

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Joint Review Board for Tax Incremental Financing (TIF) District #6
DATE OF MEETING: August 25, 2020 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 6:00 P.M.

This meeting is being conducted via remote conferencing software due to a State of Emergency. Members of the public may call to listen in and provide public input at:

Meeting Link: <https://zoom.us/j/91758570815?pwd=S2x2d0NoN1pla0VsbmJ4VnRkKAlVtQT09>

- **Phone Number:** 1-312-626-6799
- **Meeting ID:** 917-5857-0815
- **Password:** 54650

PURPOSE OF MEETING

1. Call to Order and roll call.

Consideration and possible action on the following items:

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
3. Election and/or reaffirmation of Chairperson

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Board may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

Mayor Kim Smith	
Ald. Diane Wulf	
Ald. Jim Olson	
Ald. Steven Nott	
Ald. Tom Smith	
Ald. Dan Stevens	
City Attorney	City Administrator
La Crosse Tribune	Dept. Heads
Coulee Courier	
WKTY WLXR WLAX	
WKBT WXOW FOX	

*Committee Members

*Dan Hanson – Western Technical College Rep.
*Roger Stanford – Western Technical College Rep.
*Monica Kruse – La Crosse County Rep.
*Brian Fukuda – La Crosse County Rep.
*John Lyche – Citizen Member
*Kim Smith – City of Onalaska Rep.
*Kristin Mueller – Holmen School District Rep.
Julie Holman – Holmen School District
Onalaska Omni Center
Onalaska Public Library

Notices Posted and Mailed: 8/18/2020

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

4. Discuss responsibilities of the Joint Review Board
5. Discuss and review project plan
6. Set next meeting date
7. Adjournment



August 11, 2020 (DRAFT)

Project Plan

Tax Incremental District No. 6

City of Onalaska, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for August 25, 2020
Public Hearing Held:	Scheduled for August 25, 2020
Approval by Plan Commission:	Scheduled for August 25, 2020
Adoption by Common Council:	Scheduled for September 8, 2020
Approval by the Joint Review Board:	Scheduled for: TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 6 (“District”) is a proposed Mixed-Use District comprising approximately 127 acres. The District will be created to pay the costs of various street improvements, and sewer, water, and stormwater utilities needed (“Project”) to support new residential and commercial development.

Authority

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

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$5,725,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include streetlights and engineering services; traffic roundabout; sewer, water, and stormwater utilities; and a temporary roadway to service the District.

Incremental Valuation

The City projects that new land and improvements value of approximately \$62,600,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

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

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

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax

incremental financing, the City is unable to fully fund this program of infrastructure improvements.

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

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

- ✓ The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
- ✓ Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
- ✓ Based on the foregoing finding, the District is designated as a mixed-use district.
- ✓ The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- ✓ Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- ✓ The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

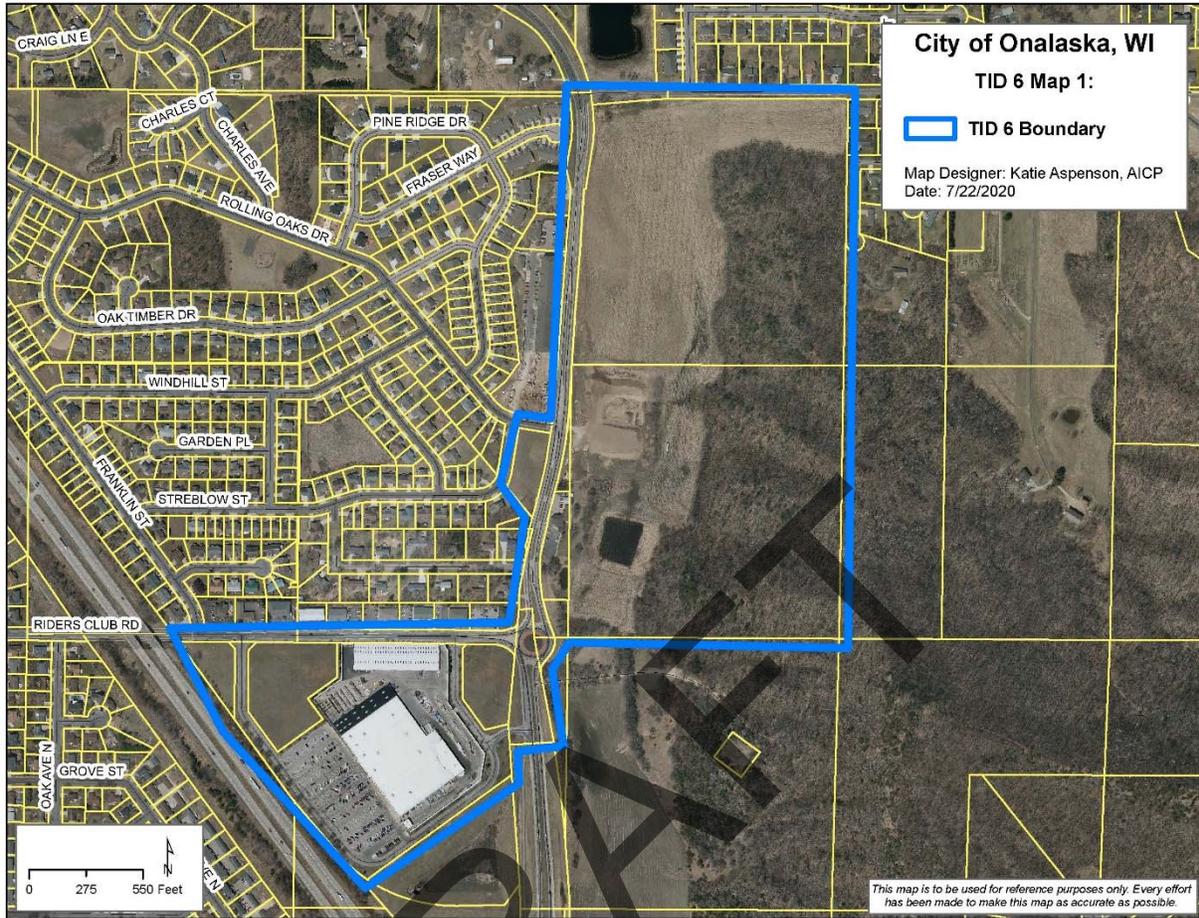
- ✓ The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
- ✓ That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

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SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

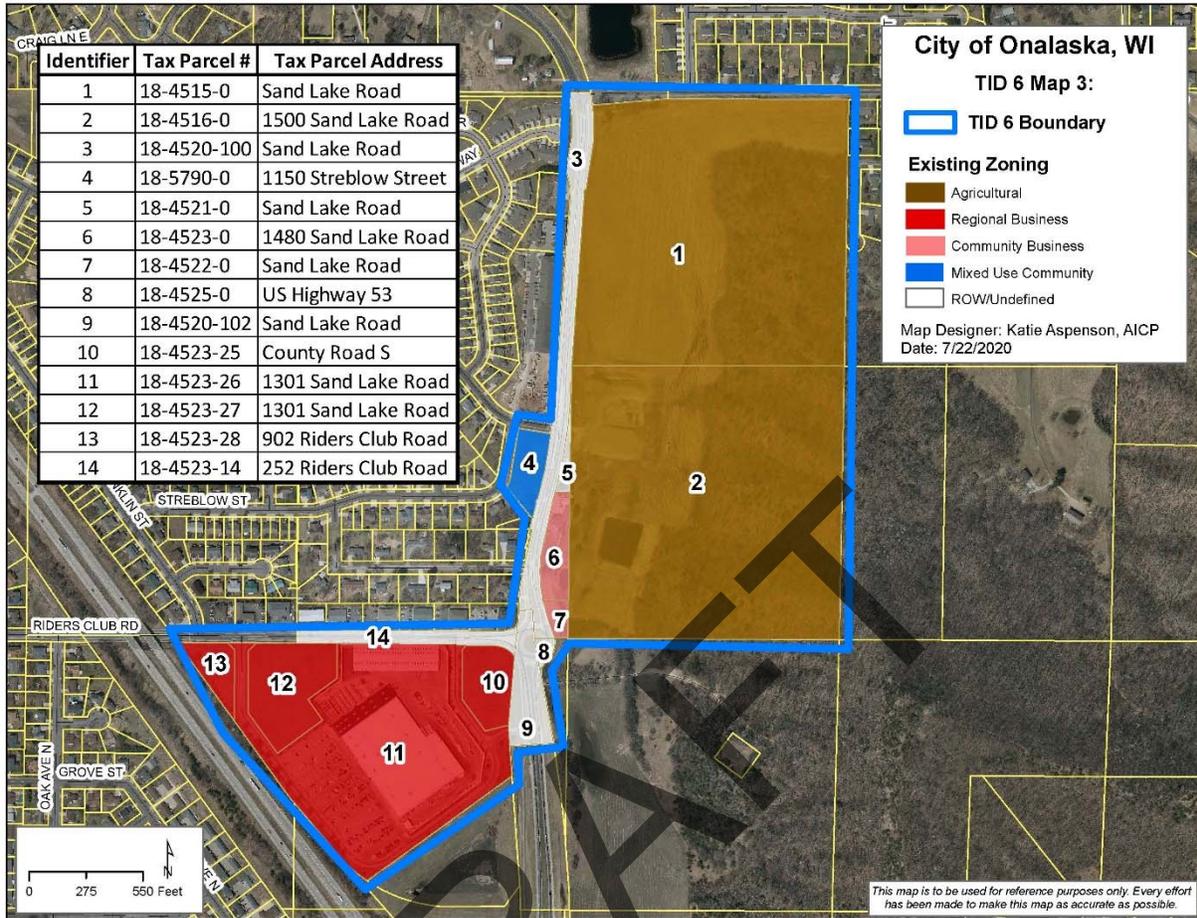
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SECTION 3:
Map Showing Existing Uses and Conditions

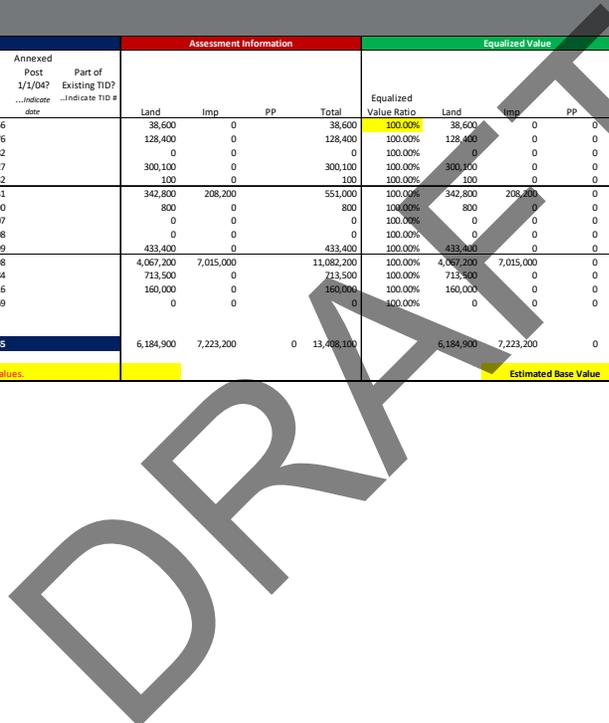
Map Found on Following Page.

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SECTION 4: Preliminary Parcel List and Analysis

City of Onalaska, WI																									
Tax Increment District # 6																									
Base Property Information																									
Property Information						Assessment Information				Equalized Value				District Classification											
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Agricultural	Institutional/ Other	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant	
1	18-4515-0	SAND LAKE ROAD	ELMWOOD PARTNERS LIMITED PARTNERSHIP	37.56		38,600	0		38,600	100.00%	38,600	0	0	38,600						37.56				37.56	
2	18-4516-0	1500 SAND LAKE RD	ELMWOOD PARTNERS LIMITED PARTNERSHIP	39.76		128,400	0		128,400	100.00%	128,400	0	0	128,400						39.76				39.76	
3	18-4520-100	SAND LAKE ROAD	CITY OF ONALASKA	4.82		0	0		0	100.00%	0	0	0	0						4.82				4.82	
4	18-5790-0	1150 STREBLOW ST	JKS HOLDINGS LLC	1.27		300,100	0		300,100	100.00%	300,100	0	0	300,100			1.27							1.27	
5	18-4523-0	SAND LAKE ROAD	ELMWOOD PARTNERS LIMITED PARTNERSHIP	0.32		100	0		100	100.00%	100	0	0	100			0.32							0.32	
6	15-4523-0	1480 SAND LAKE ROAD	SLVC PROPERTY LLC; C/O VCA ANTECH INC.	1.41		342,800	208,200		551,000	100.00%	342,800	208,200	0	551,000				1.41						1.41	
7	18-4522-0	SAND LAKE ROAD	THOMAS J RICHTER TRUST; JANE A. RICHTER TRUST	3.90		800	0		800	100.00%	800	0	0	800		3.9								3.90	
8	18-4525-0	US HIGHWAY 53	STATE OF WISCONSIN DOT	7.07		0	0		0	100.00%	0	0	0	0						7.07				7.07	
9	18-4520-102	SAND LAKE ROAD	CITY OF ONALASKA	2.08		0	0		0	100.00%	0	0	0	0						2.08				2.08	
10	18-4523-25	COUNTY ROAD S	MENARD INC	1.99		433,400	0		433,400	100.00%	433,400	0	0	433,400			1.99							1.99	
11	18-4523-26	1301 SAND LAKE ROAD; 902 RIDERS	MENARD INC	19.98		4,067,200	7,015,000		11,082,200	100.00%	4,067,200	7,015,000	0	11,082,200			19.98							0.00	
12	18-4523-27	1301 SAND LAKE ROAD	MENARD INC	3.84		713,500	0		713,500	100.00%	713,500	0	0	713,500			3.84							3.84	
13	18-4523-28	902 RIDERS CLUB ROAD	MENARD INC	1.16		160,000	0		160,000	100.00%	160,000	0	0	160,000			1.16							1.16	
14	18-4523-14	252 RIDERS CLUB ROAD	CITY OF ONALASKA	1.69		0	0		0	100.00%	0	0	0	0						1.69				1.69	
				Total Acreage	126.85	6,184,900	7,223,200	0	13,408,100		6,184,900	7,223,200	0	13,408,100	0.00%	26.70%	0.00%	0.00%	77.32%	15.66%	126.85	100.00%	0.00%	0.00%	71.90%
The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.														Estimated Base Value 13,408,100											



SECTION 5:

Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$16,523,400. This value is less than the maximum of \$260,295,780 in equalized value that is permitted for the City.

City of Onalaska, WI				
Tax Increment District # 6				
Valuation Test Compliance Calculation				
District Creation Date	9/1/2020			
	Valuation Data	Dollar	Percent	Valuation Data
	Currently Available	Charge	Change	Est. Creation Date
	2020			
Total EV (TID In)	2,169,131,500			2,169,131,500
12% Test	260,295,780			260,295,780
Increment of Existing TIDs				
TID #5	3,115,300			3,115,300
				0
				0
				0
				0
				0
Total Existing Increment	3,115,300			3,115,300
Projected Base of New or Amended District	13,408,100			13,408,100
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	16,523,400			16,523,400
Compliance	PASS			PASS

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its 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 (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the 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 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, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. **The City expects the stormwater improvements and the traffic roundabout will be constructed partially or entirely outside the boundaries of proposed Tax Increment District No. 6.**

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

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

Financing Costs

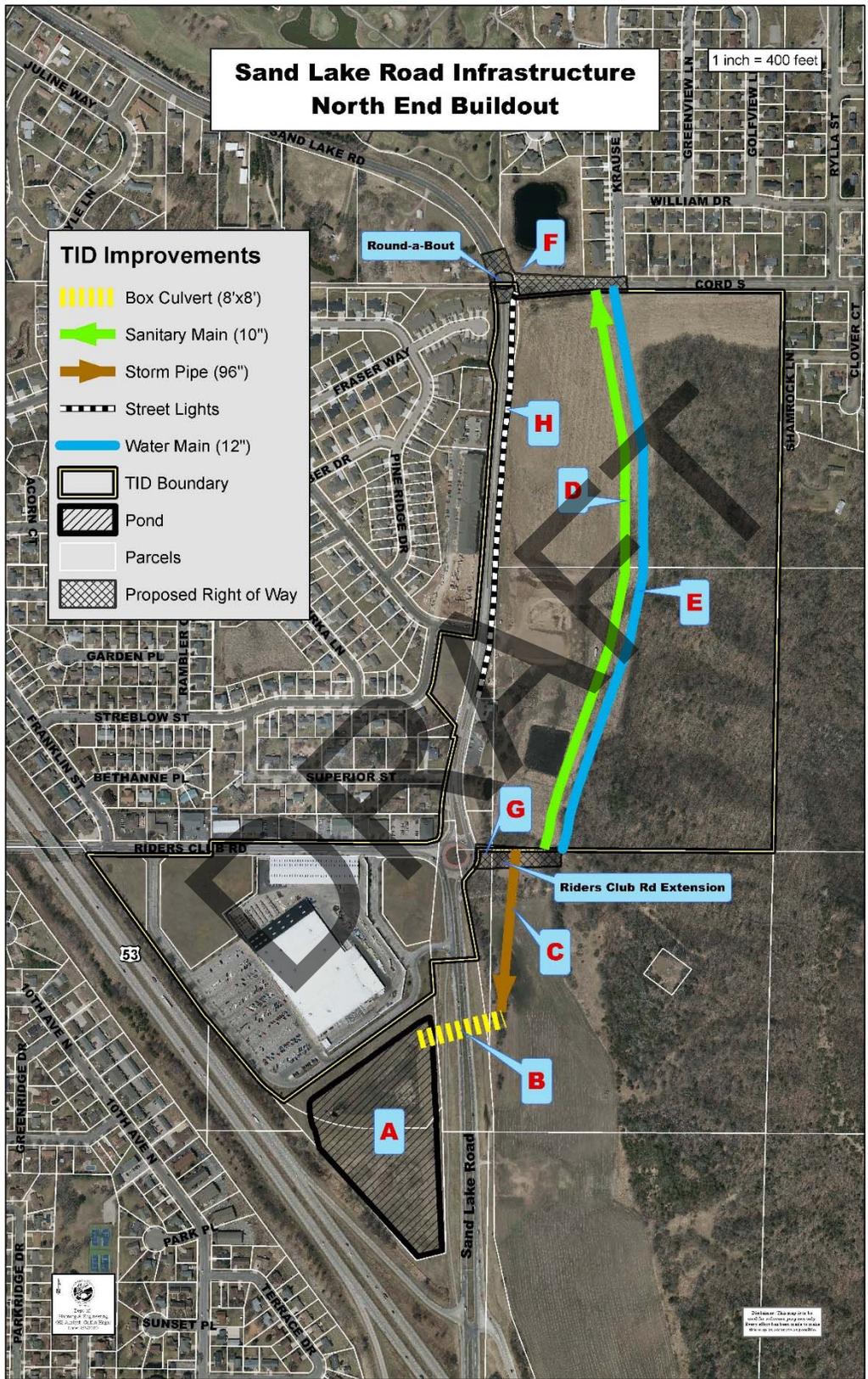
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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SECTION 8: Detailed List of Estimated Project Costs

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

City of Onalaska, WI						
Tax Increment District # 6						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022	Phase II 2025	Phase III 2027	Phase IV 2030	Total (Note 1)
	1 Streetlights and Engineering	355,000				355,000
	2 Roundabout		1,807,500			1,807,500
	3 Sewer, Water, Stormwater utilities			3,153,750		3,153,750
	4 Temporary Roadway				400,000	400,000
						0
	Total Projects	355,000	1,807,500	3,153,750	400,000	5,716,250
Notes:						
	Note 1 Project costs are estimates and are subject to modification					

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the City plans to make are expected to create \$62,600,000 million in incremental value by 2034. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$19.72 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$15,427,693 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

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Table 1 - Development Assumptions

City of Onalaska, WI									
Tax Increment District # 6									
Development Assumptions									
Construction Year		Actual	Area A	Area B	Area C	Area D	Annual Total	Construction Year	
1	2020						0	2020	1
2	2021						0	2021	2
3	2022		3,500,000	1,600,000	8,000,000		13,100,000	2022	3
4	2023						0	2023	4
5	2024				8,000,000		8,000,000	2024	5
6	2025				8,000,000		8,000,000	2025	6
7	2026						0	2026	7
8	2027				8,000,000	8,500,000	16,500,000	2027	8
9	2028						0	2028	9
10	2029						0	2029	10
11	2030					8,500,000	8,500,000	2030	11
12	2031						0	2031	12
13	2032					8,500,000	8,500,000	2032	13
14	2033						0	2033	14
15	2034						0	2034	15
16	2035						0	2035	16
17	2036						0	2036	17
18	2037						0	2037	18
19	2038						0	2038	19
20	2039						0	2039	20
Totals		0	3,500,000	1,600,000	32,000,000	25,500,000	62,600,000		

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Table 2 – Tax Increment Projection Worksheet

City of Onalaska, WI										
Tax Increment District # 6										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	13,408,100		Apply to Base Value				
District Creation Date	September 1, 2020		Appreciation Factor	0.00%						
Valuation Date	Jan 1,	2020	Base Tax Rate	\$19.72						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15	9/1/2035	Tax Exempt Discount Rate	0.00%						
Revenue Periods/Final Year	20	2041	Taxable Discount Rate	0.00%						
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	No									

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
							NPV Calculation	Taxable NPV Calculation
1 2020	0	2021	0	0	2022	\$19.72	0	0
2 2021	0	2022	0	0	2023	\$19.72	0	0
3 2022	13,100,000	2023	0	13,100,000	2024	\$19.72	258,344	258,344
4 2023	0	2024	0	13,100,000	2025	\$19.72	258,344	516,689
5 2024	8,000,000	2025	0	21,100,000	2026	\$19.72	416,112	932,801
6 2025	8,000,000	2026	0	29,100,000	2027	\$19.72	573,879	1,506,680
7 2026	0	2027	0	29,100,000	2028	\$19.72	573,879	2,080,559
8 2027	16,500,000	2028	0	45,600,000	2029	\$19.72	899,275	2,979,834
9 2028	0	2029	0	45,600,000	2030	\$19.72	899,275	3,879,109
10 2029	0	2030	0	45,600,000	2031	\$19.72	899,275	4,778,384
11 2030	8,500,000	2031	0	54,100,000	2032	\$19.72	1,066,903	5,845,287
12 2031	0	2032	0	54,100,000	2033	\$19.72	1,066,903	6,912,190
13 2032	8,500,000	2033	0	62,600,000	2034	\$19.72	1,234,531	8,146,721
14 2033	0	2034	0	62,600,000	2035	\$19.72	1,234,531	9,381,252
15 2034	0	2035	0	62,600,000	2036	\$19.72	1,234,531	10,615,783
16 2035	0	2036	0	62,600,000	2037	\$19.72	1,234,531	11,850,314
17 2036	0	2037	0	62,600,000	2038	\$19.72	1,234,531	13,084,845
18 2037	0	2038	0	62,600,000	2039	\$19.72	1,234,531	14,319,376
19 2038	0	2039	0	62,600,000	2040	\$19.72	1,234,531	15,553,907
20 2039	0	2040	0	62,600,000	2041	\$19.72	1,234,531	16,788,438
Totals	62,600,000		0		Future Value of Increment	16,788,438		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

The City expects to allocate approximately \$5.7 million for infrastructure improvements in the District. Beginning in 2022, the City will construct new streetlighting and begin engineering work for infrastructure to be constructed in coming years. The cost of the new streetlights and engineering work is approximately \$355,000 and is projected to be financed through a State Trust Fund Loan issued by the State of Wisconsin Board of Commissioners of Public Lands. In 2025, the City plans to construct a new traffic roundabout in order to improve vehicle flow in the District. The cost of this project is anticipated to be \$1,807,500 and will be financed with a general obligation bond. In 2025, the City will construct new utilities projects in the District including sewers, watermains, and storm sewer infrastructure. The combined cost of these

projects is currently estimated at \$3,153,750 and will be financed through a general obligation bond. Finally, the City will construct a new temporary roadway in 2030. The estimated cost of this project is \$400,000 and is expected to be financed with a State Trust Fund Loan. **Table 3** provides a summary of the District’s financing plan.

Table 3 - Financing Plan

City of Onalaska, WI					
Tax Increment District # 6					
Estimated Financing Plan					
	State Trust Fund Loan 2022	G.O. Bond 2025	G.O. Bond 2027	State Trust Fund Loan 2030	Totals
Projects					
Phase I	355,000				355,000
Phase II		1,807,500			1,807,500
Phase III			3,153,750		3,153,750
Phase IV				400,000	400,000
Total Project Funds	355,000	1,807,500	3,153,750	400,000	5,716,250
Estimated Finance Related Expenses					
Municipal Advisor	10,000	18,000	25,000	10,000	
Bond Counsel		10,000	12,500		
Rating Agency Fee		10,000	12,500		
Paying Agent					
Underwriter Discount		12.00	10.00		
Debt Service Reserve		22,440	32,400		
Capitalized Interest					
Total Financing Required	365,000	1,867,940	3,236,150	410,000	
Rounding		2,060	3,850		
Net Issue Size	365,000	1,870,000	3,240,000	410,000	5,885,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2035 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Onalaska, WI																						
Tax Increment District # 6																						
Cash Flow Projection																						
Year	Projected Revenues				Expenditures												Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	State Trust Fund Loan 365,000			G.O. Bond 1,870,000			G.O. Bond 3,240,000			State Trust Fund Loan 410,000			Creation & Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding
				Dated Date: 08/15/21	Dated Date: 09/15/24	Dated Date: 09/15/26	Dated Date: 08/15/29															
				Principal Est. Rate Interest	Principal Est. Rate Interest	Principal Est. Rate Interest	Principal Est. Rate Interest															
2020				0												15,000	15,000	(15,000)	(15,000)	5,885,000	2020	
2021				0											5,000	5,000	(5,000)	(20,000)	5,885,000	2021		
2022	0			0	19,313	4.50%	8,145								5,000	5,000	(32,458)	(52,458)	5,865,687	2022		
2023	0			0	11,902	4.50%	15,556								5,000	5,000	(32,458)	(84,915)	5,853,786	2023		
2024	258,344			258,344	12,396	4.50%	15,062								5,000	5,000	225,887	140,972	5,841,390	2024		
2025	258,344			258,344	12,995	4.50%	14,463	90,000	1.85%	51,016					5,000	5,000	173,473	84,871	225,843	5,738,395	2025	
2026	416,112			416,112	13,580	4.50%	13,878	95,000	1.90%	47,180					5,000	5,000	174,638	241,474	467,317	5,629,815	2026	
2027	573,879			573,879	14,191	4.50%	13,267	95,000	1.95%	45,375	175,000	2.10%	93,624		5,000	5,000	441,457	132,423	599,740	5,345,624	2027	
2028	573,879			573,879	14,795	4.50%	12,663	95,000	2.05%	43,523	185,000	2.15%	85,965		5,000	5,000	441,945	131,934	731,674	5,050,829	2028	
2029	899,275			899,275	15,495	4.50%	11,962	100,000	2.15%	41,575	190,000	2.20%	81,988		5,000	5,000	446,020	453,255	1,184,929	4,745,334	2029	
2030	899,275			899,275	16,193	4.50%	11,265	100,000	2.30%	39,425	195,000	2.30%	77,808	35,148	5.50%	11,182	5,000	491,021	408,254	1,593,183	4,398,993	2030
2031	899,275			899,275	16,921	4.50%	10,536	105,000	2.40%	37,125	200,000	2.40%	73,323	25,714	5.50%	20,617	5,000	494,236	405,039	1,998,223	4,051,358	2031
2032	1,066,903			1,066,903	17,656	4.50%	9,802	105,000	2.50%	34,605	200,000	2.55%	68,523	27,075	5.50%	19,255	5,000	486,916	579,987	2,578,210	3,701,627	2032
2033	1,066,903			1,066,903	18,477	4.50%	8,980	110,000	2.60%	31,980	205,000	2.65%	63,423	28,617	5.50%	17,713	5,000	489,191	577,712	3,155,922	3,339,533	2033
2034	1,234,531			1,234,531	19,309	4.50%	8,149	110,000	2.70%	29,120	215,000	2.75%	57,990	30,191	5.50%	16,140	5,000	490,898	743,633	3,899,555	2,965,033	2034
2035	1,234,531			1,234,531	20,178	4.50%	7,280	115,000	2.80%	26,150	220,000	2.85%	52,078	31,852	5.50%	14,479	5,000	492,016	742,515	4,642,070	2,578,004	2035
2036	1,234,531			1,234,531	21,068	4.50%	6,390	115,000	2.85%	22,930	225,000	2.95%	45,808	33,569	5.50%	12,762	5,000	487,526	747,005	5,389,076	2,183,367	2036
2037	1,234,531			1,234,531	22,034	4.50%	5,424	120,000	2.90%	19,653	230,000	3.05%	39,170	35,450	5.50%	10,881	5,000	487,611	746,920	6,135,996	1,775,884	2037
2038	1,234,531			1,234,531	23,025	4.50%	4,432	125,000	3.00%	16,173	240,000	3.10%	32,155	37,399	5.50%	8,931	5,000	492,116	742,415	6,878,411	1,350,459	2038
2039	1,234,531			1,234,531	24,061	4.50%	3,396	125,000	3.10%	12,423	245,000	3.15%	24,715	39,456	5.50%	6,874	5,000	485,926	748,605	7,627,017	916,942	2039
2040	1,234,531			1,234,531	25,138	4.50%	2,320	130,000	3.20%	8,548	255,000	3.25%	16,998	41,614	5.50%	4,717	5,000	489,333	745,198	8,372,214	465,190	2040
2041	1,234,531			1,234,531	26,275	4.50%	1,182	135,000	3.25%	4,388	260,000	3.35%	8,710	43,915	5.50%	2,415	5,000	486,886	747,645	9,119,860	(0)	2041
Total	16,788,438	0	0	16,788,438	365,000		184,151	1,870,000		511,186	3,240,000		822,274	410,000		145,967	0	120,000	7,668,578		Total	

Notes: Projected TID Closure

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

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SECTION 11: Estimate of Property to Be Devoted to Retail Business

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

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

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development and providing necessary public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and housing options.

DRAFT

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

DRAFT

Insert Signed Legal Opinion from City Attorney

SAMPLE

Mayor
City of Onalaska
415 Main St
Onalaska, Wisconsin 54650

RE: Project Plan for Tax Incremental District No. 6

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Onalaska, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Onalaska Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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

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

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