



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

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date	September 5,	Location:	Community Room
and	2024		933 Michigan Avenue, Stevens Point, WI
Time:	6:00 PM		
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 816 7199 8231
			Passcode: 017851
			<u>By Computer:</u>
			https://us02web.zoom.us/j/81671998231?pwd=oHYMoktub1yKsw9euC0Fo0Pk
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call.

Discussion and Possible Action on:

2. Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 9 to allocate increment to TID #10, #11, and #12.
3. Public Hearing regarding the proposed creation of Tax Incremental District No. 14, the proposed boundaries of the District, and the proposed Project Plan for the District.
4. Consideration and possible action of a "Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 9."
5. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 14."

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.

Closing Section:

6. Adjourn.



TID #9 Allocation Amendment TID #14 Creation

City of Stevens Point, Wisconsin
August 27, 2024

Allocation/Donation Amendment Criteria

Districts lie in same
taxing jurisdictions
(Satisfied).

District can pay
current obligations &
has excess revenue to
donate. (Satisfied).

Recipient district is
blighted or rehab - TID
#11 rehab; TID #10 &
#12 blighted.
(Satisfied).

TID #9 Status

1. Majority of undeveloped land proposed to be overlaid into TID #14.

2. Overlay allows increment collection period until 2045 instead of 2034 to pay for infrastructure in this area.

3. TID #9 excess increment repurposed to support TID #10, #11 & #12. Existing TID #5 donations to these districts reduced to support TID #5 costs.

Objectives of other TID's



TID #9 Cash flow before donations

Cash Flow Projection Without Donations

Year	Projected Revenues			Projected Expenditures							Balances			Year
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Debt Issuance Costs	Conservation & Development ¹	Interest & Fiscal Charges	Capital Outlay	Professional Services	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2012														2012
2013		2,384,860	2,384,860	0	58,786	1,245,700		1,023,693		2,328,179	56,681	(80,457)		2013
2014		1,000,428	1,000,428	49,822			3,736	57,455	1,353	112,366	888,062	(23,776)	864,286	2014
2015	143,700	400	144,100	234,188		29,507	4,033		1,400	269,127	(125,027)	739,259		2015
2016	525,477	2,012,773	2,538,250	257,788		2,901	2,633	645,879	1,300	910,500	1,627,750	2,367,009		2016
2017	1,029,737	5,700	1,035,437	280,653		760,049	1,468	28,187	16,819	1,087,175	(51,738)	2,315,271		2017
2018	1,213,474	1,244,433	2,457,907	292,403	5,000	1,023,534	918	2,833,937	1,586	4,157,377	(1,699,470)	615,801		2018
2019	1,806,041	536,524	2,342,565	350,762		1,105,625	1,016	1,131,811	1,611	2,590,825	(248,260)	367,541		2019
2020	2,407,069	1,138,812	3,545,881	1,299,193	13,965	1,463,615	228	612,329	1,704	3,391,033	154,848	522,389		2020
2021	2,525,097	1,305,630	3,830,727	1,241,304	12,114	1,435,791	12,607	1,020,902	1,751	3,724,469	106,258	628,647		2021
2022	3,136,609	587,767	3,724,376	139,337		1,734,013	133	687,525	2,091	2,563,099	1,161,277	1,789,924		2022
2023	4,110,485	123,781	4,234,266	139,045		2,102,297	0	847,123	2,082	3,090,547	1,143,719	2,933,643	18,330,000	2023
2024	3,928,002	4,105,000	8,033,002	428,795		1,500,000		6,905,000	3,000	8,836,795	(803,793)	2,129,850	20,525,000	2024
2025	2,957,680	0	2,957,680	926,912		1,500,000			3,000	2,429,912	527,768	2,657,618	18,210,000	2025
2026	3,412,598	0	3,412,598	556,195		1,500,000			3,000	2,059,195	1,353,403	4,011,021	16,300,000	2026
2027	3,404,067	0	3,404,067	1,048,265		1,500,000			3,000	2,551,265	852,802	4,863,823	13,880,000	2027
2028	3,395,557	0	3,395,557	1,023,568		1,500,000			3,000	2,526,568	868,989	5,732,812	11,465,000	2028
2029	3,387,068	0	3,387,068	500,400		1,500,000			3,000	2,003,400	1,383,668	7,116,480	9,555,000	2029
2030	3,378,600	0	3,378,600	484,000		1,500,000			3,000	1,987,000	1,391,600	8,508,080	7,645,000	2030
2031	3,370,154	0	3,370,154	467,600		1,500,000			3,000	1,970,600	1,399,554	9,907,634	5,735,000	2031
2032	3,361,728	0	3,361,728	451,200		1,500,000			3,000	1,954,200	1,407,528	11,315,162	3,825,000	2032
2033	3,353,324	0	3,353,324	434,800		1,500,000			3,000	1,937,800	1,415,524	12,730,686	1,915,000	2033
2034	3,344,941	0	3,344,941	423,300		1,500,000			3,000	1,926,300	1,418,641	14,149,327	0	2034
Totals	54,191,407	14,446,108	68,637,515	11,029,526	89,865	27,403,032	26,770	15,793,841	64,697	54,407,731				Totals

Notes:

- Includes development incentives for Skyward, Service Cold Storage and Delta Dental.
- Road and utility extensions totaling \$4.0 million financed in 2024. Land purchase with cash in 2024 totaling \$2.8 million.

PROJECTED CLOSURE YEAR

LEGEND:

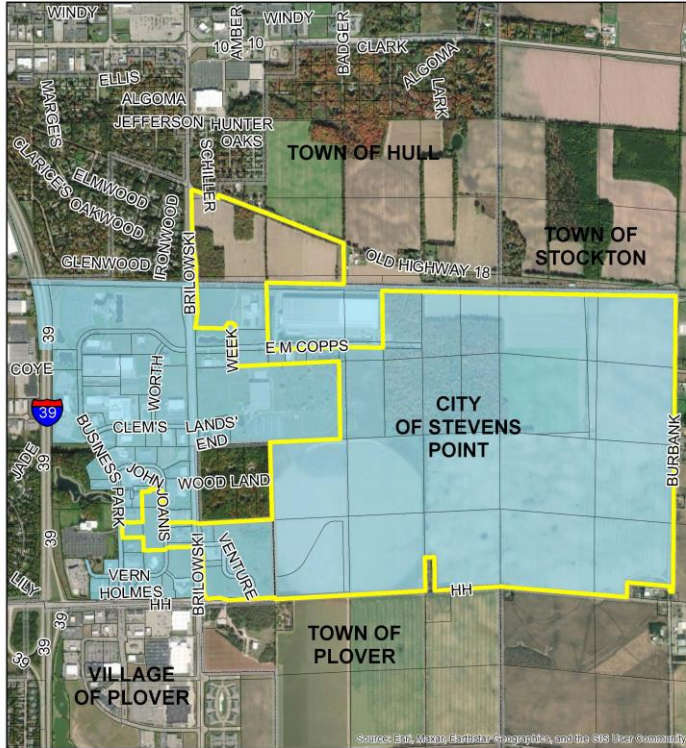
----- END OF EXP. PERIOD

Summary of donations impact

2024 Allocation Amendment Summary				
District	Project Closure Year With Donations	Projected Closure Without Donations	Additional Project Costs (principal) supported without donations	Additional Project Costs (principal) supported with donations
TID #9	2034	2030	N/A	N/A
TID #10	2047	2047	3,500,000	7,000,000
TID #11	2048	2048	2,825,000	4,950,000
TID #12	2048	2048	650,000	4,800,000
Totals			6,975,000	16,750,000
Difference				9,775,000

Tax Incremental District No. 14

Stevens Point TID #14 - Boundary & Parcel ID



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Legend

- TID 14
- TID 9

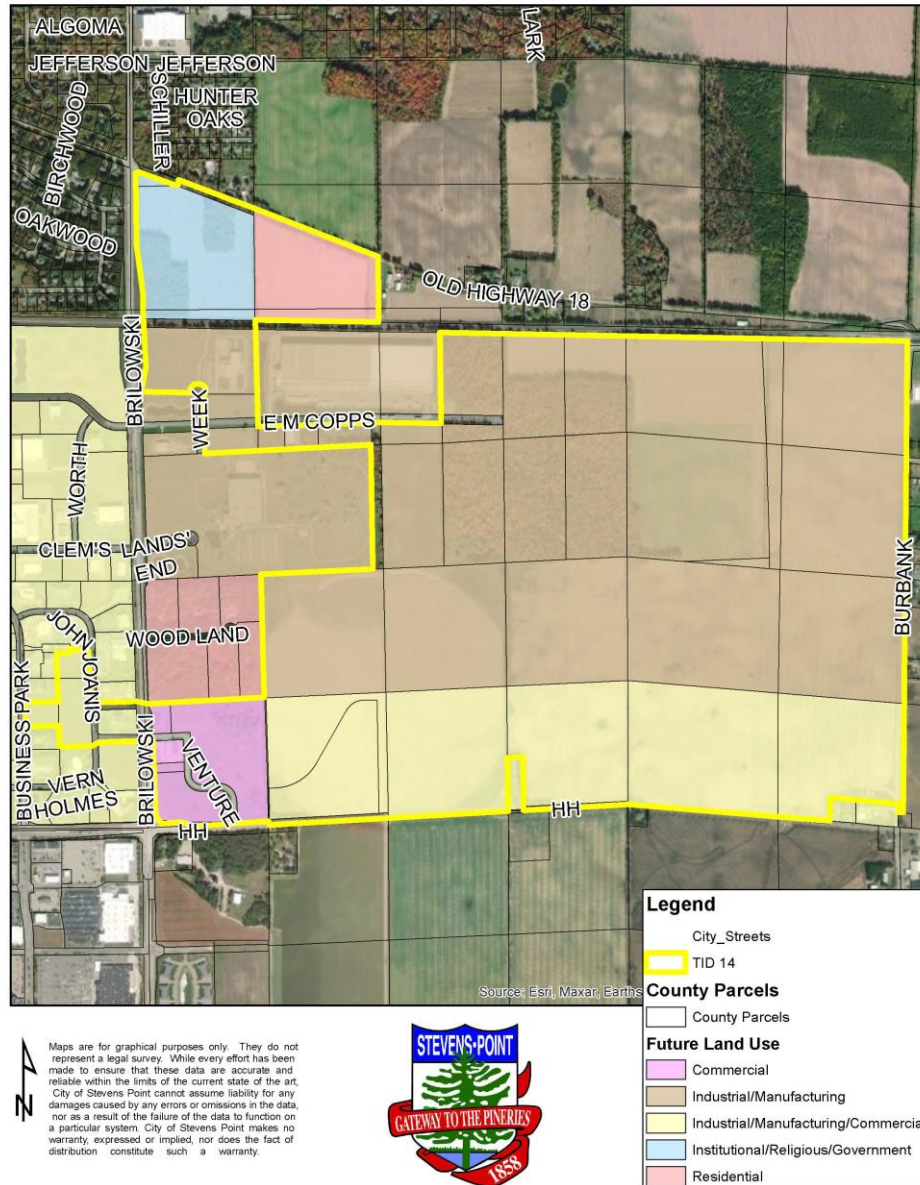
Purpose

- Pay the costs of public infrastructure improvements and/or development incentives as determined by the City.
- Overlay undeveloped portion of TID #9 to allow increment collection 11 additional years to help support investment.

Required Finding

- Not less than 50% by area meets statutory definition of an area suitable for mixed use development (largely industrial).

Stevens Point TID #14 - Future Land Use Designations



General projects included in project plan

Preliminary Projects:

- The City could finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer.
- Incentives subject to approval of developer agreement by Common Council.
- Ongoing annual costs of City for audit, TID reporting, legal review, etc.

Detailed List of Estimated Project Costs

Project Name/Type	Est. Cost (Infrastructure can be funded by City or through a developer incentive)						Totals	Non-project Costs ¹
	2027	2032	2035	2039	Misc./TBD	Ongoing		
Road Construction	449,207	2,535,328	2,889,134				5,873,669	
Water Main	143,130	734,345	920,556	728,769			2,526,800	
Sanitary Sewer	399,265	1,611,699	2,468,486	205,580			4,685,030	
Storm Water Management	146,734	828,166	943,737	850,249			2,768,886	
Electrical	129,292	729,726	2,567,921	363,974			3,790,913	
Railroadwork (outside CN ROW)	5,252,240						5,252,240	
Railroadwork (CN ROW)	4,545,000						4,545,000	
CTH NN (South Half)		456,942					456,942	
Road Construction EPCC				1,264,575			1,264,575	
Road Construction (Burbank Road extension from CN to STH 10)				669,178			669,178	669,178
Road Reconstruction (Burbank Road)				479,544			479,544	
CN Railroad Bridge (Burbank Road)				800,000			800,000	
CTH HH (both sides)				2,098,800			2,098,800	
750,000 Gallon water tower					5,530,000		5,530,000	
Water Main (Tower to Old Highway 18 Road)					136,678		136,678	
Bore and Jack steel casing under CN Railroad					120,000		120,000	
Developer incentives to be determined					30,000,000		30,000,000	
Interest on Long Term Debt						8,366,450	8,366,450	
Financing Costs						449,300	449,300	
Ongoing Planning & Administrative Costs						440,000	440,000	
Total Projects	11,064,868	6,896,206	9,789,834	7,460,669	35,786,678	9,255,750	80,254,005	669,178

Notes:

1. Portion of project not within City limits at time of district creation.

TID #14 Financial Analysis Summary

1. Valuation projections illustrate industrial development potential of district (illustration only).



2. If 40% of industrial area is developed results in 321 acres.



3. Cash flow model is shows projected closure in 2040.

Cash Flow Projection

	Projected Revenues			Projected Expenditures						Balances				
				2027 G.O. Promissory Note \$11,425,000		2032 G.O. Promissory Note \$6,815,000		Ongoing Planning &						
	Tax	Capitalized	Total	Dated Date:	12/01/27	Dated Date:	12/01/32			Total			Liabilities	
Year	Increments	Interest	Revenues	Principal	Interest	Principal	Interest	Capital Outlay	Administration	Expenditures	Annual	Cumulative	Outstanding	Year
			0		4.75%		5.00%		20,000	20,000	(20,000)	(20,000)	0	2024
2024			0						20,000	20,000	(20,000)	(40,000)	0	2025
2025	0		0						20,000	20,000	(20,000)	(60,000)	0	2026
2026	0		0						20,000	20,000	(20,000)	(80,000)	11,425,000	2027
2027	0	542,688	542,688		542,688				20,000	562,688	(20,000)	(100,000)	11,425,000	2028
2028	678,848		678,848		542,688				20,000	562,688	116,160	16,160	11,425,000	2029
2029	1,350,907		1,350,907	500,000	542,688				20,000	1,062,688	288,219	304,379	10,925,000	2030
2030	2,016,228		2,016,228	670,000	518,938				20,000	1,208,938	807,291	1,111,670	10,255,000	2031
2031	2,674,863		2,674,863	670,000	487,113				20,000	1,177,113	1,497,750	2,609,420	16,400,000	2032
2032	3,326,860		3,326,860	670,000	455,288	500,000	340,750		20,000	1,986,038	1,340,823	3,950,243	15,230,000	2033
2033	3,972,271		3,972,271	670,000	423,463	500,000	315,750		20,000	1,929,213	2,043,059	5,993,301	14,060,000	2034
2034	4,611,145		4,611,145	670,000	391,638	500,000	290,750	4,894,917	20,000	6,767,305	(2,156,160)	3,837,142	12,890,000	2035
2035	5,243,530		5,243,530	670,000	359,813	500,000	265,750	4,894,917	20,000	6,710,480	(1,466,949)	2,370,193	11,720,000	2036
2036	5,869,477		5,869,477	670,000	327,988	500,000	240,750	5,786,678	20,000	7,545,416	(1,675,939)	694,254	18,679,847	2037
2037	6,489,033		6,489,033	780,000	296,163	500,000	215,750		20,000	1,811,913	4,677,120	5,371,374	9,270,000	2038
2038	7,102,246		7,102,246	780,000	259,113	500,000	190,750	7,460,669	20,000	9,210,532	(2,108,285)	3,263,089	7,990,000	2039
2039	7,709,166		7,709,166	780,000	222,063	550,000	165,750		20,000	1,737,813	5,971,353	9,234,442	6,660,000	2040
2040	8,309,838		8,309,838	780,000	185,013	550,000	138,250		20,000	1,673,263	6,636,576	15,871,018	5,330,000	2041
2041	8,904,311		8,904,311	780,000	147,963	550,000	110,750		20,000	1,608,713	7,295,599	23,166,617	4,000,000	2042
2042	9,492,632		9,492,632	780,000	110,913	550,000	83,250		20,000	1,544,163	7,948,469	31,115,086	2,670,000	2043
2043	10,074,846		10,074,846	780,000	73,863	550,000	55,750		20,000	1,479,613	8,595,234	39,710,320	1,340,000	2044
2044	10,651,002		10,651,002	775,000	36,813	565,000	28,250		20,000	1,425,063	9,225,939	48,936,259	0	2045
Totals	98,477,202	542,688	99,019,890	11,425,000	5,924,200	6,815,000	2,442,250	23,037,181	440,000	50,083,631				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD

Timeline

- September 5, 2024
 - ✓ Initial Joint Review Board meeting (organizational)
- September 5, 2024
 - ✓ Plan Commission public hearing.
 - ✓ Consider resolution creating TID #14 & amending TID #9.
- May 14, 2024
 - ✓ Common Council considers resolution creating TID #14 & amending TID #9.
- October 1, 2024 to October 30, 2024
 - ✓ JRB meeting to vote on creating TID #14 & amending TID #9.
 - ✓ Documents due to DOR by October 31, 2024.

August 20, 2024

DRAFT PROJECT PLAN ALLOCATION AMENDMENT

City of Stevens Point, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 5, 2024
Public Hearing Held:	September 5, 2024
Consideration by Plan Commission:	September 5, 2024
Consideration by Common Council:	September 19, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is an Industrial District created on May 20, 2013. The District was amended in 2017 to add territory and increase eligible project costs within the District.

The eastern portion of the District remains largely undeveloped. The eastern portion of TID #9 is proposed to be overlaid into TID #14. The creation of TID #14 is being pursued simultaneously with this Plan Amendment.

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 No. 10, 11 and 12 (“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 has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient District.
3. The Recipient Districts is a blighted area district (TID #11) or is a district in need of rehabilitation or conservation (TID #10 and TID #12) which qualifies it as an eligible recipient of excess revenue.

Estimated Total Project Cost Expenditures

The City anticipates making total donations/allocations to the Recipient Districts of approximately \$14 million (“Project Costs”).

Incremental Valuation

The City projects that existing incremental value will support existing Project Costs and obligations of the District and allow donations/allocations to the Recipient Districts. A table detailing assumptions 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 and donations/allocations within its allowable 20 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:
 - Donations to TID #10 (downtown) are needed to help accomplish the objectives of this district including potential public infrastructure investments, downtown enhancements, and transit center improvements.
 - Donations to TID #11 (convent/Division Street) are needed to help accomplish the objectives of this district by supporting ongoing development incentives and \$1.5 million of road and infrastructure improvements identified in the TID #11 project plan.
 - Donations to TID #12 (Church Street) are needed to help accomplish the objectives of this district by supporting Business Highway 51 improvements.
 - TID #5 was amended in 2021 to allow donations to TID #10, #11, #12, and #13. TID #5 is anticipated to use its increment to support project costs within TID #5.
 - Most of the undeveloped portions of TID #9 are proposed to be overlaid by the simultaneous creation of TID #14. Creation of TID #14 allows increment to be collected until 2045 to facilitate infrastructure investment in this area versus the final increment collection year of 2034 for TID #9. TID #9 can use its remaining increment collection years to complete remaining projects within the District and donate excess funds to the Recipient Districts.
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:
 - Ongoing investment in the Recipient Districts induces 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.

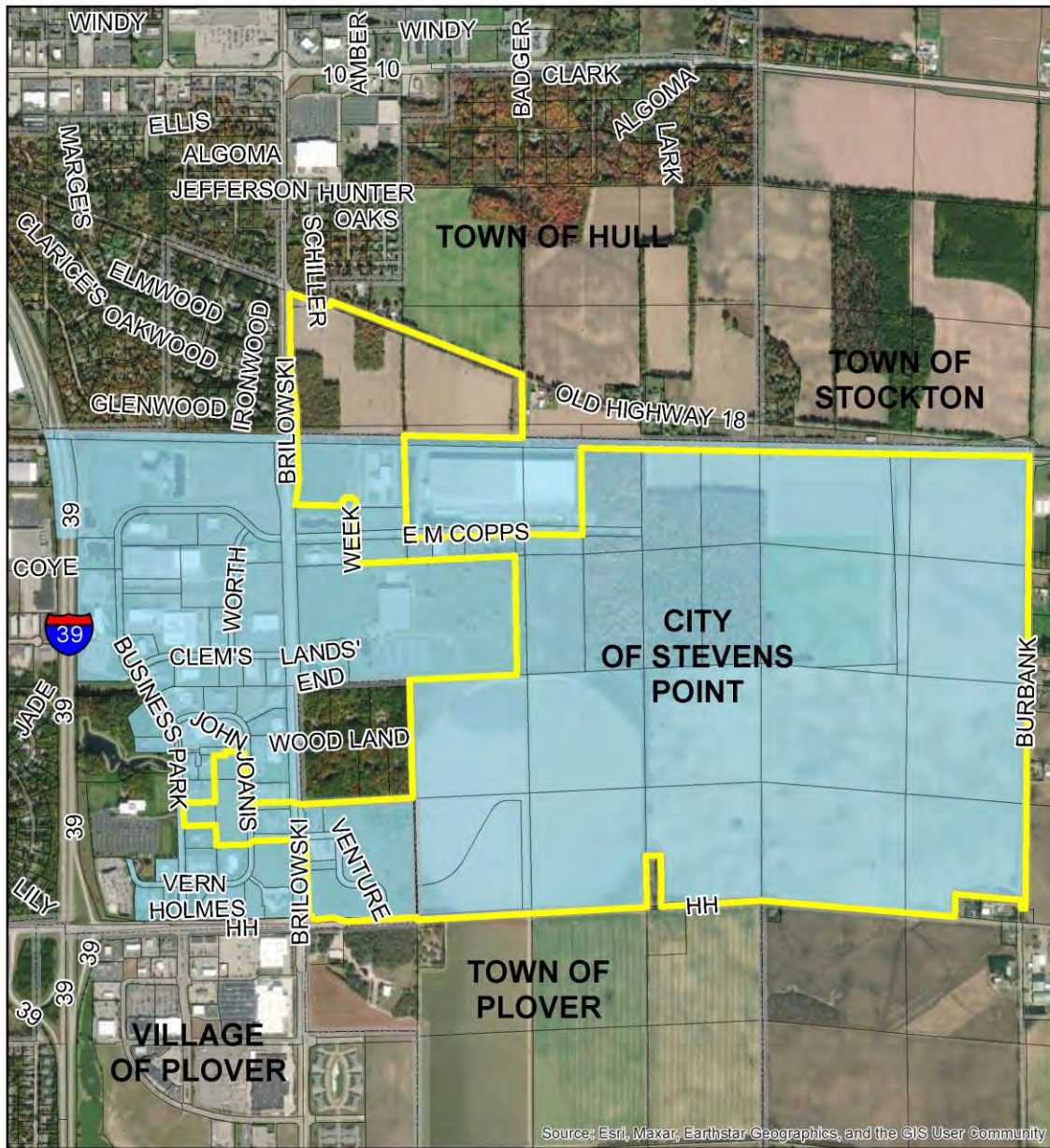
4. The boundaries of the District are not being amended.
5. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
6. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
7. 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 District is found on the following page. The City is simultaneously creating TID #14 to overlay portions of TID #9. Maps depicting the boundaries of the Recipient Districts are also included for reference, but are not being amended.

Stevens Point TID #9 - Boundary & Proposed TID #14 Overlay

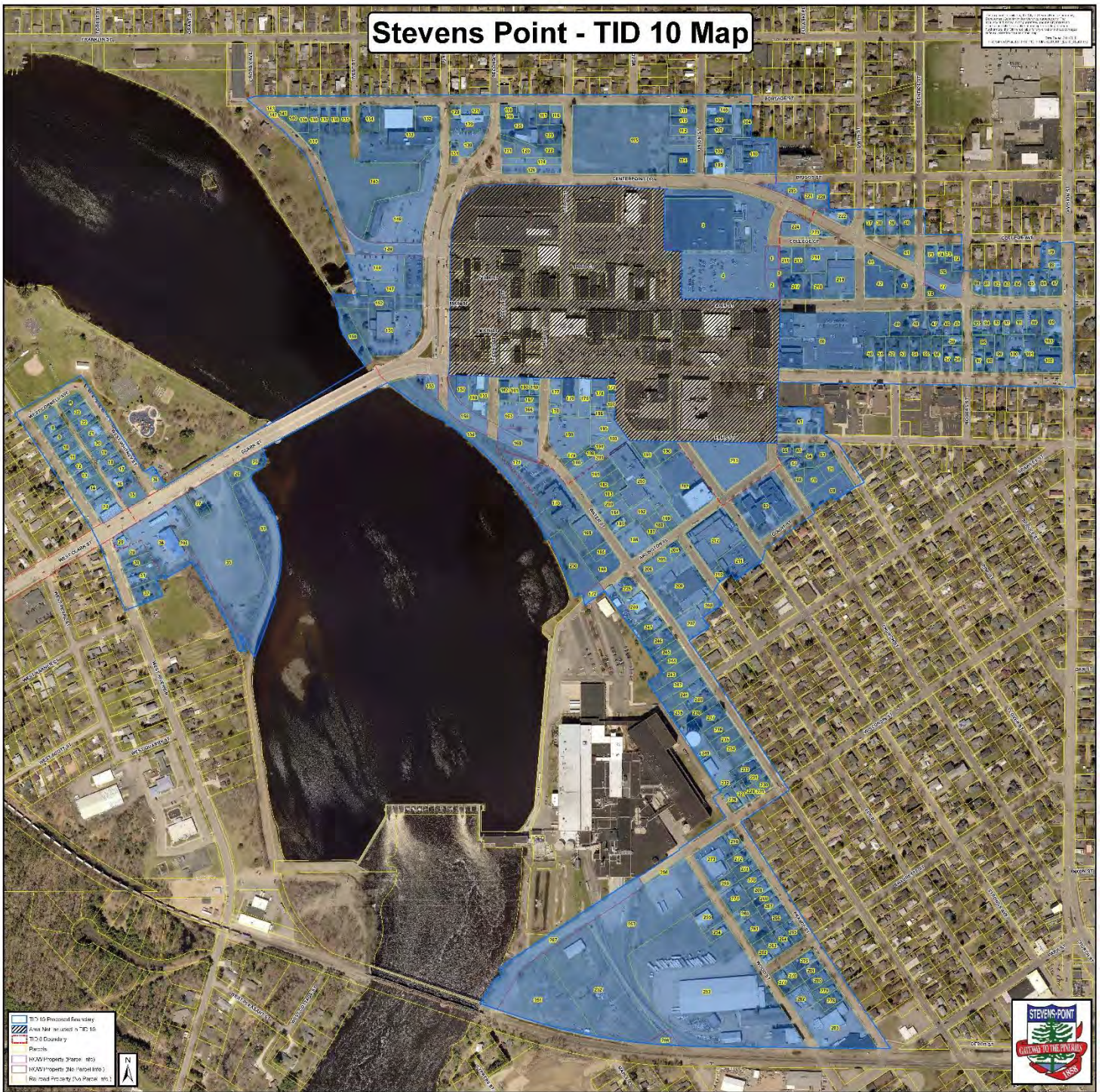


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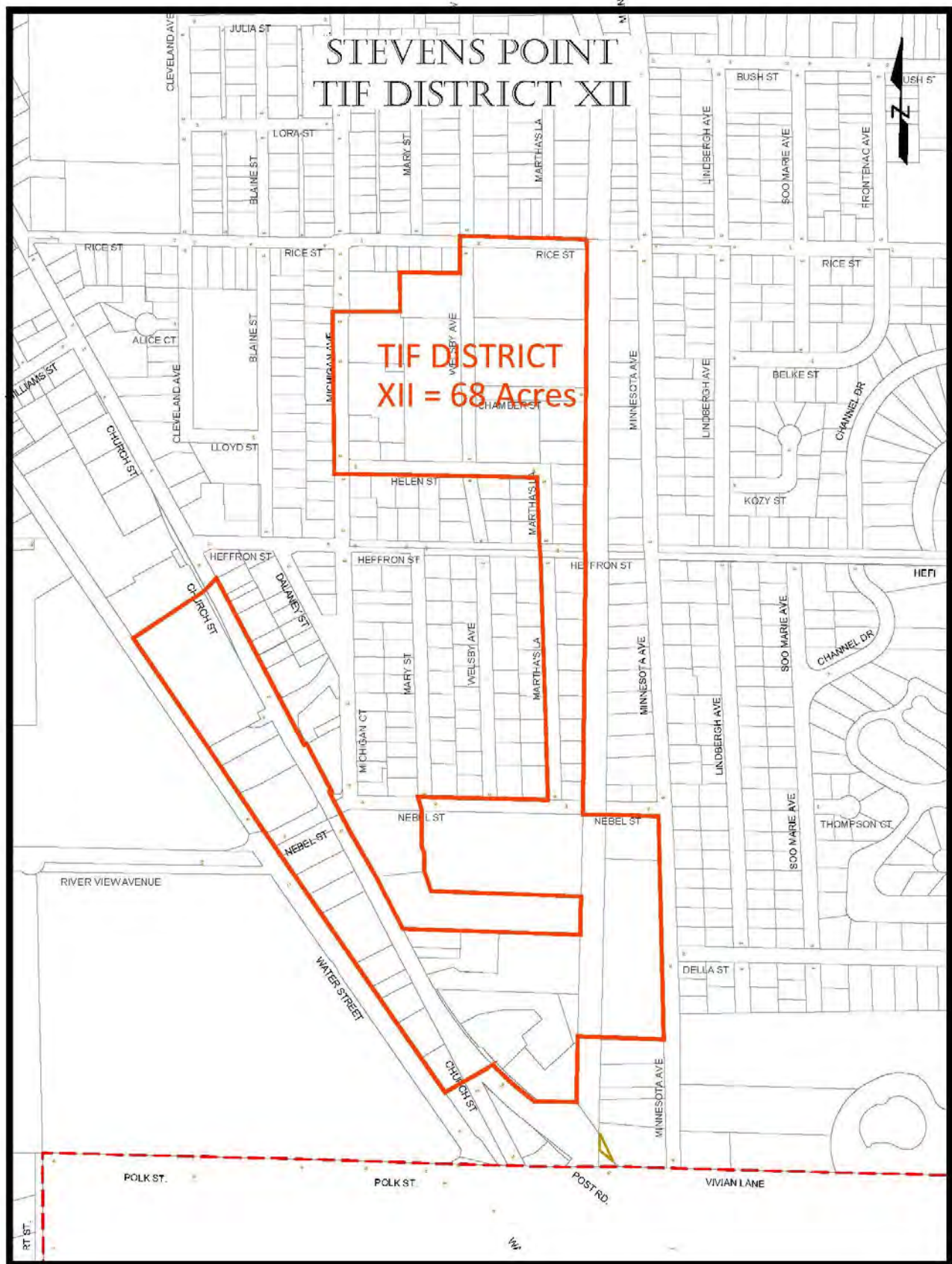
Legend

- TID 14
- TID 9





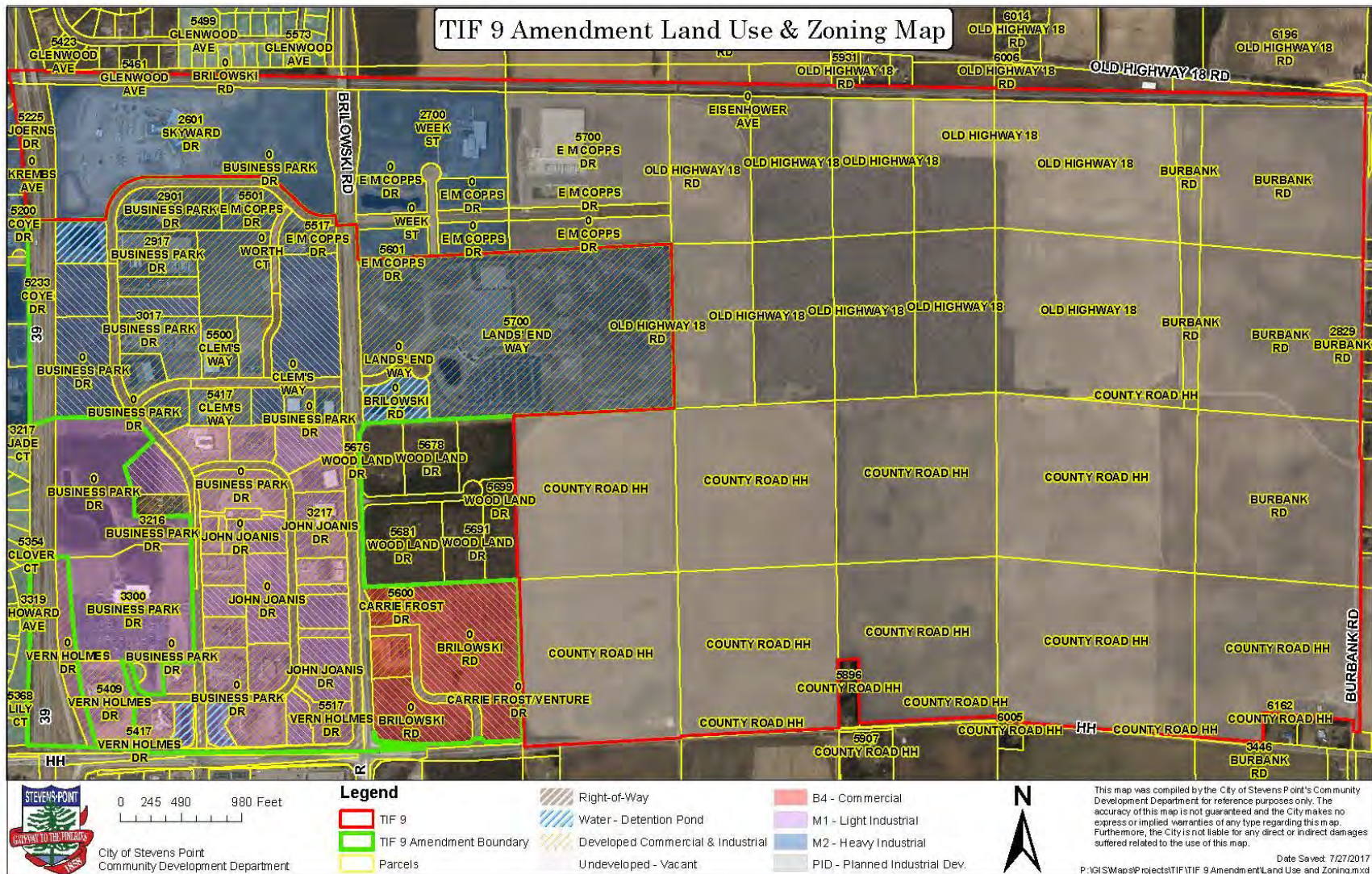
TIF DISTRICT XI = 97 Acres



SECTION 3:

Map Showing Existing Uses and Conditions

The “Map Showing Existing Uses and Conditions” included within the District’s amended Project Plan 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:

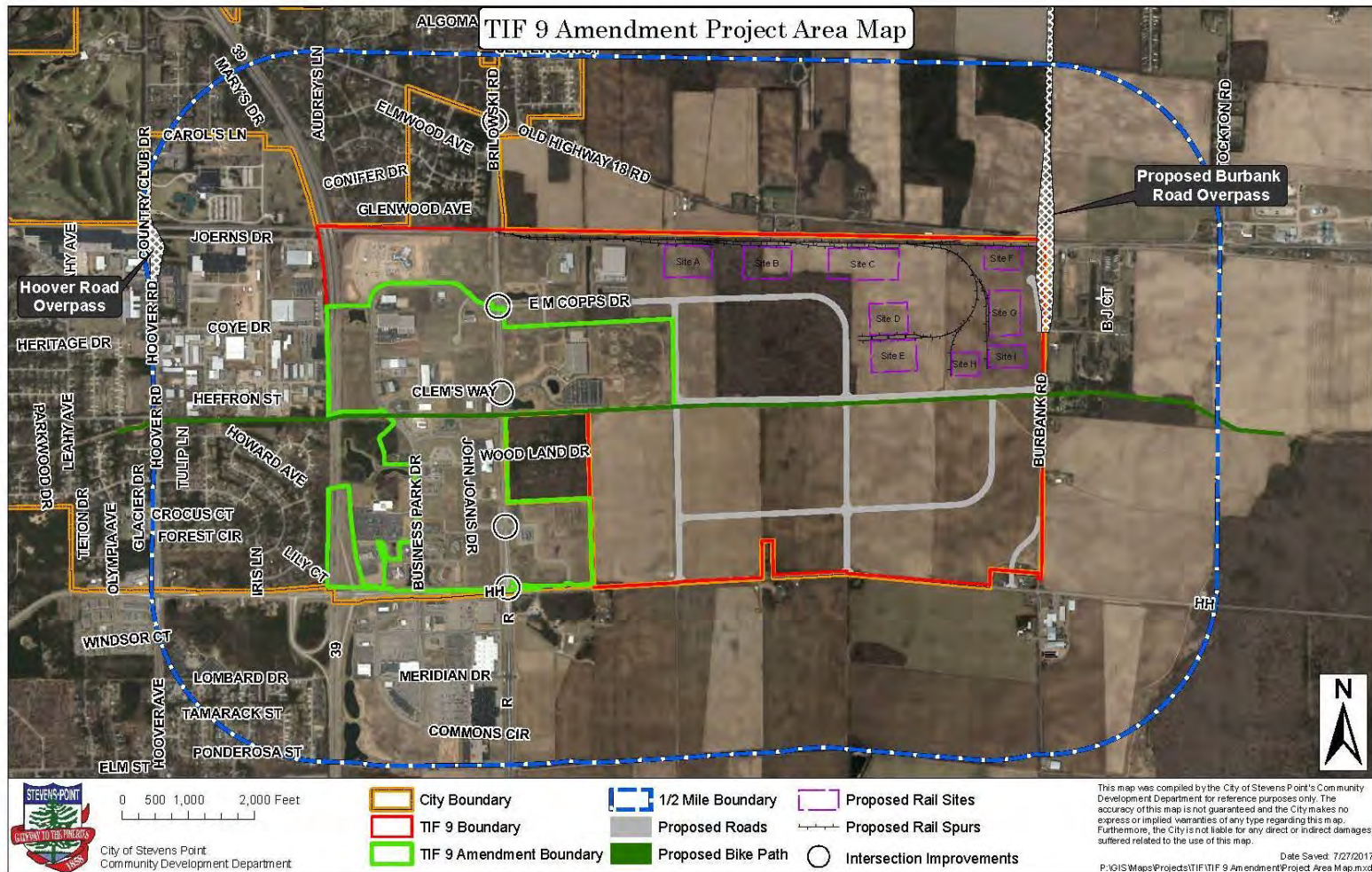
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

The “Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District” included in the District’s original Project Plan approved in 2013 and the amended Project Plan approved in 2017 are unchanged.

SECTION 6:

Map Showing Proposed Improvements and Uses

The “Map Showing Proposed Improvements and Uses” included within the District’s amended Project Plan approved in 2017 is incorporated by reference as part of this Plan Amendment. The City is simultaneously creating TID #14 to overlay portions of TID #9.



SECTION 7:

Detailed List of Estimated Project Costs

The costs to be added through this Plan Amendment are allocations/donations to District #10, #11, and #12. The costs included in the project plan approved in 2013 and the amended project plan approved in 2017 are unchanged and included for reference.

City of Stevens Point, Wisconsin

Tax Increment District # 9

Project List

Project ID	Project Name/Type	Original Plan	Original Plan	Amended Plan	Original Plan	Total (Note 1)
		Phase I 2013-2015	Phases II-VI 2016-2024	Phases IV - VI 2019-2024	Phase VII Other Future (Note 2)	
1	Land Acquisition	1,110,218				1,110,218
2	Site Grading & Roadway Prep	21,700	1,641,050			1,662,750
3	Engineering	419,000				419,000
4	Streets & Roadway Improvements	750,000	5,849,667	2,000,000		8,599,667
5	Developer Incentive	2,761	1,747,239	2,000,000		3,750,000
6	Lighting		1,354,676			1,354,676
7	Storm Sewer Improvements		6,042,989			6,042,989
8	Trees & Street Scaping		126,250			126,250
9	Power & Gas Utilities Improvements		4,500,000			4,500,000
10	Water Improvements		3,098,721	1,000,000		4,098,721
11	Sanitary Sewer Improvements		2,223,044	500,000		2,723,044
12	Highway HH Improvements		2,667,051			2,667,051
13	Contingency		3,956,342			3,956,342
14	Railroad				5,867,020	5,867,020
15	Bridge Improvements				7,000,000	7,000,000
16	Hoover Road/country Club Drive Grade Separation				17,700,000	17,700,000
17	TID Creation & Amin	25,000				25,000
Total Projects		<u>2,328,679</u>	<u>33,207,029</u>	<u>5,500,000</u>	<u>30,567,020</u>	<u>71,602,728</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Projects may be taken as necessary with advances from other funds and recovered with future increment

Tax Increment District No. 9

2024 Allocation Amendment

<u>Project Name/Type</u>	<u>Est. Cost</u>
Donations/Allocations to TID #10, #11, and #12	14,000,000

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, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make within TID #9 in 2024 include financing road/utility extensions totaling \$4 million and land acquisition totaling \$2.8 million.

Estimated incremental valuations for TID #9 are included in Table 1. Assuming an equalized TID Interim tax rate of \$19.61 per thousand decreasing by -0.25% annually, and no economic appreciation or depreciation, the District would generate approximately \$54.2 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 3 includes a cash flow projection for TID #9 including existing obligations and proposed 2024 projects. TID #9 is projected to close in 2030. Table 4 includes a cash flow projection with \$14 million of donations to Recipient Districts #10, #11, and #12. This extends the projected closure of TID #9 to 2034 (an additional 4 years). The additional project costs (excluding interest) that can be supported by each Recipient Districts because of allocations/donations from TID #9 totals \$9,775,000.

2024 Allocation Amendment Summary				
District	Project Closure Year With Donations	Projected Closure Without Donations	Additional Project Costs (principal) supported without donations	Additional Project Costs (principal) supported with donations
TID #9	2034	2030	N/A	N/A
TID #10	2047	2047	3,500,000	7,000,000
TID #11	2048	2048	2,825,000	4,950,000
TID #12	2048	2048	650,000	4,800,000
Totals			6,975,000	16,750,000
Difference				9,775,000

Tables 5-10 include cash flow projections for Recipient Districts before and after donations illustrating the difference in project costs supported.

Table 1 – Development Assumptions

Tax Increment District No. 9					
Development Assumptions					
Construction Year		Actual	Prior Year Correction	Annual Total	Construction Year
1	2013	6,291,500		6,291,500	2013 1
2	2014	16,774,300		16,774,300	2014 2
3	2015	22,437,800		22,437,800	2015 3
4	2016	8,187,400		8,187,400	2016 4
5	2017	22,835,800		22,835,800	2017 5
6	2018	24,781,200		24,781,200	2018 6
7	2019	7,265,300		7,265,300	2019 7
8	2020	30,584,400		30,584,400	2020 8
9	2021	57,113,000		57,113,000	2021 9
10	2022	4,072,200		4,072,200	2022 10
11	2023	(49,490,100)		(49,490,100)	2023 11
12	2024		23,638,800	23,638,800	2024 12
13	2025			0	2025 13
14	2026			0	2026 14
15	2027			0	2027 15
16	2028			0	2028 16
17	2029			0	2029 17
18	2030			0	2030 18
19	2031			0	2031 19
20	2032			0	2032 20
Totals		150,852,800	23,638,800	174,491,600	

Table 2 – Tax Increment Projection Worksheet

Tax Increment District No. 9 Tax Increment Projection Worksheet							
Type of District	Industrial			Base Value	53,133,500		
District Creation Date	May 20, 2013			Economic Change Factor			
Valuation Date	Jan 1,	2013		Apply to Base Value			
Max Life (Years)	20			Base Tax Rate	\$19.61		
Expenditure Period/Termination	15	5/20/2028		Rate Adjustment Factor	-0.25%		
Revenue Periods/Final Year	20	2034					
Extension Eligibility/Years	Yes	6					
Eligible Recipient District	No						

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2013	6,291,500	2014		6,291,500	2015	\$22.84	143,700
2	2014	16,774,300	2015		23,065,800	2016	\$22.78	525,477
3	2015	22,437,800	2016		45,503,600	2017	\$22.63	1,029,737
4	2016	8,187,400	2017		53,691,000	2018	\$22.60	1,213,474
5	2017	22,835,800	2018		76,526,800	2019	\$23.60	1,806,041
6	2018	24,781,200	2019		101,308,000	2020	\$23.76	2,407,069
7	2019	7,265,300	2020		108,573,300	2021	\$23.26	2,525,097
8	2020	30,584,400	2021		139,157,700	2022	\$22.54	3,136,609
9	2021	57,113,000	2022		196,270,700	2023	\$20.94	4,110,485
10	2022	4,072,200	2023		200,342,900	2024	\$19.61	3,928,002
11	2023	(49,490,100)	2024		150,852,800	2025	\$19.61	2,957,680
12	2024	23,638,800	2025		174,491,600	2026	\$19.56	3,412,598
13	2025	0	2026	0	174,491,600	2027	\$19.51	3,404,067
14	2026	0	2027	0	174,491,600	2028	\$19.46	3,395,557
15	2027	0	2028	0	174,491,600	2029	\$19.41	3,387,068
16	2028	0	2029	0	174,491,600	2030	\$19.36	3,378,600
17	2029	0	2030	0	174,491,600	2031	\$19.31	3,370,154
18	2030	0	2031	0	174,491,600	2032	\$19.27	3,361,728
19	2031	0	2032	0	174,491,600	2033	\$19.22	3,353,324
20	2032	0	2033	0	174,491,600	2034	\$19.17	3,344,941
Totals		174,491,600		0		Future Value of Increment		54,191,407

Table 3 – Cash Flow Donor TID #9 Before Donations

Cash Flow Projection Without Donations														
Year	Projected Revenues			Projected Expenditures							Balances			Year
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Debt Issuance Costs	Conservation & Development ¹	Interest & Fiscal Charges	Capital Outlay	Professional Services	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2012														2012
2013		2,384,860	2,384,860	0	58,786	1,245,700		1,023,693		2,328,179	56,681	(80,457)		2013
2014		1,000,428	1,000,428	49,822			3,736	57,455	1,353	112,366	888,062	864,286		2014
2015	143,700	400	144,100	234,188		29,507	4,033		1,400	269,127	(125,027)	739,259		2015
2016	525,477	2,012,773	2,538,250	257,788		2,901	2,633	645,879	1,300	910,500	1,627,750	2,367,009		2016
2017	1,029,737	5,700	1,035,437	280,653		760,049	1,468	28,187	16,819	1,087,175	(51,738)	2,315,271		2017
2018	1,213,474	1,244,433	2,457,907	292,403	5,000	1,023,534	918	2,833,937	1,586	4,157,377	(1,699,470)	615,801		2018
2019	1,806,041	536,524	2,342,565	350,762		1,105,625	1,016	1,131,811	1,611	2,590,825	(248,260)	367,541		2019
2020	2,407,069	1,138,812	3,545,881	1,299,193	13,965	1,463,615	228	612,329	1,704	3,391,033	154,848	522,389		2020
2021	2,525,097	1,305,630	3,830,727	1,241,304	12,114	1,435,791	12,607	1,020,902	1,751	3,724,469	106,258	628,647		2021
2022	3,136,609	587,767	3,724,376	139,337		1,734,013	133	687,525	2,091	2,563,099	1,161,277	1,789,924		2022
2023	4,110,485	123,781	4,234,266	139,045		2,102,297	0	847,123	2,082	3,090,547	1,143,719	2,933,643	18,330,000	2023
2024	3,928,002	4,105,000	8,033,002	428,795		1,500,000		6,905,000	3,000	8,836,795	(803,793)	2,129,850	20,525,000	2024
2025	2,957,680	0	2,957,680	926,912		1,500,000			3,000	2,429,912	527,768	2,657,618	18,210,000	2025
2026	3,412,598	0	3,412,598	556,195		1,500,000			3,000	2,059,195	1,353,403	4,011,021	16,300,000	2026
2027	3,404,067	0	3,404,067	1,048,265		1,500,000			3,000	2,551,265	852,802	4,863,823	13,880,000	2027
2028	3,395,557	0	3,395,557	1,023,568		1,500,000			3,000	2,526,568	868,989	5,732,812	11,465,000	2028
2029	3,387,068	0	3,387,068	500,400		1,500,000			3,000	2,003,400	1,383,668	7,116,480	9,555,000	2029
2030	3,378,600	0	3,378,600	484,000		1,500,000			3,000	1,987,000	1,391,600	8,508,080	7,645,000	2030
2031	3,370,154	0	3,370,154	467,600		1,500,000			3,000	1,970,600	1,399,554	9,907,634	5,735,000	2031
2032	3,361,728	0	3,361,728	451,200		1,500,000			3,000	1,954,200	1,407,528	11,315,162	3,825,000	2032
2033	3,353,324	0	3,353,324	434,800		1,500,000			3,000	1,937,800	1,415,524	12,730,686	1,915,000	2033
2034	3,344,941	0	3,344,941	423,300		1,500,000			3,000	1,926,300	1,418,641	14,149,327	0	2034
Totals	54,191,407	14,446,108	68,637,515	11,029,526	89,865	27,403,032	26,770	15,793,841	64,697	54,407,731				Totals
Notes:											PROJECTED CLOSURE YEAR			
1. Includes development incentives for Skyward, Service Cold Storage and Delta Dental.											LEGEND:			
2. Road and utility extensions totaling \$4.0 million financed in 2024. Land purchase with cash in 2024 totaling \$2.8 million.											----- END OF EXP. PERIOD			

Table 4 – Cash Flow For Donor TID #9 After Donations

Cash Flow Projection With Donations																
Year	Projected Revenues			Projected Expenditures										Balances		
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Donations to TID #10	Donations to TID #11	Donations to TID #12	Debt Issuance Costs	Conservation & Development ¹	Interest & Fiscal Charges	Capital Outlay	Professional Services	Total Expenditures	Annual	Cumulative	Liabilities Outstanding
2012																
2013		2,384,860	2,384,860	0				58,786	1,245,700		1,023,693		2,328,179	56,681	(80,457)	
2014		1,000,428	1,000,428	49,822						3,736	57,455	1,353	112,366	888,062	(23,776)	864,286
2015	143,700	400	144,100	234,188					29,507	4,033		1,400	269,127	(125,027)	739,259	
2016	525,477	2,012,773	2,538,250	257,788					2,901	2,633	645,879	1,300	910,500	1,627,750	2,367,009	
2017	1,029,737	5,700	1,035,437	280,653					760,049	1,468	28,187	16,819	1,087,175	(51,738)	2,315,271	
2018	1,213,474	1,244,433	2,457,907	292,403				5,000	1,023,534	918	2,833,937	1,586	4,157,377	(1,699,470)	615,801	
2019	1,806,041	536,524	2,342,565	350,762					1,105,625	1,016	1,131,811	1,611	2,590,825	(248,260)	367,541	
2020	2,407,069	1,138,812	3,545,881	1,299,193				13,965	1,463,615	228	612,329	1,704	3,391,033	154,848	522,389	
2021	2,525,097	1,305,630	3,830,727	1,241,304				12,114	1,435,791	12,607	1,020,902	1,751	3,724,469	106,258	628,647	
2022	3,136,609	587,767	3,724,376	139,337					1,734,013	133	687,525	2,091	2,563,099	1,161,277	1,789,924	
2023	4,110,485	123,781	4,234,266	139,045					2,102,297	0	847,123	2,082	3,090,547	1,143,719	2,933,643	18,330,000
2024	3,928,002	4,105,000	8,033,002	428,795					1,500,000		6,905,000	3,000	8,836,795	(803,793)	2,129,850	20,525,000
2025	2,957,680	0	2,957,680	926,912	600,000	200,000	600,000		1,500,000			3,000	3,829,912	(872,232)	1,257,618	18,210,000
2026	3,412,598	0	3,412,598	556,195	600,000	200,000	600,000		1,500,000			3,000	3,459,195	(46,597)	1,211,021	16,300,000
2027	3,404,067	0	3,404,067	1,048,265	600,000	200,000	600,000		1,500,000			3,000	3,951,265	(547,198)	663,823	13,880,000
2028	3,395,557	0	3,395,557	1,023,568	600,000	200,000	600,000		1,500,000			3,000	3,926,568	(531,011)	132,812	11,465,000
2029	3,387,068	0	3,387,068	500,400	600,000	200,000	600,000		1,500,000			3,000	3,403,400	(16,332)	116,480	9,555,000
2030	3,378,600	0	3,378,600	484,000	600,000	200,000	600,000		1,500,000			3,000	3,387,000	(8,400)	108,080	7,645,000
2031	3,370,154	0	3,370,154	467,600	600,000	200,000	600,000		1,500,000			3,000	3,370,600	(446)	107,634	5,735,000
2032	3,361,728	0	3,361,728	451,200	600,000	200,000	600,000		1,500,000			3,000	3,354,200	7,528	115,162	3,825,000
2033	3,353,324	0	3,353,324	434,800	600,000	200,000	600,000		1,500,000			3,000	3,337,800	15,524	130,686	1,915,000
2034	3,344,941	0	3,344,941	423,300	600,000	200,000	600,000		1,500,000			3,000	3,326,300	18,641	149,327	0
Totals	54,191,407	14,446,108	68,637,515	11,029,526	6,000,000	2,000,000	6,000,000	89,865	27,403,032	26,770	15,793,841	64,697	68,407,731			Totals
Notes: 1. Includes development incentives for Skyward, Service Cold Storage and Delta Dental. 2. Road and utility extensions totaling \$4.0 million financed in 2024. Land purchase with cash in 2024 totaling \$2.8 million.																
PROJECTED CLOSURE YEAR LEGEND: ----- END OF EXP. PERIOD																

Table 5 – Cash Flow For Recipient TID 10 Before Donations

Cash Flow Projection without donations																	
	Projected Revenues			Projected Expenditures									Balances			Year	
	Tax Increments	Total Other Revenue	Total Revenues	Total Debt Service	Developer Grant- Northside Yard	Grant- WI Pers Fund/Gen. Cap. Grp	Developer Grant-Great Northern Distillery	Developer Grant- Gen Cap Stevens Point 88, LLC	Transfer to BID	Capital Expenditures	Professional Services	Interest and Fiscal Charges	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2019			0	0									0	0	(21,612)	0	2019
2020		2,073,836	2,073,836	0	396,310						5,050	35,104	436,464	1,637,372	1,615,760	2,020,000	2020
2021	38,153	3,677,842	3,715,995	24,267	54,191	2,000,000				258,182	1,748	50,229	2,388,617	1,327,378	2,943,138	5,495,000	2021
2022	159,675	156,868	316,543	76,548	2,534,340		112,500			198,654	3,211	333	2,939,138	(2,622,595)	320,543	5,495,000	2022
2023	579,948	1,442,547	2,022,495	264,470	465,660		75,000	17,926	77,000	1,526,341	43,198	800	2,470,395	(447,900)	(127,357)	5,345,000	2023
2024	357,215	0	357,215	370,370							10,000		380,370	(23,155)	(150,512)	5,085,000	2024
2025	1,139,735	0	1,139,735	365,170	220,000		10,000				10,000		605,170	534,565	384,053	4,825,000	2025
2026	821,811	0	821,811	369,870	220,000		10,000				10,000		609,870	211,941	595,994	4,555,000	2026
2027	819,756	0	819,756	369,420	220,000		10,000				10,000		609,420	210,336	806,330	4,280,000	2027
2028	817,707	3,820,000	4,637,707	363,920	220,000		10,000			3,820,000	10,000		4,423,920	213,787	1,020,117	7,825,000	2028
2029	815,663	0	815,663	653,230	220,000		10,000				10,000		893,230	(77,568)	942,550	7,465,000	2029
2030	813,624	0	813,624	618,676	220,000		10,000				10,000		858,676	(45,053)	897,497	7,100,000	2030
2031	811,589	0	811,589	609,573	220,000		10,000				10,000		849,573	(37,983)	859,514	6,735,000	2031
2032	809,560	0	809,560	610,594	220,000		10,000				10,000		850,594	(41,033)	818,480	6,360,000	2032
2033	807,537	0	807,537	606,310	220,000		10,000				10,000		846,310	(38,773)	779,707	5,980,000	2033
2034	805,518	0	805,518	606,570	220,000		10,000				10,000		846,570	(41,052)	738,655	5,590,000	2034
2035	803,504	0	803,504	601,395	220,000		10,000				10,000		841,395	(37,891)	700,764	5,195,000	2035
2036	801,495	0	801,495	590,924	220,000		10,000				10,000		830,924	(29,429)	671,335	4,800,000	2036
2037	799,491	0	799,491	590,101	220,000		10,000				10,000		830,101	(30,610)	640,725	4,395,000	2037
2038	797,493	0	797,493	583,911	220,000		10,000				10,000		823,911	(26,419)	614,307	3,985,000	2038
2039	795,499	0	795,499	577,431	220,000		10,000				10,000		817,431	(21,932)	592,374	3,570,000	2039
2040	793,510	0	793,510	868,464	220,000		10,000				10,000		1,108,464	(314,954)	277,421	2,845,000	2040
2041	791,526	0	791,526	718,469	220,000		10,000				10,000		958,469	(166,942)	110,479	2,245,000	2041
2042	789,548	0	789,548	472,731	220,000		10,000				10,000		712,731	76,816	187,295	1,870,000	2042
2043	787,574	0	787,574	454,919	220,000		10,000				10,000		694,919	92,655	279,950	1,495,000	2043
2044	785,605	0	785,605	437,106	220,000		10,000				10,000		677,106	108,499	388,449	1,120,000	2044
2045	783,641	0	783,641	419,294	220,000		10,000				10,000		659,294	124,347	512,796	745,000	2045
2046	781,682	0	781,682	401,481	220,000		10,000				10,000		641,481	140,200	652,996	370,000	2046
2047	779,728	0	779,728	378,788	220,000		10,000				10,000		618,788	160,940	813,936	0	2047
											10,000						
Totals	19,887,786	11,171,093	31,058,879	13,004,001	8,510,501	2,000,000	417,500	17,926	77,000	5,803,177	303,207	86,467	30,223,331				Totals
Notes:														PROJECTED CLOSURE YEAR			
1. \$3,500,000 of projects financed in 2028. City plans to pursue public infrastructure , transit center, and other downtown enhancements.																	
LEGEND:																	
----- END OF EXP. PERIOD																	

Table 6 – Cash Flow For Recipient TID 10 After Donations

Cash Flow Projection with Donations																	
Year	Projected Revenues			Projected Expenditures										Balances			Year
	Tax Increments	Total Other Revenue	Total Revenues	Total Debt Service	Developer Grant- Northside Yard	Grant- WI Pers Fund/Gen. Cap. Grp	Developer Grant-Great Northern Distillery	Developer Grant- Gen Cap Stevens Point 88, LLC	Transfer to BID	Capital Expenditures	Professional Services	Interest and Fiscal Charges	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2019			0	0									0	0	(21,612)	0	2019
2020		2,073,836	2,073,836	0	396,310						5,050	35,104	436,464	1,637,372	1,615,760	2,020,000	2020
2021	38,153	3,677,842	3,715,995	24,267	54,191	2,000,000				258,182	1,748	50,229	2,388,617	1,327,378	2,943,138	5,495,000	2021
2022	159,675	156,868	316,543	76,548	2,534,340		112,500			198,654	3,211	333	2,939,138	(2,622,595)	320,543	5,495,000	2022
2023	579,948	1,442,547	2,022,495	264,470	465,660		75,000	17,926	77,000	1,526,341	43,198	800	2,470,395	(447,900)	(127,357)	5,345,000	2023
2024	357,215	0	357,215	370,370							10,000		380,370	(23,155)	(150,512)	5,085,000	2024
2025	1,139,735	600,000	1,739,735	365,170	220,000		10,000				10,000		605,170	1,134,565	984,053	4,825,000	2025
2026	821,811	4,420,000	5,241,811	369,870	220,000		10,000			3,820,000	10,000		4,429,870	811,941	1,795,994	8,375,000	2026
2027	819,756	600,000	1,419,756	654,330	220,000		10,000				10,000		894,330	525,426	2,321,420	8,025,000	2027
2028	817,707	4,420,000	5,237,707	615,026	220,000		10,000			3,820,000	10,000		4,675,026	562,681	2,884,101	11,495,000	2028
2029	815,663	600,000	1,415,663	900,774	220,000		10,000				10,000		1,140,774	274,888	3,158,989	11,060,000	2029
2030	813,624	600,000	1,413,624	862,658	220,000		10,000				10,000		1,102,658	310,966	3,469,955	10,620,000	2030
2031	811,589	600,000	1,411,589	849,991	220,000		10,000				10,000		1,089,991	321,598	3,791,553	10,180,000	2031
2032	809,560	600,000	1,409,560	847,450	220,000		10,000				10,000		1,087,450	322,110	4,113,664	9,730,000	2032
2033	807,537	600,000	1,407,537	839,604	220,000		10,000				10,000		1,079,604	327,933	4,441,597	9,275,000	2033
2034	805,518	600,000	1,405,518	836,301	220,000		10,000				10,000		1,076,301	329,216	4,770,813	8,810,000	2034
2035	803,504	0	803,504	827,564	220,000		10,000				10,000		1,067,564	(264,060)	4,506,753	8,340,000	2035
2036	801,495	0	801,495	813,530	220,000		10,000				10,000		1,053,530	(252,035)	4,254,718	7,870,000	2036
2037	799,491	0	799,491	809,145	220,000		10,000				10,000		1,049,145	(249,654)	4,005,065	7,390,000	2037
2038	797,493	0	797,493	799,393	220,000		10,000				10,000		1,039,393	(241,900)	3,763,165	6,905,000	2038
2039	795,499	0	795,499	1,072,463	220,000		10,000				10,000		1,312,463	(516,964)	3,246,202	6,125,000	2039
2040	793,510	0	793,510	1,346,158	220,000		10,000				10,000		1,586,158	(792,647)	2,453,554	5,035,000	2040
2041	791,526	0	791,526	1,178,825	220,000		10,000				10,000		1,418,825	(627,299)	1,826,256	4,070,000	2041
2042	789,548	0	789,548	915,750	220,000		10,000				10,000		1,155,750	(366,202)	1,460,053	3,330,000	2042
2043	787,574	0	787,574	880,600	220,000		10,000				10,000		1,120,600	(333,026)	1,127,027	2,590,000	2043
2044	785,605	0	785,605	845,450	220,000		10,000				10,000		1,085,450	(299,845)	827,182	1,850,000	2044
2045	783,641	0	783,641	810,300	220,000		10,000				10,000		1,050,300	(266,659)	560,523	1,110,000	2045
2046	781,682	0	781,682	775,150	220,000		10,000				10,000		1,015,150	(233,468)	327,055	370,000	2046
2047	779,728	0	779,728	378,788	220,000		10,000				10,000		618,788	160,940	487,995	0	2047
Totals	19,887,786	20,991,093	40,878,879	19,329,943	8,510,501	2,000,000	417,500	17,926	77,000	9,623,177	303,207	86,467	40,369,272				Totals
Notes:																	
1. \$3,500,000 of projects financed in 2026 and 2028. City plans to pursue public infrastructure , transit center, and other downtown enhancements.																	
PROJECTED CLOSURE YEAR																	
LEGEND:																	
----- END OF EXP. PERIOD																	

Table 7 – Cash Flow For Recipient TID 11 Before Donations

Cash Flow Projection without donations																
Year	Projected Revenues			Projected Expenditures								Balances			Year	
	Tax Increments	Total Other Revenue	Total Revenues	Total Debt Service	Developer Grant- CDBG Pass Through Proj	Developer Grant: 209 S. Division St LLC	Developer Grant: Convent Property	Development Incentives TBD	Capital Expenditures	Professional Services	Interest and Fiscal Charges	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2020			0	0								0	0	(16,000)	0	2020
2021		340,000	340,000	0					326,230	171		326,401	13,599	(2,401)	0	2021
2022	19,905	4,805,574	4,825,479	0	890,000				427,815	2,154	5,309	1,325,278	3,500,201	3,497,800	3,870,000	2022
2023	71,445	400,741	472,186	0	237,500	1,100,000			470,948	9,991	18,867	1,837,306	(1,365,120)	2,132,680	3,870,000	2023
2024	43,450	0	43,450	202,135			2,225,000					2,427,135	(2,383,686)	(251,006)	3,870,000	2024
2025	601,475	0	601,475	184,375								184,375	417,100	166,095	5,195,000	2025
2026	433,515	0	433,515	385,186								385,186	48,329	214,423	4,992,439	2026
2027	432,431	1,570,000	2,002,431	386,561					1,570,000			1,956,561	45,870	260,293	6,348,581	2027
2028	431,350	0	431,350	469,815								469,815	(38,465)	221,828	6,128,528	2028
2029	430,271	0	430,271	453,636								453,636	(23,365)	198,463	5,901,185	2029
2030	429,196	0	429,196	498,699								498,699	(69,503)	128,960	5,616,605	2030
2031	428,123	0	428,123	492,574								492,574	(64,451)	64,509	5,324,445	2031
2032	427,053	0	427,053	486,824								486,824	(59,771)	4,738	5,024,664	2032
2033	425,985	0	425,985	407,949								407,949	18,036	22,775	4,791,262	2033
2034	424,920	0	424,920	405,574								405,574	19,346	42,121	4,549,149	2034
2035	423,858	0	423,858	403,199								403,199	20,659	62,780	4,297,910	2035
2036	422,798	0	422,798	400,824								400,824	21,974	84,754	4,037,333	2036
2037	421,741	0	421,741	398,449								398,449	23,292	108,047	3,766,533	2037
2038	420,687	0	420,687	420,480								420,480	207	108,253	3,460,245	2038
2039	419,635	0	419,635	416,917								416,917	2,718	110,971	3,142,970	2039
2040	418,586	0	418,586	413,355				25,000				438,355	(19,769)	91,202	2,789,292	2040
2041	417,539	0	417,539	409,792				25,000				434,792	(17,253)	73,949	2,423,459	2041
2042	416,496	0	416,496	406,230				25,000				431,230	(14,734)	59,215	2,045,000	2042
2043	415,454	0	415,454	193,963				200,000				393,963	21,492	80,706	1,685,000	2043
2044	414,416	0	414,416	186,363				200,000				386,363	28,053	108,759	1,325,000	2044
2045	413,380	0	413,380	178,763				200,000				378,763	34,617	143,377	965,000	2045
2046	412,346	0	412,346	171,163				200,000				371,163	41,184	184,560	605,000	2046
2047	411,315	0	411,315	158,681				225,000				383,681	27,634	212,194	225,000	2047
2048	410,287	0	410,287	0				225,000				225,000	185,287	397,481	0	2048
Totals	10,437,655	7,116,315	17,553,970	8,531,503	1,127,500	1,100,000	2,225,000	1,325,000	2,794,993	12,316	24,176	17,140,488				Totals
Notes:													PROJECTED CLOSURE YEAR			
1. 2027 financing funds \$1.5 million of road and intersection improvements identified in project plan																
2. Future development incentives are allowances as permitted in the project plan.																

Table 8 – Cash Flow For Recipient TID 11 After Donations

Cash Flow Projection with donations																
Year	Projected Revenues			Projected Expenditures								Balances			Year	
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Developer Grant- CDBG Pass Through Convent Proj	Developer Grant: 209 S. Division St LLC	Developer Grant: Convent Property	Development Incentives TBD	Capital Expenditures	Professional Services	Interest and Fiscal Charges	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2020			0	0								0	0	(16,000)	0	2020
2021		340,000	340,000	0					326,230	171		326,401	13,599	(2,401)	0	2021
2022	19,905	4,805,574	4,825,479	0	890,000				427,815	2,154	5,309	1,325,278	3,500,201	3,497,800	3,870,000	2022
2023	71,445	400,741	472,186	0	237,500	1,100,000			470,948	9,991	18,867	1,837,306	(1,365,120)	2,132,680	3,870,000	2023
2024	43,450	0	43,450	202,135			2,225,000					2,427,135	(2,383,686)	(251,006)	3,870,000	2024
2025	601,475	200,000	801,475	184,375								184,375	617,100	366,095	7,320,000	2025
2026	433,515	200,000	633,515	385,186				50,000				435,186	198,329	564,423	7,067,439	2026
2027	432,431	1,770,000	2,202,431	386,561				50,000	1,570,000			2,006,561	195,870	760,293	8,373,581	2027
2028	431,350	200,000	631,350	469,815				50,000				519,815	111,535	871,828	8,103,528	2028
2029	430,271	200,000	630,271	453,636				50,000				503,636	126,635	998,463	7,826,185	2029
2030	429,196	200,000	629,196	498,699				50,000				548,699	80,497	1,078,960	7,491,605	2030
2031	428,123	200,000	628,123	492,574				50,000				542,574	85,549	1,164,509	7,149,445	2031
2032	427,053	200,000	627,053	486,824				50,000				536,824	90,229	1,254,738	6,799,664	2032
2033	425,985	200,000	625,985	432,355				50,000				482,355	143,630	1,398,368	6,491,262	2033
2034	424,920	200,000	624,920	428,792				100,000				528,792	96,128	1,494,496	6,124,149	2034
2035	423,858	0	423,858	425,230				100,000				525,230	(101,372)	1,393,124	5,747,910	2035
2036	422,798	0	422,798	421,667				100,000				521,667	(98,869)	1,294,254	5,362,333	2036
2037	421,741	0	421,741	418,105				100,000				518,105	(96,364)	1,197,890	4,966,533	2037
2038	420,687	0	420,687	414,542				100,000				514,542	(93,856)	1,104,035	4,560,245	2038
2039	419,635	0	419,635	410,980				100,000				510,980	(91,345)	1,012,690	4,142,970	2039
2040	418,586	0	418,586	407,417				100,000				507,417	(88,832)	923,858	3,714,292	2040
2041	417,539	0	417,539	403,855				100,000				503,855	(86,316)	837,543	3,273,459	2041
2042	416,496	0	416,496	400,292				100,000				500,292	(83,797)	753,746	2,820,000	2042
2043	415,454	0	415,454	158,738				325,000				483,738	(68,283)	685,463	2,365,000	2043
2044	414,416	0	414,416	152,563				325,000				477,563	(63,147)	622,316	1,910,000	2044
2045	413,380	0	413,380	146,388				375,000				521,388	(108,008)	514,308	1,405,000	2045
2046	412,346	0	412,346	140,213				375,000				515,213	(102,866)	411,441	900,000	2046
2047	411,315	0	411,315	153,563				375,000				528,563	(117,247)	294,194	375,000	2047
2048	410,287	0	410,287	0				375,000				375,000	35,287	329,481	0	2048
Totals	10,437,655	9,116,315	19,553,970	8,474,503	1,127,500	1,100,000	2,225,000	3,450,000	2,794,993	12,316	24,176	19,208,488				Totals
Notes: 1. 2027 financing funds \$1.5 million of road and intersection improvements identified in project plan 2. Future development incentives are allowances as permitted in the project plan.																
PROJECTED CLOSURE YEAR																

Table 9 – Cash Flow For Recipient TID 12 Before Donations

Cash Flow Projection without donations											
Year	Projected Revenues			Projected Expenditures				Balances			Year
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Capital Expenditures	Professional Services	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2020		0	0	0			0	0	(12,000)	0	2020
2021		0	0	0		150	150	(150)	(12,150)	0	2021
2022	15,658	0	15,658	0	6,965	2,092	9,057	6,601	(5,549)	0	2022
2023	63,436	0	63,436	0	17,765	6,330	24,095	39,341	33,792	0	2023
2024	11,523	0	11,523	0		10,000	10,000	1,523	35,315	0	2024
2025	83,908	0	83,908	0		10,000	10,000	73,908	109,222	0	2025
2026	52,271	0	52,271	0		10,000	10,000	42,271	151,493	0	2026
2027	52,009	0	52,009	0		10,000	10,000	42,009	193,502	0	2027
2028	51,749	650,000	701,749	0	650,000	10,000	660,000	41,749	235,252	650,000	2028
2029	51,491	0	51,491	65,308		10,000	75,308	(23,818)	211,434	620,000	2029
2030	51,233	0	51,233	58,738		10,000	68,738	(17,504)	193,929	590,000	2030
2031	50,977	0	50,977	57,313		10,000	67,313	(16,336)	177,594	560,000	2031
2032	50,722	0	50,722	55,888		10,000	65,888	(15,165)	162,428	530,000	2032
2033	50,468	0	50,468	54,463		10,000	64,463	(13,994)	148,434	500,000	2033
2034	50,216	0	50,216	53,038		10,000	63,038	(12,821)	135,613	470,000	2034
2035	49,965	0	49,965	51,613		10,000	61,613	(11,647)	123,965	440,000	2035
2036	49,715	0	49,715	50,188		10,000	60,188	(10,472)	113,493	410,000	2036
2037	49,467	0	49,467	48,763		10,000	58,763	(9,296)	104,197	380,000	2037
2038	49,219	0	49,219	52,219		10,000	62,219	(12,999)	91,198	345,000	2038
2039	48,973	0	48,973	50,556		10,000	60,556	(11,583)	79,615	310,000	2039
2040	48,728	0	48,728	48,894		10,000	58,894	(10,165)	69,449	275,000	2040
2041	48,485	0	48,485	47,231		10,000	57,231	(8,747)	60,703	240,000	2041
2042	48,242	0	48,242	45,569		10,000	55,569	(7,326)	53,376	205,000	2042
2043	48,001	0	48,001	43,906		10,000	53,906	(5,905)	47,471	170,000	2043
2044	47,761	0	47,761	42,244		10,000	52,244	(4,483)	42,988	135,000	2044
2045	47,522	0	47,522	40,581		10,000	50,581	(3,059)	39,929	100,000	2045
2046	47,285	0	47,285	38,919		10,000	48,919	(1,634)	38,295	65,000	2046
2047	47,048	0	47,048	37,256		10,000	47,256	(208)	38,087	30,000	2047
2048	46,813	0	46,813	30,713		10,000	40,713	6,100	44,188	0	2048
Totals	1,312,886	650,000	1,962,886	973,396	674,730	258,572	1,906,698				Totals

Notes:

- Funding of Business Highway 51 Corridor is a priority of this district.
- \$650,000 of projects financed in 2028.

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD

Table 10 – Cash Flow For Recipient TID 12 After Donations

Cash Flow Projection with donations											
Year	Projected Revenues			Projected Expenditures				Balances			Year
	Tax Increments	Total Other Revenues	Total Revenues	Total Debt Service	Capital Expenditures	Professional Services	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2020			0	0			0	0	(12,000)	0	2020
2021			0	0		150	150	(150)	(12,150)	0	2021
2022	15,658	0	15,658	0	6,965	2,092	9,057	6,601	(5,549)	0	2022
2023	63,436	0	63,436	0	17,765	6,330	24,095	39,341	33,792	0	2023
2024	11,523	0	11,523	0		10,000	10,000	1,523	35,315	0	2024
2025	83,908	600,000	683,908	0		10,000	10,000	673,908	709,222	0	2025
2026	52,271	600,000	652,271	0		10,000	10,000	642,271	1,351,493	0	2026
2027	52,009	600,000	652,009	0	1,300,000	10,000	1,310,000	(657,991)	693,502	0	2027
2028	51,749	4,170,000	4,221,749	0	3,570,000	10,000	3,580,000	641,749	1,335,252	3,570,000	2028
2029	51,491	600,000	651,491	368,681		10,000	378,681	272,809	1,608,061	3,395,000	2029
2030	51,233	600,000	651,233	332,106		10,000	342,106	309,127	1,917,188	3,220,000	2030
2031	50,977	600,000	650,977	323,794		10,000	333,794	317,183	2,234,371	3,045,000	2031
2032	50,722	600,000	650,722	315,481		10,000	325,481	325,241	2,559,612	2,870,000	2032
2033	50,468	600,000	650,468	307,169		10,000	317,169	333,300	2,892,911	2,695,000	2033
2034	50,216	600,000	650,216	298,856		10,000	308,856	341,360	3,234,271	2,520,000	2034
2035	49,965	0	49,965	295,425		10,000	305,425	(255,460)	2,978,811	2,340,000	2035
2036	49,715	0	49,715	286,875		10,000	296,875	(247,160)	2,731,652	2,160,000	2036
2037	49,467	0	49,467	278,325		10,000	288,325	(238,858)	2,492,793	1,980,000	2037
2038	49,219	0	49,219	269,775		10,000	279,775	(230,556)	2,262,237	1,800,000	2038
2039	48,973	0	48,973	261,225		10,000	271,225	(222,252)	2,039,986	1,620,000	2039
2040	48,728	0	48,728	252,675		10,000	262,675	(213,947)	1,826,039	1,440,000	2040
2041	48,485	0	48,485	244,125		10,000	254,125	(205,640)	1,620,399	1,260,000	2041
2042	48,242	0	48,242	235,575		10,000	245,575	(197,333)	1,423,066	1,080,000	2042
2043	48,001	0	48,001	227,025		10,000	237,025	(189,024)	1,234,042	900,000	2043
2044	47,761	0	47,761	218,475		10,000	228,475	(180,714)	1,053,328	720,000	2044
2045	47,522	0	47,522	209,925		10,000	219,925	(172,403)	880,925	540,000	2045
2046	47,285	0	47,285	201,375		10,000	211,375	(164,090)	716,835	360,000	2046
2047	47,048	0	47,048	192,825		10,000	202,825	(155,777)	561,058	180,000	2047
2048	46,813	0	46,813	184,275		10,000	194,275	(147,462)	413,596	0	2048
Totals	1,312,886	9,570,000	10,882,886	5,303,988	4,894,730	258,572	10,457,290				Totals
Notes: 1. Funding of Business Highway 51 Corridor is a priority of this district. 2. \$1.3 million of projects financed with cash in 2027. \$3.5 million of projects financed in 2028. PROJECTED CLOSURE YEAR LEGEND: ----- END OF EXP. PERIOD											

SECTION 9:

Annexed Property

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. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

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 industrial 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

This Plan Amendment promotes the orderly development of the City by creating new industrial sites. 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.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. The only costs being added through this Plan Amendment are donations/allocations to existing Recipient Districts. These are not considered Non-Project Costs.

SECTION 15:

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

SAMPLE

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

RE: Project Plan Amendment for Tax Incremental District No. 9

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. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16:

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.

Tax Increment District No. 9						
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Revenue Year	Portage County	City of Stevens Point	Stevens Point Area School District	Mid-Sate Technical College	Total	Revenue Year
2015	31,284	58,094	49,113	5,209	143,700	2015
2016	114,400	212,437	179,593	19,047	525,477	2016
2017	224,181	416,297	351,934	37,324	1,029,737	2017
2018	264,181	490,578	414,730	43,984	1,213,474	2018
2019	393,187	730,138	617,253	65,463	1,806,041	2019
2020	524,035	973,119	822,667	87,248	2,407,069	2020
2021	549,730	1,020,835	863,005	91,526	2,525,097	2021
2022	682,861	1,268,054	1,072,003	113,691	3,136,609	2022
2023	894,880	1,661,768	1,404,845	148,991	4,110,485	2023
2024	855,152	1,587,995	1,342,478	142,377	3,928,002	2024
2025	643,907	1,195,717	1,010,850	107,206	2,957,680	2025
2026	742,945	1,379,630	1,166,328	123,695	3,412,598	2026
2027	741,088	1,376,181	1,163,412	123,386	3,404,067	2027
2028	739,235	1,372,740	1,160,503	123,077	3,395,557	2028
2029	737,387	1,369,309	1,157,602	122,770	3,387,068	2029
2030	735,544	1,365,885	1,154,708	122,463	3,378,600	2030
2031	733,705	1,362,471	1,151,821	122,157	3,370,154	2031
2032	731,871	1,359,064	1,148,942	121,851	3,361,728	2032
2033	730,041	1,355,667	1,146,069	121,547	3,353,324	2033
2034	728,216	1,352,278	1,143,204	121,243	3,344,941	2034
Totals	11,797,831	21,908,259	18,521,060	1,964,256	54,191,407	

August 27, 2024

DRAFT PROJECT PLAN

City of Stevens Point, Wisconsin

Tax Incremental District No. 14



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 5, 2024
Public Hearing Held:	September 5, 2024
Considered by Plan Commission:	September 5, 2024
Considered by Common Council:	September 19, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 14 (“District”) is a proposed Mixed-Use District comprising approximately 874 acres located east of Brilowski Road, north of CTH HH, west of Burbank Road and south of Old Highway 18. The District will be created to pay the costs of public infrastructure and development incentives as needed (“Projects”) to facilitate development of an industrial park and compatible commercial uses.

The majority of the District is an overlay of the undeveloped portions of TID #9. Creation of the District allows increment to be collected until 2045 to facilitate infrastructure investment in this area versus the final increment collection year of 2034 for TID #9.

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$80.2 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include road and corresponding utility improvements, and allowances for development incentives. Development incentives require approval of a Development Agreement by the Common Council.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$600 million will result from investment within the District. Creation of this additional value will be made possible by the Project Costs made within the District. A table illustrating the development potential of the District 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 16 of its allowable 20 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:
 - Providing additional land for industrial development and expansion to diversify the tax base and meet market demands within the region.
 - Ongoing investment in the District induces employers 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 suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development 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 incremental value of all existing tax incremental districts within the City does exceed 12% of the total equalized value of taxable property within the City. Wis. Stat. § 66.1105(6)(g)5 provides an exception for this District from this requirement.
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. A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Hull for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

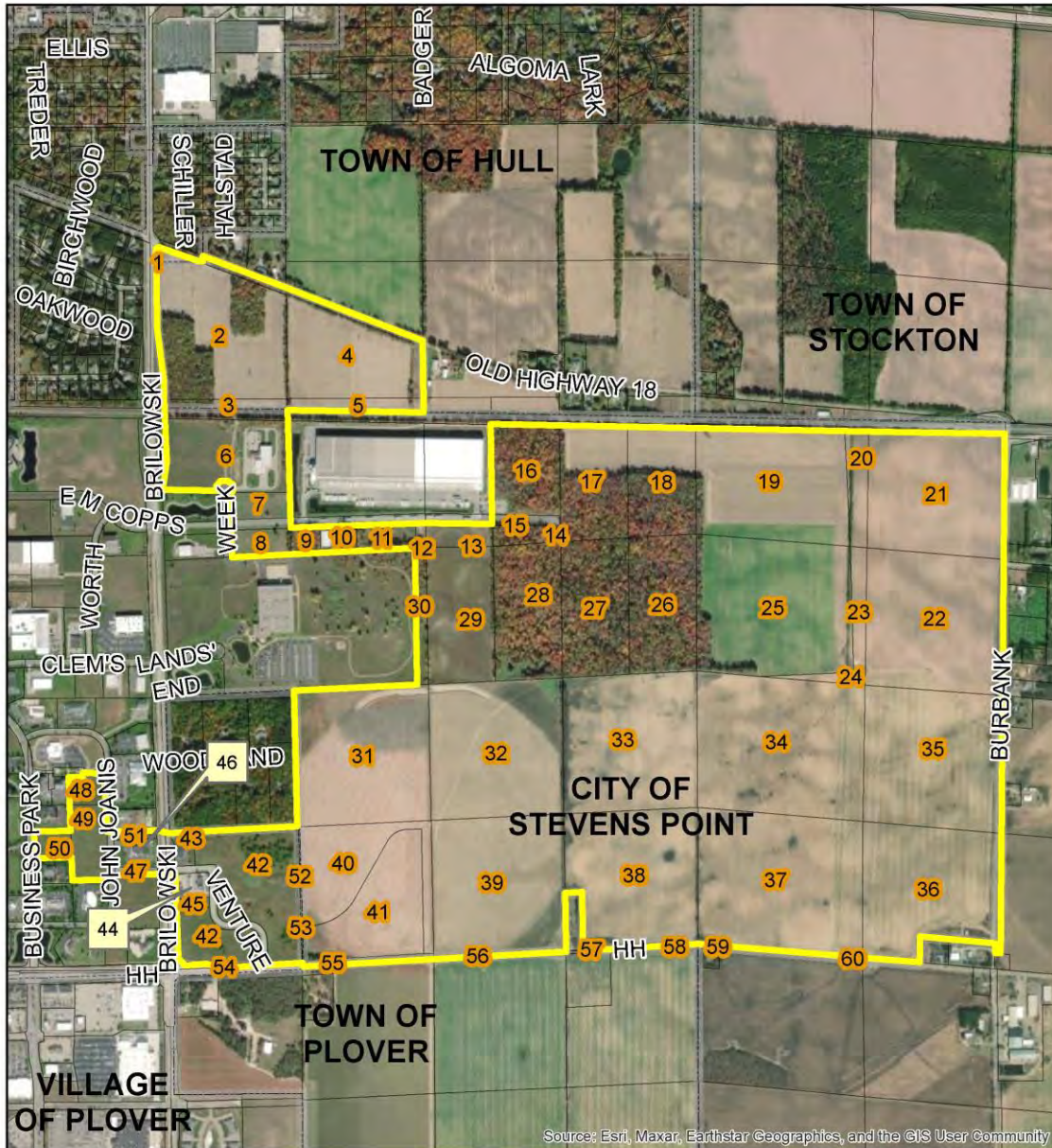
SECTION 2:

Preliminary Map of Proposed District Boundary

Maps Found on Following Pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

Stevens Point TID #14 - Boundary & Parcel ID



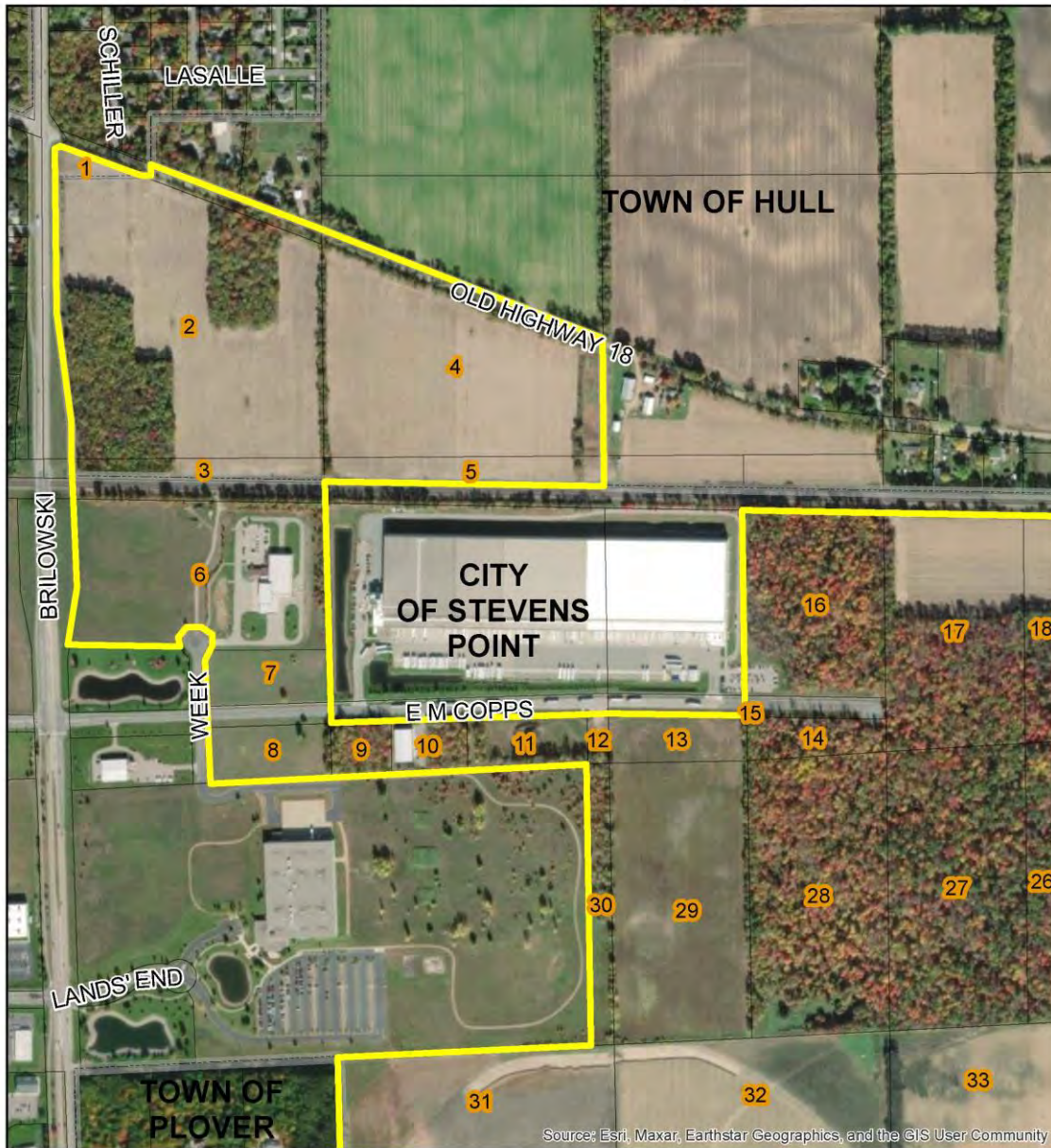
Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Legend

TID 14

Stevens Point TID #14 - Boundary & Parcel ID



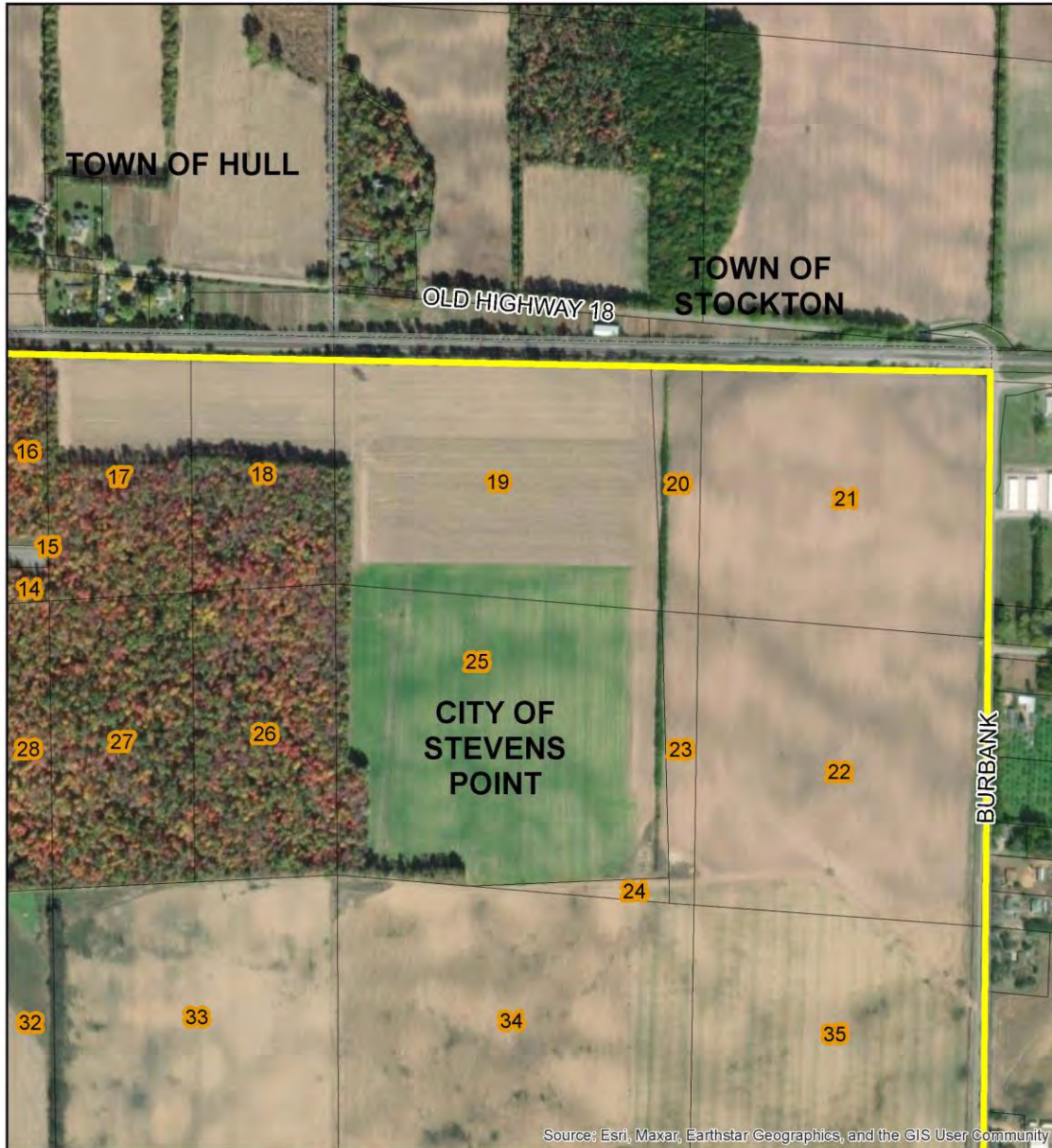
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TID 14

Stevens Point TID #14 - Boundary & Parcel ID



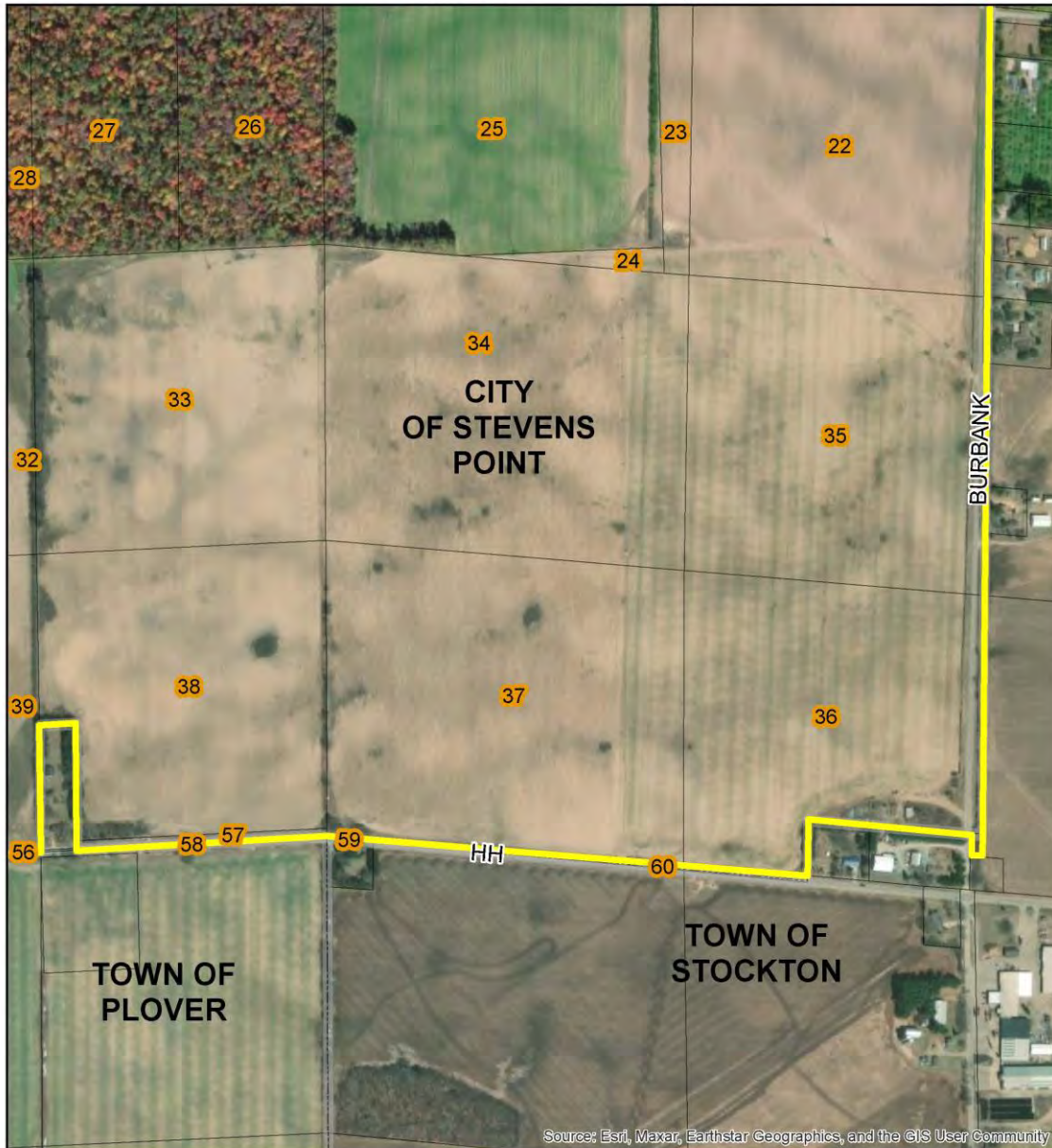
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Legend

TID 14

Stevens Point TID #14 - Boundary & Parcel ID



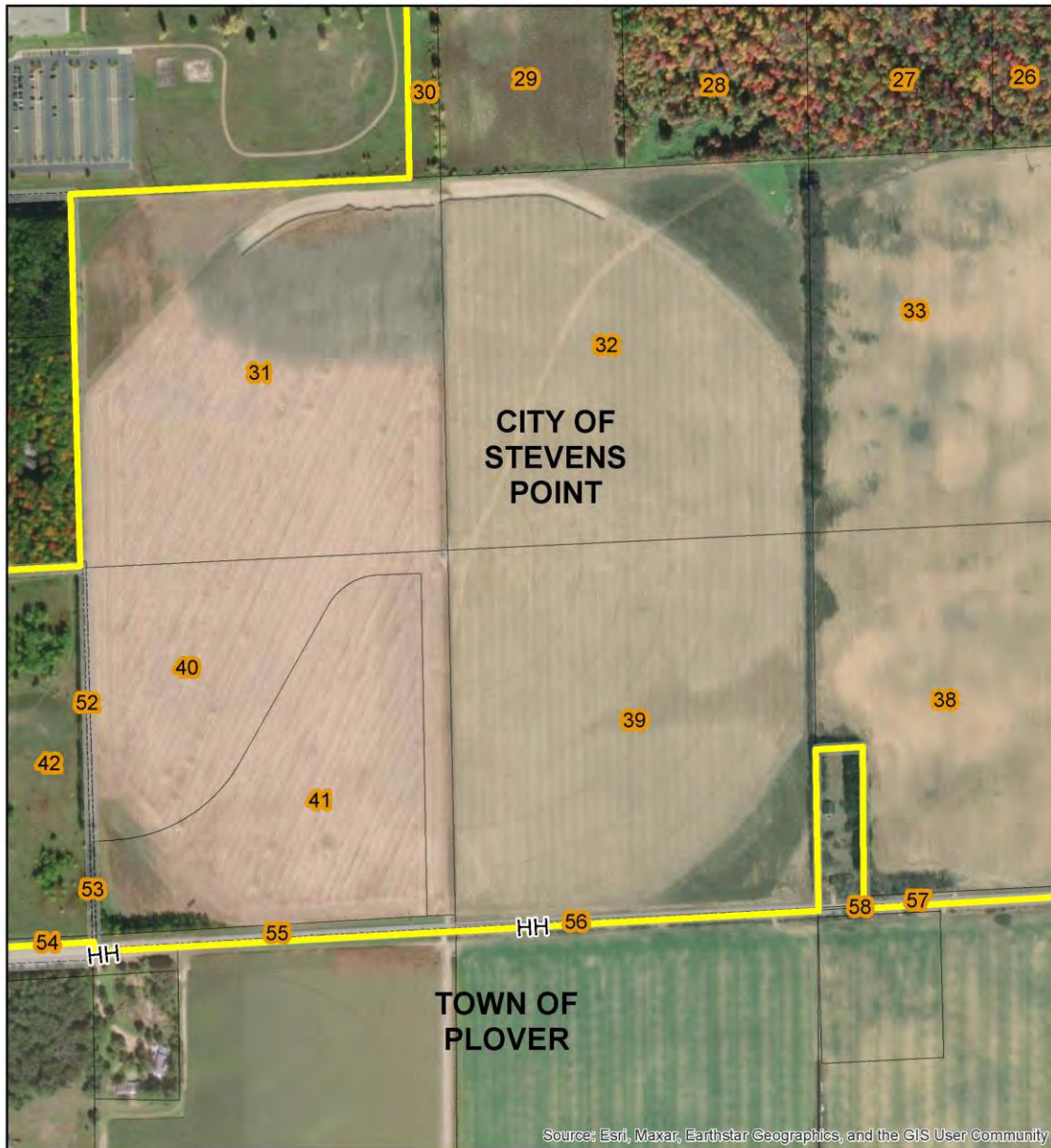
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Legend

 TID 14

Stevens Point TID #14 - Boundary & Parcel ID



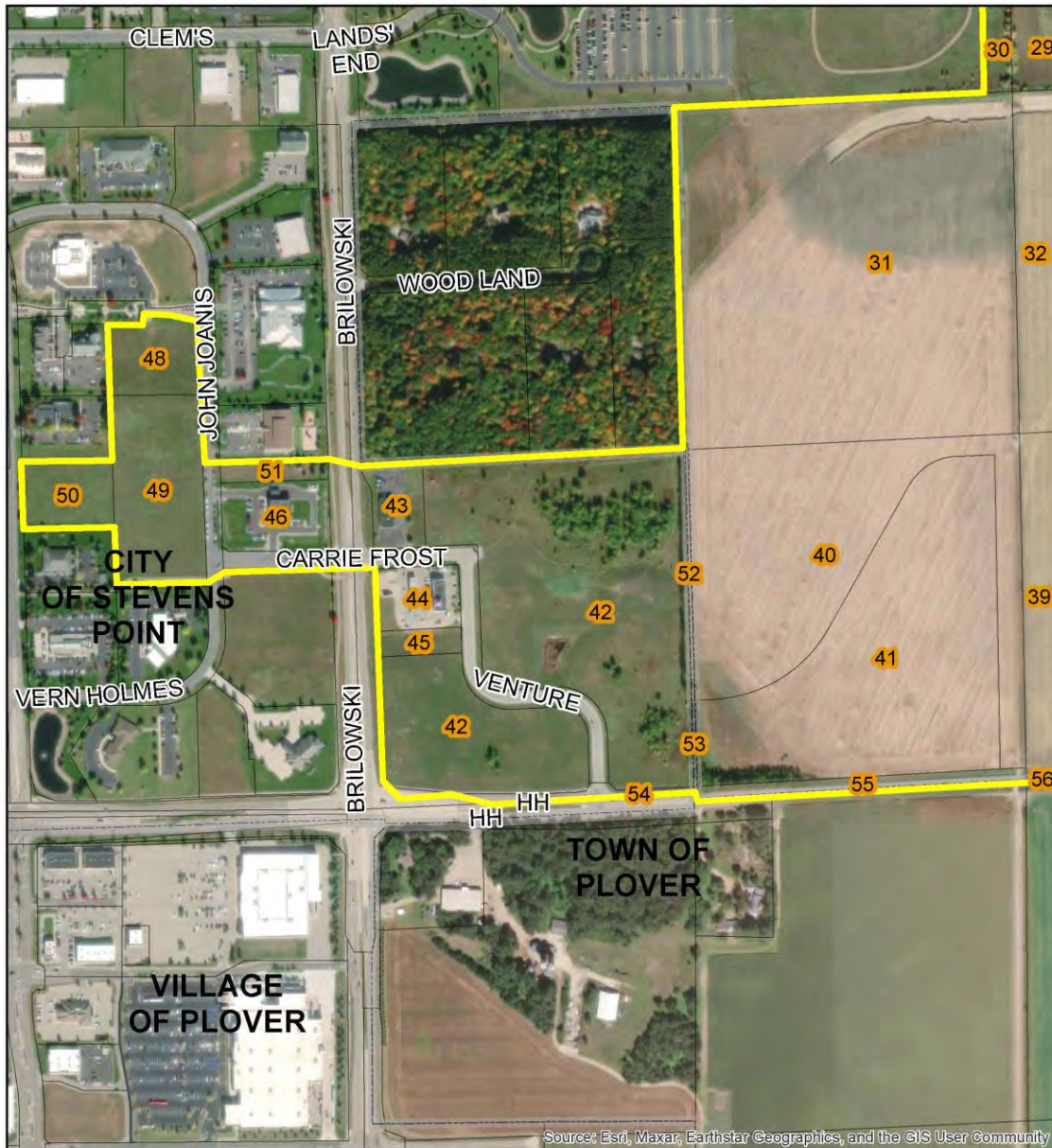
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Legend

TID 14

Stevens Point TID #14 - Boundary & Parcel ID



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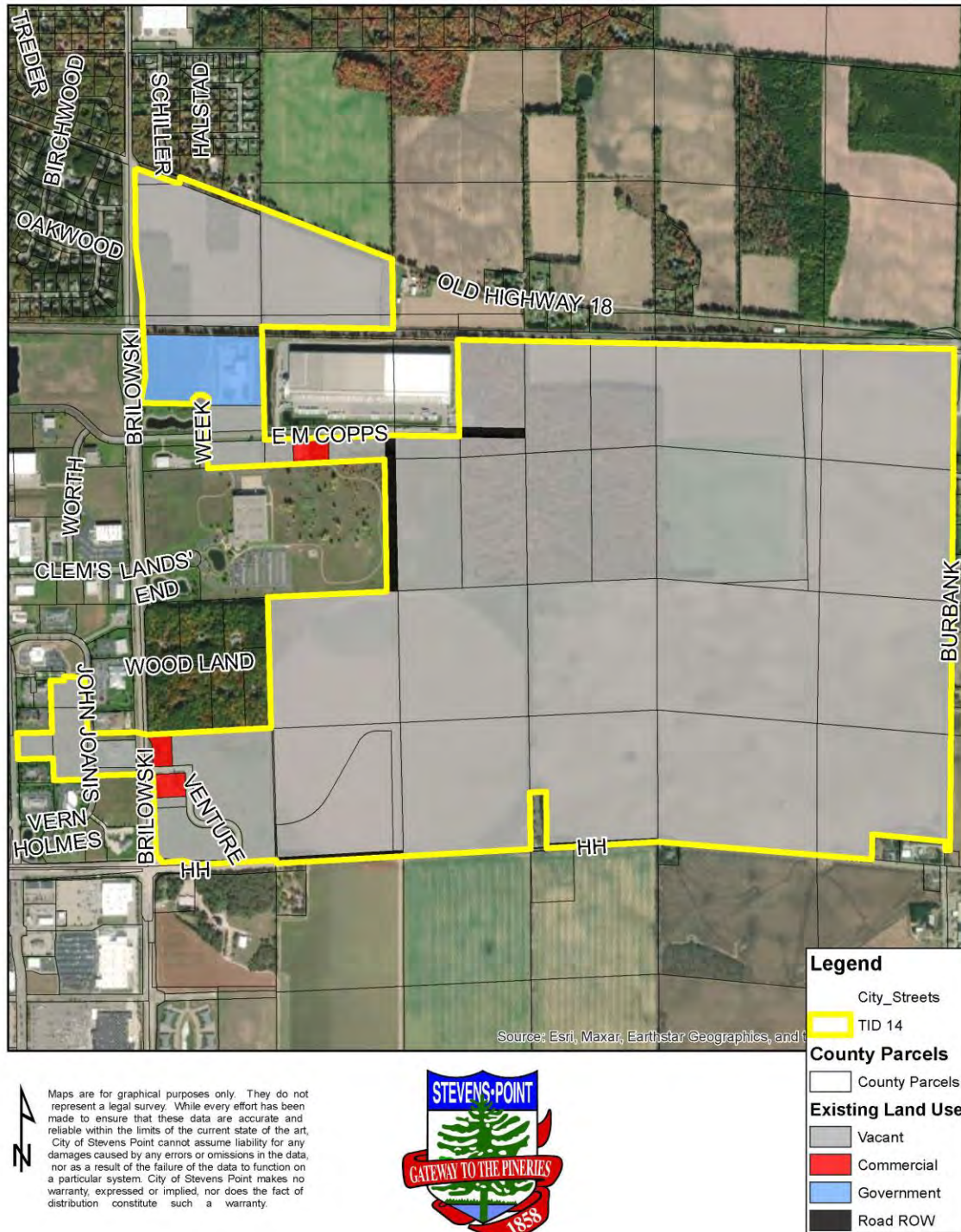
TID 14

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

Stevens Point TID #14 - Existing Land Use



SECTION 4:

Preliminary Parcel List and Analysis

See analysis on following pages.

Parcel Data

Map Reference Number ¹	Parcel Number	Acres	Suitable Acres		
			Commercial/ Business	Newly-Platted Residential	Industrial
1	281-24-0836320102	0.87			
2	281-24-0836330100	36.68			36.68
3	281-23-0802100002	2.25			
4	281-24-0836330200	40.00		40.00	
5	020230801-05.01	3.93			
6	281-23-0801220004	18.61			18.61
7	281-23-0801220006	3.37			3.37
8	281-23-0801220008	3.39			3.39
9	281-23-0801210010	1.64			1.64
10	281-23-0801210007	2.00	2.00		
11	281-23-0801210008	3.06			3.06
12	281-23-0801210009	0.53			
13	281-23-0801120005	3.10			3.10
14	281-23-0801120007	2.44			2.44
15	281-23-0801120008	1.50			
16	281-23-0801120006	13.14			13.14
17	281-23-0801110002	15.71			15.71
18	281-23-0801110001	15.41			15.41
19	281-23-0906220001	34.76			34.76
20	281-23-0906220002	5.11			5.11
21	281-23-0906210001	36.74			36.74
22	281-23-0906240001	40.19			40.19
23	281-23-0906230002	4.20			4.20
24	281-23-0906230003	1.21			
25	281-23-0906230001	42.70			42.70
26	281-23-0801140002	19.86			19.86
27	281-23-0801140001	19.85			19.85
28	281-23-0801130002	19.93			19.93
29	281-23-0801130001	19.92			19.92
30	281-23-0801230005	3.04			
31	281-23-0801310001	39.26			39.26
32	281-23-0801420001	39.33			39.33
33	281-23-0801410001	39.39			39.39
34	281-23-0906320001	49.12			49.12
35	281-23-0906310001	40.19			40.19
36	281-23-0906340001	36.19			36.19
37	281-23-0906330001	48.72			48.72
38	281-23-0801440001	36.26			36.26
39	281-23-0801430001	39.01			39.01
40	281-23-0801340003	17.56			17.56
41	281-23-0801340002	19.86			19.86
42	281-23-0801300001	28.41	28.41		
43	281-23-0801300003	1.54	1.54		
44	281-23-0801300004	1.79	1.79		
45	281-23-0801300005	0.75	0.75		
46	281-23-0802400405	2.59	2.59		
47	281-23-0802400499	0.72			
48	281-23-0802400509	2.32	2.32		
49	281-23-0802400513	5.80	5.80		
50	281-23-0802400512	2.04	2.04		
51	281-23-0802400404	0.77			
52	030-23-0801-12.03	0.33			
53	030-23-0801-12.02	0.11			
54	281-23-0801300099	2.88			
55	281-23-0801340004	1.57			
56	281-23-0812120001	0.46			
57	281-23-0801440002	0.81			
58	281-23-0812110001	0.14			
59	281-23-0907220001	0.06			
60	281-23-0907220002	0.82			
TOTALS		873.94	47.24	40.00	764.70

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	97%
Percentage of TID Area Not Suitable for Development	3%
Total Area	100%
Percentage for Newly Platted Residential Development (no more than 35%)	5%

1) Parcel #2 and Parcel #4 were annexed on June 21, 2024 from the Town of Hull.

Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
281-24-0836320102	0	0	0	0	0	0	
281-24-0836330100	0	0	0	0	0	0	
281-23-0802100002	0	0	0	0	0	0	
281-24-0836330200	0	0	0	0	0	0	
020230801-05.01	0	0	0	0	0	0	
281-23-0801220004	0	0	0	0	0	0	TID 9
281-23-0801220006	169,800	0	169,800	173,200	0	173,200	TID 9
281-23-0801220008	170,800	0	170,800	174,200	0	174,200	TID 9
281-23-0801210010	0	0	0	0	0	0	TID 9
281-23-0801210007	55,000	888,700	943,700	56,100	906,400	962,500	TID 9
281-23-0801210008	0	0	0	0	0	0	TID 9
281-23-0801210009	0	0	0	0	0	0	TID 9
281-23-0801120005	0	0	0	0	0	0	TID 9
281-23-0801120007	1,200	0	1,200	1,200	0	1,200	TID 9
281-23-0801120008	0	0	0	0	0	0	TID 9
281-23-0801120006	488,400	0	488,400	498,100	0	498,100	TID 9
281-23-0801110002	28,200	0	28,200	28,800	0	28,800	TID 9
281-23-0801110001	30,000	0	30,000	30,600	0	30,600	TID 9
281-23-0906220001	9,800	0	9,800	10,000	0	10,000	TID 9
281-23-0906220002	1,400	0	1,400	1,400	0	1,400	TID 9
281-23-0906210001	10,300	0	10,300	10,500	0	10,500	TID 9
281-23-0906240001	11,600	5,000	16,600	11,800	5,100	16,900	TID 9
281-23-0906230002	1,200	0	1,200	1,200	0	1,200	TID 9
281-23-0906230003	300	0	300	300	0	300	TID 9
281-23-0906230001	17,800	5,000	22,800	18,200	5,100	23,300	TID 9
281-23-0801140002	59,600	0	59,600	60,800	0	60,800	TID 9
281-23-0801140001	59,600	0	59,600	60,800	0	60,800	TID 9
281-23-0801130002	0	0	0	0	0	0	TID 9
281-23-0801130001	0	0	0	0	0	0	TID 9
281-23-0801230005	0	0	0	0	0	0	TID 9
281-23-0801310001	0	0	0	0	0	0	TID 9
281-23-0801420001	11,100	0	11,100	11,300	0	11,300	TID 9
281-23-0801410001	11,100	0	11,100	11,300	0	11,300	TID 9
281-23-0906320001	14,100	5,000	19,100	14,400	5,100	19,500	TID 9
281-23-0906310001	11,200	0	11,200	11,400	0	11,400	TID 9
281-23-0906340001	10,100	0	10,100	10,300	0	10,300	TID 9
281-23-0906330001	13,600	0	13,600	13,900	0	13,900	TID 9
281-23-0801440001	10,500	5,000	15,500	10,700	5,100	15,800	TID 9
281-23-0801430001	11,000	0	11,000	11,200	0	11,200	TID 9
281-23-0801340003	0	0	0	0	0	0	TID 9
281-23-0801340002	0	0	0	0	0	0	TID 9
281-23-0801300001	4,242,600	0	4,242,600	4,327,000	0	4,327,000	TID 9
281-23-0801300003	250,400	602,200	852,600	255,400	614,200	869,600	TID 9
281-23-0801300004	348,300	1,014,000	1,362,300	355,200	1,034,200	1,389,400	TID 9
281-23-0801300005	121,100	0	121,100	123,500	0	123,500	TID 9
281-23-0802400405	248,400	3,164,900	3,413,300	253,300	3,227,800	3,481,100	TID 9
281-23-0802400499	0	0	0	0	0	0	TID 9
281-23-0802400509	149,400	0	149,400	152,400	0	152,400	TID 9
281-23-0802400513	350,100	0	350,100	357,100	0	357,100	TID 9
281-23-0802400512	132,600	0	132,600	135,200	0	135,200	TID 9
281-23-0802400404	0	0	0	0	0	0	TID 9
030-23-0801-12.03	0	0	0	0	0	0	TID 9
030-23-0801-12.02	0	0	0	0	0	0	TID 9
281-23-0801300099	0	0	0	0	0	0	TID 9
281-23-0801340004	0	0	0	0	0	0	TID 9
281-23-0812120001	100	0	100	100	0	100	TID 9
281-23-0801440002	100	0	100	100	0	100	TID 9
281-23-0812110001	100	0	100	100	0	100	TID 9
281-23-0907220001	100	0	100	100	0	100	TID 9
281-23-0907220002	100	0	100	100	0	100	TID 9
TOTALS	7,051,100	5,689,800	12,740,900	7,191,300	5,803,000	12,994,300	

1) Estimated based on values as of January 1, 2023. Actual base value will be as of January 1, 2024.

2) Calculation based on aggregate assessment ratio of 98.05%.

SECTION 5:

Equalized Value Test

Wis. Stat. § 66.1105(4)(gm)4.c., requires 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 incremental value of existing tax incremental districts within the City as of 1/1/2024 is 14.66% of total equalized value. Wis. Stat. § 66.1105(6)(g)5 provides an exception for this District from this requirement.

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.

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.

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 has not identified project cost expenditures outside the District.

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

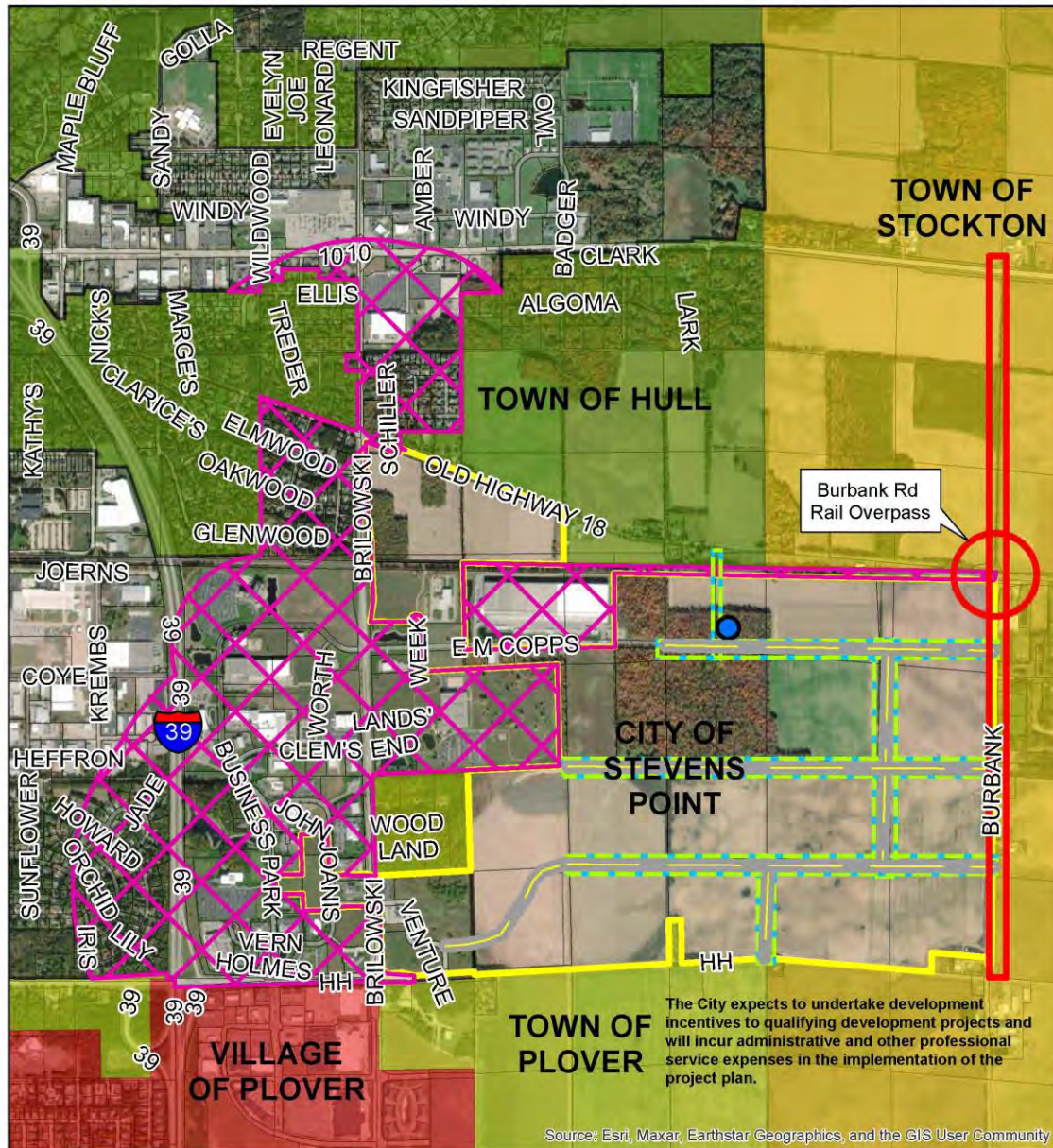
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Maps Found on Following Pages.

Stevens Point TID #14 - Half Mile Boundary and Improvements



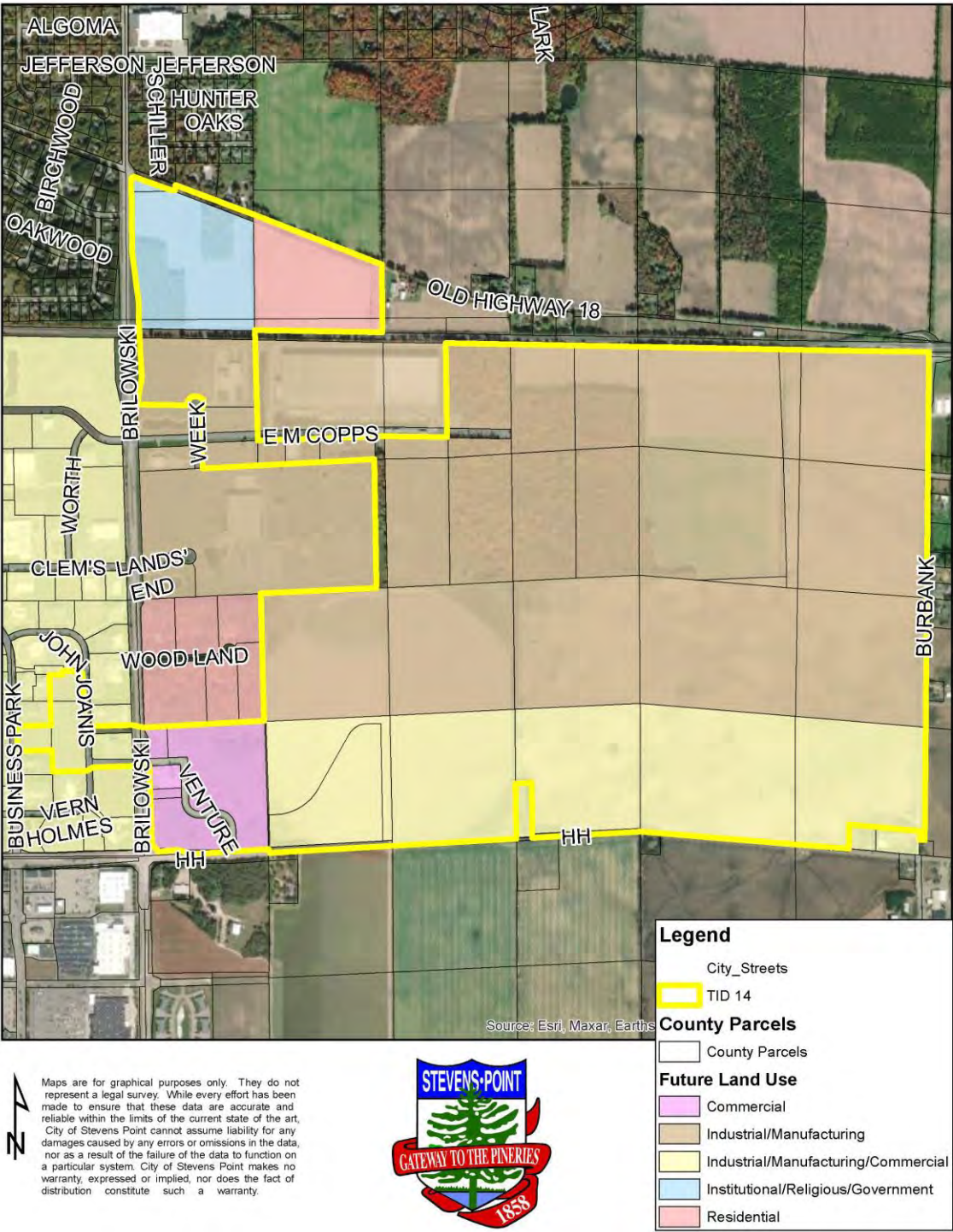
Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Legend

- Planned Street Improvements
- Water Tower
- Sewer & Water Extension
- - - 1/2 Mile Barrier
- TID 14
- Burbank Road Extension

Stevens Point TID #14 - Future Land Use Designations



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.

The public infrastructure costs will be incurred to match the pace of development within the District. The City could finance public infrastructure directly, offer development incentives to reimburse infrastructure costs paid by a developer, or require public infrastructure to be paid entirely by a developer. The City could also use a combination of these approaches. All costs listed in the plan are TID eligible but will require any cost incurred to satisfy the "but for" requirement. Project costs are TID eligible to the extent sufficient increment is available to support these projects.

While the City can reallocate costs between projects as necessary, all expenditures will require separate approval by the Common Council. The City's ongoing practice is to review planned TID expenditures and projected increment within the District prior to approving capital expenditures or developer incentives to determine if it is feasible for the District to support the proposed costs.

Detailed List of Estimated Project Costs								
Project Name/Type	Est. Cost (Infrastructure can be funded by City or through a developer incentive)						Totals	Non-project Costs ¹
	2027	2032	2035	2039	Misc./TBD	Ongoing		
Road Construction	449,207	2,535,328	2,889,134				5,873,669	
Water Main	143,130	734,345	920,556	728,769			2,526,800	
Sanitary Sewer	399,265	1,611,699	2,468,486	205,580			4,685,030	
Storm Water Management	146,734	828,166	943,737	850,249			2,768,886	
Electrical	129,292	729,726	2,567,921	363,974			3,790,913	
Railroadwork (outside CN ROW)	5,252,240						5,252,240	
Railroadwork (CN ROW)	4,545,000						4,545,000	
CTH NN (South Half)		456,942					456,942	
Road Construction EPCC				1,264,575			1,264,575	
Road Construction (Burbank Road extension from CN to STH 10)				669,178			669,178	669,178
Road Reconstruction (Burbank Road)				479,544			479,544	
CN Railroad Bridge (Burbank Road)				800,000			800,000	
CTH HH (both sides)				2,098,800			2,098,800	
750,000 Gallon water tower					5,530,000		5,530,000	
Water Main (Tower to Old Highway 18 Road)					136,678		136,678	
Bore and Jack steel casing under CN Railroad					120,000		120,000	
Developer incentives to be determined					30,000,000		30,000,000	
Interest on Long Term Debt						8,366,450	8,366,450	
Financing Costs						449,300	449,300	
Ongoing Planning & Administrative Costs						440,000	440,000	
Total Projects	<u>11,064,868</u>	<u>6,896,206</u>	<u>9,789,834</u>	<u>7,460,669</u>	<u>35,786,678</u>	<u>9,255,750</u>	<u>80,254,005</u>	<u>669,178</u>
Notes:								
1. Portion of project not within City limits at time of district creation.								

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 \$600 million of incremental value within the District. Estimated valuations and timing for construction of projects throughout the entire District are included in **Table 1**. This is an illustration of the full development potential within the District. Assuming an equalized TID Interim tax rate of \$19.61 per thousand of equalized value declining by -0.50% annually, the District would generate approximately \$98.4 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Financing and Implementation

Based on the Project Cost expenditures included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2040 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.

Table 1 – Development Assumptions

Development Assumptions									
Construction Year		Industrial Development		Annual Total		Construction Year			
		Sq. Ft.	Total Value						
Estimated Value per		\$45							
1	2024			0		2024	1		
2	2025			0		2025	2		
3	2026			0		2026	3		
4	2027	785,000	35,325,000	35,325,000		2027	4		
5	2028	785,000	35,325,000	35,325,000		2028	5		
6	2029	785,000	35,325,000	35,325,000		2029	6		
7	2030	785,000	35,325,000	35,325,000		2030	7		
8	2031	785,000	35,325,000	35,325,000		2031	8		
9	2032	785,000	35,325,000	35,325,000		2032	9		
10	2033	785,000	35,325,000	35,325,000		2033	10		
11	2034	785,000	35,325,000	35,325,000		2034	11		
12	2035	785,000	35,325,000	35,325,000		2035	12		
13	2036	785,000	35,325,000	35,325,000		2036	13		
14	2037	785,000	35,325,000	35,325,000		2037	14		
15	2038	785,000	35,325,000	35,325,000		2038	15		
16	2039	785,000	35,325,000	35,325,000		2039	16		
17	2040	785,000	35,325,000	35,325,000		2040	17		
18	2041	785,000	35,325,000	35,325,000		2041	18		
19	2042	785,000	35,325,000	35,325,000		2042	19		
20	2043	785,000	35,325,000	35,325,000		2043	20		
Totals		13,345,000	600,525,000	600,525,000					
Notes:									
1. Value for industrial is \$45/square foot. \$43,560 square feet per 1 acre. Developable acres is 321 (40%).									

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet									
Type of District	Mixed Use					Base Value	12,994,300		
District Creation Date	September 17, 2024					Economic Change Factor			
Valuation Date	Jan 1,		2024			Apply to Base Value			
Max Life (Years)	20					Base Tax Rate	\$19.61		
Expenditure Period/Termination	15		9/17/2039			Rate Adjustment Factor	-0.50%		
Revenue Periods/Final Year	20		2045						
Extension Eligibility/Years	Yes		3						
Eligible Recipient District	No								
Construction		Valuation		Economic		Total			
Year	Value Added	Year		Change	Increment	Revenue Year	Tax Rate	Tax Increment	
1	2024	0	2025	0	0	2026	\$19.51	0	
2	2025	0	2026	0	0	2027	\$19.41	0	
3	2026	0	2027	0	0	2028	\$19.31	0	
4	2027	35,325,000	2028	0	35,325,000	2029	\$19.22	678,848	
5	2028	35,325,000	2029	0	70,650,000	2030	\$19.12	1,350,907	
6	2029	35,325,000	2030	0	105,975,000	2031	\$19.03	2,016,228	
7	2030	35,325,000	2031	0	141,300,000	2032	\$18.93	2,674,863	
8	2031	35,325,000	2032	0	176,625,000	2033	\$18.84	3,326,860	
9	2032	35,325,000	2033	0	211,950,000	2034	\$18.74	3,972,271	
10	2033	35,325,000	2034	0	247,275,000	2035	\$18.65	4,611,145	
11	2034	35,325,000	2035	0	282,600,000	2036	\$18.55	5,243,530	
12	2035	35,325,000	2036	0	317,925,000	2037	\$18.46	5,869,477	
13	2036	35,325,000	2037	0	353,250,000	2038	\$18.37	6,489,033	
14	2037	35,325,000	2038	0	388,575,000	2039	\$18.28	7,102,246	
15	2038	35,325,000	2039	0	423,900,000	2040	\$18.19	7,709,166	
16	2039	35,325,000	2040	0	459,225,000	2041	\$18.10	8,309,838	
17	2040	35,325,000	2041	0	494,550,000	2042	\$18.00	8,904,311	
18	2041	35,325,000	2042	0	529,875,000	2043	\$17.91	9,492,632	
19	2042	35,325,000	2043	0	565,200,000	2044	\$17.83	10,074,846	
20	2043	35,325,000	2044	0	600,525,000	2045	\$17.74	10,651,002	
Totals		600,525,000	0		Future Value of Increment			98,477,202	

Table 3 – Cash Flow

Cash Flow Projection												
Year	Projected Revenues			Projected Expenditures						Balances		
	Tax Increments	Capitalized Interest	Total Revenues	2027 G.O. Promissory Note \$11,425,000 Dated Date: 12/01/27 Principal Interest	2032 G.O. Promissory Note \$6,815,000 Dated Date: 12/01/32 Principal Interest	Ongoing Planning & Administration	Total Expenditures	Capital Outlay	Annual	Cumulative	Liabilities Outstanding	Year
2024			0	4.75%	5.00%	20,000	20,000		(20,000)	(20,000)	0	2024
2025			0			20,000	20,000		(20,000)	(40,000)	0	2025
2026	0		0			20,000	20,000		(20,000)	(60,000)	0	2026
2027	0		0			20,000	20,000		(20,000)	(80,000)	11,425,000	2027
2028	0	542,688	542,688	542,688		20,000	562,688		(20,000)	(100,000)	11,425,000	2028
2029	678,848		678,848	542,688		20,000	562,688		116,160	16,160	11,425,000	2029
2030	1,350,907		1,350,907	542,688		20,000	1,062,688		288,219	304,379	10,925,000	2030
2031	2,016,228		2,016,228	518,938		20,000	1,208,938		807,291	1,111,670	10,255,000	2031
2032	2,674,863		2,674,863	487,113		20,000	1,177,113		1,497,750	2,609,420	16,400,000	2032
2033	3,326,860		3,326,860	455,288	500,000 340,750	20,000	1,986,038		1,340,823	3,950,243	15,230,000	2033
2034	3,972,271		3,972,271	423,463	500,000 315,750	20,000	1,929,213		2,043,059	5,993,301	14,060,000	2034
2035	4,611,145		4,611,145	391,638	500,000 290,750	4,894,917 20,000	6,767,305		(2,156,160)	3,837,142	12,890,000	2035
2036	5,243,530		5,243,530	359,813	500,000 265,750	4,894,917 20,000	6,710,480		(1,466,949)	2,370,193	11,720,000	2036
2037	5,869,477		5,869,477	327,988	500,000 240,750	5,786,678 20,000	7,545,416		(1,675,939)	694,254	18,679,847	2037
2038	6,489,033		6,489,033	296,163	500,000 215,750	20,000	1,811,913		4,677,120	5,371,374	9,270,000	2038
2039	7,102,246		7,102,246	259,113	500,000 190,750	7,460,669 20,000	9,210,532		(2,108,285)	3,263,089	7,990,000	2039
2040	7,709,166		7,709,166	222,063	550,000 165,750	20,000	1,737,813		5,971,353	9,234,442	6,660,000	2040
2041	8,309,838		8,309,838	185,013	550,000 138,250	20,000	1,673,263		6,636,576	15,871,018	5,330,000	2041
2042	8,904,311		8,904,311	147,963	550,000 110,750	20,000	1,608,713		7,295,599	23,166,617	4,000,000	2042
2043	9,492,632		9,492,632	110,913	550,000 83,250	20,000	1,544,163		7,948,469	31,115,086	2,670,000	2043
2044	10,074,846		10,074,846	73,863	550,000 55,750	20,000	1,479,613		8,595,234	39,710,320	1,340,000	2044
2045	10,651,002		10,651,002	36,813	565,000 28,250	20,000	1,425,063		9,225,939	48,936,259	0	2045
Totals	98,477,202	542,688	99,019,890	11,425,000 5,924,200	6,815,000 2,442,250	23,037,181 440,000	50,083,631					Totals
Notes: PROJECTED CLOSURE YEAR LEGEND: ----- END OF EXP. PERIOD												

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. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Hull for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

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 largely industrial use with compatible adjacent mixed-use 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 new industrial sites and creating opportunities for mixed use development. 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.

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.

The Plan includes the following non-project costs:

1. Portion of Burbank Road extension (\$669,178) that presently lies outside the corporate limits of the City.

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.

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 14

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 for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Stevens Point Tax Incremental District No. 14 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City 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.

Tax Incremental District No. 14						
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Portage County	City of Stevens Point	Stevens Point Area School District	Mid-Sate Technical College	Total	Revenue Year
2026	0	0	0	0	0	2026
2027	0	0	0	0	0	2027
2028	0	0	0	0	0	2028
2029	147,790	274,441	232,011	24,606	678,848	2029
2030	294,101	546,138	461,701	48,966	1,350,907	2030
2031	438,946	815,112	689,089	73,081	2,016,228	2031
2032	582,335	1,081,381	914,191	96,955	2,674,863	2032
2033	724,280	1,344,968	1,137,025	120,587	3,326,860	2033
2034	864,790	1,605,892	1,357,608	143,981	3,972,271	2034
2035	1,003,877	1,864,173	1,575,956	167,138	4,611,145	2035
2036	1,141,552	2,119,831	1,792,088	190,060	5,243,530	2036
2037	1,277,824	2,372,886	2,006,018	212,749	5,869,477	2037
2038	1,412,706	2,623,357	2,217,764	235,206	6,489,033	2038
2039	1,546,207	2,871,264	2,427,343	257,432	7,102,246	2039
2040	1,678,337	3,116,627	2,634,771	279,431	7,709,166	2040
2041	1,809,107	3,359,464	2,840,063	301,204	8,309,838	2041
2042	1,938,528	3,599,795	3,043,237	322,751	8,904,311	2042
2043	2,066,609	3,837,639	3,244,308	344,076	9,492,632	2043
2044	2,193,361	4,073,014	3,443,292	365,179	10,074,846	2044
2045	2,318,794	4,305,939	3,640,205	386,063	10,651,002	2045
Totals	21,439,145	39,811,922	33,656,669	3,569,466	98,477,202	

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 9**

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. 9 (the "District") was created by the City on May 20, 2013; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Allow excess revenue to be transferred to Tax Incremental District No. 10, No. 11, and No. 12 as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the "Amendment") 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); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area Public 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 September 5, 2024 held a public hearing concerning the proposed amendment to the District's Project Plan, 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. The boundaries of Tax Incremental District No. 9 will not change as a result of this Amendment and will remain as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the District's Project Plan promotes orderly development in the City.

Adopted this ____ day of _____, 2024.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 9
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 14**

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. 14 (the “District”) is proposed to be created by the City 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); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area Public 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 September 5, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, 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. 14 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 _____, 2024.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 14
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]