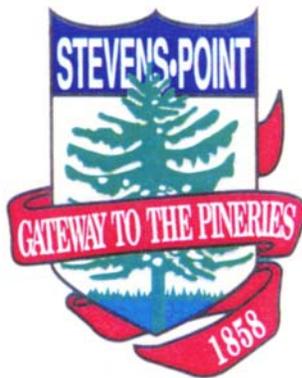




## CITY OF STEVENS POINT, WISCONSIN

### Project Plan for the Creation of Tax Incremental District No. 9



May 13, 2013

<i>Organizational Joint Review Board Meeting Held:</i>	<i>May 6, 2013</i>
<i>Public Hearing Held:</i>	<i>May 6, 2013</i>
<i>Adopted by Plan Commission:</i>	<i>May 6, 2013</i>
<i>Adopted by Common Council:</i>	<i>May 20, 2013</i>
<i>Consideration for Approval by the Joint Review Board:</i>	<i>May 31, 2013</i>

# Tax Incremental District No. 9 Creation Project Plan

## City of Stevens Point Officials

### *Common Council*

Andrew Halverson	Mayor
George Doxtator	Council Member
Joanne Suomi	Council Member
Michael O'Meara	Council Member
Mike Wiza	Council Member
Mary Stroik	Council Member
Jeremy Slowinski	Council Member
Roger Trzebiatowski	Council Member
Tony Patton	Council Member
Randal Stroik	Council Member
Mike Phillips	Council Member
Jerry Moore	Council Member

### *City Staff*

John Moe	City Clerk
Michael Ostrowski	Community Development & Planning Director
Corey Ladick	City Comptroller & Treasurer
Andrew Logan Beveridge	City Attorney

### *Plan Commission*

Mayor Andrew Halverson, Chair	Anna Haines
Jerry Moore, Ald.	Tony Patton
Dave Cooper	Garry Curless

## Joint Review Board

Michael Ostrowski, Chair

Patty Dreier

Steve Smith

Tom Owens

John Gardner

City Representative

Portage County

Mid State Technical College District

Stevens Point Area School District

Public Member

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>TYPE &amp; GENERAL DESCRIPTION OF DISTRICT .....</b>	<b>8</b>
<b>MAP OF PROPOSED DISTRICT BOUNDARY .....</b>	<b>9</b>
<b>MAP SHOWING EXISTING USES AND CONDITIONS .....</b>	<b>10</b>
<b>PRELIMINARY PARCEL LIST &amp; ANALYSIS.....</b>	<b>11</b>
<b>EQUALIZED VALUE TEST.....</b>	<b>12</b>
<b>STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS .....</b>	<b>13</b>
<b>MAP SHOWING PROPOSED IMPROVEMENTS AND USES .....</b>	<b>18</b>
<b>DETAILED LIST OF PROJECT COSTS.....</b>	<b>19</b>
<b>ECONOMIC FEASIBILITY STUDY &amp; A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED .....</b>	<b>21</b>
<b>ANNEXED PROPERTY.....</b>	<b>29</b>
<b>ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS .....</b>	<b>29</b>
<b>PROPOSED CHANGES IN ZONING ORDINANCES.....</b>	<b>29</b>
<b>PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF STEVENS POINT ORDINANCES .....</b>	<b>29</b>
<b>RELOCATION .....</b>	<b>30</b>
<b>ORDERLY DEVELOPMENT OF THE CITY OF STEVENS POINT .....</b>	<b>30</b>
<b>A LIST OF ESTIMATED NON-PROJECT COSTS .....</b>	<b>30</b>
<b>OPINION OF ATTORNEY FOR THE CITY OF STEVENS POINT ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105</b>	<b>31</b>
<b>EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS .....</b>	<b>32</b>

# 1

## EXECUTIVE SUMMARY

### ***DESCRIPTION OF DISTRICT***

- Type of District, Size and Location. Tax Incremental District (“TID”) No. 9 (the “TID” or “District”) is proposed to be created by the City of Stevens Point (“City”) as an industrial district. A map of the proposed District boundaries is located in Section 3 of this plan.
- Estimated Total Project Expenditures. The City anticipates making total project expenditures of approximately \$67 million to undertake the projects listed in this Project Plan. The City anticipates completing the projects in six phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.
- Economic Development. As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$179 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.
- Expected Termination of District. Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2034, which is the 20 year maximum life of this District.

### ***SUMMARY OF FINDINGS***

As required by s.66.1105 Wis. Stats., and as documented in this Project 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 Project 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 making this determination, the City has considered the following information:

- Some of the sites proposed for development have remained vacant for years due to lack of adequate infrastructure, and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
  - In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
  - The City Comprehensive Plan which was adopted in 2005 and amended in 2006 identified this area for Business Park development.
2. **The economic benefits of the Tax Incremental 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:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2013. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2013 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
  - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 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 made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Section 66.1101 of the Wisconsin Statutes. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
5. Based upon the findings, as stated above, the District is declared to be an industrial District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin Statutes.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

## 2

## TYPE & GENERAL DESCRIPTION OF DISTRICT

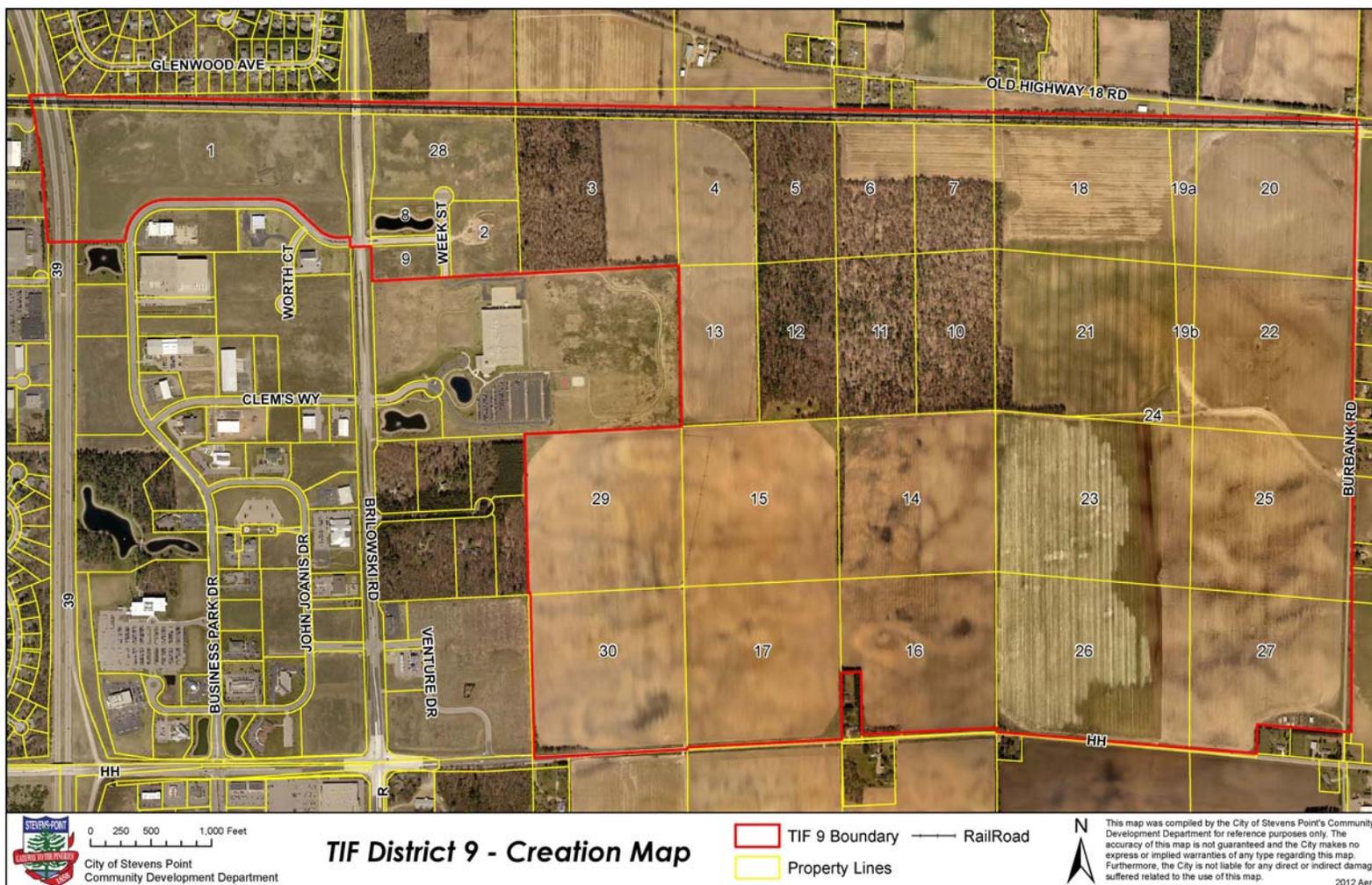
The District is being created by the City under the authority provided by Wisconsin Statute Section 66.1105. This District is created as an “Industrial District” based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statute Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that industrial, distributor and related private development locates in this District. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote industrial development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be an industrial District based on the identification and classification of the property included within the district.

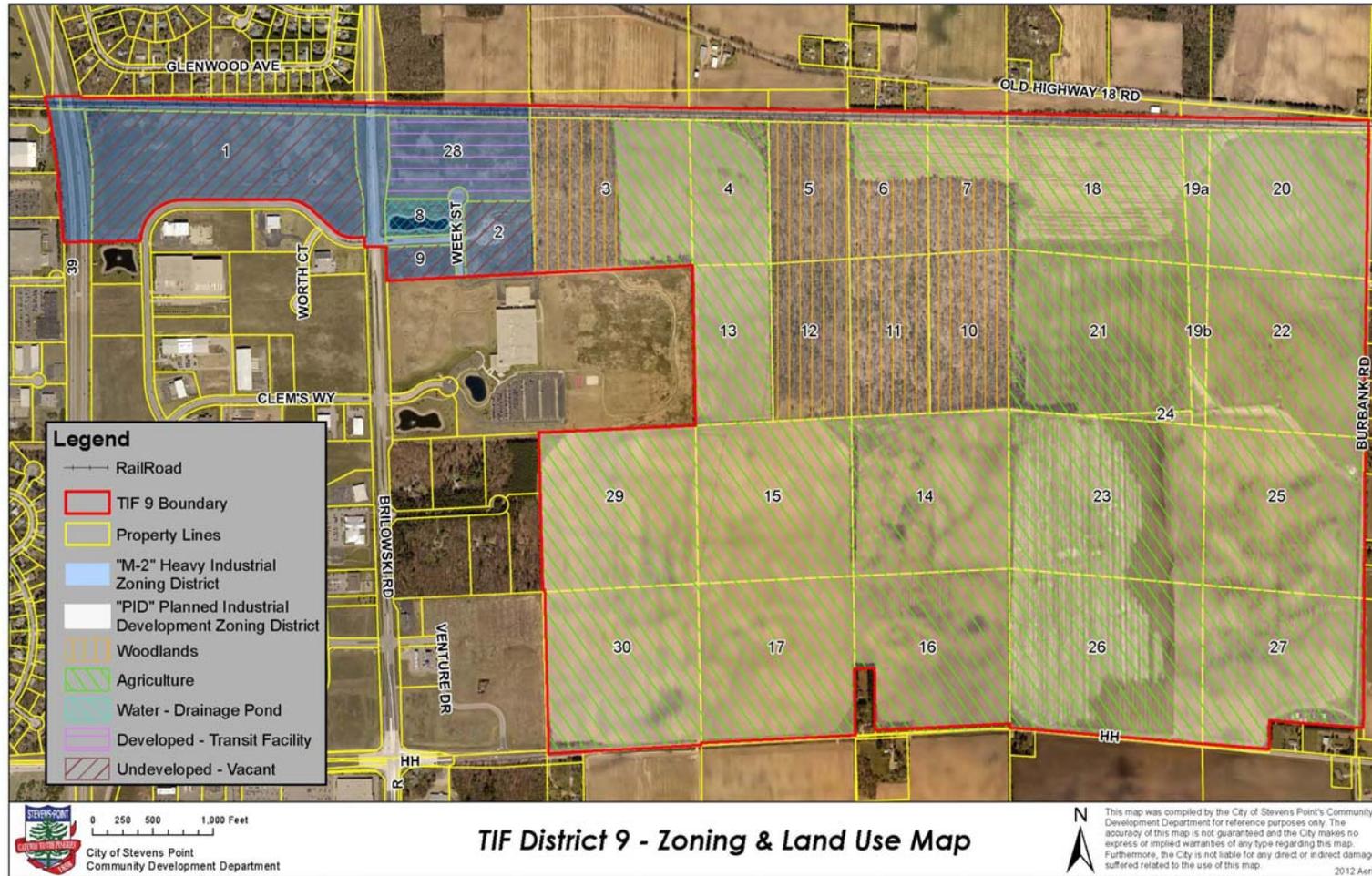
**3**

**MAP OF PROPOSED DISTRICT BOUNDARY**



**4**

**MAP SHOWING EXISTING USES AND CONDITIONS**



**TIF District 9 - Zoning & Land Use Map**

**5**

**PRELIMINARY PARCEL LIST & ANALYSIS**

MAP REF. #	Former County Parcel No.	Current City PARCEL NO.	OWNER	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	EQUALIZED VALUE	PARCEL ACREAGE	CURRENT ZONING	ACTUAL USE	ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE	ACRES ZONED OR PLANNED FOR COMMERCIAL/BUSINESS USE
<b>ORIGINAL DISTRICT AREA DATA</b>													
1	-	281230802100010	MOCADLO	\$ -	\$ -	0	Exempt		91.45	Heavy Industrial District	Vacant	91.450	
2	-	281230801220005	PORTAGE COUNTY	\$ -	\$ -	0	Exempt		16.64	Heavy Industrial District	Vacant	16.640	
3	020-23-0801-05.02	281230801210001	JAKUSZ MARGARET A ETAL MOCADLO THOMAS J	\$ 34,400	\$ -	34,400	5M - Agricultural Forest	33,989	37.01	Planned Industrial Development District	Woodland & Agricultural	37.010	
4	020-23-0801-02.06	281230801120002	JAKUSZ MARGARET A ETAL MOCADLO THOMAS J	\$ 13,100	\$ -	13,100	4 - Agricultural	12,943	17.45	Planned Industrial Development District	Woodland & Agricultural	17.450	
5	020-23-0801-02.02	281230801120001	THOMAS J & SANDSA M MOCADLO	\$ 52,100	\$ -	52,100	6 - Productive Forest Land	51,477	17.35	Planned Industrial Development District	Woodland	17.350	
6	020-23-0801-01.04	281230801110002	BERNARD J MOCADLO	\$ 15,200	\$ -	15,200	5M - Agricultural Forest	15,018	15.71	Planned Industrial Development District	Woodland & Agricultural	15.710	
7	020-23-0801-01.02	281230801110001	BERNARD J MOCADLO	\$ 16,200	\$ -	16,200	5M - Agricultural Forest	16,006	15.41	Planned Industrial Development District	Woodland & Agricultural	15.410	
8	-	281230801220002	PORTAGE COUNTY	\$ -	\$ -	0	Exempt		4.01	Heavy Industrial District	Drainage Pond	4.010	
9	-	281230801220003	PORTAGE COUNTY	\$ -	\$ -	0	Exempt		3.68	Heavy Industrial District	Vacant	3.680	
10	020-23-0801-04.02	281230801140002	BERNARD J MOCADLO	\$ 59,600	\$ -	59,600	6 - Productive Forest Land	58,887	19.86	Planned Industrial Development District	Woodland	19.860	
11	020-23-0801-04.01	281230801140001	BERNARD J MOCADLO	\$ 59,600	\$ -	59,600	6 - Productive Forest Land	58,887	19.85	Planned Industrial Development District	Woodland	19.850	
12	020-23-0801-03.02	281230801130002	BLUETOP FARMS INC % EMMERICH ZAKRZEWSKI	\$ 31,900	\$ -	31,900	5M - Agricultural Forest	31,519	19.93	Planned Industrial Development District	Woodland	19.930	
13	020-23-0801-03.01	281230801130001	JAKUSZ MARGARET A ETAL MOCADLO THOMAS J	\$ 3,700	\$ -	3,700	4 - Agricultural	3,656	19.92	Planned Industrial Development District	Agricultural	19.920	
14	030-23-0801-13	281230801410001	M S & S ENTERPRISES	\$ 41,600	\$ -	41,600	4 - Agricultural	41,103	39.39	Planned Industrial Development District	Agricultural	39.390	
15	030-23-0801-14	281230801420001	BLUE TOP FARMS INC	\$ 5,500	\$ -	5,500	4 - Agricultural	5,434	39.33	Planned Industrial Development District	Agricultural	39.330	
16	030-23-0801-16.01	281230801440001	J J & DELORES A ZAKRZEWSKI	\$ 20,100	\$ 5,000	25,100	4 - Agricultural	24,800	36.26	Planned Industrial Development District	Agricultural		36.260
17	030-23-0801-15	281230801430001	BLUE TOP FARMS INC	\$ 5,500	\$ -	5,500	4 - Agricultural	5,434	39.01	Planned Industrial Development District	Agricultural		39.010
18	034-23-0906: 08.04	281230906220001	BERNARD J MOCADLO	\$ 9,800	\$ 21,500	31,300	4 - Agricultural	30,926	34.76	Planned Industrial Development District	Agricultural	34.760	
19a	034-23-0906: 08.01	281230906220002	M S & S ENTERPRISES	\$ 900	\$ -	900	4 - Agricultural	889	5.06	Planned Industrial Development District	Agricultural	5.060	
20	034-23-0906: 07	281230906210001	M S & S ENTERPRISES	\$ 6,500	\$ -	6,500	4 - Agricultural	6,422	36.74	Planned Industrial Development District	Agricultural	36.740	
21	034-23-0906: 09.02	281230906230001	BERNARD J MOCADLO	\$ 9,800	\$ 5,000	14,800	4 - Agricultural	14,623	42.70	Planned Industrial Development District	Agricultural	42.700	
19b	034-23-0906: 09.01	281230906230002	M S & S ENTERPRISES	\$ 1,200	\$ -	1,200	4 - Agricultural	1,186	5.06	Planned Industrial Development District	Agricultural	5.060	
22	034-23-0906: 10	281230906240001	M S & S ENTERPRISES	\$ 7,300	\$ 5,000	12,300	4 - Agricultural	12,153	40.19	Planned Industrial Development District	Agricultural	40.190	
23	034-23-0906: 24	281230906320001	M S & S ENTERPRISES	\$ 3,000	\$ 5,000	8,000	4 - Agricultural	7,904	49.12	Planned Industrial Development District	Agricultural	49.120	
24	034-23-0906: 09.03	281230906230003	M S & S ENTERPRISES	\$ 200	\$ -	200	4 - Agricultural	198	1.21	Planned Industrial Development District	Agricultural	1.210	
25	034-23-0906: 23	281230906310001	M S & S ENTERPRISES	\$ 7,100	\$ -	7,100	4 - Agricultural	7,015	40.19	Planned Industrial Development District	Agricultural	40.190	
26	034-23-0906: 25	281230906330001	M S & S ENTERPRISES	\$ 8,700	\$ -	8,700	4 - Agricultural	8,596	48.72	Planned Industrial Development District	Agricultural		48.720
27	034-23-0906: 26.01	281230906340001	M S & S ENTERPRISES	\$ 6,400	\$ -	6,400	4 - Agricultural	6,323	36.19	Planned Industrial Development District	Agricultural		36.190
28	-	281230801220004	CITY OF STEVENS POINT	\$ -	\$ -	0	Exempt		18.61	Heavy Industrial District	Commercial	18.610	
29	030-23-0801-09	281230801310001	BLUE TOP FARMS INC	\$ 5,500	\$ -	5,500	4 - Agricultural	5,434	39.26	Planned Industrial Development District	Agricultural	39.260	
30	030-23-0801-12	281230801340001	BLUE TOP FARMS INC	\$ 6,300	\$ 5,000	11,300	4 - Agricultural	11,165	39.01	Planned Industrial Development District	Agricultural		39.010
SUBTOTAL PERSONAL PROPERTY >									NA	NA	Personal Property	NA	NA
									<b>471,989</b>	<b>889.080</b>		<b>689.890</b>	<b>199.190</b>

ESTIMATED BASE VALUE	TOTAL DISTRICT ACREAGE	TOTAL INDUSTRIAL ACREAGE	TOTAL COMMERCIAL ACREAGE
2012	Percent of Total District Acreage	77.596%	22.404%



**6**

**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.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$32,264,489. This value is less than the maximum of \$178,630,692 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.

<i>City of Stevens Point, WI</i>			
<b>Tax Increment District No. 9</b>			
<b>Valuation Test Compliance Calculation</b>			
Anticipated Creation Date:	1/1/2013	Valuation Data Establishing 12% Limit Based on Anticipated Creation Date	
Property Appreciation Factor:	0.00%	Valuation Data Currently Available	ESTIMATED
		ACTUAL	ESTIMATED
As of January 1,		2012	2013
Total Equalized Value (TID IN)		1,488,589,100	1,488,589,100
Limit for 12% Test		178,630,692	178,630,692
Increment Value of Existing TID's			
TID No. 5 Increment		8,509,400	8,509,400
TID No. 6 Increment		0	0
TID No. 7 Increment		23,283,100	23,283,100
TID No. 8 Increment		0	0
Total Existing Increment		31,792,500	31,792,500
Projected Base Value of New District		471,989	471,989
Existing TID New Construction Factor			
TOTAL VALUE SUBJECT TO TEST/LIMIT		32,264,489	32,264,489
COMPLIANCE		PASS	PASS



# 7

## STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

### PROPERTY, RIGHT-OF-WAY AND EASEMENT ACQUISITION

- **PROPERTY ACQUISITION FOR DEVELOPMENT.** In order to promote and facilitate development and/or redevelopment 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 in order to make the property suitable for development and/or redevelopment. 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 and/or redevelopment 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 State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.
- **PROPERTY ACQUISITION FOR CONSERVANCY.** In order 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: 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 Wisconsin Statutes Sections 32.19 and 32.195.

### SITE PREPARATION ACTIVITIES

- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.
- **DEMOLITION.** In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.
- **SITE GRADING.** Land within the District may require grading to make it suitable for development and/or redevelopment, 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.** There are inadequate sanitary sewer facilities serving areas of the District. 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; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.
- **WATER SYSTEM IMPROVEMENTS.** There are inadequate water distribution facilities serving areas of the District. 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; 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 and pollution. 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; 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.** In order 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.** In order 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.** In order 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.** There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/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.** In order 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.

### **CDA TYPE ACTIVITIES**

- **CONTRIBUTION TO COMMUNITY DEVELOPMENT AUTHORITY.** As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.
- **REVOLVING LOAN/GRANT PROGRAM.** To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

### **MISCELLANEOUS**

- **RAIL SPUR.** To allow for development and/or redevelopment, the City may incur costs for installation of a rail spur to serve development sites located within the District.
- **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 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.
- **PROPERTY TAX PAYMENTS TO TOWN.** Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1. as a result of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.
- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Highway HH improvements, Burbank Overpass/Road Improvements and Hoover Road/Country Club Drive Grade Separation.

- **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 in connection with 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.

With all projects 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.

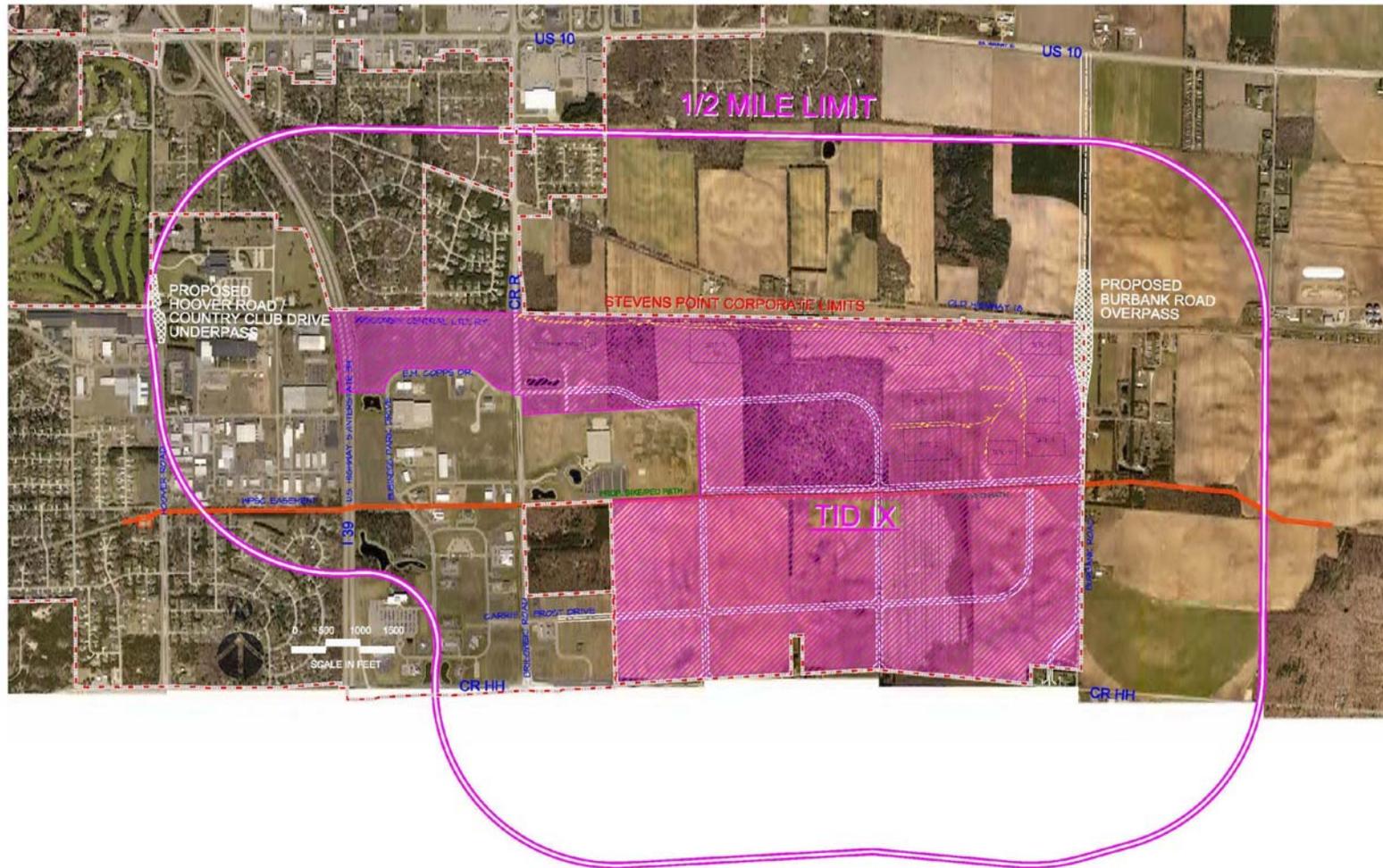
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall 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 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.

8

MAP SHOWING PROPOSED IMPROVEMENTS AND USES



# 9

## DETAILED LIST OF PROJECT COSTS

All costs are based on 2013 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2013 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 Common Council, without amending the Plan.**

**All projects identified are TID eligible. The City will use increment generated within the District to pay for projects supported by the overall cash flow of the District. Based on the Development Assumptions in this Plan, Phase I-V projects are projected to be paid from increment, while “other/future” projects may require levy support if implemented. The City will use increment to pay for project costs identified as “other/future” if increment is available.**

PROPOSED TIF PROJECT COST ESTIMATES

		 <span style="margin-left: 200px;"><i>City of Stevens Point, WI</i></span> Tax Increment District No. 9 Project List								
		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase VII		
		2013-2014	2015-2016	2017-2018	2019-2020	2021-2022	2023-2024	Other/Future *		
<b>Projects</b>										
Site Grading & roadway preparation		277,125	277,125	277,125	277,125	277,125	277,125			
Roadway Improvements		1,183,278	1,183,278	1,183,278	1,183,278	1,183,278	1,183,278			
Lighting		225,779	225,779	225,779	225,779	225,779	225,779			
Storm Sewer Improvements		1,048,831	1,048,831	1,048,831	1,048,831	1,048,831	1,048,831			
Railroad improvement		0	0	0	0	0	0		5,867,020	
Bridge Improvement		0	0	0	0	0	0		7,000,000	
Hoover Road/country Club Drive Grade Separation		0	0	0	0	0	0		17,700,000	
Trees & Street Scaping		21,042	21,042	21,042	21,042	21,042	21,042			
Power & Gas Utility improvements		750,000	750,000	750,000	750,000	750,000	750,000			
Highway HH Improvements		0	0	0	0	1,333,526	1,333,526			
Contingency (15%)		914,260	914,260	914,260	914,260	914,260	914,260			
Sanitary Sewer Improvements		391,341	391,341	391,341	391,341	391,341	391,341			
Water Improvements		537,287	537,287	537,287	537,287	537,287	537,287			
Developer Incentive		500,000	250,000	250,000	250,000	250,000	250,000			
TID Creation & Administration		25,000								
<b>Subtotal Needed for Projects</b>		<b>5,873,943</b>	<b>5,598,943</b>	<b>5,598,943</b>	<b>5,598,943</b>	<b>6,932,469</b>	<b>6,932,469</b>	<b>30,567,020</b>		

Note: \* Other/Future Project that have been identified as potentially needed to promote development, will be undertaken as development opportunities requiring such need come forward and allow for the recovery of costs.

# 10

## **ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED**

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

### **AVAILABLE FINANCING METHODS**

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values). The tables on page 23 provide a calculation of the City's current and projected G.O. debt capacity. Tables 1 and 2 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 future valuation of the City using the average annual percentage of valuation growth experienced between 2008 and 2012. This method is identified as the percentage method. The second method projects the future valuation based upon average annual growth of 1%. Table 2 projects the G.O. borrowing capacity of the City utilizing 1% annual growth and considering the existing debt of the City,

demonstrating that the City will have sufficient G.O. debt capacity during the implementation period of the District to finance projects using this method if it chooses.

#### Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

#### Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

#### Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a 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 purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

#### Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, 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 statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

**EQUALIZED VALUATION PROJECTION**

		<i>City of Stevens Point, WI</i>			
<b>Projection of General Obligation Debt Borrowing Capacity</b>					
<b>Table 1 - Projection of Growth in Equalized Value (TID IN)</b>					
[----PERCENTAGE METHOD----]			[--1% Annual Growth--]		
<b>HISTORICAL DATA</b>					
2008	1,618,825,700		2008	1,618,825,700	
2009	1,602,553,100		2009	1,602,553,100	
2010	1,576,688,200		2010	1,576,688,200	
2011	1,548,537,100		2011	1,548,537,100	
2012	1,488,589,100	-2.01%	2012	1,488,589,100	
<b>PROJECTED VALUATIONS</b>					
2013	1,458,649,375	-2.01%	2013	1,503,474,991	1.00%
2014	1,429,311,823	-2.01%	2014	1,518,509,741	1.00%
2015	1,400,564,331	-2.01%	2015	1,533,694,838	1.00%
2016	1,372,395,033	-2.01%	2016	1,549,031,787	1.00%
2017	1,344,792,299	-2.01%	2017	1,564,522,105	1.00%
2018	1,317,744,733	-2.01%	2018	1,580,167,326	1.00%
2019	1,291,241,170	-2.01%	2019	1,595,968,999	1.00%
2020	1,265,270,669	-2.01%	2020	1,611,928,689	1.00%
2021	1,239,822,508	-2.01%	2021	1,628,047,976	1.00%
<b>Table 2 - Projection of G.O. Debt Capacity (Based on Straight Line Method)</b>					
BUDGET YEAR	EQUALIZED VALUE	GROSS DEBT LIMIT	DEBT BALANCE	NET BORROWING CAPACITY	
2013	1,503,474,991	75,173,750	27,429,568	47,744,181	
2014	1,518,509,741	75,925,487	23,971,383	51,954,104	
2015	1,533,694,838	76,684,742	20,892,627	55,792,115	
2016	1,549,031,787	77,451,589	17,646,050	59,805,539	
2017	1,564,522,105	78,226,105	14,490,233	63,735,872	
2018	1,580,167,326	79,008,366	11,961,975	67,046,391	
2019	1,595,968,999	79,798,450	9,117,360	70,681,090	
2020	1,611,928,689	80,596,434	7,313,255	73,283,179	
2021	1,628,047,976	81,402,399	5,919,295	75,483,104	
2022	1,644,328,456	82,216,423	5,215,342	77,001,081	
2023	1,660,771,740	83,038,587	4,501,171	78,537,416	
2024	1,677,379,457	83,868,973	3,781,590	80,087,383	
2025	1,694,153,252	84,707,663	3,046,262	81,661,401	
2026	1,711,094,785	85,554,739	2,294,969	83,259,770	
2027	1,728,205,732	86,410,287	1,527,070	84,883,217	
2028	1,745,487,790	87,274,389	829,569	86,444,821	
2029	1,762,942,668	88,147,133	450,000	87,697,133	
2030	1,780,572,094	89,028,605	150,000	88,878,605	
2031	1,798,377,815	89,918,891	0	89,918,891	
2032	1,816,361,593	90,818,080		90,818,080	
2033	1,834,525,209	91,726,260		91,726,260	
2034	1,852,870,461	92,643,523		92,643,523	

## **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 or other obligations are 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.**

**IMPLEMENTATION & FINANCING TIMELINE**

		City of Stevens Point, WI						EHLERS			
		Tax Increment District No. 9						LEADERS IN PUBLIC FINANCE			
		Estimated Project Costs & Financing Plan									
		G.O. Bond	G.O. Bond	G.O. Bond	G.O. Bond	G.O. Bond	G.O. Bond	G.O. Bond	Other	Total Project	
		2013/Phase I	2015/Phase II	2017/Phase III	2019/Phase IV	2021/Phase V	2023/Phase VI	Other/Future	Costs		
Projects									All Phases		
Site Grading & roadway preparation		277,125	277,125	277,125	277,125	277,125	277,125	0	1,662,750		
Roadway Improvements		1,183,278	1,183,278	1,183,278	1,183,278	1,183,278	1,183,278	0	7,099,667		
Lighting		225,779	225,779	225,779	225,779	225,779	225,779	0	1,354,676		
Storm Sewer Improvements		1,048,831	1,048,831	1,048,831	1,048,831	1,048,831	1,048,831	0	6,292,989		
Railroad improvement		0	0	0	0	0	0	5,867,020	5,867,020		
Bridge Improvement		0	0	0	0	0	0	7,000,000	7,000,000		
Hoover Road/country Club Drive Grade Separation		0	0	0	0	0	0	17,700,000	17,700,000		
Trees & Street Scaping		21,042	21,042	21,042	21,042	21,042	21,042	0	126,250		
Power & Gas Utility improvements		750,000	750,000	750,000	750,000	750,000	750,000	0	4,500,000		
Highway HH Improvements		0	0	0	0	1,333,526	1,333,526	0	2,667,051		
Contingency (15%)		914,260	914,260	914,260	914,260	914,260	914,260	0	5,485,560		
Sanitary Sewer Improvements		391,341	391,341	391,341	391,341	391,341	391,341	0	2,348,044		
Water Improvements		537,287	537,287	537,287	537,287	537,287	537,287	0	3,223,721		
Developer Incentive		500,000	250,000	250,000	250,000	250,000	250,000	0	1,750,000		
TID Creation & Administration		25,000	0	0	0	0	0	0	25,000		
<b>Subtotal Needed for Projects</b>		<b>5,873,943</b>	<b>5,598,943</b>	<b>5,598,943</b>	<b>5,598,943</b>	<b>6,932,469</b>	<b>6,932,469</b>	<b>30,567,020</b>	<b>67,102,729</b>		
<b>Finance Related Expenses</b>											
Financial Advisor		27,692	26,335	26,335	31,775	31,775	31,775				
Bond Counsel (Estimate)		10,000	9,550	9,550	9,550	9,550	9,550				
Rating Agency Fee		10,000	10,000	10,000	10,000	10,000	10,000				
Paying Agent (if Term Bonds)		675	675	675	675	675	675				
Max. Underwriter's Discount	\$10.00	62,900	57,000	57,000	57,000	70,400	70,350				
Capitalized Interest (2 Years)		305,460									
<b>Total Financing Required</b>		<b>6,290,670</b>	<b>5,702,503</b>	<b>5,702,503</b>	<b>5,707,943</b>	<b>7,054,869</b>	<b>7,054,819</b>				
<i>Estimated Interest Earnings</i>	0.25%	(3,059)	(4,081)	(5,830)	(10,498)	(17,331)	(21,664)				
<i>Assumed Spend Down (Months)</i>	6										
Rounding		2,389	1,578	3,327	2,555	2,462	1,845				
<b>NET ISSUE SIZE</b>		<b>6,290,000</b>	<b>5,700,000</b>	<b>5,700,000</b>	<b>5,700,000</b>	<b>7,040,000</b>	<b>7,035,000</b>				

**DEVELOPMENT ASSUMPTIONS**

 <span style="float: right;">  <b>EHLERS</b> LEADERS IN PUBLIC FINANCE                 </span>						
City of Stevens Point, WI Tax Increment District No. 9 Development Assumptions						
Construction Year	Actual	Acres	Projected Development	Acres	Prospective Development	Annual Total
2013						0
2014		40	8,800,000	20	12,000,000	20,800,000
2015		40	8,800,000			8,800,000
2016		40	8,800,000			8,800,000
2017		40	8,800,000			8,800,000
2018		40	8,800,000			8,800,000
2019		40	8,800,000			8,800,000
2020		40	8,800,000			8,800,000
2021		40	8,800,000			8,800,000
2022		40	8,800,000			8,800,000
2023		40	8,800,000			8,800,000
2024		40	8,800,000			8,800,000
2025		40	8,800,000			8,800,000
2026		40	8,800,000			8,800,000
2027		40	8,800,000			8,800,000
2028		40	8,800,000			8,800,000
2029		40	8,800,000			8,800,000
2030		40	8,800,000			8,800,000
2031		40	8,800,000			8,800,000
2032		40	8,800,000			8,800,000
<b>TOTALS</b>	<b>0</b>	<b>760</b>	167,200,000	<b>20</b>	12,000,000	179,200,000

**NOTES:** Assumptions for development at the rate of 40 acres per year  
valued at approximately \$ 220,000 per acre

**INCREMENT REVENUE PROJECTIONS**



## City of Stevens Point, WI

### Tax Increment District No. 9 Tax Increment Projection Worksheet

Type of District	Industrial
Anticipated Creation Date	5/20/2013
Valuation Date	Jan. 1, 2013
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	20   2034
End of Expenditure Period	5/20/2028
Latest Termination Date	5/20/2033
Eligible for Extension/No. of Years	Yes   3
Eligible Recipient District	No

Projected Base Value	471,989
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	1.00%
Current Tax Rate (Per \$1,000 EV)	\$25.13
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	3.00%
Discount Rate 2 for NPV Calculation	4.00%

Apply Inflation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	
1	2013	0	2014	4,720	4,720	2015	25.13	119
2	2014	20,800,000	2015	4,767	20,809,487	2016	25.13	522,972
3	2015	8,800,000	2016	212,815	29,822,302	2017	25.13	749,476
4	2016	8,800,000	2017	302,943	38,925,245	2018	25.13	978,246
5	2017	8,800,000	2018	393,972	48,119,217	2019	25.13	1,209,303
6	2018	8,800,000	2019	485,912	57,405,129	2020	25.13	1,442,671
7	2019	8,800,000	2020	578,771	66,783,900	2021	25.13	1,678,373
8	2020	8,800,000	2021	672,559	76,256,459	2022	25.13	1,916,432
9	2021	8,800,000	2022	767,284	85,823,744	2023	25.13	2,156,871
10	2022	8,800,000	2023	862,957	95,486,701	2024	25.13	2,399,714
11	2023	8,800,000	2024	959,587	105,246,288	2025	25.13	2,644,987
12	2024	8,800,000	2025	1,057,183	115,103,471	2026	25.13	2,892,711
13	2025	8,800,000	2026	1,155,755	125,059,225	2027	25.13	3,142,913
14	2026	8,800,000	2027	1,255,312	135,114,537	2028	25.13	3,395,617
15	2027	8,800,000	2028	1,355,865	145,270,403	2029	25.13	3,650,849
16	2028	8,800,000	2029	1,457,424	155,527,826	2030	25.13	3,908,632
17	2029	8,800,000	2030	1,559,998	165,887,825	2031	25.13	4,168,993
18	2030	8,800,000	2031	1,663,598	176,351,423	2032	25.13	4,431,958
19	2031	8,800,000	2032	1,768,234	186,919,657	2033	25.13	4,697,553
20	2032	8,800,000	2033	1,873,916	197,593,573	2034	25.13	4,965,803
		179,200,000	18,393,573				Future Value of Increment	50,954,193



**EHLERS**  
LEADERS IN PUBLIC FINANCE

CASH FLOW

City of Stevens Point, WI

Tax Increment District No. 9

Cash Flow Pro Forma



Year	Revenues				Expenditures												Balances		Project Cost Principal Outstanding	Year		
	Tax Increments	Investment Earnings	capitalized interest	Total Revenues	G.O. Bond \$6,290,000 9/1/2013		G.O. Bond \$5,700,000 9/1/2015		G.O. Bond \$5,700,000 9/1/2017		G.O. Bond \$5,700,000 9/1/2019		G.O. Bond \$7,040,000 9/1/2021		G.O. Bond \$7,035,000 9/1/2023		Admin	Total Expenditures			Annual	Cumulative
		0.50%			Prin (9/1)	Interest																
2013		0	305,460	305,460														0	305,460	305,460	37,465,000	2013
2014		1,527		1,527		152,730											1,000	153,730	(152,203)	153,257	37,465,000	2014
2015	119	766		885		152,730											1,020	153,750	(152,865)	392	37,465,000	2015
2016	522,972	2		522,974		152,730		153,775									1,040	307,545	215,428	215,820	37,465,000	2016
2017	749,476	1,079		750,555	100,000	152,730		153,775									1,061	407,566	342,989	558,809	37,365,000	2017
2018	978,246	2,794		981,040	100,000	151,930	100,000	153,775		170,063							1,082	676,850	304,190	862,999	37,165,000	2018
2019	1,209,303	4,315		1,213,618	150,000	150,980	150,000	152,625	100,000	170,063							1,104	874,772	338,847	1,201,846	36,765,000	2019
2020	1,442,671	6,009		1,448,680	200,000	149,255	175,000	150,675	150,000	168,513		191,150					1,126	1,185,719	262,962	1,464,808	36,240,000	2020
2021	1,678,373	7,324		1,685,697	225,000	146,555	200,000	148,138	200,000	166,038	100,000	191,150					1,149	1,378,029	307,668	1,772,476	35,515,000	2021
2022	1,916,432	8,862		1,925,294	250,000	143,068	250,000	144,838	225,000	162,438	150,000	189,100		263,595			1,172	1,779,209	146,085	1,918,561	34,640,000	2022
2023	2,156,871	9,593		2,166,464	275,000	138,943	275,000	140,213	250,000	158,050	200,000	185,875	100,000	263,595			1,195	1,987,870	178,594	2,097,155	33,540,000	2023
2024	2,399,714	10,486		2,410,200	300,000	133,855	300,000	134,575	300,000	152,675	250,000	181,275	200,000	261,045		281,668	1,219	2,496,311	(86,111)	2,011,043	32,190,000	2024
2025	2,644,987	10,055		2,655,042	350,000	127,705	325,000	128,125	325,000	145,625	300,000	175,150	300,000	255,745	150,000	281,668	1,243	2,865,261	(210,219)	1,800,824	30,440,000	2025
2026	2,892,711	9,004		2,901,715	400,000	120,180	350,000	120,488	350,000	137,338	350,000	167,200	350,000	247,345	350,000	277,093	1,268	3,220,911	(319,195)	1,481,629	28,290,000	2026
2027	3,142,913	7,408		3,150,322	450,000	110,980	375,000	111,563	400,000	128,063	400,000	157,225	400,000	237,020	450,000	266,068	1,294	3,487,211	(336,890)	1,144,739	25,815,000	2027
2028	3,395,617	5,724		3,401,341	500,000	99,955	400,000	101,625	425,000	116,663	475,000	145,025	500,000	224,420	550,000	251,218	1,319	3,790,224	(388,883)	755,856	22,965,000	2028
2029	3,650,849	3,779		3,654,628	550,000	87,205	425,000	90,425	450,000	103,700	500,000	130,063	550,000	207,670	600,000	232,243	1,346	3,927,651	(273,023)	482,833	19,890,000	2029
2030	3,908,632	2,414		3,911,046	600,000	72,630	425,000	77,888	475,000	89,525	550,000	113,313	600,000	188,145	700,000	210,343	1,373	4,103,215	(192,169)	290,664	16,540,000	2030
2031	4,168,993	1,453		4,170,447	610,000	56,130	450,000	64,925	500,000	73,850	575,000	93,788	800,000	166,245	800,000	183,393	1,400	4,374,730	(204,284)	86,380	12,805,000	2031
2032	4,431,958	432		4,432,390	615,000	38,745	500,000	50,750	500,000	56,600	600,000	72,800	950,000	135,445	825,000	150,993	1,428	4,496,761	(64,371)	22,010	8,815,000	2032
2033	4,697,553	110		4,697,663	615,000	19,988	500,000	34,500	525,000	38,850	625,000	50,000	1,000,000	96,970	1,000,000	116,755	1,457	4,623,519	74,143	96,153	4,550,000	2033
2034	4,965,803	481		4,966,284			500,000	17,750	525,000	19,688	625,000	25,313	1,290,000	55,470	1,610,000	73,255	1,486	4,742,961	223,323	319,476	0	2034
<b>Total</b>	<b>50,954,193</b>	<b>93,619</b>	<b>305,460</b>	<b>51,353,272</b>	<b>6,290,000</b>	<b>2,359,023</b>	<b>5,700,000</b>	<b>2,130,425</b>	<b>5,700,000</b>	<b>2,057,738</b>	<b>5,700,000</b>	<b>2,068,425</b>	<b>7,040,000</b>	<b>2,602,710</b>	<b>7,035,000</b>	<b>2,324,693</b>	<b>18,639</b>	<b>28,692,609</b>	<b>482,833</b>			

NOTES: 2013 rate Estimates based upon 4/1/13 sale plus .15, all other issues reflect .50 adjustments

Projected TID Closure

## **11** ANNEXED PROPERTY

Properties proposed for inclusion within the District were annexed by the City on or after January 1, 2004. To satisfy the requirements of s.66.1105(4)(gm)1. Wis. Stats., the City pledges to pay to the Towns of Hull, Plover and Stockton for each of the five years following the annexation ordinance dated October 22, 2012 an amount equal to the property taxes levied on the annexed properties by the Towns at the time of annexation.

## **12** ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin State Statutes 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.

## **13** PROPOSED CHANGES IN ZONING ORDINANCES

The City anticipates that a portion of the District may be rezoned prior to development. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

## **14** 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 no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

## **15** RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes chapter 32.

## **16** ORDERLY DEVELOPMENT OF THE CITY OF STEVENS POINT

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. The City Comprehensive Plan which was adopted in 2005 and amended in 2006 identifies a majority of this area as business park.

## **17** A LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. Examples would include:

- 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 City does not expect to incur any non-project costs in the implementation of this Project Plan.

**18**

**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: 715-346-1530



**Andrew Logan Beveridge**  
abeveridge@stevenspoint.com  
**City Attorney**  
715-346-1695

**Becky Kalata, Paralegal**  
bkalata@stevenspoint.com  
715-346-1556

May 20, 2013

Mayor Andrew J. Halverson  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481

**RE: City of Stevens Point, Wisconsin – Tax Incremental District 9 Amendment  
Legal Opinion of the City Attorney for the City of Stevens Point**

Dear Mayor Halverson:

As City Attorney for the City of Stevens Point, I have reviewed the Project Plan and in my opinion, have determined that it is complete and complies with Section 66,1105 of the Wisconsin Statutes. This opinion is provided pursuant to Section 66.1105(4)(f), Wis. Stats.

Sincerely,

A handwritten signature in black ink that reads "Andrew Beveridge".

**ANDREW LOGAN BEVERIDGE**  
City Attorney

ALB:blk

stevenspoint.com

**EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS**

**Estimated Share by Taxing Jurisdiction of Projected Tax Increments to be paid by Owners of Taxable Property in each of the Taxing Jurisdictions Overlying the Tax Increment District**

<i>Revenue Year</i>	<i>City</i>	<i>County</i>	<i>School District</i>	<i>Tech College</i>	<i>Total</i>
	<b>35.47%</b>	<b>21.84%</b>	<b>35.68%</b>	<b>7.01%</b>	
<b>2015</b>	42	26	42	8	<b>119</b>
<b>2016</b>	185,498	114,214	186,616	36,643	<b>522,972</b>
<b>2017</b>	265,840	163,682	267,442	52,513	<b>749,476</b>
<b>2018</b>	346,984	213,644	349,076	68,542	<b>978,246</b>
<b>2019</b>	428,941	264,106	431,526	84,731	<b>1,209,303</b>
<b>2020</b>	511,716	315,072	514,800	101,083	<b>1,442,671</b>
<b>2021</b>	595,320	366,548	598,908	117,597	<b>1,678,373</b>
<b>2022</b>	679,759	418,539	683,856	134,277	<b>1,916,432</b>
<b>2023</b>	765,043	471,050	769,654	151,124	<b>2,156,871</b>
<b>2024</b>	851,180	524,085	856,310	168,139	<b>2,399,714</b>
<b>2025</b>	938,178	577,652	943,832	185,324	<b>2,644,987</b>
<b>2026</b>	1,026,046	631,753	1,032,230	202,681	<b>2,892,711</b>
<b>2027</b>	1,114,793	686,396	1,121,512	220,212	<b>3,142,913</b>
<b>2028</b>	1,204,427	741,586	1,211,686	237,918	<b>3,395,617</b>
<b>2029</b>	1,294,958	797,327	1,302,762	255,801	<b>3,650,849</b>
<b>2030</b>	1,386,394	853,625	1,394,749	273,863	<b>3,908,632</b>
<b>2031</b>	1,478,744	910,487	1,487,656	292,106	<b>4,168,993</b>
<b>2032</b>	1,572,018	967,917	1,581,492	310,531	<b>4,431,958</b>
<b>2033</b>	1,666,225	1,025,922	1,676,266	329,140	<b>4,697,553</b>
<b>2034</b>	1,761,373	1,084,506	1,771,989	347,935	<b>4,965,803</b>
	<b>18,073,482</b>	<b>11,128,137</b>	<b>18,182,405</b>	<b>3,570,170</b>	<b>50,954,193</b>

**NOTE:** The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.