



March 13, 2017

Project Plan for the Creation of Tax Incremental District No. 7

CITY OF BLACK RIVER FALLS, WISCONSIN

Organizational Joint Review Board Meeting Held:	March 14, 2017
Public Hearing Held:	April 5, 2017
Consideration for Approval by Planning Commission:	April 5, 2017
Consideration for Adoption by Common Council:	Scheduled for: May 2, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: May 17, 2017



Tax Incremental District No. 7 Creation Project Plan

City of Black River Falls Officials

Common Council

Jay Eddy	Mayor
Randy Eddy	Council Member
Joel Busse	Council Member
Curtis Redbird	Council Member
Ryan Simonis/Jeriah Rave	Council Member
Desiree Gearing-Lancaster	Council Member
John Ross	Council Member
Pete Olson	Council Member

City Staff

Brad Chown	City Administrator
Rhonda Ammann	Deputy Clerk & Treasurer
Kelly Hurst	Deputy Clerk
Lisa Hirschman	City Attorney

Planning Commission

Jay Eddy	Bill Moe
Gavin Johnson	Jared Smith
Al Powell	Laura Colloton Chrest
Clint Helland	

Joint Review Board

Mayor Jay Eddy	City Representative
Ray Ransom	Jackson County
Sally Lister	Western Technical College District
Shelly Severson	Black River Falls School District
Fred Goettl	Public Member



Table of Contents

EXECUTIVE SUMMARY4

TYPE AND GENERAL DESCRIPTION OF DISTRICT6

PRELIMINARY MAP OF PROPOSED DISTRICT BOUNDARY7

MAP SHOWING EXISTING USES AND CONDITIONS8

PRELIMINARY PARCEL LIST AND ANALYSIS9

EQUALIZED VALUE TEST10

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS11

MAPS SHOWING PROPOSED IMPROVEMENTS AND USES16

DETAILED LIST OF PROJECT COSTS18

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED20

ANNEXED PROPERTY26

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS26

PROPOSED ZONING ORDINANCE CHANGES26

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF BLACK RIVER FALLS ORDINANCES26

RELOCATION27

ORDERLY DEVELOPMENT OF THE CITY OF BLACK RIVER FALLS27

LIST OF ESTIMATED NON-PROJECT COSTS27

OPINION OF ATTORNEY FOR THE CITY OF BLACK RIVER FALLS ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.110528

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS29

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (the “TID” or “District”) is proposed to be created by the City of Black River Falls (“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 \$3,075,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in one phase. 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 \$11,250,000 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 2038.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, 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, environmental contamination, obsolete platting 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, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation 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.
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, 2017. 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, 2017 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 Wisconsin Statutes Section 66.1101. 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 none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

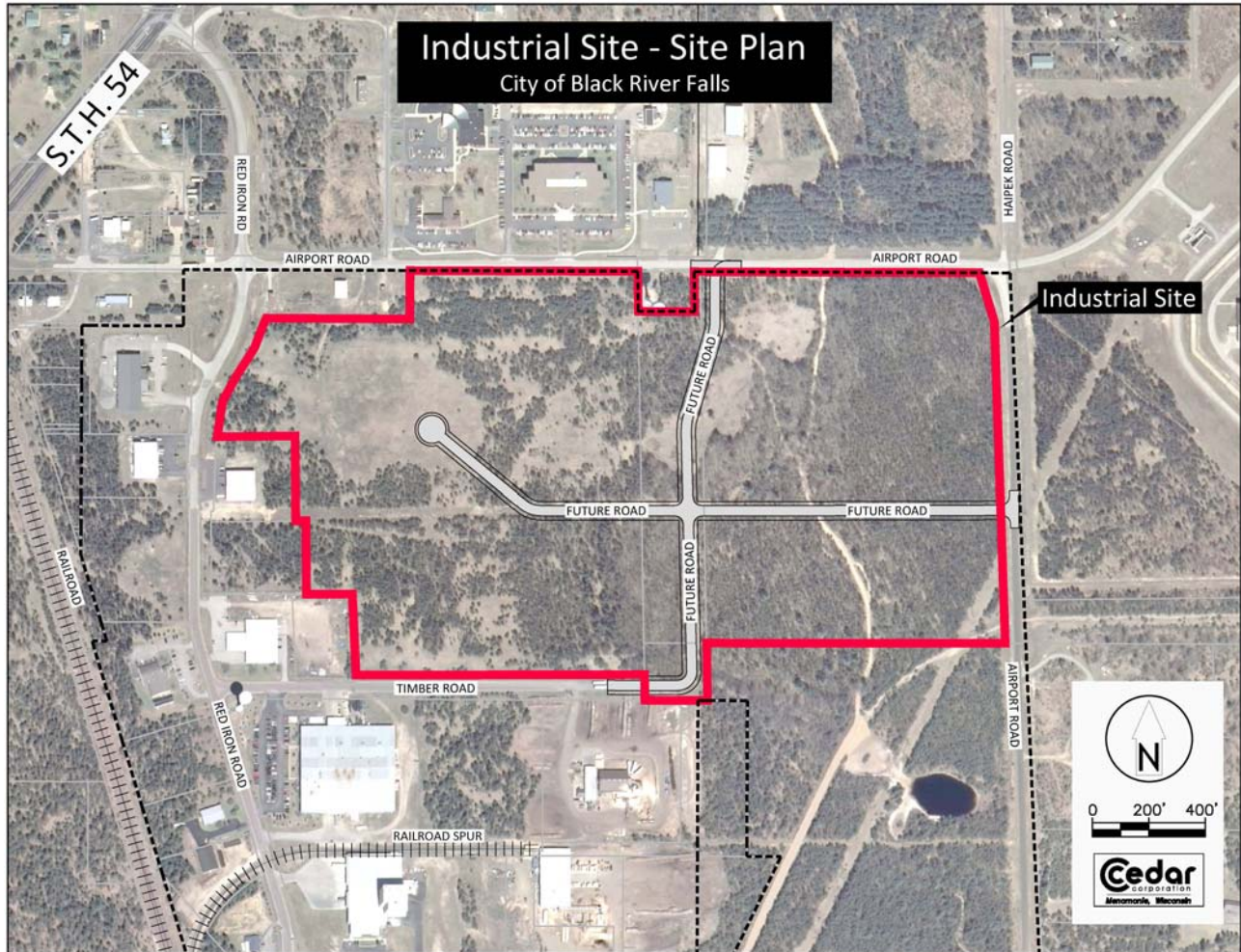
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes 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 Statutes 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.

SECTION 4: Map Showing Existing Uses and Conditions



SECTION 5:
Preliminary Parcel List and Analysis

City of Black River Falls, Wisconsin

Tax Increment District # 7

Base Property Information

Parcel Number	Acreage	Total	Use
206.2025.0000	38.00	190,000	
206.2025.0040	34.00	170,000	
206.2025.0045	30.00	0	wetlands
206.2025.0050	6.00	30,000	
	108.00	390,000	

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.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 \$20,087,400. This value is less than the maximum of \$29,108,904 in equalized value that is permitted for the City of Black River Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Black River Falls, Wisconsin				
Tax Increment District # 7				
Valuation Test Compliance Calculation				
District Creation Date	4/4/2017			
	Valuation Data Currently Available 2016	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	242,574,200			242,574,200
12% Test	29,108,904			29,108,904
Increment of Existing TIDs				
TID #1	4,087,900			4,087,900
TID #3	11,590,500			11,590,500
TID #4	3,567,500			3,567,500
TID #5	451,500			451,500
				0
				0
Total Existing Increment	19,697,400			19,697,400
Projected Base of New or Amended District	390,000			390,000
Total Value Subject to 12% Test	20,087,400			20,087,400
Compliance	PASS			PASS

SECTION 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 Wisconsin 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 intends to 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 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 remediations 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; 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 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; 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 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; 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

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 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 or RDA Type Activities

Contribution to Community Development or Redevelopment 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 OR RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA OR RDA 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 OR RDA, 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 OR RDA in the program manual. Any funds returned to the CDA OR RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA OR RDA 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 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:

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 Statutes 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 expenditure 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. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Maps Showing Proposed Improvements and Uses



Below is the wetland identification map. The wetland property is not part of the TID



SECTION 9: Detailed List of Project Costs

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 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.

Proposed TIF Project Cost Estimates

City of Black River Falls, Wisconsin			
Tax Increment District # 7			
Estimated Project List			
Project ID	Project Name/Type	Phase I 2019	Total (Note 1)
1	Watermain Extension/Service Stubs	120,000	120,000
2	Sewer Extension/Service Stubs	75,000	75,000
3	Mobilization and Other	30,000	30,000
4	Lift Station	350,000	350,000
5	Street Improvements	1,500,000	1,500,000
6	Development Incentives	1,000,000	1,000,000
Total Projects		<u>3,075,000</u>	<u>3,075,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related 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

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. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$12,128,710, of which \$8,498,322 is currently unused and could be made available to finance Project Costs.

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) or by a Redevelopment Authority (RDA). 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.

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 and Financing Timeline

City of Black River Falls, Wisconsin Tax Increment District # 7 Estimated Financing Plan		
	G.O. Bond 2019	Totals
Projects		
Phase I	3,075,000	3,075,000
Total Project Funds	3,075,000	3,075,000
Estimated Finance Related Expenses		
Municipal Advisor	25,000	
Bond Counsel	15,000	
Rating Agency Fee	0	
Paying Agent	1,000	
Underwriter Discount	15.00 52,650	
Debt Service Reserve	0	
Capitalized Interest	339,300	
Total Financing Required	3,507,950	
Estimated Interest	0.00% 0	
Assumed spend down (months)	0	
Rounding	2,050	
Net Issue Size	3,510,000	3,510,000
Notes:		

Development Assumptions

City of Black River Falls, Wisconsin						
Tax Increment District # 7						
Development Assumptions						
Construction Year		Actual	Warehouse Concept	Annual Total	Construction Year	
1	2017			0	2017	1
2	2018			0	2018	2
3	2019			0	2019	3
4	2020		11,250,000	11,250,000	2020	4
5	2021			0	2021	5
6	2022			0	2022	6
7	2023			0	2023	7
8	2024			0	2024	8
9	2025			0	2025	9
10	2026			0	2026	10
11	2027			0	2027	11
12	2028			0	2028	12
13	2029			0	2029	13
14	2030			0	2030	14
15	2031			0	2031	15
16	2032			0	2032	16
17	2033			0	2033	17
18	2034			0	2034	18
19	2035			0	2035	19
20	2036			0	2036	20
Totals		0	11,250,000	11,250,000		

Notes:

Increment Revenue Projections

City of Black River Falls, Wisconsin Tax Increment District # 7

Tax Increment Projection Worksheet

Type of District		Industrial		Base Value		Apply to Base Value	
District Creation Date	Valuation Date	Jan 1,	2017	Appreciation Factor	0.00%	Base Tax Rate	\$26.25
Max Life (Years)	Revenue Periods/Final Year	Extension Eligibility/Years	Recipient District	Rate Adjustment Factor		Tax Exempt Discount Rate	1.50%
15	20	Yes	No				
4/4/2032	2038	3					

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2017	0	2018	0	0	2019	\$26.25	0	0
2	2018	0	2019	0	0	2020	\$26.25	0	0
3	2019	0	2020	0	0	2021	\$26.25	0	0
4	2020	11,250,000	2021	0	11,250,000	2022	\$26.25	295,319	278,245
5	2021	0	2022	0	11,250,000	2023	\$26.25	295,319	552,378
6	2022	0	2023	0	11,250,000	2024	\$26.25	295,319	822,460
7	2023	0	2024	0	11,250,000	2025	\$26.25	295,319	1,088,550
8	2024	0	2025	0	11,250,000	2026	\$26.25	295,319	1,350,708
9	2025	0	2026	0	11,250,000	2027	\$26.25	295,319	1,608,992
10	2026	0	2027	0	11,250,000	2028	\$26.25	295,319	1,863,459
11	2027	0	2028	0	11,250,000	2029	\$26.25	295,319	2,114,165
12	2028	0	2029	0	11,250,000	2030	\$26.25	295,319	2,361,167
13	2029	0	2030	0	11,250,000	2031	\$26.25	295,319	2,604,517
14	2030	0	2031	0	11,250,000	2032	\$26.25	295,319	2,844,272
15	2031	0	2032	0	11,250,000	2033	\$26.25	295,319	3,080,484
16	2032	0	2033	0	11,250,000	2034	\$26.25	295,319	3,313,204
17	2033	0	2034	0	11,250,000	2035	\$26.25	295,319	3,542,486
18	2034	0	2035	0	11,250,000	2036	\$26.25	295,319	3,768,379
19	2035	0	2036	0	11,250,000	2037	\$26.25	295,319	3,990,933
20	2036	0	2037	0	11,250,000	2038	\$26.25	295,319	4,210,199
Totals		11,250,000		0		Future Value of Increment	5,020,425		

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).

Cash Flow

City of Black River Falls, Wisconsin Tax Increment District # 7 Cash Flow Projection													
Year	Projected Revenues				Expenditures					Balances			
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Dated Date: Principal	G.O. Bond 3,510,000 Est. Rate	07/01/19 Interest	Creation and Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2017		0		0				15,000	15,000	(15,000)	(15,000)		2017
2018		0		0				3,000	3,000	(3,000)	(18,000)		2018
2019	0			0				3,000	3,000	(3,000)	(21,000)		2019
2020	0		198,900	198,900			198,900	3,000	201,900	(3,000)	(24,000)		2020
2021	0		140,400	140,400			140,400	3,000	143,400	(3,000)	(27,000)		2021
2022	295,319			295,319	150,000	4.00%	140,400	3,000	293,400	1,919	(25,081)		2022
2023	295,319			295,319	155,000	4.00%	134,400	3,000	292,400	2,919	(22,162)		2023
2024	295,319			295,319	160,000	4.00%	128,200	3,000	291,200	4,119	(18,043)		2024
2025	295,319			295,319	165,000	4.00%	121,800	3,000	289,800	5,519	(12,523)		2025
2026	295,319			295,319	175,000	4.00%	115,200	3,000	283,200	2,119	(10,404)		2026
2027	295,319			295,319	180,000	4.00%	108,200	3,000	291,200	4,119	(6,285)		2027
2028	295,319			295,319	185,000	4.00%	101,000	3,000	289,000	6,319	34		2028
2029	295,319			295,319	195,000	4.00%	93,600	3,000	291,600	3,719	3,753		2029
2030	295,319			295,319	200,000	4.00%	85,800	3,000	288,800	6,519	10,272		2030
2031	295,319			295,319	210,000	4.00%	77,800	3,000	290,800	4,519	14,791		2031
2032	295,319			295,319	220,000	4.00%	69,400	3,000	292,400	2,919	17,711		2032
2033	295,319			295,319	230,000	4.00%	60,600	3,000	293,600	1,719	19,430		2033
2034	295,319			295,319	235,000	4.00%	51,400	3,000	289,400	5,919	25,349		2034
2035	295,319			295,319	245,000	4.00%	42,000	3,000	290,000	5,319	30,668		2035
2036	295,319			295,319	255,000	4.00%	32,200	3,000	290,200	5,119	35,787		2036
2037	295,319			295,319	265,000	4.00%	22,000	3,000	290,000	5,319	41,106		2037
2038	295,319			295,319	285,000	4.00%	5,700	3,000	293,700	1,619	42,725		2038
Total	5,020,425	0	339,300	5,359,725	3,510,000		1,729,000	0	78,000				Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

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

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances. 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.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Black River Falls 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.

SECTION 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 Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development of the City of Black River Falls

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.

SECTION 17: 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.

SECTION 18:

Opinion of Attorney for the City of Black River Falls
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

City of

BLACK RIVER FALLS, WISCONSIN

A Fine Place to Raise Your Family • A Dynamic Location for Your Business



April 4, 2017

Mayor Jay Eddy
City of Black River Falls
101 S. 2nd Street
Black River Falls, Wisconsin 54615

RE: City of Black River Falls, Wisconsin Tax Incremental District No. 7

Dear Mayor:

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

Sincerely,

Attorney Lisa Hirschman
City of Black River Falls

101 South Second

Black River Falls, WI 54615

(715) 284-5514

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 portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2015				
				Percentage		
County	1,424,581				22.82%	
Technical College	344,025				5.51%	
Municipality	2,413,366				38.66%	
School District	2,060,753				33.01%	
Total	6,242,725					
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2019	0	0	0	0	0	2019
2020	0	0	0	0	0	2020
2021	0	0	0	0	0	2021
2022	67,391	114,167	97,486	16,274	295,319	2022
2023	67,391	114,167	97,486	16,274	295,319	2023
2024	67,391	114,167	97,486	16,274	295,319	2024
2025	67,391	114,167	97,486	16,274	295,319	2025
2026	67,391	114,167	97,486	16,274	295,319	2026
2027	67,391	114,167	97,486	16,274	295,319	2027
2028	67,391	114,167	97,486	16,274	295,319	2028
2029	67,391	114,167	97,486	16,274	295,319	2029
2030	67,391	114,167	97,486	16,274	295,319	2030
2031	67,391	114,167	97,486	16,274	295,319	2031
2032	67,391	114,167	97,486	16,274	295,319	2032
2033	67,391	114,167	97,486	16,274	295,319	2033
2034	67,391	114,167	97,486	16,274	295,319	2034
2035	67,391	114,167	97,486	16,274	295,319	2035
2036	67,391	114,167	97,486	16,274	295,319	2036
2037	67,391	114,167	97,486	16,274	295,319	2037
2038	67,391	114,167	97,486	16,274	295,319	2038
	<u>1,145,654</u>	<u>1,940,839</u>	<u>1,657,266</u>	<u>276,666</u>	<u>5,020,425</u>	

Notes:

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