



Future TID Developments

1. TID #8 boundary amendment request
2. TID #9 (approved in late 2024) Activity
 - a. 700 block of Johnson Street (former Bethesda campus): Lumin Terrace (by Horizon) is a group of four apartment buildings (92 units), just south of the new YMCA, will begin construction soon. An agreement regarding a pay-go development was established.
 - b. New YMCA is anticipated to be completed and operational before the end of 2025
3. A group out of Jefferson, JML Family Properties, owns land east of Walmart on Gateway Drive. They recently transitioned discussions away from an out-of-state developer to a Wisconsin-based multifamily developer about a residential project. This would require the creation of a new TID, which could include undeveloped industrial parcels along Air Park Drive and undeveloped commercial parcels along Market Way and Gateway Drive.
4. The Mary Clark LLC project (between Mary & Clark Streets) may require the creation of a new overlay TID to support a multifamily housing project, should it move forward. This will require further proforma analysis. The current TID #7 may not have enough lifespan left to meet the identified financial gap.