



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- City
- County
- School District
- Technical College
- Public

AGENDA

JOINT REVIEW BOARD

Date August 2, 2021
and 8:30 AM
Time:

Location: Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 822 1295 5553 | Passcode: 097576

By

Computer: <https://us02web.zoom.us/j/82212955553>

By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on the Following:

1. Call to order
2. Roll call
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
4. Election and/or reaffirmation of Chairperson
5. Discuss responsibilities of the Joint Review Board
6. Review and discuss project plan
7. Set next meeting date
8. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

July 29, 2021

Project Plan Amendment
Tax Incremental District No. 5
Northside Business District

City of Stevens Point, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for August 2, 2021
Public Hearing Held:	Scheduled for August 2, 2021
Approval by Plan Commission:	Scheduled for August 2, 2021
Adoption by Common Council:	Scheduled for August 16, 2021
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 5 (“District”) is a 92 - acre Blighted Area District created on May 16, 2005. The District was created to:

- Assure that private development occurs within the District consistent with the City’s development and redevelopment objectives. To be accomplished by eliminating blight, installing public improvements and making necessary related expenditures to promote development and redevelopment within the District.
- Increase tax base and provide for and preserve employment opportunities within the City.

The District was amended on July 20, 2015 in order to share surplus increment with Tax Incremental District No. 6.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Allow excess revenue to be transferred to Tax Incremental District Nos. 10, 11, 12 and 13 (“Recipient Districts”) as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:
 1. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
 2. The District is within its expenditure period, which expires May 16, 2027.
 3. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
 4. The Recipient Districts No. 11 and 13 are a blighted area districts and Recipient Districts No. 10 and 12 are districts in need of rehabilitation or conservation which qualifies them eligible recipients of excess revenue.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$31.8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$20.4 million in additional increment sharing and \$10 million in improvements to the Business Highway 51 corridor and 1.4 million in additional interest and administration expenses. The allowance to share increments with the recipient Districts will provide additional resources needed to assist the Recipient Districts in accomplishing the economic development goals as set forth in the Project Plans. This promotes the overall economic development of the City to benefit the overlapping taxing jurisdictions.

Incremental Valuation

The City projects that new land and improvements value of approximately \$7.5 million of additional value was added in 2020 but is not forecasting any additional value resulting from the Project. Creation of additional value may be made possible by the additional Project Costs made within the District, but no projections are being made at this time. The City is also forecasting an adjustment make by the state due to corrections in the equalized ratio of the City. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

Current and projected tax increment collections for the Recipient Districts will be insufficient to pay for projects costs already incurred and/or the additional projects that need to be completed in the Districts to achieve the objectives of their Project Plans.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**

That the Contractors and Developers are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project. Also, given that it is likely that the Recipient Districts will not achieve all of the objectives of their Project Plans without the ability to share in the surplus increments from District No. 5, the City reasonably concludes that the overall additional benefits outweigh the value of the tax increment to be shared.
4. The boundaries of the District are not being amended.
5. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

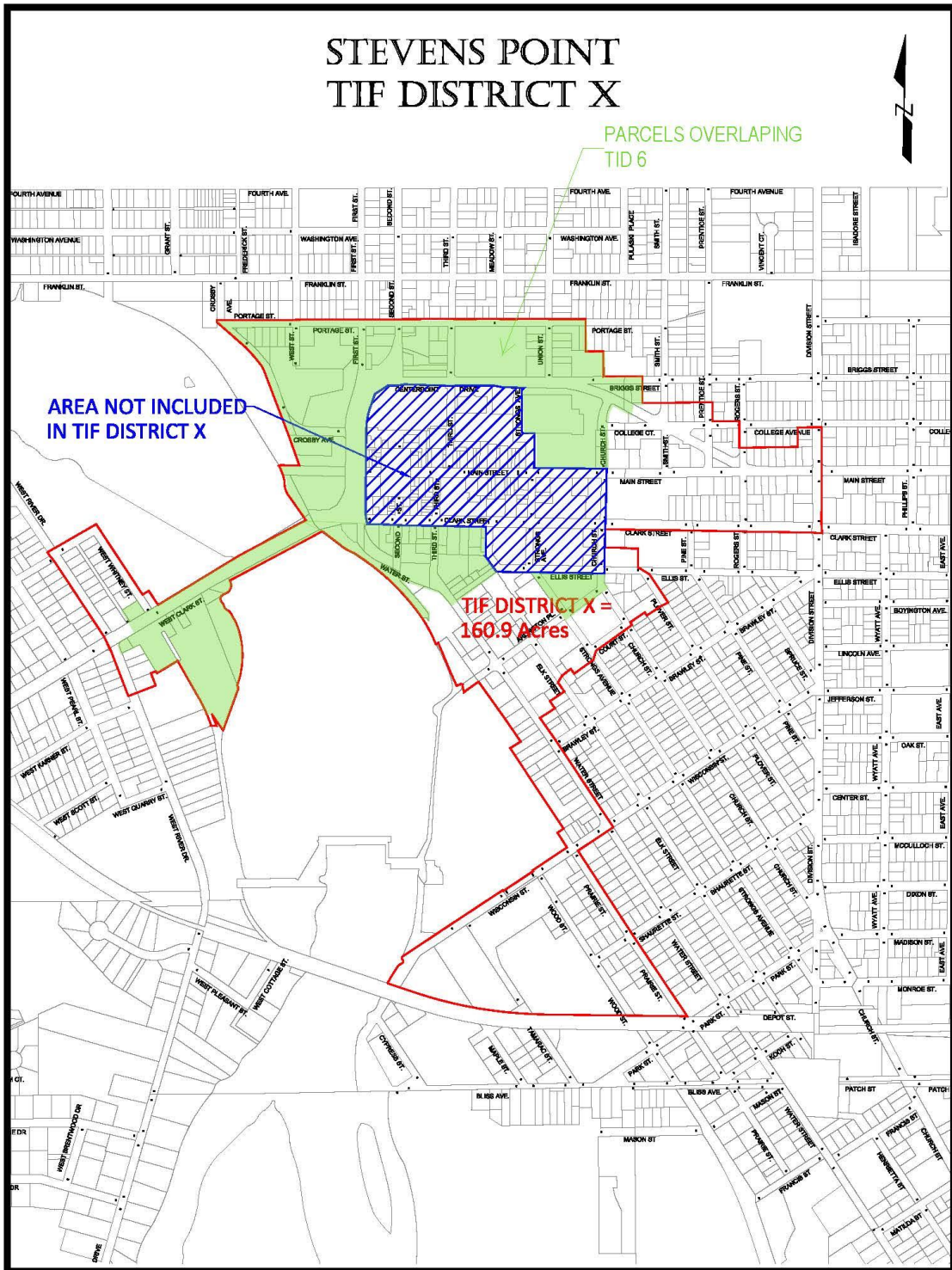
SECTION 2:

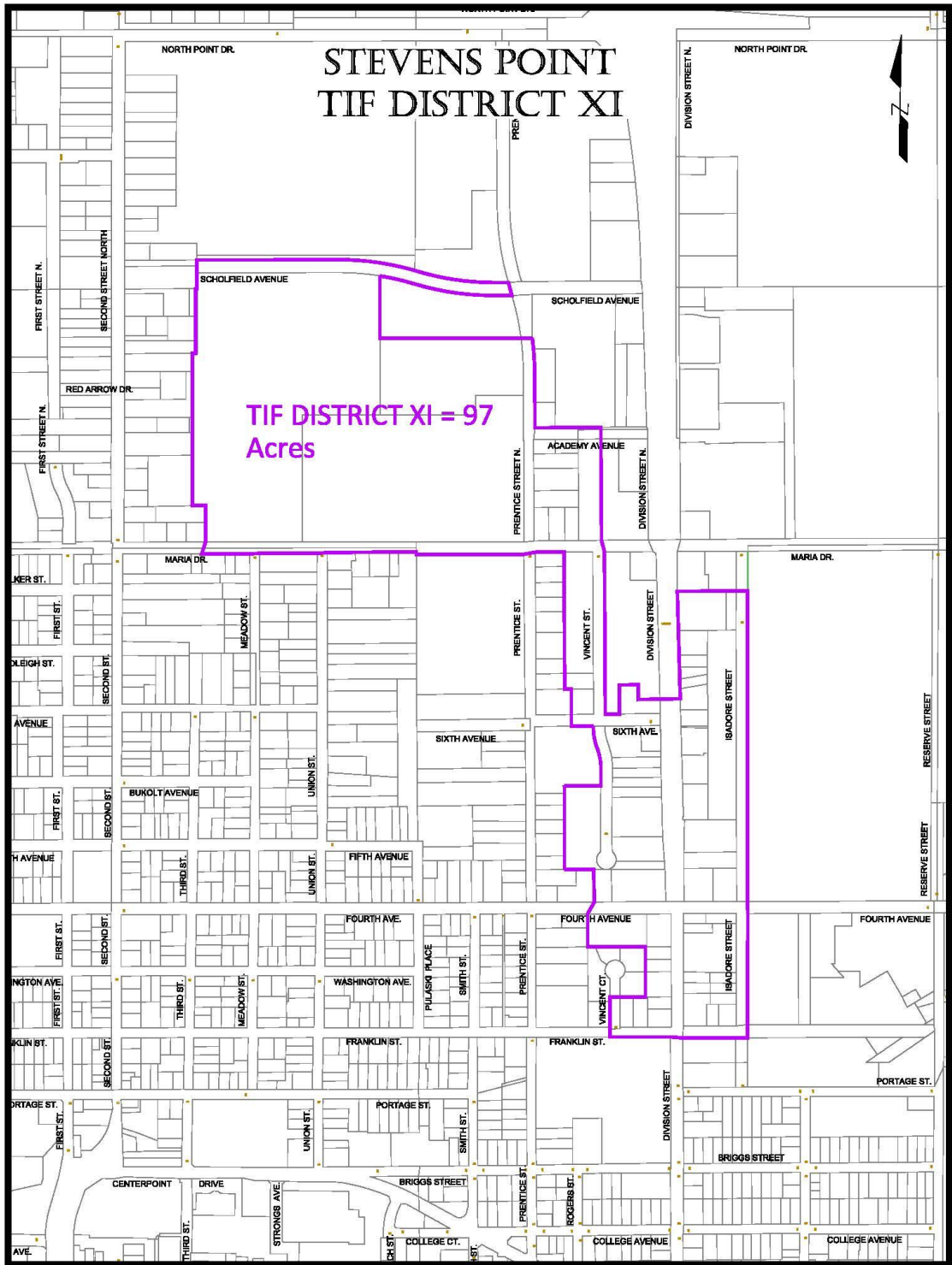
Map of Current District Boundary

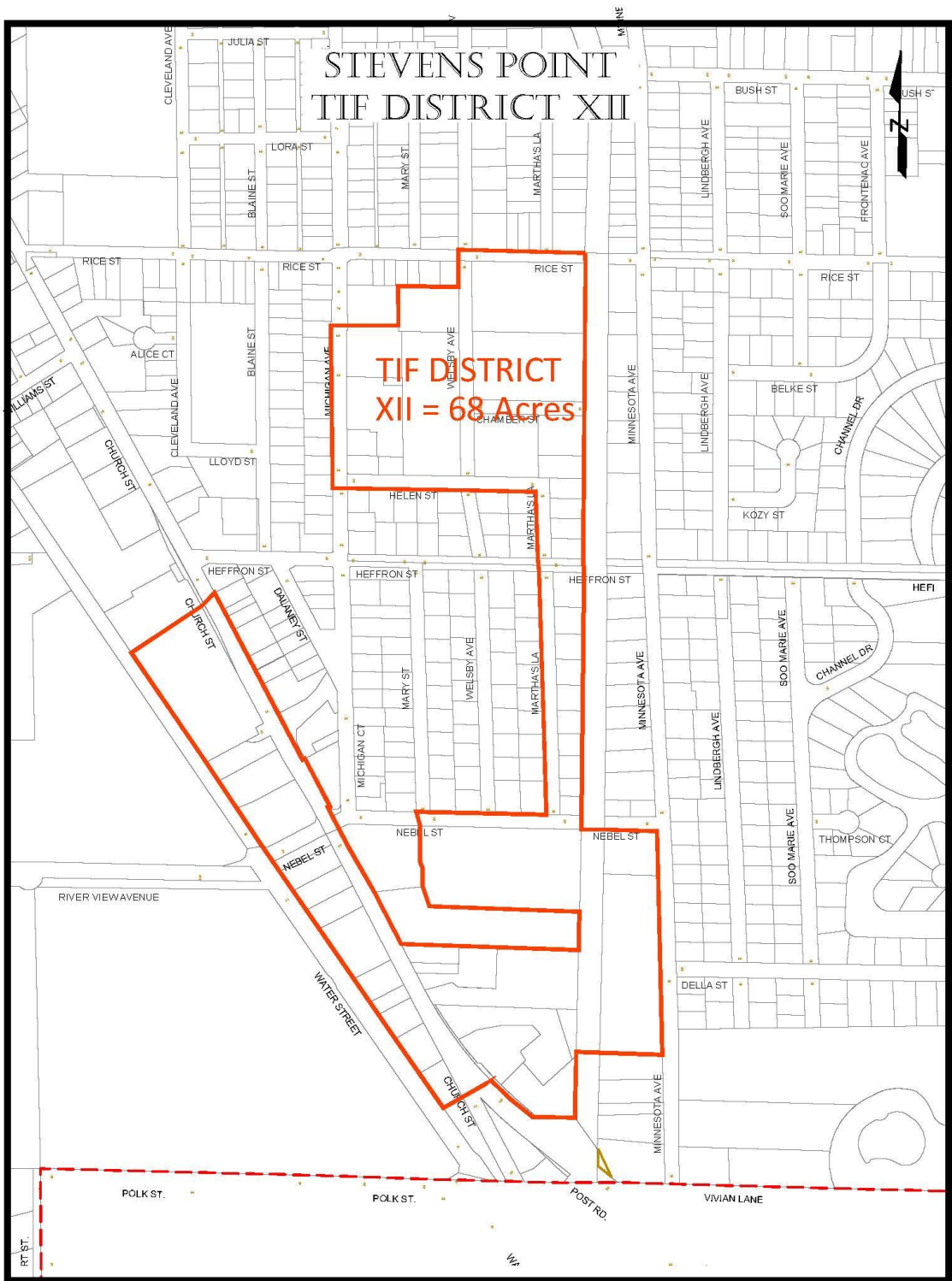
A map identifying the current boundaries of the Donor District and the Recipient Districts are found on the following page. The District's boundaries are not being amended.

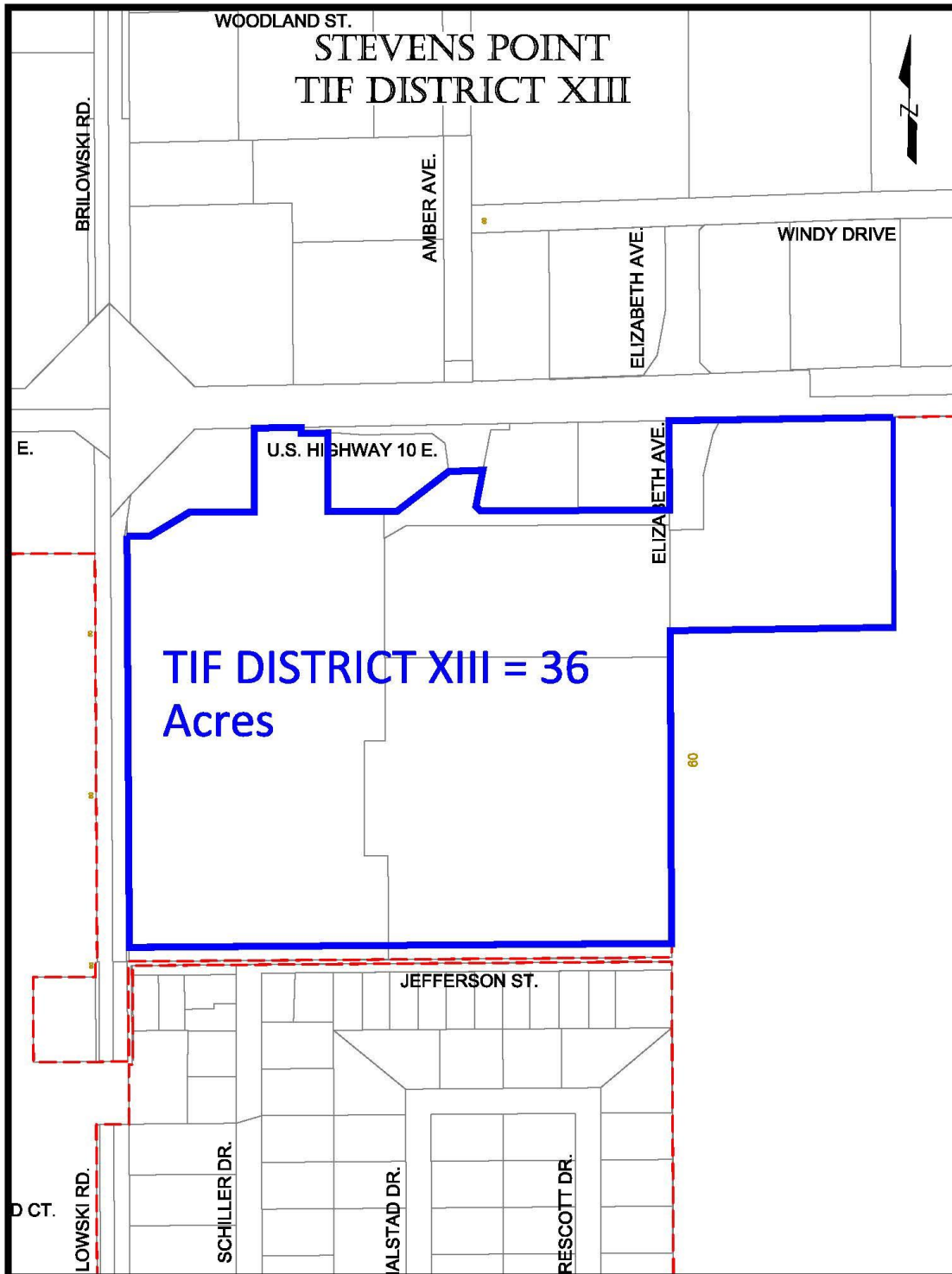
STEVENS POINT TIF DISTRICT X

PARCELS OVERLAPPING
TID 6









SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated May 16, 2005 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:

Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on May 16, 2005 and its subsequent amendment approved on July 20, 2015 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of

stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand

stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation

of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Possible Business Highway 51 Corridor Improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs.

Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

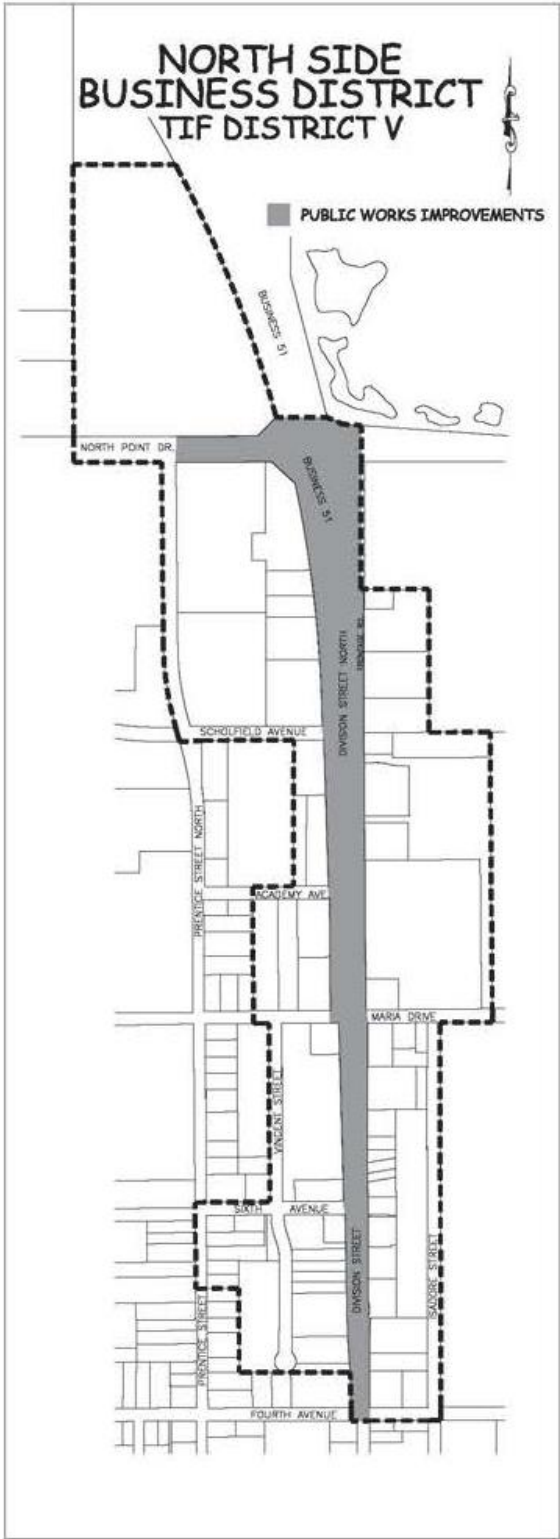
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 6:

Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" included within the District's original Project Plan dated May 16, 2005 remains unchanged as it includes improvements for the HWY 51 corridor and is incorporated by reference as part of this Plan Amendment.



SECTION 7: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Stevens Point, Wisconsin					
Tax Increment District #5					
Estimated Project List					
Project ID	Project Name/Type	Multi Phases 2021-2033	Phase II 2025	Ongoing 2021-2033	Total (Note 1)
1	Future Increment Sharing with TID #6	8,780,900			8,780,900
2	Future Increment Sharing with TID #10	5,470,000			5,470,000
3	Future Increment Sharing with TID #11	4,690,000			4,690,000
4	Future Increment Sharing with TID #12	1,070,000			1,070,000
5	Future Increment Sharing with TID #13	350,000			350,000
6	Business Highway 51 Corridor Improvements		10,000,000		10,000,000
7	Interest and Financing Costs			1,307,420	1,307,420
8	Administration expenses			87,060	87,060
Total Projects		20,360,900	10,000,000	1,394,480	31,755,380
Notes:					
Note 1 Project costs are estimates and are subject to modification TID #6 sharing approved in 2015 Project Plan Amendment					

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to Tax Incremental Districts No. 10, 11, 12 and 13. The City will only share increment to the Recipient Districts to the level that is needed to support any gap in fulfilling the objectives of the plans as adopted.

SECTION 8: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to be covered by the current increment value of the TID. Estimated valuations changes are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$23.26 per thousand of equalized value adjusted downward for 2022 based upon anticipated changes to the state budget, and no economic appreciation or depreciation, the Project would generate approximately \$30 million in incremental tax revenue over the remaining 12 years the District as shown in **Table 2**.

City of Stevens Point, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Student Housing	State Correction	Annual Total	Construction Year	
1	2005	1,360,800			1,360,800	2005	1
2	2006	5,539,600			5,539,600	2006	2
3	2007	6,200,200			6,200,200	2007	3
4	2008	(50,900)			(50,900)	2008	4
5	2009	2,880,500			2,880,500	2009	5
6	2010	(1,965,900)			(1,965,900)	2010	6
7	2011	(5,454,900)			(5,454,900)	2011	7
8	2012	2,489,300			2,489,300	2012	8
9	2013	5,988,100			5,988,100	2013	9
10	2014	627,200			627,200	2014	10
11	2015	831,400			831,400	2015	11
12	2016	4,425,100			4,425,100	2016	12
13	2017	2,779,100			2,779,100	2017	13
14	2018	56,743,000			56,743,000	2018	14
15	2019	24,276,000			24,276,000	2019	15
16	2020		7,500,000	(7,868,000)	(368,000)	2020	16
17	2021			3,934,000	3,934,000	2021	17
18	2022				0	2022	18
19	2023				0	2023	19
20	2024				0	2024	20
21	2025				0	2025	21
22	2026				0	2026	22
23	2027				0	2027	23
24	2028				0	2028	24
25	2029				0	2029	25
26	2030				0	2030	26
27	2031				0	2031	27
Totals		106,668,600	7,500,000	(3,934,000)	110,234,600		

Notes:
 State adjustments in 2020 and 2021 are based upon anticipated corrections to the Equalization ratio

Table 1 - Development Assumptions

City of Stevens Point, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	0
District Creation Date	May 16, 2005	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2005	Base Tax Rate	\$20.00
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 5/16/2027	Tax Exempt Discount Rate	
Revenue Periods/Final Year	27 2033	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 6		
Eligible Recipient District	Yes		

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
	Year	Value Added						
1	2005	1,360,800	2006	0	1,360,800	2007	\$22.64	30,803
2	2006	5,539,600	2007	0	6,900,400	2008	\$22.75	156,995
3	2007	6,200,200	2008	0	13,100,600	2009	\$22.71	297,505
4	2008	-50,900	2009	0	13,049,700	2010	\$24.11	314,648
5	2009	2,880,500	2010	0	15,930,200	2011	\$23.45	373,619
6	2010	-1,965,900	2011	0	13,964,300	2012	\$24.19	337,857
7	2011	-5,454,900	2012	0	8,509,400	2013	\$25.13	213,853
8	2012	2,489,300	2013	0	10,998,700	2014	\$25.45	279,862
9	2013	5,988,100	2014	0	16,986,800	2015	\$22.84	387,984
10	2014	627,200	2015	0	17,614,000	2016	\$22.78	401,277
11	2015	831,400	2016	0	18,445,400	2017	\$22.63	417,415
12	2016	4,425,100	2017	0	22,870,500	2018	\$22.60	516,898
13	2017	2,779,100	2018	0	25,649,600	2019	\$23.60	605,333
14	2018	56,743,000	2019	0	82,392,600	2020	\$23.76	1,957,641
15	2019	24,276,000	2020	0	106,668,600	2021	\$23.26	2,480,798
16	2020	-368,000	2021	0	106,300,600	2022	\$22.79	2,422,795
17	2021	3,934,000	2022	0	110,234,600	2023	\$22.79	2,512,458
18	2022	0	2023	0	110,234,600	2024	\$22.79	2,512,458
19	2023	0	2024	0	110,234,600	2025	\$22.79	2,512,458
20	2024	0	2025	0	110,234,600	2026	\$22.79	2,512,458
21	2025	0	2026	0	110,234,600	2027	\$22.79	2,512,458
22	2026	0	2027	0	110,234,600	2028	\$22.79	2,512,458
23	2027	0	2028	0	110,234,600	2029	\$22.79	2,512,458
24	2028	0	2029	0	110,234,600	2030	\$22.79	2,512,458
25	2029	0	2030	0	110,234,600	2031	\$22.79	2,512,458
26	2030	0	2031	0	110,234,600	2032	\$22.79	2,512,458
27	2031	0	2032	0	110,234,600	2033	\$22.79	2,512,458
Totals		110,234,600		0		Future Value of Increment		38,832,324

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates financing the Business Highway 51 corridor improvements with the issuance of General Obligation Promissory Notes and other costs included the sharing of excess increment will be supported through the cash flow of the District. **Table 3.** provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), and utilization of excess increment to be shared with Districts No. 10, 11, 12 and 13 the District is projected to accumulate sufficient funds by the year 2033 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected as well as the actual amount of increment needing to be shared.

City of Stevens Point, Wisconsin

Tax Increment District #5

Estimated Financing Plan

	TID Cash Flow 2021-2033	G.O. Promissory Note 2025	Totals
Projects			
Multi Phases Increment Sharing	20,360,900		20,360,900
Business Highway 51 Improvement		10,000,000	10,000,000
Financing and Interest Expenses	1,307,420		1,307,420
Administration Elxpenses	87,060		87,060
Total Project Funds	<u>21,755,380</u>	<u>10,000,000</u>	<u>31,755,380</u>
Estimated Finance Related Expenses			
Municipal Advisor		46,100	
Bond Counsel		10,200	
Rating Agency Fee		25,000	
Paying Agent		875	
Underwriter Discount	12.50	127,500	
Total Financing Required		10,209,675	
Estimated Interest	0.25%	(12,500)	
Assumed spend down (months)	6		
Rounding		2,825	
Net Issue Size		10,200,000	10,200,000
Notes:			
Increment shared with the Recipient District will be based upon actual need.			

Table 3 – Financing Plan

City of Stevens Point, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues							Expenditures													Balances			Year		
	Tax	Interest	Computer	Reconcile	Proceeds		Total	GO Promissory Notes, 2018B		Taxable GO Bonds		G.O. Promissory Note		Total PAYGO					Total	Principal						
	Increments	Earnings/ (Cost)	Aid/Personal Property Aid	Increment Revenue	Misc Revenue	From Bonds	Revenues	Dated Date: Principal	11/01/18 Interest	Dated Date: Principal	12/17/20 Interest	Dated Date: Principal	08/01/25 Interest	Other Capital Projects	Developer payments	Pointer Plaza LLC	Transfer to TID #6	Transfer to TID #10	Transfer to TID #11	Transfer to TID #12	Transfer to TID #13	Admin.	Expenditures		Annual	Cumulative
2005		0.15%					0															10,000	10,000	(10,000)	(10,000)	2005
2006							0															2,324	2,324	(2,324)	(12,324)	2006
2007	30,803		4,634				35,437															1,005	1,005	34,433	22,109	2007
2008	156,995		8,905	1,600			167,500							183,396								9,662	193,058	(25,558)	(3,449)	2008
2009	297,505		9,869				307,374							40,090	198,239							4,888	243,217	64,156	60,707	2009
2010	314,648		15,535				330,184							17,832	248,298							9,530	275,659	54,525	115,232	2010
2011	373,619		12,171				385,790								282,228							1,150	283,378	102,412	217,644	2011
2012	337,857		10,950	(1,600)			347,207							354,688	256,566							1,425	612,679	(265,472)	(47,828)	2012
2013	213,853	4	9,585				223,443								182,154							1,350	183,504	39,939	(7,889)	2013
2014	279,862		9,094				288,956								188,346							1,353	189,699	99,257	91,368	2014
2015	387,984		8,778				396,762								163,548							13,900	177,448	219,314	310,682	2015
2016	401,277		10,758				412,035								83,142							1,450	84,592	327,443	638,124	2016
2017	417,415		9,199				426,614							82,838	82,838		510,900					1,319	677,895	(251,281)	386,843	2017
2018	516,898	1,104	9,334			2,460,879	2,988,215							2,261,831	77,169		731,000					63,063	3,133,063	(144,848)	241,995	2,375,000
2019	605,333	2,166	14,573		285,865		907,937	63,375						81,228	81,228		750,000					52,532	1,028,363	(120,426)	121,569	2,375,000
2020	1,957,641	4	29,939			1,540,469	3,528,053	100,000	82,500					6,738	48,783	1,500,000	1,879,000					30,958	3,647,979	(119,926)	1,644	3,795,000
2021	2,480,798	2	45,304				2,526,105	100,000	78,500	765,000	11,266				48,691		990,000	100,000	350,000	35,000		20,000	2,498,457	27,648	29,291	2,930,000
2022	2,422,795	44					2,422,839	100,000	74,500	510,000	10,000				49,816		1,370,000		300,000			5,000	2,419,316	3,522	32,814	2,320,000
2023	2,512,458	49					2,512,507	100,000	70,500	245,000	2,450				49,816		1,100,000	200,000		10,000	50,000	5,100	1,832,866	679,641	712,455	1,975,000
2024	2,512,458	1,069					2,513,527	100,000	66,500						43,978		1,450,000	200,000	200,000	10,000	50,000	5,202	2,125,680	387,847	1,100,302	1,875,000
2025	2,512,458	12,500			10,075,325		12,600,283	100,000	62,500					10,000,000	0			200,000	300,000	10,000	50,000	87,481	10,809,981	1,790,302	2,890,604	11,975,000
2026	2,512,458	4,336					2,516,794	575,000	49,000			1,000,000	258,490		0			400,000		10,000	200,000	5,306	2,497,796	18,998	2,909,602	10,400,000
2027	2,512,458	4,364					2,516,823	600,000	27,750			1,100,000	236,990		0			200,000	200,000	10,000		5,412	2,380,152	136,671	3,046,273	8,700,000
2028	2,512,458	4,569					2,517,028	600,000	9,000			1,150,000	212,790		0			400,000	200,000	45,000		5,520	2,622,310	(105,283)	2,940,990	6,950,000
2029	2,512,458	4,411					2,516,870					1,200,000	186,340		0			500,000	500,000	45,000		5,631	2,436,971	79,899	3,020,889	5,750,000
2030	2,512,458	4,531					2,516,990					1,300,000	157,180		0			500,000	500,000	45,000		5,743	2,507,923	9,066	3,029,955	4,450,000
2031	2,512,458	4,545					2,517,003					1,400,000	124,030		0			950,000	750,000	100,000		5,858	3,329,888	(812,885)	2,217,070	3,050,000
2032	2,512,458	3,326					2,515,784					1,500,000	86,650		0			900,000	850,000	250,000		5,975	3,592,625	(1,076,842)	1,140,228	1,550,000
2033	2,512,458	1,710					2,514,169					1,550,000	44,950		0			920,000	540,000	500,000		6,095	3,561,045	(1,046,876)	93,352	0
Total	38,832,324	48,736	208,628	0	285,865	14,076,673	53,452,227	2,375,000	584,125	1,520,000	23,716	10,200,000	1,307,420	12,845,245	2,268,238	1,500,000	8,780,900	5,470,000	4,690,000	1,070,000	350,000	374,231	53,358,875			Total

Notes: Actual Increment Sharing is subject to change and will be based upon actual need by the recipient districts to meet the objectives of their original project plans.

Projected TID Closure

Table 4 - Cash Flow

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Business Development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local

ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

Plan Amendment promotes the orderly development of the City by eliminating blighted areas, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and redevelopment within other parts of the City with the sharing of excess increment.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)**

INSERT SIGNED LEGAL OPINION

SAMPLE

Mayor
City of Stevens Point
1515 Strongs Ave
Stevens Point, Wisconsin 54481

RE: Project Plan Amendment for Tax Incremental District No. 5

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Stevens Point, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Stevens Point Tax Incremental District No. 5 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

