				Commercial
25	613 State St	30	2	X					Commercial – Residential
26	619 State St	130	1		X				Commercial
27	627 State St	60	0		X				Commercial
28	639 State St	130	0		X				Commercial – Residential
29	661 State St	60	0		X				Commercial
30	673 State St	130	0		X				Commercial – Residential
31	415 N Lake St	100	1		X				Commercial
32	415 N Lake St	0	0	X					Parking Ramp

33	405 N Lake St	0	0	0	X					Commercial – Residential
34	622 University	135	1	1		X				Commercial
35	430 Frances St	0	0	0	X					Parking Ramp
36	411 Hawthorne Ct	105	1	1		X				Multi-family
37	616 University	100	1	1		X				Commercial
38	610 University	245	1	1		X				Commercial – Residential
39	608 University	170	1	1		X				Commercial
40	604 University	260	1	1		X				Commercial – Residential
41	602 University	215	1	1		X				Commercial – Residential
42	406 Frances St	290	1	1		X				Commercial
43	408 Frances St	40	1	1	X					Multi-family
44	438 Frances St	190	1	1		X				Commercial – Multi-family
45	626 University	180	2	2		X				Commercial
46(part)	734 University	320	1	1		X				Commercial – Residential
47	728 University	170	2	2		X				Commercial
48,52,53,46(part),49(part)	University Ave & Lake Street	0	2	2					X X X	Surface Parking
49(part)	720 University	190	3	3		X				Commercial
50	714 University	250	1	1		X				Commercial
51	704 University	175	0	0		X				Commercial

TID#32 Amendment Area "B" – March 2006

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Blighted or Substandard Structure to a Degree May Require Clearance	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
0	509 N Lake St	110	0		X				Commercial
1	816 State St	0	0	X					Educational Library
2	701 Langdon St	5	0	X					Educational Library

TID#32 Amendment Area "C" – March 2006

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS

TID #32 AMENDMENT AREA "A"



**Cracked Foundations
304 Broom Street
March 10, 2006**



**Trash
312 Broom Street
March 10, 2006**



**Excrement
314 Broom Street
March 10, 2006**

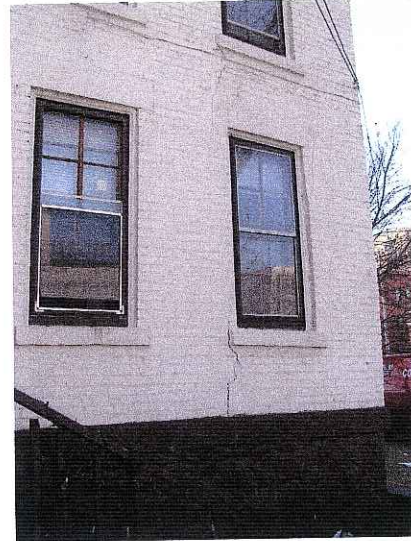


**Garbage and Excrement
318 Broom Street
March 10, 2006**

TID #32 AMENDMENT AREA "A"



**Deteriorated Fascia and Soffit
318 Broom Street
March 10, 2006**



**Cracked Wall and Foundation
318 Broom Street
March 10, 2006**



**Cracked Foundation and Driveway
444 W. Johnson Street
March 10, 2006**



**Rotted Ceiling
444 W. Johnson Street
March 10, 2006**

TID #32 AMENDMENT AREA "A"



**Cracked Foundation
414 W. Johnson Street
March 10, 2006**



**Broken Downspout
414 W. Johnson Street
March 10, 2006**



**Rotten Soffit
414 W. Johnson Street
March 10, 2006
March 10, 2006**

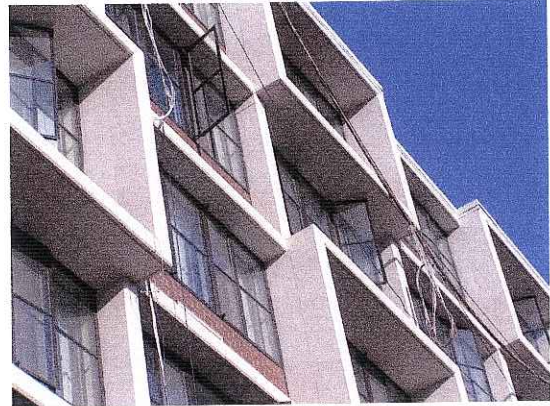


**No Railing on Steps
Trash on Ground in the Background
412 W. Johnson Street**

TID #32 AMENDMENT AREA "A"



**Broken Sign
411 Gilman Street
March 10, 2006**



**Exposed Wires Hanging All Over
Two Sides of the Building
415 Gilman Street**



**Broken and Loose Shingles
421 Gilman Street
March 10, 2006**



**Broken Glass Block Boarded Up Window
433 Gilman Street
March 10, 2006**

TID #32 AMENDMENT AREA "A"



**Water Damaged Bricks
433 Gilman Street
March 10, 2006**



**Cracked Wall
445 Gilman Street
March 10, 2006**



**Downspouts Loose and Missing,
Damaged Wall and Bulging Foundation
459 Gilman Street
March 11, 2006**



**Food on the Ground, Available to Rodents
408 W. Gorham Street
March 11, 2006**

TID #32 AMENDMENT AREA "A"



**Wall Bolts, Wall Cracks,
Boarded and Blocked Up Windows,
Foundation Cracks
529 University Avenue
March 11, 2006**



**Trash on Ground
317-319 Francis Street
March 11, 2006**



**Rotted Clap Board
308 Bassett Street
March 11, 2006**



**Rotted Fascia, Loose Siding
308 Bassett Street
March 11, 2006**

TID #32 AMENDMENT AREA "A"



**Dangerous Step, Deteriorated Siding,
Boarded Basement Window,
Parged Foundation, Destroyed Sidewalk
549 Conklin Place
March 11, 2006**



**Rotten Shingles, Patched Roof
535 Conklin Place
March 11, 2006**



**Broken Driveway
University Square
March 11, 2006**



**Grease Encrusted Floor
University Square
March 11, 2006**

TID #32 AMENDMENT AREA "A"



Missing Downspout,
University Square
March 11, 2006

TID #32 AMENDMENT AREA "B"



Rotted Trim, Broken Stucco
501 State Street
March 12, 2006



Cracks in the Wall
414 Francis Street, 511 State Street
March 12, 2006



Deteriorated Brick Wall, Rotted Window Frame
450 W. Gilman Street
March 12, 2006



Cracked Foundation, Cracked Wall
450 W. Gilman Street
March 12, 2006

TID #32 AMENDMENT AREA "B"



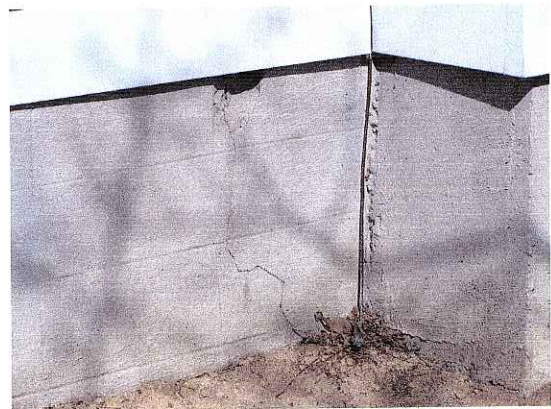
**Deteriorated Bricks Under the Gutters
405 Lake Street
March 14, 2006**



**Deteriorated Window Frame
405 Lake Street
March 14, 2006**



**Unscreened Storage, Trash on the Ground
Deteriorated Planter
454 Gilman Street
March 14, 2006**



**Cracked Foundation
431 Francis Street
March 14, 2006**

TID #32 AMENDMENT AREA "B"



**Missing Downspout, Missing Siding
603 State Street
March 14, 2006**



**Store Front Rotted
645-651 State Street
March 14, 2006**



**Window Frame Jacks
673 State Street
March 14, 2006**

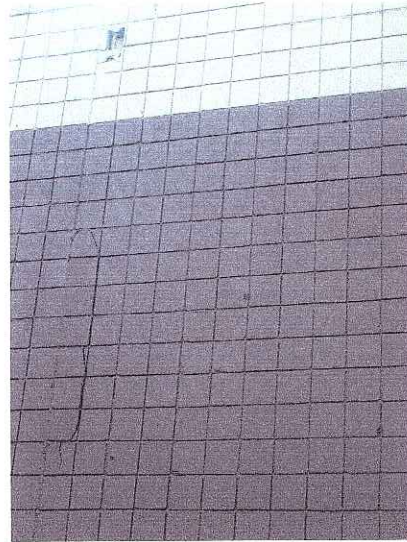


**Wall Bolts, Broken Block, Cracked Wall,
Windows Blocked
624 University Avenue
March 14, 2006**

TID #32 AMENDMENT AREA "B"



**Exit Stairs Blocked
624 University Avenue
March 14, 2006**



**Broken Blocks
624 University Avenue
March 14, 2006**

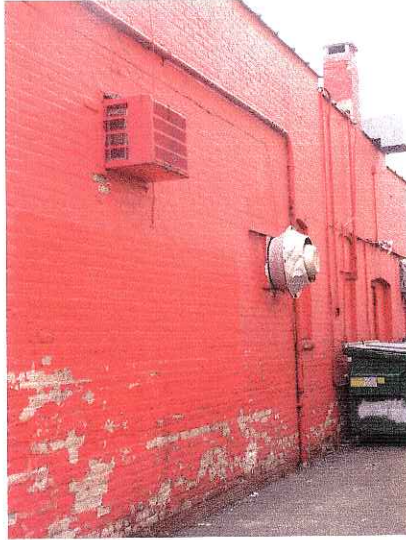


**Trash, Old Water Heater
614-612 University Avenue
March 15, 2006**

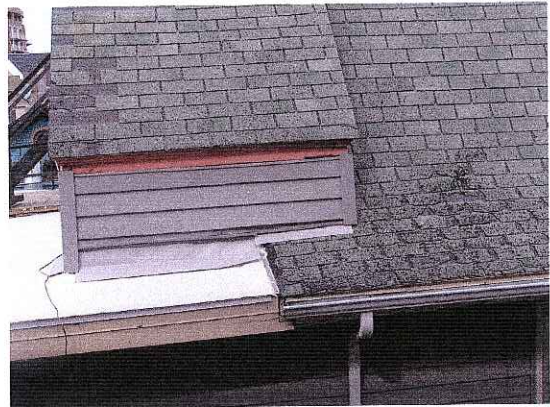


**Wall Cracks, Wall Bolts,
Deteriorated Porch Decks
614-612 University Avenue
March 15, 2006**

TID #32 AMENDMENT AREA "B"



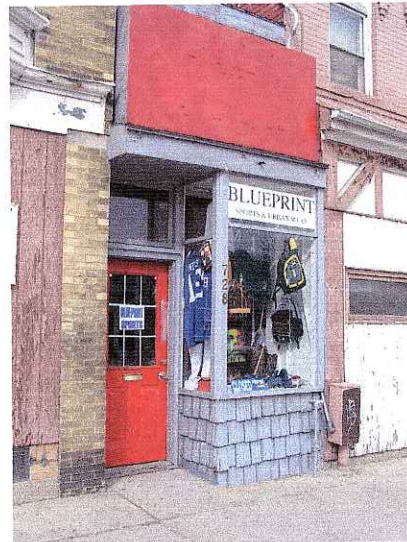
**Deteriorated Brick Chimney,
Deteriorated Brick Wall, Boarded Up Windows
406 Francis Street
March 15, 2006**



**Shingles Missing, Shingles Rotted,
Fascia Deteriorated
438 Francis Street
March 15, 2006**



**Cracked Wall, Bricked Up Windows,
Deteriorated Window Frames
626 University Avenue
March 14, 2006**



**Deteriorated Store Front, Window Frames
Deteriorated, Boarded Up Window
739 University Avenue
March 15, 2006**