

**Project Plan
for the Creation of
Tax Incremental District No. 6
in the
CITY OF STEVENS POINT, WISCONSIN**



May 16, 2006

<i>Organizational Joint Review Board Meeting Held:</i>	<i>May 1, 2006</i>
<i>Public Hearing Held:</i>	<i>May 1, 2006</i>
<i>Adopted by Plan Commission:</i>	<i>May 1, 2006</i>
<i>Adopted by City Council:</i>	<i>May 15, 2006</i>
<i>Anticipated Approval by Joint Review Board:</i>	<i>May 22, 2006</i>



EHLERS
& ASSOCIATES INC

Prepared by: EHLERS & ASSOCIATES, INC.
375 Bishops Way, Suite 225, Brookfield, WI 53005-6202
(262) 785-1520 fax: (262) 785-1810 www.ehlers-inc.com

Tax Incremental District No. 6 Creation Project Plan

City of Stevens Point Officials

City Council

Bernice Sevenich	Aldersperson
Hans Walther	Aldersperson
George Hanson	Aldersperson
Mike Wiza	Aldersperson
Christopher Robinson	Aldersperson
Jeremy Slowinski	Aldersperson
Roger Trzebiatowski	Aldersperson
Marge Molski	Aldersperson
Randal Stroik	Aldersperson
Norman Barber	Aldersperson
Jerry Moore	Aldersperson

City Staff

Gary Wescott	Mayor
John Schlice	Comptroller – Treasurer
John Gardner	Community Development & Planning Director
John Moe	City Clerk
Louis J. Molepske	City Attorney

Plan Commission

Mayor Gary W. Wescott, Chair	Lois Feldman
Ald. Jerry Moore	Jeff Zabel
Ann Shannon	Karen Aldinger
Fred Steffen	

Joint Review Board

John Schlice	City Representative
Doug Warner	Portage County
Steve Smith	Mid-State Technical College District
James King	Stevens Point Area School District
Paul Adamski	Public Member

TABLE OF CONTENTS

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS.....	4
EQUALIZED VALUE TEST	7
ECONOMIC FEASIBILITY STUDY	8
DETAILED LIST OF PROJECT COSTS.....	15
A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED	17
ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS.....	22
ANNEXED PROPERTY	22
A LIST OF ESTIMATED NON-PROJECT COSTS	22
PROPOSED CHANGES IN ZONING ORDINANCES.....	22
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF STEVENS POINT ORDINANCES	23
RELOCATION	23
ORDERLY DEVELOPMENT OF THE CITY OF STEVENS POINT.....	23
PRELIMINARY PARCEL LIST.....	24
PROPERTIES IN NEED OF REHABILITATION.....	30
MAP OF PROPOSED DISTRICT BOUNDARY	31
MAP SHOWING EXISTING USES AND CONDITIONS	33
MAP SHOWING PROPOSED IMPROVEMENTS AND USES	34
LEGAL METES & BOUNDS BOUNDARY DESCRIPTION OF DISTRICT.....	35
OPINION OF ATTORNEY FOR THE CITY OF STEVENS POINT ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105.....	36

1

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

Tax Incremental District No. 6 (the “District”) is being created by the City of Stevens Point under the authority provided by Wisconsin Statute Section 66.1105. Tax Incremental District No. 6 will be the City’s “Central Business District”. The District is created as a “Rehabilitation District” based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation and/or conservation work within the meaning of Wisconsin Statute Section 66.1337(2m)(b).

“Urban renewal project” includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking of work.

The District, approximately 70 acres, is located downtown bounded by West River View Drive, Portage Street, Church Street, and Arlington Place. The City of Stevens Point intends that tax increment financing (TIF) will be used to assure that private development occurs within the District consistent with the City’s development and redevelopment objectives. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City.

The following is a list of public works projects that the City expects to implement in conjunction with this District. Any costs directly or indirectly related to the public works are considered “project costs” and eligible to be paid with tax increment revenues of the District.

- **UTILITIES.** There are utilities including telephone, electric, natural gas, cable service, internet service, and others currently serving the area. Redevelopment of the area may require an extension or upgrade of those services.
- **FAÇADE.** To encourage private redevelopment consistent with the goals and objectives found in the areas, the City may establish a grant program using TID funds.
- **PUBLIC PARKING.** City may create public parking facilities including surface or structured parking to accommodate increased employment.
- **STREETS.** Streets to service the redeveloping property are in need of resurfacing, potential reconstruction, and potential relocation.
- **MARKETING.** The city intends to market the redevelopment sites. Marketing costs, land assemblage, and related costs are considered an eligible project cost.
- **CONTRIBUTION TO MAIN STREET PROJECTS.** The City may support efforts associated with the Main Street project serving this area.

- **ACQUISITION/DEMOLITION.** In order to eliminate blight conditions and promote redevelopment, it may be necessary for the City to acquire and demolish blighted or underutilized properties within the District. It may also be necessary to acquire property to provide land for public facilities such as creation of public parking or relocation/widening of public roadways.
- **LAND ACQUISITION.** The City intends to acquire land and buildings, which it will then sell to commercial developers intending to locate in the City of Stevens Point.
- **SITE GRADING.** Some of the property in the District will require grading to make it suitable for industrial or commercial or residential development or redevelopment.
- **INTERCEPTOR SEWER.** Currently there is sewer serving the area. It may be necessary to install or upgrade an interceptor sewer to carry wastewater from the site to the City's treatment facility. This interceptor may be sized to serve an area greater than the District. Only the portion of the cost related to the District will be considered a project cost.
- **SEWER COLLECTION SYSTEM.** There are facilities for conveying wastewater from individual properties to the interceptor sewer. Redevelopment of the area may require an extension or upgrade of existing sewer mains.
- **WATER SYSTEM IMPROVEMENTS.** There are public water facilities available to service the area. Redevelopment of the area may require an extension or upgrade of existing water mains.
- **STORM SEWER SYSTEM.** Redevelopment of the area may require an extension of existing storm water mains.
- **LANDSCAPING.** The City will provide landscaping such as berms, street trees, lighting and other facilities to attract high quality development to the area.
- **RELOCATION COSTS.** In the event any property is acquired for the projects, expenses including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195 are considered eligible project costs.
- **ENVIRONMENTAL AUDITS AND REMEDIATION.** The Wisconsin Public Service site is known to contain industrial wastes. There are no other environmental problems known to exist within the proposed District. If, however, it becomes necessary to evaluate properties, the costs related to all environmental audits and remediation will be considered eligible project costs.
- **CONTRIBUTION TO COMMUNITY DEVELOPMENT AUTHORITY.** The City may provide funds to its CDA to be used for administration, planning and operations related to the purposes for which it was established.
- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of 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 a

developer agreement is executed with the recipient of the cash grant. Projects may include new construction, demolition, repair and rehabilitation of existing buildings, façade renovations, and the like.

- **ADMINISTRATIVE & PROFESSIONAL COSTS.** These include but are not limited to a portion of the salaries of City administrative staff, public works employees, private consultants, and others involved with the projects throughout the project plan implementation. Audit expenses and any expenses associated with dissolving the district are also considered eligible costs.
- **ORGANIZATIONAL COSTS.** These costs include but are not limited to fees of the financial consultant, attorney, engineers, surveyors, mapmakers and other contracted services.
- **FINANCE COSTS.** Interest, financing fees, redemption premiums, and other financing fees are included as project costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for the 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.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (the "Plan").

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality 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 is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

2

EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City.

STEP 1. Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts in the City of Stevens Point

Equalized Value (as of January 1, 2005)		Maximum Allowable TID Property Value
\$1,354,191,600	X 12% =	\$162,502,992

STEP 2. Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts

Tax Incremental Districts	Equalized Value
TID No. 5 Increment – created in 2005	\$ 500,000 ¹
Proposed Base Value of New District	<u>\$46,856,610</u>
Total Existing Increment Plus Proposed Base Value	\$52,356,610

The equalized value of the increment of existing Tax Incremental Districts within the City, plus the base value of the proposed District, totals \$52,356,610. This value is less than the maximum of \$162,502,992 in equalized value that is permitted for the City of Stevens Point. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

¹Tax Increment District No. 5 was created in 2005 and at the time this document was prepared, the increment value was not available. For purposes of this calculation, the TID No. 5 project plan estimates for 2005 were included.

3

ECONOMIC FEASIBILITY STUDY

The City of Stevens Point, located in Portage County is a community of approximately 25,094 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the projects in this Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following page project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods. The first projects the future valuation of the City using the average annual percentage of valuation growth experienced between 2001 and 2005. This method is identified as the percentage method. The second method projects the future valuation based upon the average annual increment between 2001 and 2005. This method is identified as the straight-line method. Chart II projects the general obligation borrowing capacity of the City utilizing the straight-line valuation projection and considering the existing debt of the City. The chart demonstrates that the City is likely to have sufficient general obligation capacity during the implementation period of the District.

In addition to general obligation bonds, the City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue Bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not to be counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

EQUALIZED VALUATION PROJECTION City of Stevens Point, Wisconsin

CHART I

|----PERCENTAGE METHOD----|

|--STRAIGHT LINE METHOD--|

HISTORICAL DATA

2001	1,140,744,700		2001	1,140,744,700	
2002	1,197,238,900		2002	1,197,238,900	
2003	1,203,617,900		2003	1,203,617,900	
2004	1,278,149,900		2004	1,278,149,900	
2005	1,354,191,600	4.68%	2005	1,354,191,600	4.68%

Straight Line Method Value Increment \$53,361,725

PROJECTED VALUATIONS

2006	1,417,537,938	4.68%	2006	1,407,553,325	3.94%
2007	1,483,847,490	4.68%	2007	1,460,915,050	3.79%
2008	1,553,258,868	4.68%	2008	1,514,276,775	3.65%
2009	1,625,917,170	4.68%	2009	1,567,638,500	3.52%
2010	1,701,974,280	4.68%	2010	1,621,000,225	3.40%
2011	1,781,589,187	4.68%	2011	1,674,361,950	3.29%
2012	1,864,928,318	4.68%	2012	1,727,723,675	3.19%
2013	1,952,165,885	4.68%	2013	1,781,085,400	3.09%
2014	2,043,484,248	4.68%	2014	1,834,447,125	3.00%

CHART II

<u>BUDGET YEAR</u>	<u>EQUALIZED VALUE</u>	<u>GROSS DEBT LIMIT</u>	<u>DEBT BALANCE</u>	<u>NET BORROWING CAPACITY</u>
2006	1,354,191,600	67,709,580	6,717,000	60,992,580
2007	1,407,553,325	70,377,666	4,262,000	66,115,666
2008	1,460,915,050	73,045,753	2,340,000	70,705,753
2009	1,514,276,775	75,713,839	1,275,000	74,438,839
2010	1,567,638,500	78,381,925	850,000	77,531,925
2011	1,621,000,225	81,050,011	425,000	80,625,011
2012	1,674,361,950	83,718,098		83,718,098
2013	1,727,723,675	86,386,184		86,386,184
2014	1,781,085,400	89,054,270		89,054,270
2015	1,834,447,125	91,722,356		91,722,356
2016	1,887,808,850	94,390,443		94,390,443
2017	1,941,170,575	97,058,529		97,058,529
2018	1,994,532,300	99,726,615		99,726,615
2019	2,047,894,025	102,394,701		102,394,701
2020	2,101,255,750	105,062,788		105,062,788
2021	2,154,617,475	107,730,874		107,730,874
2022	2,207,979,200	110,398,960		110,398,960
2023	2,261,340,925	113,067,046		113,067,046
2024	2,314,702,650	115,735,133		115,735,133
2025	2,368,064,375	118,403,219		118,403,219
2026	2,421,426,100	121,071,305		121,071,305
2027	2,474,787,825	123,739,391		123,739,391
2028	2,528,149,550	126,407,478		126,407,478
2029	2,581,511,275	129,075,564		129,075,564
2030	2,634,873,000	131,743,650		131,743,650
2031	2,688,234,725	134,411,736		134,411,736
2032	2,741,596,450	137,079,823		137,079,823

PROJECTED REVENUE

Exhibit 1 estimates the TIF revenues that will be available to retire the debt incurred to finance project costs. This Exhibit also projects revenues sufficient to retire the debt proposed to finance all projects of the District. This Exhibit is based on the following assumptions:

- The base value of the District is \$46,856,610. This value includes land, improvements, and personal property. Value is prior to open book. At least one owner has requested a greater than \$1,000,000 reduction in assessed value.
- The equalized tax rate in 2006 is projected to be \$21.46 per thousand. It is projected to decrease by 2.5% for each of the first 5 years and then a ½% each year thereafter throughout the remaining life of the District.
- Valuations are projected to increase 1.25% each year reflecting ordinary inflation of property values within District.
- Tax base projected to be generated as of January 1 each year as follows (based upon estimates provided by City Staff):

Schertz Executive Building

2007 \$3,000,000

Redevelopment Portesi/Lullaby blocks

2009 \$4,000,000

2010 \$4,000,000

2011 \$4,000,000

2012 \$4,000,000

Façade/Building Renovations

2008 \$220,000

2009 \$175,000

2010 \$175,000

2011 \$175,000

West Clark St Housing/Office

2008 \$1,000,000

2009 \$1,000,000

DEVELOPMENT ASSUMPTIONS



City of Stevens Point
Proposed TID # 6 (Central Business Redevelopment District)

Development Assumptions

Const. Year	Schertz Executive Bldg	Portesi/ Lullaby blocks	Façade/ Bldg. Renovations	West Clark St. Housing/Office	Annual Total		
2006	3,000,000				3,000,000		
2007			220,000	1,000,000	1,220,000		
2008		4,000,000	175,000	1,000,000	5,175,000		
2009		4,000,000	175,000		4,175,000		
2010		4,000,000	175,000		4,175,000		
2011		4,000,000			4,000,000		
2012					0		
2013					0		
2014					0		
2015					0		
2016					0		
2017					0		
2018					0		
2019					0		
2020					0		
2021					0		
2022					0		
2023					0		
2024					0		
2025					0		
2026					0		
2027					0		
2028					0		
2029					0		
2030					0		
2031					0		
2032					0		
TOTAL	3,000,000	16,000,000	745,000	2,000,000	0	0	21,745,000



NOTES: Information Provided by City 4/2/06

Exhibit 1



City of Stevens Point

Proposed TID # 6 (Central Business Redevelopment District)

Projected Tax Increment

Base Value ¹	45,856,610	Inflation Factor	1.25%
Proposed Redevelopment District		Tax Rate Adjustment Factor first 5 years	-2.50%
		Tax Rate Adjustment Factor balance	-0.50%

Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	2006	2007	2008	573,208	3,000,000	3,573,208	21.46	76,681
2	2007	2008	2009	617,873	1,220,000	5,411,080	20.92	113,219
3	2008	2009	2010	640,846	5,175,000	11,226,926	20.40	229,034
4	2009	2010	2011	713,544	4,175,000	16,115,471	19.89	320,543
5	2010	2011	2012	774,651	4,175,000	21,065,122	19.39	408,519
6	2011	2012	2013	836,522	4,000,000	25,901,643	18.91	489,756
7	2012	2013	2014	896,978	0	26,798,622	18.81	504,183
8	2013	2014	2015	908,190	0	27,706,812	18.72	518,663
9	2014	2015	2016	919,543	0	28,626,355	18.63	533,197
10	2015	2016	2017	931,037	0	29,557,392	18.53	547,786
11	2016	2017	2018	942,675	0	30,500,067	18.44	562,431
12	2017	2018	2019	954,458	0	31,454,525	18.35	577,131
13	2018	2019	2020	966,389	0	32,420,914	18.26	591,888
14	2019	2020	2021	978,469	0	33,399,383	18.17	606,703
15	2020	2021	2022	990,700	0	34,390,083	18.07	621,575
16	2021	2022	2023	1,003,084	0	35,393,167	17.98	636,507
17	2022	2023	2024	1,015,622	0	36,408,789	17.89	651,498
18	2023	2024	2025	1,028,317	0	37,437,107	17.80	666,549
19	2024	2025	2026	1,041,171	0	38,478,278	17.72	681,661
20	2025	2026	2027	1,054,186	0	39,532,464	17.63	696,836
21	2026	2027	2028	1,067,363	0	40,599,828	17.54	712,071
22	2027	2028	2029	1,080,705	0	41,680,533	17.45	727,370
23	2028	2029	2030	1,094,214	0	42,774,747	17.36	742,733
24	2029	2030	2031	1,107,892	0	43,882,639	17.28	758,160
25	2030	2031	2032	1,121,741	0	45,004,380	17.19	773,653
26	2031	2032	2033	1,135,762	0	46,140,142	17.10	789,211
27	2032	2033	2034	1,149,959	0	47,290,102	17.02	804,837
Totals					21,745,000		15,342,394	



NET PRESENT VALUE OF INCREMENT @ 5.5%

6,848,926

NOTES:
¹ Base Value provided by Staff in e-mail 4/2/06

CASH FLOW

Exhibit 2 summarizes the District's cash position throughout its potential life. It shows revenues, expenses and balances by year.

Revenues include tax increments from Exhibit 1, capitalized interest, and interest earned investing year-end balances. This Exhibit is based on the same assumptions as used for Exhibit 1.

Expenditures represent payments for contract agreements with developers, and principal and interest payments on this District's share of debt issued to finance projects listed in the Plan. The tentative proposed issues are identified as follows:

Issue No.	Year	Description	Amount
1	2006	G.O. Taxable Bonds	\$1,390,000
2	2007	G.O. Taxable Community Development Bonds	\$1,710,000
3	2008	G.O. Taxable Community Development Bonds	\$2,145,000
4	2010	G.O. Taxable Community Development Bonds	\$ 640,000

Revenues anticipated will be sufficient to meet all obligations in a timely manner and produce a \$61,953 accumulated surplus by the year 2028.

As these financings are being considered, it should be noted that there are project costs that could be financed as tax exempt, which would benefit the cash flow of the district.

Exhibit 2

City of Stevens Point														EHLERS A CONSULTING FIRM													
Proposed TID # 6 (Central Business Redevelopment District)																											
Alternate cash flow																											
Cash Flow Proforma																											
Year	Revenues				Issue #1 (2006-2007 Projects) G.O. Taxable Bonds Dated 8-1-06				Issue #2 (2007-2008 Projects) G.O. Taxable Comm Dev Bonds Dated 2-1-07				Issue #3 (2008 Projects) G.O. Taxable Comm Dev Bonds Dated 2-1-08				Issue #4 (2010 Projects) G.O. Taxable Comm Dev Bonds Dated 2-1-10		Fund Balance		Principal	Year					
	Increment	Interest ¹	Cap. Int.	TOTAL	Prin (B/1)	Rate ²	Interest	TOTAL	Prin (2/1)	Rate ²	Interest	TOTAL	Prin (2/1)	Rate ²	Interest	TOTAL	Prin (2/1)	Rate ²	Interest	TOTAL	Annual		Cumulative	Outstanding			
2006			41,196	41,196			41,196	41,196													0	0	5,885,000	2006			
2007			135,201	135,201		5.130%	82,392	82,392			52,809	52,809									0	0	5,885,000	2007			
2008	76,681		213,783	290,464		5.230%	82,392	82,392			5,380%	105,617	105,617			66,970	66,970				35,485	35,485	5,885,000	2008			
2009	113,219	887	239,557	353,663		5.290%	82,392	82,392			5.480%	105,617	105,617			5,380%	133,940	133,940				31,714	67,199	5,885,000	2009		
2010	229,034	1,680	86,954	317,668		5.390%	82,392	82,392			5.540%	105,617	105,617			5.480%	133,940	133,940			19,984	19,984	(24,285)	42,934	5,885,000	2010	
2011	320,543	1,073	39,968	361,584		5.430%	82,392	82,392			5.640%	105,617	105,617			5.540%	133,940	133,940			5,480%	39,968	39,968	(332)	42,601	5,885,000	2011
2012	408,519	1,065	19,984	429,568	50,000	5.470%	81,025	131,025			5.680%	105,617	105,617			5.640%	133,940	133,940			5.540%	39,968	39,968	19,019	61,620	5,835,000	2012
2013	489,756	1,541		491,297	50,000	5.560%	78,267	128,267	50,000	5.720%	104,187	154,187			0	5.680%	133,940	133,940			5.640%	39,968	39,968	34,935	96,555	5,735,000	2013
2014	504,183	2,414		506,597	50,000	5.660%	75,462	125,462	50,000	5.810%	101,305	151,305			0	5.720%	133,940	133,940			5.680%	39,968	39,968	55,923	152,478	5,635,000	2014
2015	518,863	3,812		522,475	50,000	5.720%	72,617	122,617	50,000	5.910%	98,375	148,375	50,000	5.810%	132,488	182,488					5.720%	39,968	39,968	29,029	181,507	5,485,000	2015
2016	533,197	4,538		537,735	50,000	5.770%	69,745	119,745	100,000	5.970%	93,912	193,912	50,000	5.910%	129,558	179,558					5.810%	39,968	39,968	4,554	186,061	5,285,000	2016
2017	547,786	4,652		552,438	50,000	5.820%	66,847	116,847	100,000	6.020%	87,917	187,917	50,000	5.970%	126,588	176,588			25,000	5.910%	39,229	64,229	6,888	192,919	5,060,000	2017	
2018	562,431	4,823		567,254	50,000	5.860%	63,927	113,927	100,000	6.070%	81,872	181,872	50,000	6.020%	123,590	173,590			25,000	5.970%	37,744	62,744	35,121	228,039	4,835,000	2018	
2019	577,131	5,701		582,832	100,000	5.890%	59,517	159,517	100,000	6.110%	75,782	175,782	50,000	6.070%	120,568	170,568			25,000	6.020%	36,245	61,245	15,721	243,760	4,560,000	2019	
2020	591,888	6,094		597,982	100,000	5.920%	53,612	153,612	100,000	6.140%	69,657	169,657	50,000	6.110%	117,523	167,523			25,000	6.070%	34,734	59,734	47,457	291,217	4,285,000	2020	
2021	606,703	7,280		613,983	100,000	5.950%	47,677	147,677	100,000	6.170%	63,502	163,502	100,000	6.140%	112,925	212,925			25,000	6.110%	33,211	58,211	31,668	322,885	3,960,000	2021	
2022	621,575	8,072		629,647	140,000	5.980%	40,516	180,516	100,000	6.200%	57,317	157,317	100,000	6.170%	106,770	206,770			25,000	6.140%	31,680	56,680	28,364	351,249	3,595,000	2022	
2023	636,507	8,781		645,288	150,000	6.010%	31,823	181,823	100,000	6.230%	51,102	151,102	100,000	6.200%	100,585	200,585			25,000	6.170%	30,141	55,141	56,637	407,886	3,220,000	2023	
2024	651,498	10,197		661,695	150,000	6.040%	22,785	172,785	150,000	6.260%	43,292	193,292	200,000	6.230%	91,255	291,255			25,000	6.200%	28,595	53,595	(49,232)	358,654	2,895,000	2024	
2025	666,549	8,966		675,515	150,000	6.070%	13,703	163,703	150,000	6.290%	33,880	183,880	200,000	6.260%	78,765	278,765			25,000	6.230%	27,041	52,041	(2,873)	355,781	2,170,000	2025	
2026	681,661	8,895		690,556	150,000	6.100%	4,575	154,575	160,000	6.320%	24,106	184,106	200,000	6.290%	66,215	266,215			50,000	6.260%	24,698	74,698	10,962	366,743	1,610,000	2026	
2027	696,835	9,169		706,003					300,000	6.350%	9,525	309,525	275,000	6.320%	51,235	326,235			50,000	6.290%	21,560	71,560	(1,317)	365,427	985,000	2027	
2028	712,071	9,136		721,207									670,000	6.350%	21,273	691,273			50,000	6.320%	18,408	68,408	(38,473)	326,953	265,000	2028	
2029	727,370	8,174		735,544															50,000	6.350%	15,240	65,240		997,257	215,000	2029	
2030	742,733	24,931		767,664															215,000	6.350%	6,826	221,826		1,543,095	0	2030	
2031	758,160	38,577		796,738																			2,339,833	0	2031		
2032	773,653	58,496		832,149																			3,171,981	0	2032		
2033	789,211	79,300		868,511																			4,040,492	0	2033		
2034	804,837	101,012		905,849																			4,946,341	0	2034		
TOTALS	15,342,394	419,265	776,642	16,538,301	0		1,235,252	2,625,252	0		1,710,000	1,576,623	3,286,623	0		2,145,000	2,249,945	4,394,945	0		640,000	645,140	929,666				

NOTES:
¹ Interest earnings projection equal to 2.5% of preceding year's estimated fund balance.
² Estimated Rates are 3-30-06 MMD "A" Scale +150 BP for 2006 Taxable Issue and +25 BP for 2007, 2008 and 2010 Taxable Issues

4

DETAILED LIST OF PROJECT COSTS

All costs are based on 2006 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2006 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without amending the Plan.

The city may make additional expenditures in the form of land acquisition, relocation expenses, and cash grants to private developers as an inducement to promote development or redevelopment of properties within the district consistent with the objectives of this or any other adopted land use plan. City staff estimates that costs for these expenses may total approximately \$4,986,000 over the life of the District. The costs may be variable depending upon the need for structured parking. The payment of any expenses pursuant to this paragraph would be predicated on the potential for additional development or redevelopment beyond that which is currently shown in the District cash Flow Proforma.

PROPOSED TIF PROJECT COST ESTIMATES & BOND SIZING

City of Stevens Point				
Proposed TID # 6 (Central Business Redevelopment District)				
Project Costs²				
PROJECT LIST	PHASE I PROJECTS 2006-2007	PHASE II PROJECTS 2007-2008	PHASE III PROJECTS 2008	PHASE IV PROJECTS 2010
Phase I				
Executive Plaza				
Infrastructure	0			
Property Acquisition, demolition and relocation contingency	0			
Streetscaping/Median				
Developer Incentives	750,000			
Subtotal	750,000	0	0	0
Phase II				
Redevelopment PortesiiLullaby Block				
Infrastructure		0		
Property Acquisition, demolition and relocation contingency	250,000			
Streetscaping/Median		100,000		
Developer Incentives		1,000,000	1,000,000	500,000
Professional Studies	25,000			
Land Sale		(100,000)		
Subtotal	275,000	1,000,000	1,000,000	500,000
Phase III				
Façade/Building Renovations				
Façade Grant	3,000	3,000	3,000	3,000
Property Acquisition			0	0
Land Sale			0	0
Developer Incentives		44,000	35,000	35,000
Main Street Reconstruction				
Main Street Reconstruction			500,000	
Pfiffner Park		50,000		
Parking lot resurfacing			300,000	
Acquire WPS Property	160,000			
Main Street Program	5,000	5,000	5,000	
Art Projects		10,000		
Subtotal	168,000	112,000	843,000	38,000
Phase IV				
West Clark St. Housing/office Park				
Infrastructure/environmental issues		100,000		
Developer Incentives/flood plain/environmenta		200,000		
Subtotal	0	300,000	0	0
TOTAL ESTIMATED PROJECT COSTS	1,193,000	1,412,000	1,843,000	538,000
Financing Expenses				
Fees (Advisory, Bond Counsel, Discount, Rating)	42,463	48,744	54,382	27,670
Capitalized Interest (Phase I 2.5 yrs, Phase II 3 yrs, Phase III 2.5 yrs, Phase IV 2.5 yrs)	164,784	264,043	267,880	79,935
Subtotal	207,247	312,787	322,262	107,605
TOTAL CAPITAL REQUIRED	1,400,247	1,724,787	2,165,262	645,605
Less Rounding/Interest Earnings	(10,247)	(14,787)	(20,262)	(5,805)
NET BOND SIZE	1,390,000	1,710,000	2,145,000	640,000

²Project Costs provided by City via e-mail 4/2/06



EHLERS
A ASSOCIATES INC.

5

A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

PLAN IMPLEMENTATION

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Issue No. 1
\$1,390,000

Proposed Maturity Schedule

The 2006-2007 projects are anticipated to be financed with G.O. Taxable Bonds to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.13% - 6.1%.

Year	Prin (8/1)	Interest	TOTAL
2006		41,196	41,196
2007		82,392	82,392
2008		82,392	82,392
2009		82,392	82,392
2010		82,392	82,392
2011		82,392	82,392
2012	50,000	81,025	131,025
2013	50,000	78,267	128,267
2014	50,000	75,462	125,462
2015	50,000	72,617	122,617
2016	50,000	69,745	119,745
2017	50,000	66,847	116,847
2018	50,000	63,927	113,927
2019	100,000	59,517	159,517
2020	100,000	53,612	153,612
2021	100,000	47,677	147,677
2022	140,000	40,516	180,516
2023	150,000	31,823	181,823
2024	150,000	22,785	172,785
2025	150,000	13,703	163,703
2026	150,000	4,575	154,575
TOTALS	1,390,000	1,235,252	2,625,252

Issue No. 2
\$1,710,000

Proposed Maturity Schedule

The 2007 - 2008 projects are anticipated to be financed with G.O. Taxable Community Development Bonds to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.38% - 6.35%.

Year	Prin (2/1)	Interest	TOTAL
2007		52,809	52,809
2008		105,617	105,617
2009		105,617	105,617
2010		105,617	105,617
2011		105,617	105,617
2012		105,617	105,617
2013	50,000	104,187	154,187
2014	50,000	101,305	151,305
2015	50,000	98,375	148,375
2016	100,000	93,912	193,912
2017	100,000	87,917	187,917
2018	100,000	81,872	181,872
2019	100,000	75,782	175,782
2020	100,000	69,657	169,657
2021	100,000	63,502	163,502
2022	100,000	57,317	157,317
2023	100,000	51,102	151,102
2024	150,000	43,292	193,292
2025	150,000	33,880	183,880
2026	160,000	24,106	184,106
2027	300,000	9,525	309,525
TOTALS	1,710,000	1,576,623	3,286,623

Issue No. 3
\$2,145,000

Proposed Maturity Schedule

The 2008 projects are anticipated to be financed with G.O. Taxable Community Development Bonds to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.38% - 6.35%.

Year	Prin (2/1)	Interest	TOTAL
2008		66,970	66,970
2009		133,940	133,940
2010		133,940	133,940
2011		133,940	133,940
2012		133,940	133,940
2013		133,940	133,940
2014		133,940	133,940
2015	50,000	132,488	182,488
2016	50,000	129,558	179,558
2017	50,000	126,588	176,588
2018	50,000	123,590	173,590
2019	50,000	120,568	170,568
2020	50,000	117,523	167,523
2021	100,000	112,925	212,925
2022	100,000	106,770	206,770
2023	100,000	100,585	200,585
2024	200,000	91,255	291,255
2025	200,000	78,765	278,765
2026	200,000	66,215	266,215
2027	275,000	51,235	326,235
2028	670,000	21,273	691,273
TOTALS	2,145,000	2,249,945	4,394,945

Issue No. 4
\$640,000

Proposed Maturity Schedule

The 2010 projects are anticipated to be financed with G.O. Taxable Community Development Bonds to be issued under authority of Wisconsin Statutes Chapter 67. The interest rate used for this is 5.48% - 6.35%.

Prin (2/1)	Interest	TOTAL	Year
	19,984	19,984	2010
	39,968	39,968	2011
	39,968	39,968	2012
	39,968	39,968	2013
	39,968	39,968	2014
	39,968	39,968	2015
	39,968	39,968	2016
25,000	39,229	64,229	2017
25,000	37,744	62,744	2018
25,000	36,245	61,245	2019
25,000	34,734	59,734	2020
25,000	33,211	58,211	2021
25,000	31,680	56,680	2022
25,000	30,141	55,141	2023
25,000	28,595	53,595	2024
25,000	27,041	52,041	2025
50,000	24,698	74,698	2026
50,000	21,560	71,560	2027
50,000	18,408	68,408	2028
50,000	15,240	65,240	2029
215,000	6,826	221,826	2030
640,000	645,140	929,666	TOTALS

6

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Section 66.1105(5)(b) of the Wisconsin State Statutes the City estimates that 75% - 100% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

7

ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

8

A LIST OF ESTIMATED NON-PROJECT COSTS

Anticipated construction by private parties: \$21,745,000

9

PROPOSED CHANGES IN ZONING ORDINANCES

The City of Stevens Point anticipates that a portion of the District will be rezoned prior to development. Rezoning of some parcels anticipated from current Manufacturing District to Commercial Districts. No other changes anticipated.

10

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF STEVENS POINT ORDINANCES

It is expected that this Plan will be complementary to the City's Master Plan. There are not any proposed changes to the master plan, map, building codes or other City ordinances for the implementation of this Plan.

11

RELOCATION

Relocation is controlled by State Statutes Chapter 32 and implementing Administrative Codes. Those codes define the application of relocation laws and define “public project”. The city will comply with Relocation Laws as they apply to property acquisitions.

It is anticipated that there may be a need to relocate persons or businesses in conjunction with this Plan.

In the event relocation becomes necessary at some time during the implementation period, the City will take the following steps and actions:

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Rights". The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of all or at least ten neighboring landowners to whom offers are being made. The City will file a relocation plan with the Department of Commerce and shall keep records as required in Wisconsin Statute Section 32.27.

12

ORDERLY DEVELOPMENT OF THE CITY OF STEVENS POINT

The Central Business District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base and the redevelopment of land which will generate high quality commercial and residential housing and provide alternative choices for business and persons seeking to locate or remain in the City.

13

PRELIMINARY PARCEL LIST

Boundaries include only whole parcels and the District is contiguous. The 7 year rule / 25% vacant land test has been met – per WI State Statutes 66.11054gm(1) “Property standing vacant for an entire 7-year period immediately preceding adoption of the resolution creating a tax incremental district may not comprise more than 25% of the area in the tax incremental district. Vacant property includes property where the fair market value or replacement cost value of structural improvements on the parcel is less than the fair market value of the land”.

Please see following pages.

CITY OF STEVENS POINT - TID NO. 6

Parcels within District Boundary

Survey of the properties included in the area has determined that 50% of the area is in need of rehabilitation or conservation.

Key #	name	address	total land	total improvement	total assessed	personal property	lot size	rehab conservation	land description for blighted properties percent total	
			1,506,500	3,705,800	5,212,300	125,000	710,092	539,225	75.9%	
					5,022,700					
	<u>Portesi Block</u>									
32-2004-01	Lepak	1000 Third St.	25,700	32,200	57,900		6,500	6,500	exterior maintenance	
32-2004-02	Goral	941 Portage St.	9,800	56,500	66,300		6,500	6,500	exterior maintenance	
32-2004-04	Krayecki	1001-05 Second St.	14,300	134,100	148,400	20,190	3,600	3,600	exterior maintenance	
32-2004-05	Tillman	1009 Second St.	9,900	45,100	55,000	580	2,990	2,990	exterior maintenance	
32-2004-08	Mitch LLC	1103 Second St.	38,100	72,800	110,900	14,700	7,788	7,788	obsolete industrial bldg	
32-2004-09	Raschka	1105 Second St.	19,300	18,100	37,400	5,170	5,856	5,856	poor condition	
32-2004-13	Mitch	Third St. - Vacant	23,600	0	23,600		6,213	6,213	obsolete industrial bldg	
32-2004-14	Belke	1016 Third St.	9,800	53,200	63,000		12,500	12,500	home in commercial	
32-2004-17	Comm. Dev.	CenterPoint Dr.	0	0	0		9,000			
32-2004-18	Belke	1013 Second St.	63,700	49,300	113,000	1,560	25,830	25,830	obsolete industrial bldg	
	<u>Lullabye Block</u>									
32-2003-01	Gerrard		441,200	0	441,200		174,704	174,704	vacant, unused, unkempt, bad influence on adjacent properties	
32-2002-01	Peskie	1000 Union St.	9,000	52,500	61,500		6,600	6,600	residential in industrial zone	
32-2002-05	Guzman	Union St. - Vacant	39,600	0	39,600		6,600			
32-2002-06	Hanson	1008 Union St.	21,800	73,700	95,500	18,540	6,600	6,600	undersize industrial lot	
32-2002-07	Guzman	1100 CenterPoint	126,300	384,200	510,500	22,310	19,140			
	<u>Block #17 – Bounded by First, Portage, Second, Emy J Block</u>									
32-2005-02	Phillips	801 Portage	4,800	35,200	40,000		3,200	3,200	undersized industrial lot	
32-2005-01	Krayecki	Portage/Second	30,900		30,900		7,800	7,800	not highest/best use	
32-2005-05	GME	1009 First	81,000	123,300	204,300	18,180	14,212			
32-2005-07	Thompson	1101 First	35,900	92,900	128,800	580	4,180			
32-2005-06	city lot						15,282			
	<u>Block #18 – Bounded by First St./Portage St./West St PPP Block</u>									
32-2006-01	Hagen	1004 First St.	103,100	258,100	361,200	3,560	15,625			
32-2006-05	Schultz	701 Portage St.	13,500	48,800	62,300		1,320	1,320	home in redevelopment area	
32-2006-02	Triple P	1020 First	140,000	1,863,000	2,003,000	19,330	82,280			
32-2009-10	WPS		189,600				131,104	131,104	environmental pollution issues	
32-2009-11	city	parking					85,210	85,210	usually empty-not best use	
	<u>Block #19 – Bounded by West St./Portage St./Crosby Ave</u>									
32-2007-01	Miller	657 Portage St. -	9,800	60,600	70,400		6,600	6,600	residential in commercial area	
32-2007-02	Barsness	649 Portage St. -	9,800	49,500	59,300		6,600	6,600	residential in commercial area	
32-2007-03	Tielens	641 Portage St. -	11,000	47,400	58,400		6,600	6,600	residential in commercial area	
32-2007-04	Poirier	633 Portage St. -	9,800	53,500	63,300		6,600	6,600	residential in commercial area	
32-2007-05	Dorfler	625 Portage St. -	7,200	55,600	62,800	300	6,600	6,600	residential in commercial area	
32-2007-06	Swiander	617 Portage St.	8,000	46,200	54,200		5,300	5,300	residential in commercial area	
32-2007-07	city		0		0		4,084			
32-2007-08	city		0		0		198			
32-2007-09	city		0		0		276			
32-2007-12	city	1017 Crosby Ave. -	0	0	0		6,600	6,600	unused	

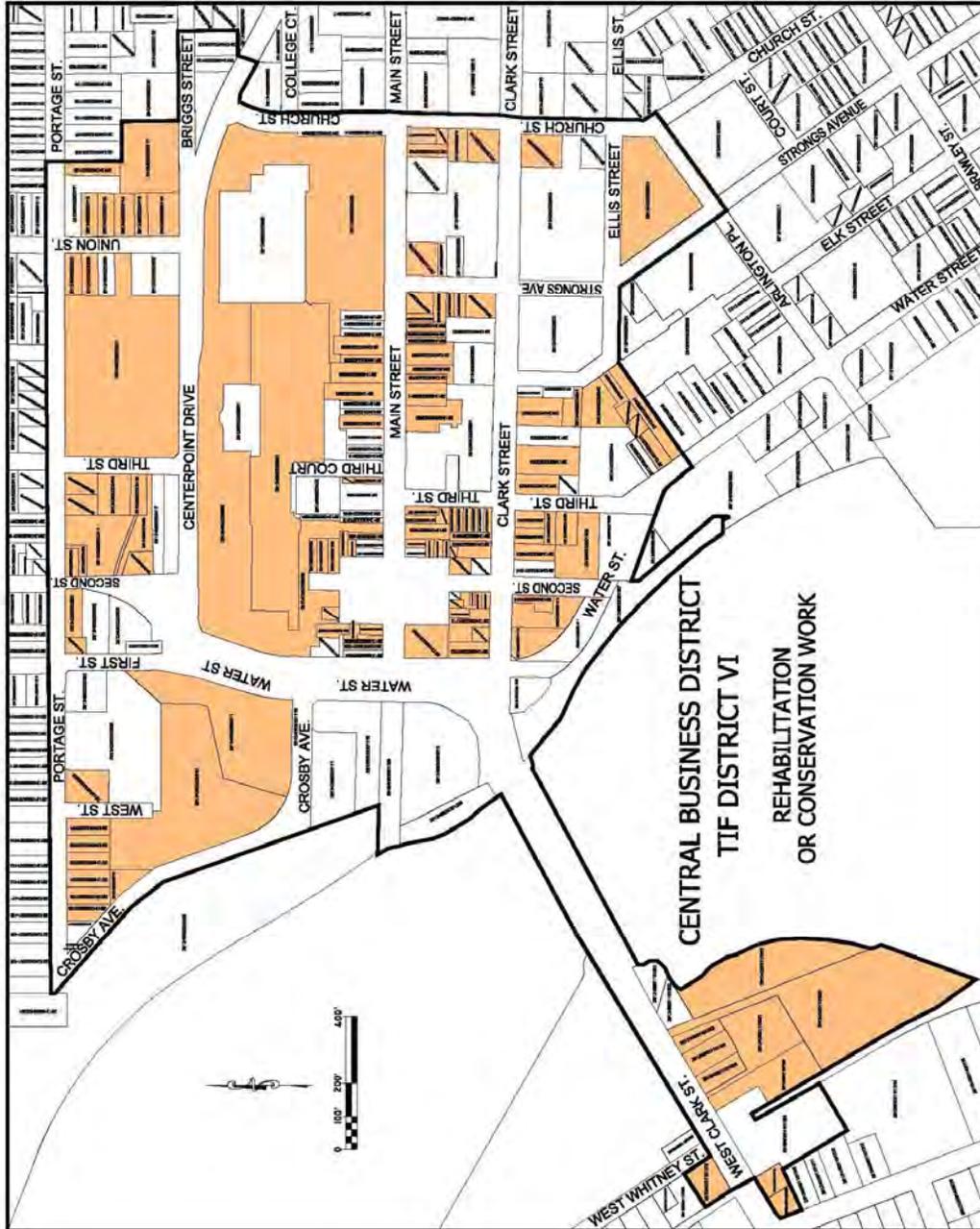
CITY OF STEVENS POINT - TID NO. 6

Parcels within District Boundary

Survey of the properties included in the area has determined that 50% of the area is in need of rehabilitation or conservation.

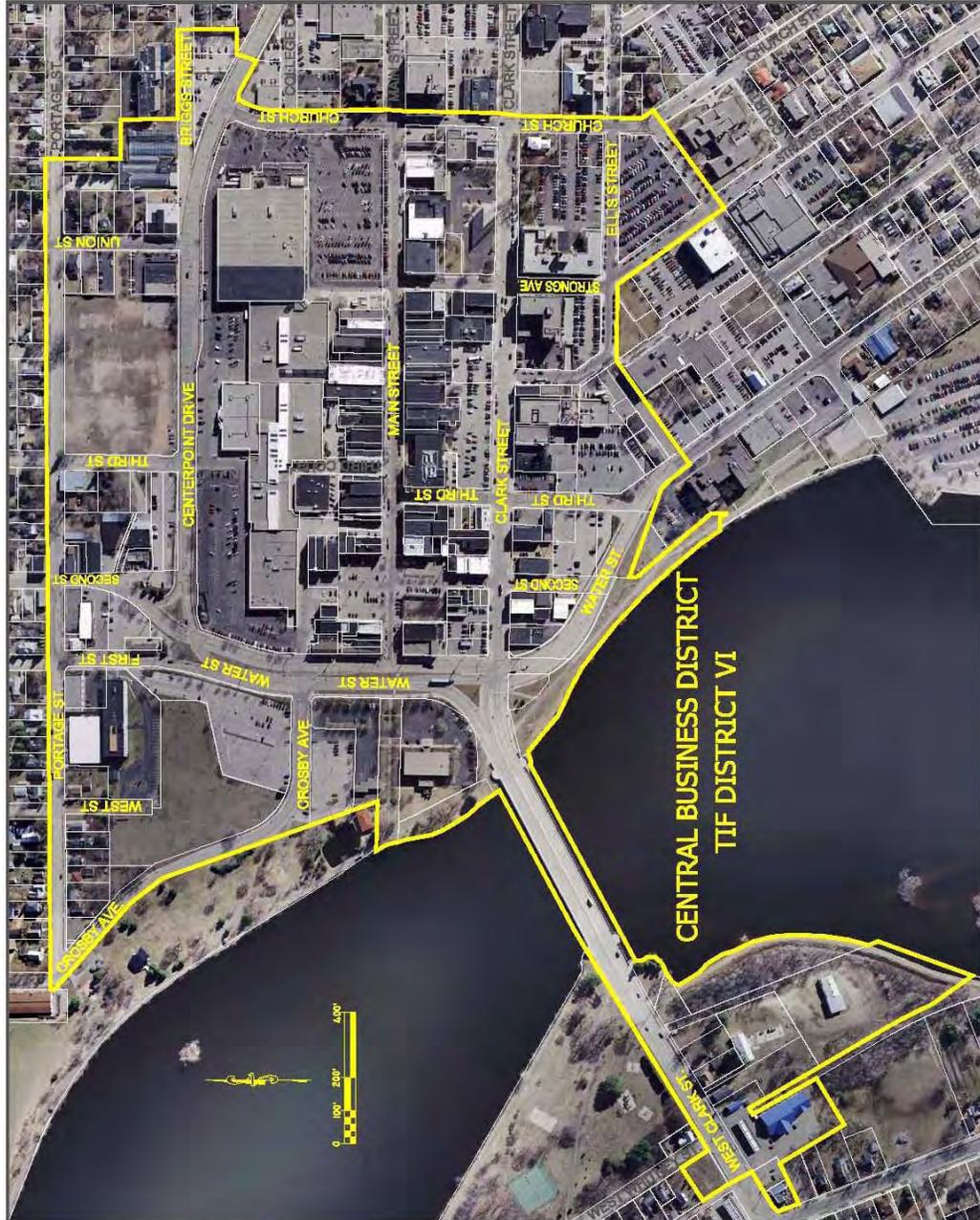
Key #	name	address	total land	total improvement	total assessed	personal property	lot size	rehab conservation	land description for blighted properties percent total
			822,300	3,037,100	3,859,400	228,270	544,778	306,247	56.2%
					3,859,400				
	<u>Bank One Block</u>								
32-2011-10	Bank One	Water St.	155,900		155,900		36,550		
32-2011-11	City	Prkg lot					36,218		
32-2011-12	City	Crosby St ROW					0		
32-2012-08	City	East Bank Rvr at Bank One					18,565		
32-2012-18	Bank One	601 Main St.	322,900	2,275,300	2,598,200	228,270	67,875		
32-2012-20	City	Main St. ROW					0		
	<u>West of River on Clark St</u>								
31-1012-12	Rand/Theresa Erbach	208 West Clark St.	39,200	7,600	46,800		11,400	11,400	vacant lot
31-1013-01	City	West Bank WI Rvr					8,680		
31-1013-02	City	West Bank WI Rvr					9,101		
31-1013-03	Robert Moodie	Vacant 141 West Clark St.	6,800	0	6,800		7,500	7,500	assemblage for redevelopment
31-1013-04	Robert Moodie	Vacant 149 West Clark St.	8,300	0	8,300		11,934	11,934	assemblage for redevelopment
31-1013-05	Jack/J Goudreau	157 West Clark St.	6,500	65,700	72,200		8,791	8,791	assemblage for redevelopment
31-1013-09	Andrew Kowalski	233 West Clark St.	29,300	12,700	42,000		5,670	5,670	building less than land
31-101317	Consolidated WP						66,105	66,105	dike/ditch unkempt
31-1013-19	Schierl Corp.	Vacant West Clark St.	28,500		28,500		6,636	6,636	vacant
31-1013-20	Robert Moodie	165 West Clark St.	35,900	10,400	46,300		27,324	27,324	assemblage for redevelopment
31-1013-21	Robert Moodie	141 West Clark St.	32,300	40,200	72,500		35,154	35,154	assemblage for redevelopment
31-1013-22	Robert Moodie	133 West Clark St.	63,500	8,100	71,600		125,733	125,733	assemblage for redevelopment
31-1013-23	Schierl Corp.	201 West Clark St.	93,200	617,100	710,300		61,542		

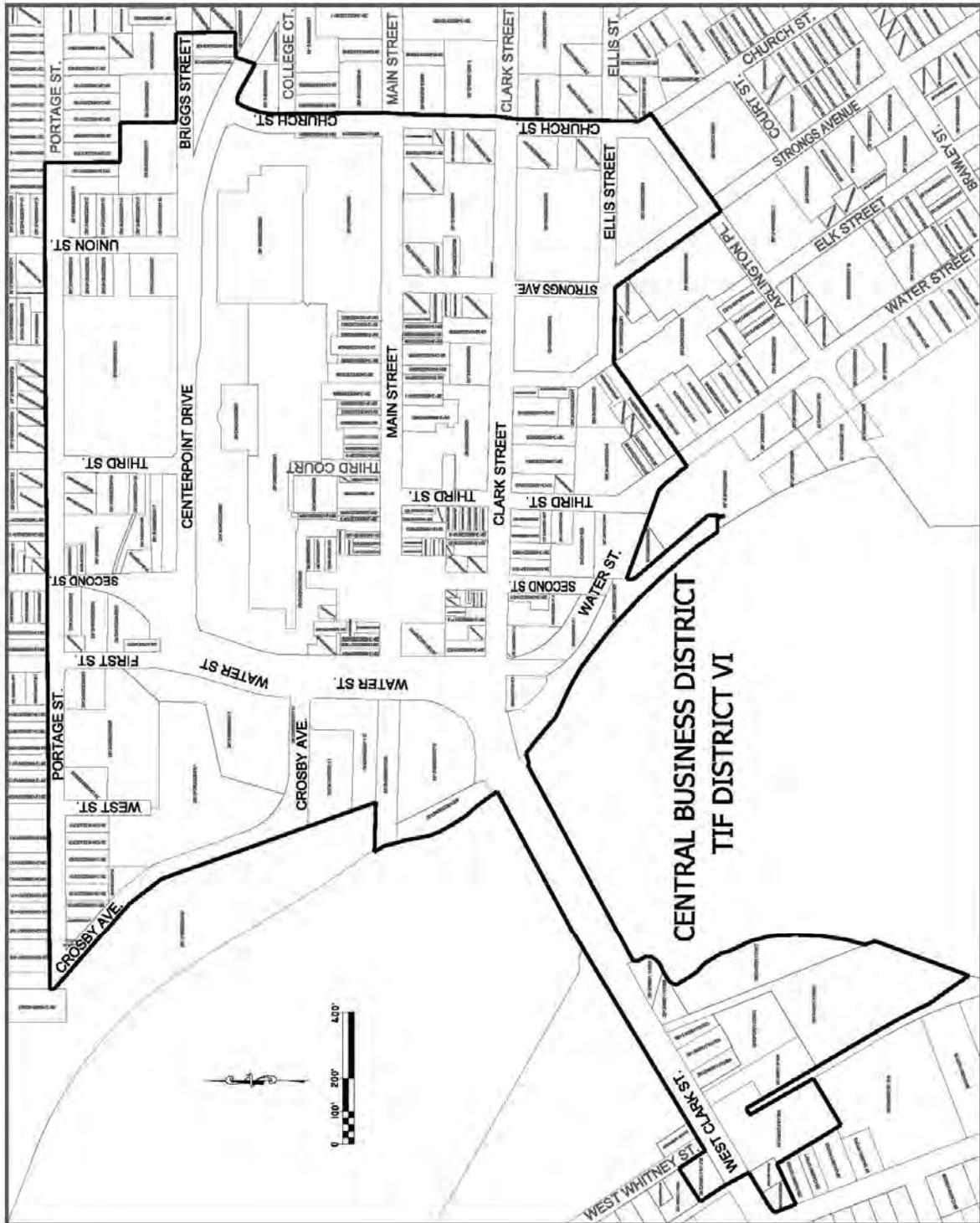
14 PROPERTIES IN NEED OF REHABILITATION



15

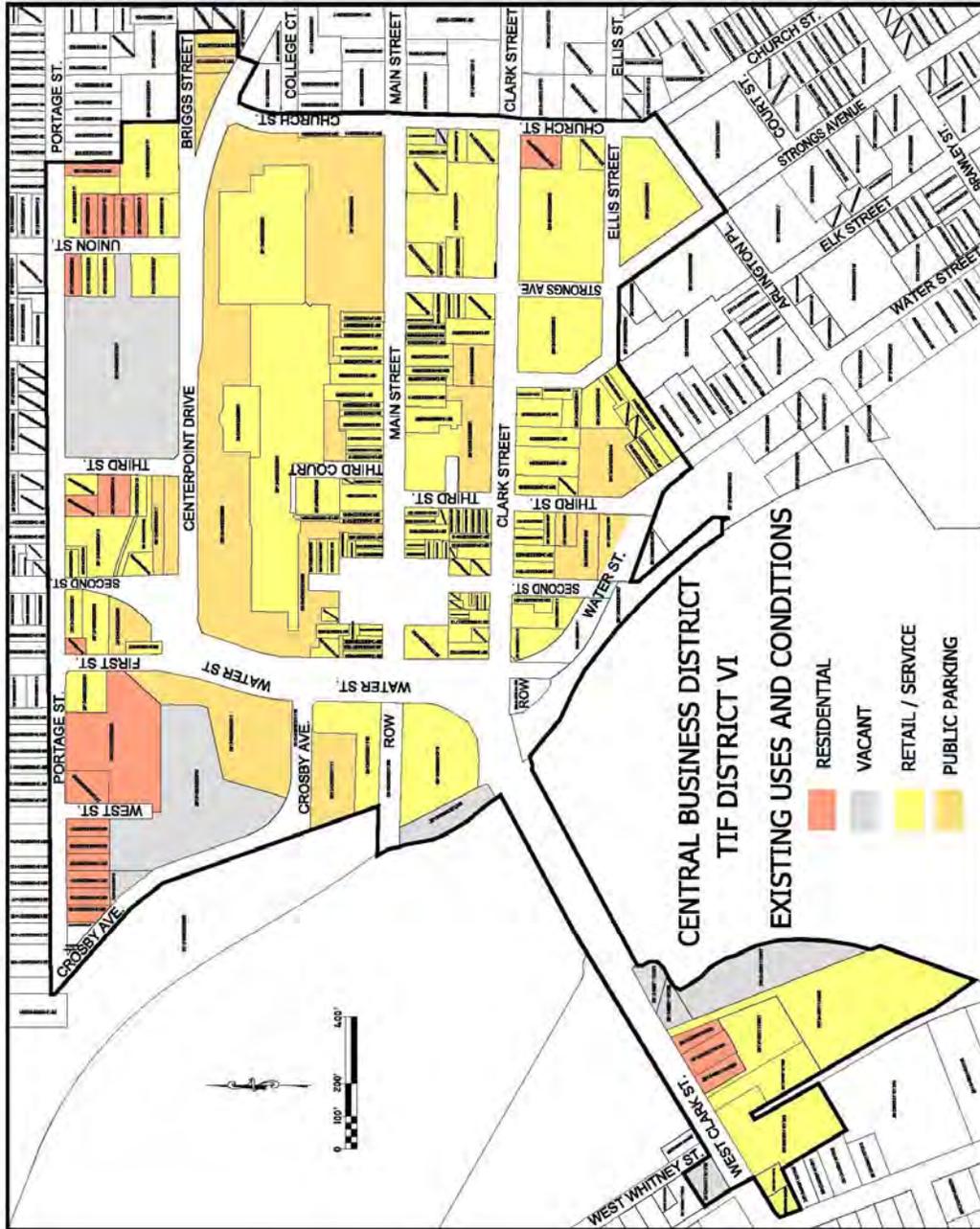
MAP OF PROPOSED DISTRICT BOUNDARY





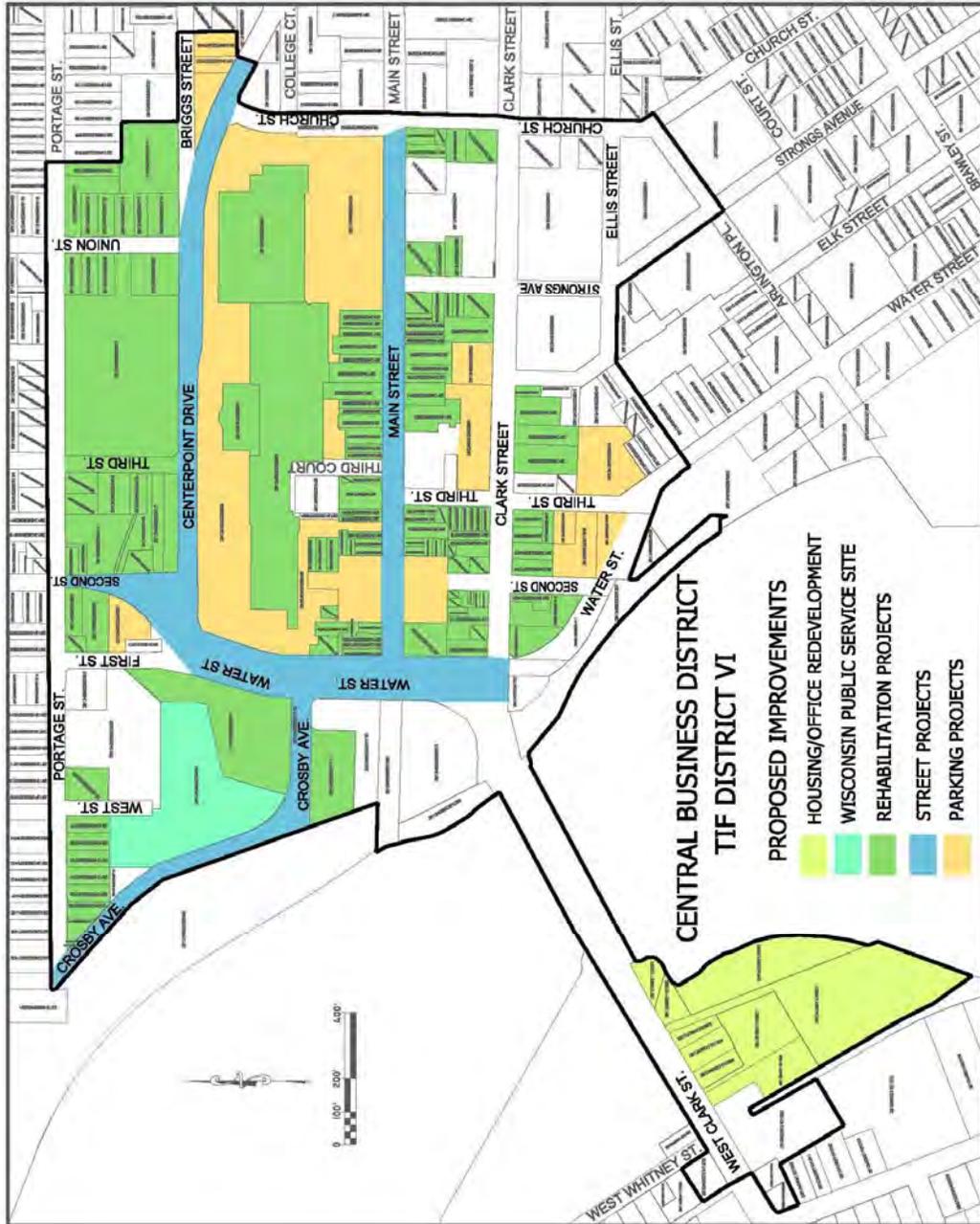
16

MAP SHOWING EXISTING USES AND CONDITIONS



17

MAP SHOWING PROPOSED IMPROVEMENTS AND USES



18

LEGAL METES & BOUNDS BOUNDARY DESCRIPTION OF DISTRICT

19

**OPINION OF ATTORNEY FOR THE CITY OF STEVENS POINT ADVISING
WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN
STATUTES, SECTION 66.1105**

City Of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
FAX 715-346-1498



Louis J. Molepske
City Attorney
715-346-1695
715-344-3871

May 12, 2006

Mayor Gary W. Wescott
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

**RE: City of Stevens Point, Wisconsin
Tax Incremental, District No. 6**

Dear Mayor Wescott:

As attorney for the City of Stevens Point, I have reviewed the project plan and various resolutions passed by the Common Council City Plan Commission and Joint Review Board regarding Tax Incremental District No. 6 located in the City of Stevens Point. In my opinion, **The Project Plan** is complete and complies with Wis. Stats. §66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis J. Molepske".

LOUIS J. MOLEPSKE
Stevens Point City Attorney

LJM:blk