CITY OF STEVENS POINT
REGULAR COUNCIL MEETING

Zoom Conference Call Meeting	**August 10, 2020**
URL: https://us02web.zoom.us/j/87609178646|	**6:45 PM**

Password: 110891|
Dial in Number: +1 312 626 6799|
Meeting ID: 876 0917 8646

Agenda

1. Roll Call

Consideration and Possible Action on the Following:

2. Approval of Requests for Extensions of Licensed Premise:
   A. **Point After**, 801 2nd Street, Stevens Point
   B. **Rookies Sports Pub**, 3425 Church Street, Stevens Point
3. Ordinance Amendment - Section 16.12 (1)(h)1 - Temporarily Waive Sidewalk Cafe Vending Equipment Removal Requirements
4. Resolution - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin
5. Adjournment

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure 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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT, WISCONSIN

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That subsection (1)(h)1. of Section 16.12 of the Revised Municipal Code pertaining to vending equiptment requirements for sidewalk cafes, is hereby **created** to read as follows**:**

16.12(1)(h)1. Temporary exception for 2020. Due to expanded interest in outdoor seating during the Covid-19 pandemic, the requirements of subsection (1)(h) shall be waived for the period lasting from the effective date of this ordinance until November 1, 2020.

SECTION II: This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED:_________________________
Mike Wiza, Mayor

ATTEST: _________________________
Karlyn Krautkramer, City Clerk

Dated: August 3, 2020
Approved: __________, 2020
Published: __________, 2020

RESOLUTION NO. _______

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 12, CITY OF STEVENS POINT, WISCONSIN

WHEREAS, the City of Stevens Point (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Portage County, the Stevens Point Area School District, and the Mid State Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 27, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Stevens Point that:

1. It recommends to the Common Council that Tax Incremental District No. 12 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _________ day of _____________, 2020.

____
Plan Commission Chair

____
Secretary of the Plan Commission

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF STEVENS POINT

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

July 20, 2020

Project Plan

Tax Incremental District No. 12

Church Street TIF

City of Stevens Point, Wisconsin

Organizational Joint Review Board Meeting Held:	July 6, 2020
Public Hearing Held:	July 27, 2020
Approval by Plan Commission:	July 27, 2020
Adoption by Common Council:	August 10, 2020
Approval by the Joint Review Board:	August 13, 2020

Table of Contents

SECTION 1:
Executive Summary

Description of District

Tax Incremental District ("TID") No. 12 ("District") is a proposed In Need of Rehabilitation or Conservation District comprising approximately 46 acres located in three distinct areas south of Rice St., west of Minnesota Ave and northeast of Water Street. The District will be created to pay the costs of land acquisition, roadway construction and reconstruction, utility construction, intersection improvements, environmental remediation and development incentives needed ("Project") to prepare the sight for rehabilitation and promote development and redevelopment. In addition to the incremental property value that will be created, the City expects the Project will result in carrying out the objectives of an urban renewal project.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates that total expenditures of approximately $11.1 million ("Project Costs") need to be undertaken within the district. These projects listed in this Project Plan ("Plan"). Project Costs include an estimated $1 million in land acquisition, $3.3 million in roadway construction and reconstruction, $750,000 in intersection improvements, $2.5 million in developer incentives, $2 million in environmental remediation, $1.4 million in interest on long term debt and $200,000 in district administrative expenses.

Incremental Valuation

The City projects that new land and improvements value of approximately $19.25 million will result from the Project. Creation of this additional value will be made possible by the approximately $6.8 million of Project Costs made within the District. A table detailing assumption's as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan. The remaining $4.5 million, will only be undertaken unless development value becomes higher than anticipated at this time.

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 for approximately $6.8 million of Project Costs within 27 of 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.

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 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.

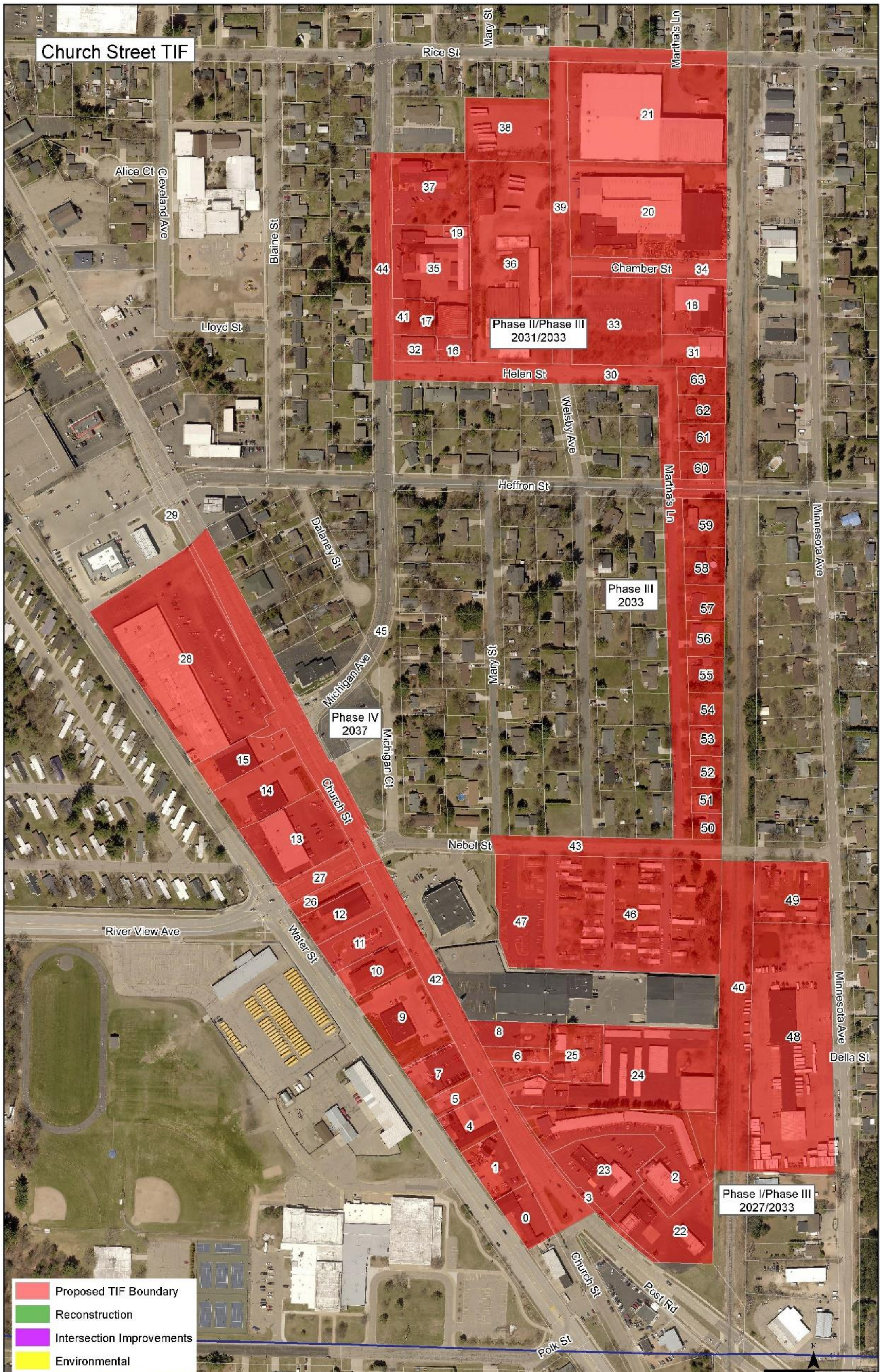
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.

6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. 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.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. 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).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

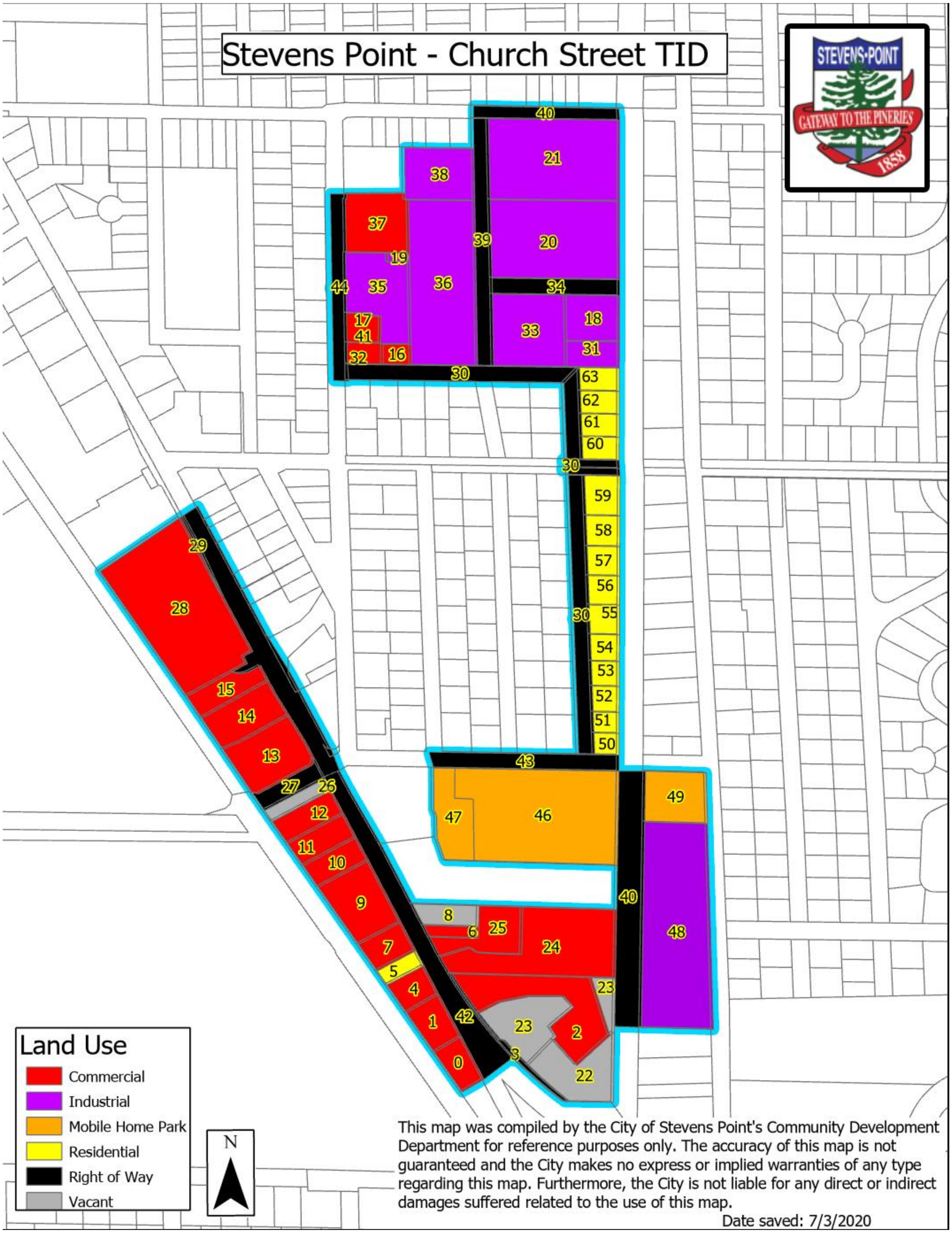
SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.


Church Street TIF
Phase II/Phase III
2031/2033
Phase III
2033
Phase IV
2037
Phase I/Phase III
2027/2033
Rice St
Mary St
Martha's Ln
Alice Ct
Cleveland Ave
Blaine St
Lloyd St
Chamber St
Helen St
Welsby Ave
Heffron St
Dalaney St
Michigan Ave
Michigan Ct
Minnesota Ave
Nebel St
Church St
River View Ave
Water St
Della St
Post Rd
Polk St
Proposed TIF Boundary
Reconstruction
Intersection Improvements
Environmental

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


Stevens Point - Church Street TID
STEVENS POINT
GATEWAY TO THE PINERIES
1858
Land Use
Commercial
Industrial
Mobile Home Park
Residential
Right of Way
Vacant
N
This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.
Date saved: 7/3/2020

SECTION 4:
Preliminary Parcel List and Analysis

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Base Property Information

Property Information							Assessment Information				Equalized Value					District Classification			Comments	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/ Conservation	Vacant Land		
0	281230804301212	3432 Church St	MRM OF PORTAGE CO	0.45			77,600	136,500	8,700	222,800	90.51%	85,736	150,812	9,612	246,161		0.45	0		2
1	281230804301209	3424 Church St	STEVEN S PETERSON & JANELLE R PETERSON	0.54			92,900	66,200	1,200	160,300	90.51%	102,641	73,141	1,326	177,108		0.54	0.54		2
2	281230804301420	3421 Church St	NM EQUITIES LLC	1.77			264,400	707,700	226,200	1,198,300	90.51%	292,122	781,903	249,917	1,323,942		1.77	0		2
3	281230804301422	Church St	CITY OF STEVENS POINT	0.19			0	0	0	0	90.51%	0	0	0	0				ROW	X
4	281230804301208	3416 Church St	RUSSELL J DANIELSON	0.41			71,500	127,400	2,300	201,200	90.51%	78,997	140,758	2,541	222,296		0.41	0		2
5	281230804301207	3408 Church St	FLATOFF PROPERTIES LLC	0.24			41,000	25,200	0	66,200	90.51%	45,299	27,842	0	73,141		0.24	0.24	Improvements razed for 2020	2
6	281230804301408	3401 Church St	REALTY INV LLC	0.21			36,500	39,800	0	76,300	90.51%	40,327	43,973	0	84,300		0.21	0		2
7	281230804301206	3400 Church St	FLATOFF PROPERTIES LLC	0.48			82,900	37,900	4,900	125,700	90.51%	91,592	41,874	5,414	138,880		0.48	0.48		2
8	281230804301407	Church St	REALTY INV LLC	0.44			76,600	19,700	0	96,300	90.51%	84,632	21,766	0	106,397		0.44	0.44		2
9	281230804301205	3350 Church St	AUTOZONE INC	1.18			186,300	504,700	17,200	708,200	90.51%	205,834	557,618	19,003	782,455			0		2
10	281230804301204	3340 Church St	SBW POINT LLC	0.49			85,600	643,700	313,200	1,042,500	90.51%	94,575	711,192	346,039	1,151,806			0		2
11	281230804301203	3324 Church St	SBW POINT LLC	0.53			92,100	38,900	0	131,000	90.51%	101,757	42,979	0	144,735			0.53		2
12	281230804301202	3308 Church St	ROBERT L LABLANC REVLIVTRS & SHARON A LA	0.56			96,300	137,200	2,500	236,000	90.51%	106,397	151,585	2,762	260,745		0.56	0		2
13	281230804300816	3296 Church St, Unit: A-G	OPIPOZ LLC	1.25			196,400	500,100	112,000	808,500	90.51%	216,993	552,536	123,743	893,271			0		2
14	281230804300815	3288 Church St	MCBETH ENTERPRISES LLC	0.96			156,600	487,000	0	643,600	90.51%	173,020	538,062	0	711,082			0		2
15	281230804300807	3278 Church St	JUNIPER II PROPERTIES LLC	0.58			99,300	395,100	14,000	508,400	90.51%	109,712	436,526	15,468	561,706		0.58	0		2
16	281230804202018	2408 Helen St	GREGORY R KURTZWEIL & KAREN M KURTZWE	0.19			15,300	77,100	900	93,300	90.51%	16,904	85,184	994	103,083		0.19	0		2
17	281230804202022	3047 Michigan Ave	EMCEE PROPERTIES LLC	0.16			15,400	104,000	4,800	124,200	90.51%	17,015	114,904	5,303	137,222		0.16	0		2
18	281230804201709	2701 Chamber St	THORN PROPERTIES LLC	0.79			42,700	314,200	26,900	383,800	90.51%	47,177	347,144	29,720	424,042		0.79	0		2
19	281230804202029	3031 Michigan Ave	KEVIN J LISS & LORI R LISS	0.06			4,300	31,000	0	35,300	90.51%	4,751	34,250	0	39,001		0.06	0		2
20	281230804201902	2700 Chamber St	STEEL KING INDUSTRIES INC	3.17			55,600	974,100	275,600	1,305,300	90.51%	61,430	1,076,235	304,497	1,442,161		3.17	0		3
21	281230804201901	2625 Rice St	WILROE LLC	3.39			130,000	1,124,100	26,700	1,280,800	90.51%	143,631	1,241,962	29,500	1,415,092		3.39	0		2
22	281230804301415	3449 Church St	M & J HINTZ PROPERTIES LLC	1.17			185,500	117,000	0	302,500	90.51%	204,950	129,267	0	334,217		1.17	1.17		2
23	281230804301419	3425 Church St	THE BLUE TOP LLC BLUE TOP ENTERPRISES LLC	1.21			191,400	264,000	42,400	497,800	90.51%	211,468	291,680	46,846	549,994			0		2
24	281230804301410	3417 Church St, Unit: A,B	FONTI REVOCABLE TRUST	2.61			138,700	588,700	6,900	734,300	90.51%	153,243	650,425	7,623	811,292			0		2
25	281230804301409	3409 Church St	NORBERT TEPP	0.87			57,600	63,200	500	121,300	90.51%	63,639	69,827	552	134,018		0.87	0		2
26	281230804301201	3300 Church St	PORTAGE COUNTY	0.29			0	0	0	0	90.51%	0	0	0	0					X
27	281230804300810	Nebel St	CITY OF STEVENS POINT	0.34			0	0	0	0	90.51%	0	0	0	0					X
28	281230804300806	3260 Church St	SAYACO PARTNERSHIP	4.38			501,700	1,019,600	152,200	1,673,500	90.51%	554,303	1,126,505	168,158	1,848,967		4.38	0		2
29	281230804300814	Church St	CITY OF STEVENS POINT	0.25			0	0	0	0	90.51%	0	0	0	0					X
30	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
31	281230804201708	2700 Helen St	THORN PROPERTIES LLC	0.44			15,800	65,300	0	81,100	90.51%	17,457	72,147	0	89,603		0.44	0		2
32	281230804202017	3057 Michigan Ave	GREGORY R KURTZWEIL & KAREN M KURTZWE	0.25			24,500	68,700	0	93,200	90.51%	27,069	75,903	0	102,972		0.25	0		2
33	281230804201707	Welsby Ave	STEEL KING INDUSTRIES INC	1.70			44,500	13,500	0	58,000	90.51%	49,166	14,915	0	64,081		1.703	1.703		3
34	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
35	281230804202026	3041 Michigan Ave	AEBY FAMILY PRTNR	1.48			73,800	271,100	1,100	346,000	90.51%	81,538	299,525	1,215	382,278			0		2
36	281230804202012	2416 Helen St	BJ REAL ESTATE INVVESMENTS LLC	3.50			133,400	648,000	9,300	790,700	90.51%	147,387	715,943	10,275	873,605		3.5	0		2
37	281230804202030	3001 Michigan Ave	WILLIAM D JR HOFFMAN	1.20			64,500	285,900	5,600	356,000	90.51%	71,263	315,877	6,187	393,327			0		2
38	281230804202021	Welsby Ave	WILROE LLC	1.15			56,700	0	0	56,700	90.51%	62,645	0	0	62,645		1.15	1.15		2
39	281230804290000	Welsby Ave	CITY OF STEVENS POINT	1.27			0	0	0	0	90.51%	0	0	0	0					X
40	RAIL			0.00			0	0	0	0	90.51%	0	0	0	0				Rail	
41	281230804202023	3049 Michigan Ave	ROBERT G SCHULTZ	0.16			15,400	86,000	8,200	109,600	90.51%	17,015	95,017	9,060	121,092			0		2
42	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
43	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
44	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
45	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	
46	281230804301424	2501 NEBEL ST STEVENS POINT WI 54481	TRANSACT HOPE INC	4.53			247,300	411,600		658,900	90.51%	273,229	454,756	0	727,986		4.528		new parcel for 2020 (281230804301423 & 24)	2
47	281230804301423	0 NEBEL ST STEVENS POINT WI 54481	REALTY INVESTMENTS LLC	1.03			0	0		0	90.51%	0	0	0	0		1.029			
48	281230804301503	3332 MINNESOTA AVE STEVENS POINT WI 5	OSHCON CORP C/O UNITED PARCEL SVC	4.46			107,100	583,800		690,900	90.51%	118,329	645,012	0	763,341					
49	281230804301502	3308 MINNESOTA AVE STEVENS POINT WI 5	SANDRA M THOMPSON	1.00			81,900	42,300		124,200	90.51%	90,487	46,735	0	137,222					
50	281230804300210	3295 MARTHA'S LN STEVENS POINT WI 5448	STACIE A LOBNER	0.17			14,800	46,000		60,800	90.51%	16,352	50,823	0	67,175					
51	281230804300209	3287 MARTHA'S LN STEVENS POINT WI 5448	DANIEL ZURAWSKI	0.17			14,800	56,300		71,100	90.51%	16,352	62,203	0	78,555					
52	281230804300208	3279 MARTHA'S LN STEVENS POINT WI 5448	TANNER E HOFFMANN MEAGAN LD HOFFMAN	0.22			19,200	92,200		111,400	90.51%	21,213	101,867	0	123,080					
53	281230804300207	3265 MARTHA'S LN STEVENS POINT WI 5448	VICTORIA ZDROIK	0.22			19,200	103,600		122,800	90.51%	21,213	114,462	0	135,676					
54	281230804300206	3257 MARTHA'S LN STEVENS POINT WI 5448	DEBRA L PELTIER	0.25			21,800	107,900		129,700	90.51%	24,086	119,213	0	143,299					
55	281230804300205	3249 MARTHA'S LN STEVENS POINT WI 5448	LEE TOU YANG ONG LEE YANG	0.28			22,800	100,200		123,000	90.51%	25,191	110,706	0	135,897					
56	281230804300204	3241 MARTHA'S LN STEVENS POINT WI 5448	HOPP CASEY HOPP KEVIN ETAL C/O THOMAS &	0.29			23,100	103,400		126,500	90.51%	25,522	114,242	0	139,764					
57	281230804300203	3225 MARTHA'S LN STEVENS POINT WI 5448	DANIEL JR TRELKA KARA A BARTZ	0.30			23,500	122,300		145,800	90.51%	25,964	135,123	0	161,087					
58	281230804300202	3217 MARTHA'S LN STEVENS POINT WI 5448	MATTHEW S HOFFMAN TANYA J MOSS	0.33			24,400	97,300		121,700	90.51%	26,958	107,502	0	134,460					
59	281230804300201	3201 MARTHA'S LN STEVENS POINT WI 5448	BETTE L ALM	0.45			28,300	91,900		120,200	90.51%	31,267	101,536	0	132,803					
60	281230804201705	2700 HEFFRON ST STEVENS POINT WI 54481	CHRISTOPHER R VANGOETHEM	0.27			22,500	136,300		158,800	90.51%	24,859	150,591	0	175,450					
61	281230804201704	3117 MARTHA'S LN STEVENS POINT WI 5448	LEONARD E SZYMKOWIAK	0.28			22,800	107,800		130,600	90.51%	25,191	119,103	0	144,293					
62	281230804201703	3109 MARTHA'S LN STEVENS POINT WI 5448	BEVERLY J WEYERS	0.29			23,100	110,000		133,100	90.51%	25,522	121,534	0	147,056					
63	281230804201702	3101 MARTHA'S LN STEVENS POINT WI 5448	JAMES R TORK	0.30			23,400	127,100		150,500	90.51%	25,853	140,426	0	166,280					
			Total Acreage	55.15			4,162,800	12,422,600	1,263,300	17,848,700		4,599,271	13,725,113	1,395,757		0	32.46	6.253		
																0.00%	58.86%	11.34%		
														Estimated Base Value	19,720,141					

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $253,281,827. This value is less than the maximum of $254,535,672 in equalized value that is permitted for the City.

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Valuation Test Compliance Calculation

	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
District Creation Date	7/20/2020			
Total EV (TID In)	2,121,130,600			2,121,130,600
12% Test	254,535,672			254,535,672
Increment of Existing TIDs				
TID #5	82,392,600			82,392,600
TID #6	11,894,100			11,894,100
TID #7	29,241,200			29,241,200
TID #8	8,701,700			8,701,700
TID #9	101,308,000			101,308,000
				0
Total Existing Increment	233,537,600			233,537,600
Projected Base of New or Amended District	19,744,227			19,744,227
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	253,281,827			253,281,827
Compliance	PASS			PASS

Preliminary

SECTION 6:
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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

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.

Contribution to Redevelopment Authority (RDA)]

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program ***(Development Incentives)***

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered 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: street improvements, intersection improvements, sidewalk and pedestrian pathway 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

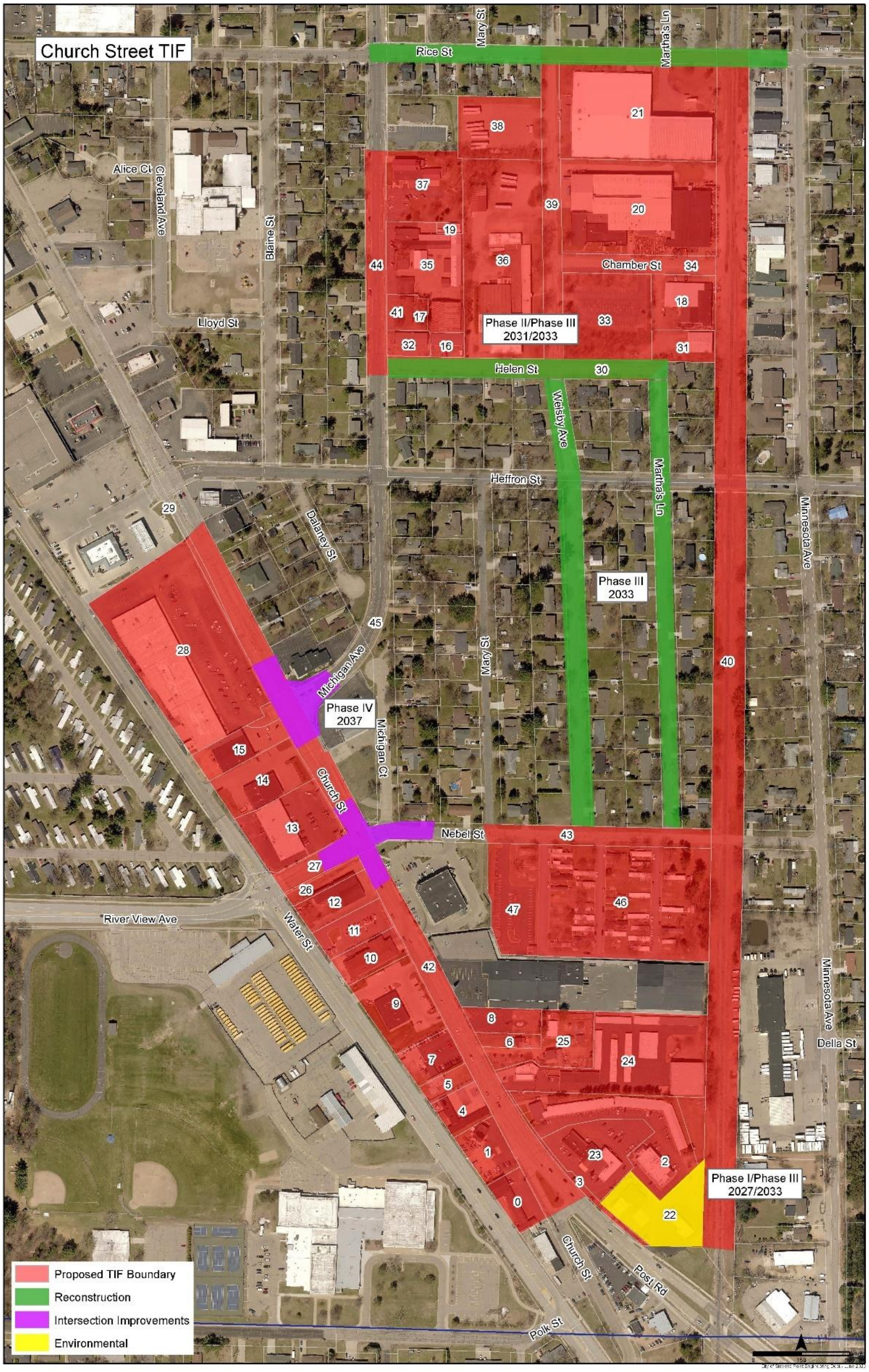
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

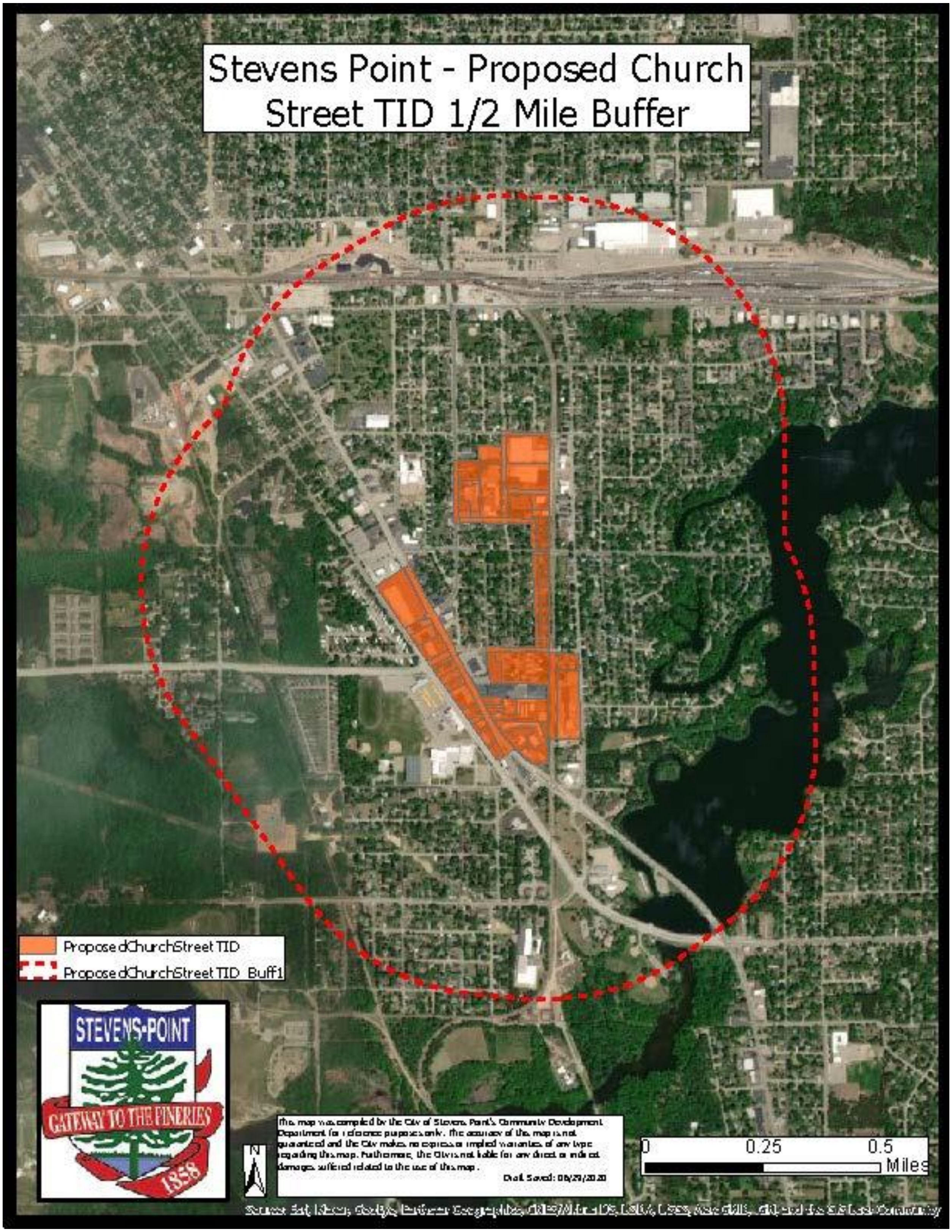
Financing Costs

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 7:
Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.


Church Street TIF
Rice St
Mary St
Martha's Ln
Alice Ct
Cleveland Ave
Blaine St
Lloyd St
Chamber St
Phase II/Phase III
2031/2033
Helen St
Welsby Ave
Heffron St
Martha's Ln
Delaney St
Minnesota Ave
Phase III
2033
Mary St
Michigan Ave
Phase IV
2037
Michigan Ct
Church St
Nebel St
River View Ave
Water St
Minnesota Ave
Della St
Phase I/Phase III
2027/2033
Church St
Post Rd
Polk St
Proposed TIF Boundary
Reconstruction
Intersection Improvements
Environmental


Stevens Point - Proposed Church
Street TID 1/2 Mile Buffer
ProposedChurchStreet TID
ProposedChurchStreet TID_Buff1
STEVENS-POINT
GATEWAY TO THE PINERIES
1858
This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.
N
0
0.25
0.5
Miles

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 #12 Church Street

Estimated Project List

Project ID	Project Name/Type	Phase I 2027	Phase II 2031	Phase III 2033	Phase IV 2037	Phase V 2020-2048	Total (Note 1)
1	Land Acquisition	0	500,000	500,000			1,000,000
2	Roadway Construction	400,000					400,000
3	Utility Construction	300,000					300,000
4	Developer Incentives		2,500,000				2,500,000
5	Helen St Reconstruction		559,733	175,000			734,733
6	Welsby and Martha's Ln Reconstruction			1,058,977			1,058,977
7	Rice St Reconstruction				798,169		798,169
8	Intersection Improvements				750,000		750,000
9	Environmental	1,000,000		1,000,000			2,000,000
10	TID Creation					30,000	30,000
11	Administative Expenses					166,495	166,495
12	Financing Costs					1,374,525	1,374,525
Total Projects		1,700,000	3,559,733	2,733,977	1,548,169	1,571,020	11,112,899

Notes:

Note 1 Project costs are estimates and are subject to modification

Project Costs in Phase III and IV while identified a eligible expenses, not reflected in the cash flow

Preliminary

SECTION 9:
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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $19.25 million in incremental value by 2035. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $23.76 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $7,318,053 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Development Assumptions

Construction Year		Phase I	Phase II	Phase III	Annual Total	Construction Year	
1	2020				0	2020	1
2	2021				0	2021	2
3	2022				0	2022	3
4	2023				0	2023	4
5	2024				0	2024	5
6	2025		1,750,000		1,750,000	2025	6
7	2026				0	2026	7
8	2027				0	2027	8
9	2028				0	2028	9
10	2029	2,000,000			2,000,000	2029	10
11	2030	2,000,000		3,500,000	5,500,000	2030	11
12	2031	2,000,000			2,000,000	2031	12
13	2032	2,000,000			2,000,000	2032	13
14	2033	2,000,000			2,000,000	2033	14
15	2034	2,000,000			2,000,000	2034	15
16	2035	2,000,000			2,000,000	2035	16
17	2036				0	2036	17
18	2037				0	2037	18
19	2038				0	2038	19
20	2039				0	2039	20
21	2040				0	2040	21
22	2041				0	2041	22
23	2042				0	2042	23
24	2043				0	2043	24
25	2044				0	2044	25
26	2045				0	2045	26
27	2046				0	2046	27
	Totals	14,000,000	1,750,000	3,500,000	19,250,000		

Notes:

Preliminary

Table 1 – Development Assumptions

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	19,744,227
District Creation Date	July 20, 2020		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2020	Base Tax Rate	$23.76
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	7/20/2042		
Revenue Periods/Final Year	27	2048		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	3.00%
Eligible Recipient District	Yes		Taxable Discount Rate	4.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2020	0	2021	0	0	2022	$23.76	**0**
2	2021	0	2022	0	0	2023	$23.76	**0**
3	2022	0	2023	0	0	2024	$23.76	**0**
4	2023	0	2024	0	0	2025	$23.76	**0**
5	2024	0	2025	0	0	2026	$23.76	**0**
6	2025	1,750,000	2026	0	1,750,000	2027	$23.76	**41,580**
7	2026	0	2027	0	1,750,000	2028	$23.76	**41,580**
8	2027	0	2028	0	1,750,000	2029	$23.76	**41,580**
9	2028	0	2029	0	1,750,000	2030	$23.76	**41,580**
10	2029	2,000,000	2030	0	3,750,000	2031	$23.76	**89,100**
11	2030	5,500,000	2031	0	9,250,000	2032	$23.76	**219,779**
12	2031	2,000,000	2032	0	11,250,000	2033	$23.76	**267,299**
13	2032	2,000,000	2033	0	13,250,000	2034	$23.76	**314,819**
14	2033	2,000,000	2034	0	15,250,000	2035	$23.76	**362,339**
15	2034	2,000,000	2035	0	17,250,000	2036	$23.76	**409,858**
16	2035	2,000,000	2036	0	19,250,000	2037	$23.76	**457,378**
17	2036	0	2037	0	19,250,000	2038	$23.76	**457,378**
18	2037	0	2038	0	19,250,000	2039	$23.76	**457,378**
19	2038	0	2039	0	19,250,000	2040	$23.76	**457,378**
20	2039	0	2040	0	19,250,000	2041	$23.76	**457,378**
21	2040	0	2041	0	19,250,000	2042	$23.76	**457,378**
22	2041	0	2042	0	19,250,000	2043	$23.76	**457,378**
23	2042	0	2043	0	19,250,000	2044	$23.76	**457,378**
24	2043	0	2044	0	19,250,000	2045	$23.76	**457,378**
25	2044	0	2045	0	19,250,000	2046	$23.76	**457,378**
26	2045	0	2046	0	19,250,000	2047	$23.76	**457,378**
27	2046	0	2047	0	19,250,000	2048	$23.76	**457,378**
Totals		**19,250,000**		**0**			**Future Value of Increment**	**7,318,053**

Notes:

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

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

Projects costs will be undertaken at the pace of development so that the cost of financing coincides with the increment from the development. The actual type of financing will be determined at that time the projects are undertaken. With the development of this plan, the City would expect to issue taxable and tax exempt general obligation bonds, municipal revenue obligations (TIF PAYGO) and available cashflow from the district. Table 3. provides a summary of the District's financing plan.

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Estimated Financing Plan

		G.O. Bond 2027		Taxable G.O. Bond 2031		Municipal Revenue Obligation (MRO) 2031	Totals
Projects							
Phase I		1,700,000					1,700,000
Phase II				1,059,733		2,500,000	3,559,733
Phase III							0
Phase IV							0
Phase V							0
Total Project Funds		1,700,000		1,059,733		2,500,000	5,259,733
Estimated Finance Related Expenses							
Municipal Advisor		21,800		18,400		24,500	
Bond Counsel		12,000		10,000		13,000	
Rating Agency Fee		13,000		13,500		14,000	
Paying Agent		850		850		850	
Underwriter Discount	12.50	24,000	12.50	14,750	12.50	32,313	
Debt Service Reserve							
Capitalized Interest		146,665		60,835			
Total Financing Required		1,918,315		1,178,068		2,584,663	
Estimated Interest	0.25%	(2,125)	0.25%	(1,325)	0.25%	(3,125)	
Assumed spend down (months)	6		6		6		
Rounding		3,810		3,257		3,463	
Net Issue Size		1,920,000		1,180,000		2,585,000	5,685,000

Notes:

Preliminary

Table 3 – Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2048 to pay off $6.8 million in 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.

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Cash Flow Projection

	Projected Revenues			Expenditures							Balances			
				G.O. Bond 1,920,000 Dated Date:	09/01/27	Taxable G.O. Bond 1,180,000 Dated Date:	09/01/31	Municipal 2,585,000 2031						
Year	Tax Increments	Capitalized Interest	Total Revenues	Principal	Interest	Principal	Interest	Principal	Admin.	Total Expenditures	Annual	Cumulative	Principal & MRO Outstanding	Year
2020			0						30,000	30,000	(30,000)	(30,000)	5,685,000	2020
2021			0							0	0	(30,000)	5,685,000	2021
2022	0		0							0	0	(30,000)	5,685,000	2022
2023	0		0							0	0	(30,000)	5,685,000	2023
2024	0		0							0	0	(30,000)	5,685,000	2024
2025	0		0							0	0	(30,000)	5,685,000	2025
2026	0		0							0	0	(30,000)	5,685,000	2026
2027	41,580	146,665	188,245						5,000	5,000	183,245	153,245	5,685,000	2027
2028	41,580		41,580		73,333				5,100	78,433	(36,853)	116,392	5,685,000	2028
2029	41,580		41,580		73,333				5,202	78,535	(36,955)	79,438	5,685,000	2029
2030	41,580		41,580		73,333				5,306	78,639	(37,059)	42,379	5,685,000	2030
2031	89,100	60,835	149,935	25,000	73,333				5,412	103,745	46,190	88,569	5,660,000	2031
2032	219,779		219,779	50,000	72,583		30,418	60,000	5,520	218,520	1,259	89,828	5,550,000	2032
2033	267,299		267,299	75,000	71,008		30,418	85,000	5,631	267,056	243	90,071	5,390,000	2033
2034	314,819		314,819	100,000	68,570		30,418	110,000	5,743	314,731	88	90,159	5,180,000	2034
2035	362,339		362,339	100,000	65,220		30,418	160,000	5,858	361,496	843	91,002	4,920,000	2035
2036	409,858		409,858	100,000	61,770	75,000	30,418	135,000	5,975	408,163	1,696	92,697	4,610,000	2036
2037	457,378		457,378	100,000	58,270	75,000	28,993	185,000	6,095	453,357	4,021	96,718	4,250,000	2037
2038	457,378		457,378	110,000	54,670	75,000	27,568	180,000	6,217	453,454	3,924	100,642	3,885,000	2038
2039	457,378		457,378	120,000	50,490	80,000	25,993	170,000	6,341	452,824	4,555	105,197	3,515,000	2039
2040	457,378		457,378	130,000	45,930	80,000	24,313	170,000	6,468	456,711	668	105,864	3,135,000	2040
2041	457,378		457,378	140,000	40,990	95,000	22,433	150,000	6,597	455,020	2,358	108,223	2,750,000	2041
2042	457,378		457,378	140,000	35,670	100,000	20,200	150,000	6,729	452,599	4,779	113,002	2,360,000	2042
2043	457,378		457,378	145,000	30,140	100,000	17,600	155,000	6,864	454,604	2,774	115,776	1,960,000	2043
2044	457,378		457,378	150,000	24,413	100,000	15,000	160,000	7,001	456,414	965	116,741	1,550,000	2044
2045	457,378		457,378	150,000	18,488	100,000	12,150	165,000	7,141	452,779	4,600	121,340	1,135,000	2045
2046	457,378		457,378	150,000	12,113	100,000	9,300	175,000	7,284	453,697	3,682	125,022	710,000	2046
2047	457,378		457,378	135,000	5,738	100,000	6,300	185,000	7,430	439,467	17,911	142,933	290,000	2047
2048	457,378		457,378			100,000	3,200	190,000	7,578	300,778	156,600	299,533	0	2048
Total	7,318,053	207,500	7,525,553	1,920,000	1,009,390	1,180,000	365,135	2,585,000	166,495	7,226,020				Total

Notes:

Projected TID Closure

Preliminary

Table 4 – Cash Flow

SECTION 10:
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. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
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 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for rehabilitation with the potential for new mixed use commercial and residential 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 conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should 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 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, rehabilitating and conserving property, providing necessary public infrastructure improvements, 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 provide for the rehabilitation of property to provide for mixed use development opportunities, clean, healthy, safe living and working environments.

SECTION 15:
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 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

Insert Signed Legal Opinion

SAMPLE

Dear Mayor:

As City Attorney for the City of ________, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2019	
		Percentage
County	9,754,482	21.75%
Special District	0	0.00%
Municipality	17,006,643	37.92%
School District	16,319,327	36.39%
Technical College	1,768,593	3.94%
Total	44,849,045	

Revenue Year	County	Special District	Municipality	School District	Technical College	0	Total	Revenue Year
2022	0	0	0	0	0	0	0	2022
2023	0	0	0	0	0	0	0	2023
2024	0	0	0	0	0	0	0	2024
2025	0	0	0	0	0	0	0	2025
2026	0	0	0	0	0	0	0	2026
2027	9,043	0	15,767	15,130	1,640	0	41,580	2027
2028	9,043	0	15,767	15,130	1,640	0	41,580	2028
2029	9,043	0	15,767	15,130	1,640	0	41,580	2029
2030	9,043	0	15,767	15,130	1,640	0	41,580	2030
2031	19,379	0	33,786	32,421	3,514	0	89,100	2031
2032	47,801	0	83,340	79,972	8,667	0	219,779	2032
2033	58,136	0	101,359	97,263	10,541	0	267,299	2033
2034	68,472	0	119,379	114,554	12,415	0	314,819	2034
2035	78,807	0	137,398	131,845	14,289	0	362,339	2035
2036	89,143	0	155,417	149,136	16,163	0	409,858	2036
2037	99,478	0	173,437	166,427	18,036	0	457,378	2037
2038	99,478	0	173,437	166,427	18,036	0	457,378	2038
2039	99,478	0	173,437	166,427	18,036	0	457,378	2039
2040	99,478	0	173,437	166,427	18,036	0	457,378	2040
2041	99,478	0	173,437	166,427	18,036	0	457,378	2041
2042	99,478	0	173,437	166,427	18,036	0	457,378	2042
2043	99,478	0	173,437	166,427	18,036	0	457,378	2043
2044	99,478	0	173,437	166,427	18,036	0	457,378	2044
2045	99,478	0	173,437	166,427	18,036	0	457,378	2045
2046	99,478	0	173,437	166,427	18,036	0	457,378	2046
2047	99,478	0	173,437	166,427	18,036	0	457,378	2047
2048	99,478	0	173,437	166,427	18,036	0	457,378	2048
	1,591,646	0	2,774,987	2,662,837	288,583	0	7,318,053	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.