


Project Plan for Tax Incremental District #5

Prepared by the
City of Black River Falls, Wisconsin

With assistance from
Cedar Corporation
604 Wilson Avenue
Menomonie, WI 54751
1-800-472-7372

September, 2007



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1

Introduction

The City of Black River Falls's proposed Tax Incremental District Number Five is located at the northern edge of the community. The proposed District consists of an abandoned hotel and open and undeveloped land that has the potential for the location of commercial development, as well as newly platted residential areas.

The City would like to increase its employment and residential base, through incentives, by offering new or expanding commercial and residential alternatives the opportunity to locate in Black River Falls. These incentives will allow the City to remain competitive with surrounding communities that are experiencing expansion. The additional expansion would increase the tax base as well.

The City Council is establishing the tax incremental plan to provide overall infrastructure improvements. Keeping in mind that a positive increment must exist before any revenue is generated, the City will stage public improvements proposed to be paid for with tax incremental financing so that relative certainty of economic feasibility exists. Toward this goal, City improvements will not be commenced until construction of private investments are imminent or have started.



2

Purpose of Tax Incremental District

The purpose of this Tax Incremental District is to assist in furthering the employment goals of the area as noted previously, and to provide incentive for private investment in the City of Black River Falls. The incentive will be provided from the Tax Incremental District to reduce the costs to the development normally associated with the construction and reconstruction of streets, turn lanes, sanitary sewer, watermain, storm drainage, and site improvements required for new development. These efforts, combined with privately financed expansion plans in the District, will provide new tax base, expanded employment opportunities and availability of new residential development.



3

Benefits of the Tax Incremental District

Some of the benefits of the tax incremental district are summarized as follows:

1. To provide new public infrastructure, i.e., streets, utilities, and storm drainage to allow for development within the proposed District.
2. To promote the location and development of new commercial business within the Tax Incremental District, which will provide new tax base and availability of increased employment opportunities and the promotion of economic growth within the community.
3. To promote the location and construction of new residential development within the Tax Incremental District.



4

Existing and Proposed Land Use Plan

The District is primarily open or vacant land. More than 50% of the proposed district is suitable for the following uses: industrial, commercial and new residential. The City has determined that the area be zoned commercial, residential, and conservancy.

The City of Black River Falls, as part of this Plan, has established that no more than 35% of the area in the district is to be used for newly platted residential. Residential development must meet density requirements of not less than 3 units per acre, be located in a conservation subdivision, or be a traditional neighborhood development.

5

Project Plan

The Plan Commission of the City of Black River Falls has prepared this Project Plan in accordance with statutory requirements. After due consideration of area needs and improvements which best benefit the general development of the area, the following projects have been proposed as incentive and improvement projects in the District. A portion of these projects may be located outside the tax incremental district, however, they directly benefit this district and are eligible project costs.

- A. Street construction or re-construction, and U.S. Highway 12 turn lanes.
- B. Street construction or re-construction of Riverview Drive.
- C. Re-construction of the intersection of U.S. Highway 12 and Riverview Drive.
- D. Site improvements including clearing, grubbing, site grading, and filling as required by construction plans.
- E. Sanitary sewer, watermain, storm sewer, lift station, and related construction.
- F. Municipal well and water tower construction.
- G. The extension of utilities such as electricity, gas, telephone, and street lighting.

- H. In-line booster pump and extension and hook-up of water and sewer lines, electrical service, and natural gas to the buildings.
- I. Storm retention and/or detention ponds.
- J. Construction of loading and parking areas.
- K. Landscaping, parking lot, lighting, drainage improvements, and sidewalk construction.
- L. Moving costs for potential businesses.
- M. Land acquisition costs
- N. Site purchase and improvements to provide site write down costs to potential industrial purchasers. This may include real property assembly costs and any deficit incurred resulting from the sale or lease by the City as lessor of real or personal property within the District for consideration which is less than the cost to the City.
- O. Title insurance, abstracting, attorneys fees or other related costs which are property transfer or acquisition expenses of the City of Black River Falls.
- P. Public safety measures including emergency warning sirens.
- Q. Demolition of buildings.

Each project or project phase will be considered on the basis that tax incremental assistance is required or the project would not be feasible; and additionally, it would be in the best interest of the City and the Tax Incremental District to provide such assistance.

The following administrative costs are also included in the Project Plan as they relate to specific projects or overall organization and implementation of the Project Plan.

- A. Imputed administrative costs, including but not limited to, a portion of the salaries of the City clerk, assessor, public works employees, and others directly involved with the projects over the construction period.
- B. Organization costs, including but not limited to, the fees of the financial consultant, attorney, engineers, surveyors, map-makers, and other contracted services.
- C. Interest, finance fees, bond discounts, bond redemption premiums, bond legal opinion ratings, capitalized interest, bond insurance, and other expenses related to financing.
- D. Relocation costs in the event that any property is acquired for the above projects including the costs of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs, and relocation benefits as required by Wisconsin Statutes.
- E. The amount of any contributions made under Sec. 66.1333(13) Wis. Stats in connection with the implementation of the project plan.
- F. Payments made, in the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.



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Economic Feasibility Study

The City of Black River Falls, in considering the tax incremental financing vehicle to provide revenue for public improvement, realizes that a positive increment must exist before any revenue is generated. In this regard, the City intends to stage public improvements proposing to use increment financing so relative certainty of economic feasibility exists. To this end, the City will not implement general public works until such time as construction is imminent or has commenced. In this manner, funds will not be expended for tax incremental public works projects until such time as it is certain that the increment will exist to provide revenues to pay off indebtedness for these projects. Private investment in new facilities will go hand-in-hand with public improvements required to support those private investment dollars.

In addition, the City Council and Planning Commission have reviewed the areas available for mixed use development and have determined that the proposed development in the District to be feasible from an economic and land use standpoint.



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Method of Financing and Projected Tax Incremental Revenue Tables

At this time, the City of Black River Falls proposes to use general obligation notes, bonds, or revenue bonds to provide initial capital for tax incremental projects as they are approved for construction. As incremental monies become available, they will be used to retire the financing provided through the City general fund.

A developer's agreement will be signed prior to any funding assistance. The financing tables in Appendix B show those proposed expenditures and revenues related to the Tax Incremental District.



8

Master Plan, Building Codes and City Ordinances

Appendix A contains a projected Zoning Map of the Tax Incremental District. A portion of the property in the District is suitable for commercial use which supports one basic element of the District plan. The remainder of the property is also suitable for new residential development, and conservancy areas.

These potential development projects are in compliance with the City's Master Plan, Building Codes, and Ordinances. The proposed Tax Incremental District is compatible with the future projected development of this property within the City.



9

Financing of Public Improvement Non-Project Costs

Under the current proposal of this Tax Incremental District Project Plan, all costs incurred by the City of Black River Falls are proposed to be funded by the Tax Incremental income. Non-project costs associated with the anticipated construction by private developers will provide the necessary real estate tax value increment and resulting tax revenue to finance the proposed public improvements.



10

Relocation

The current Project Plan does not propose any relocation by the City of Black River Falls. Should any relocation requirements occur, it will be necessary to develop and file a Relocation Plan with the Wisconsin Department of Commerce; and keep records as required in Sec. 32.27 Wis. Stats.

11

Equalized Value Test

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

Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts within the City of Black River Falls.

Equalized Value (as of January 1, 2007)		Maximum Allowable TID Property Value
\$234,174,300	x 12% =	\$28,100,916

Calculation of Increment Value of Existing Tax Incremental Districts plus Base of Proposed New District.

Tax Incremental Districts	Equalized Value
TID #1 Increment	\$4,729,800
TID #2 Increment	\$295,400
TID #3 Increment	\$10,196,800
TID #4 Increment	\$106,900
Total Increment of All Municipal TID's	\$15,328,900
Proposed Base for TID Number 5	\$1,165,600
Total Existing Increment Plus Proposed Base	\$16,494,500

The equalized value of the increment of existing Tax Incremental Districts within the City, plus the base value of the proposed District, totals \$16,494,500. This value is less than the maximum of \$28,100,916 in equalized value that is permitted for the City of Black River Falls. The City is therefore in compliance with the statutory equalization test and may proceed with creation of this District.

Appendix A:

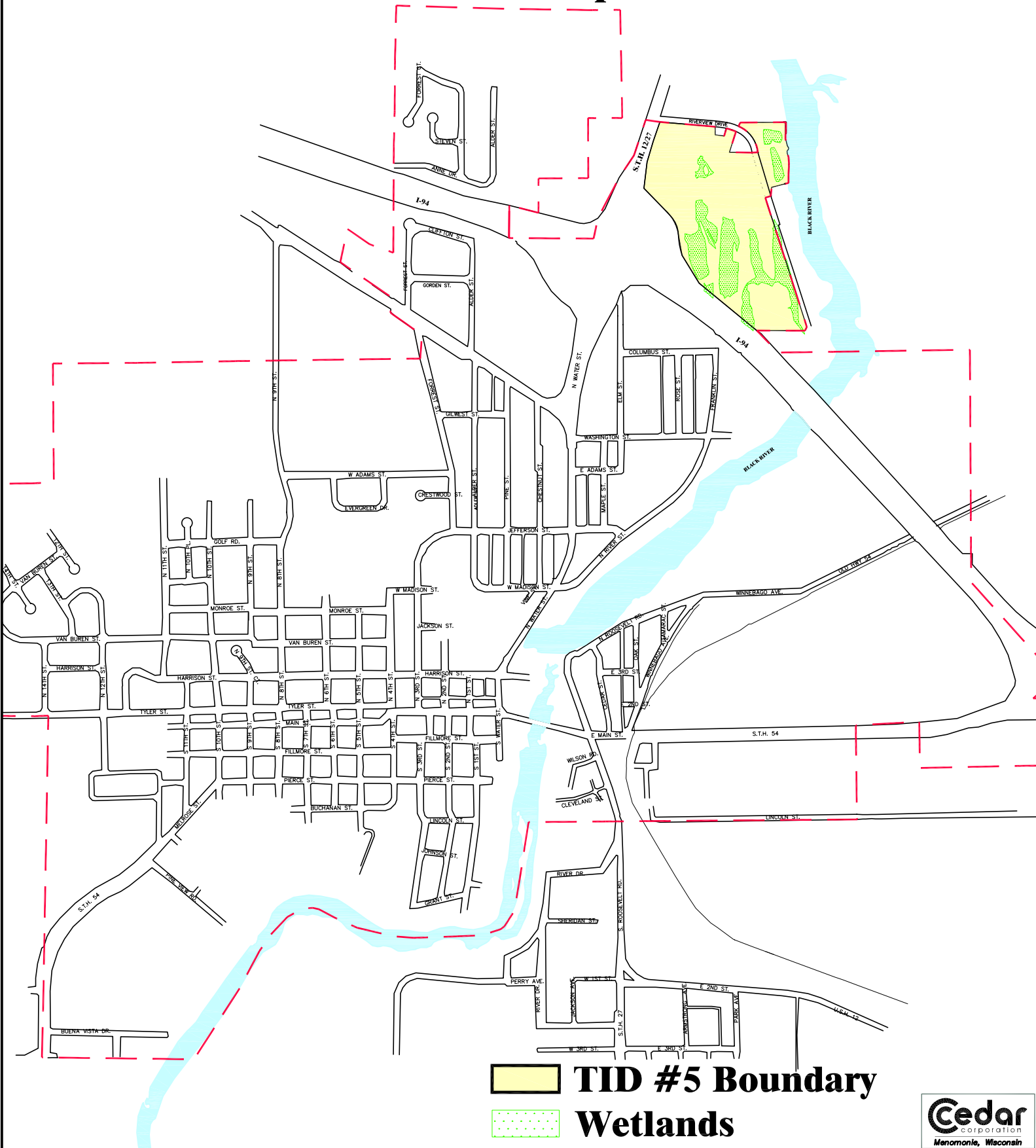
Project Plan Maps

1. Location Map
2. TID Boundary Map
3. Existing Uses and Conditions
4. Tax Parcel Map
5. Zoning Map
6. Future Uses

TID #5

City of Black River Falls

Location Map 1

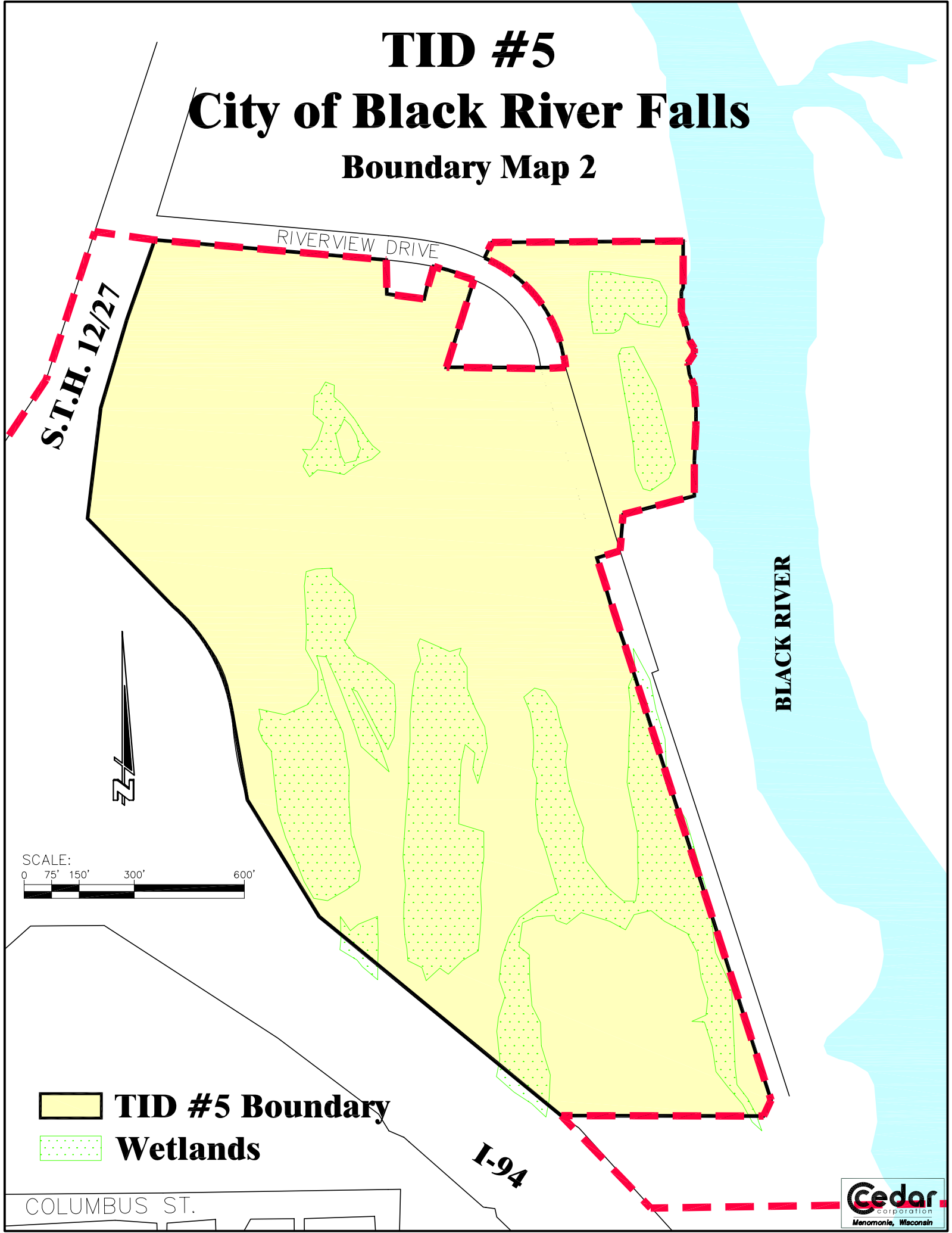


TID #5 Boundary
Wetlands

TID #5

City of Black River Falls

Boundary Map 2



S.T.H. 12/27

RIVERVIEW DRIVE

BLACK RIVER

I-94

COLUMBUS ST.

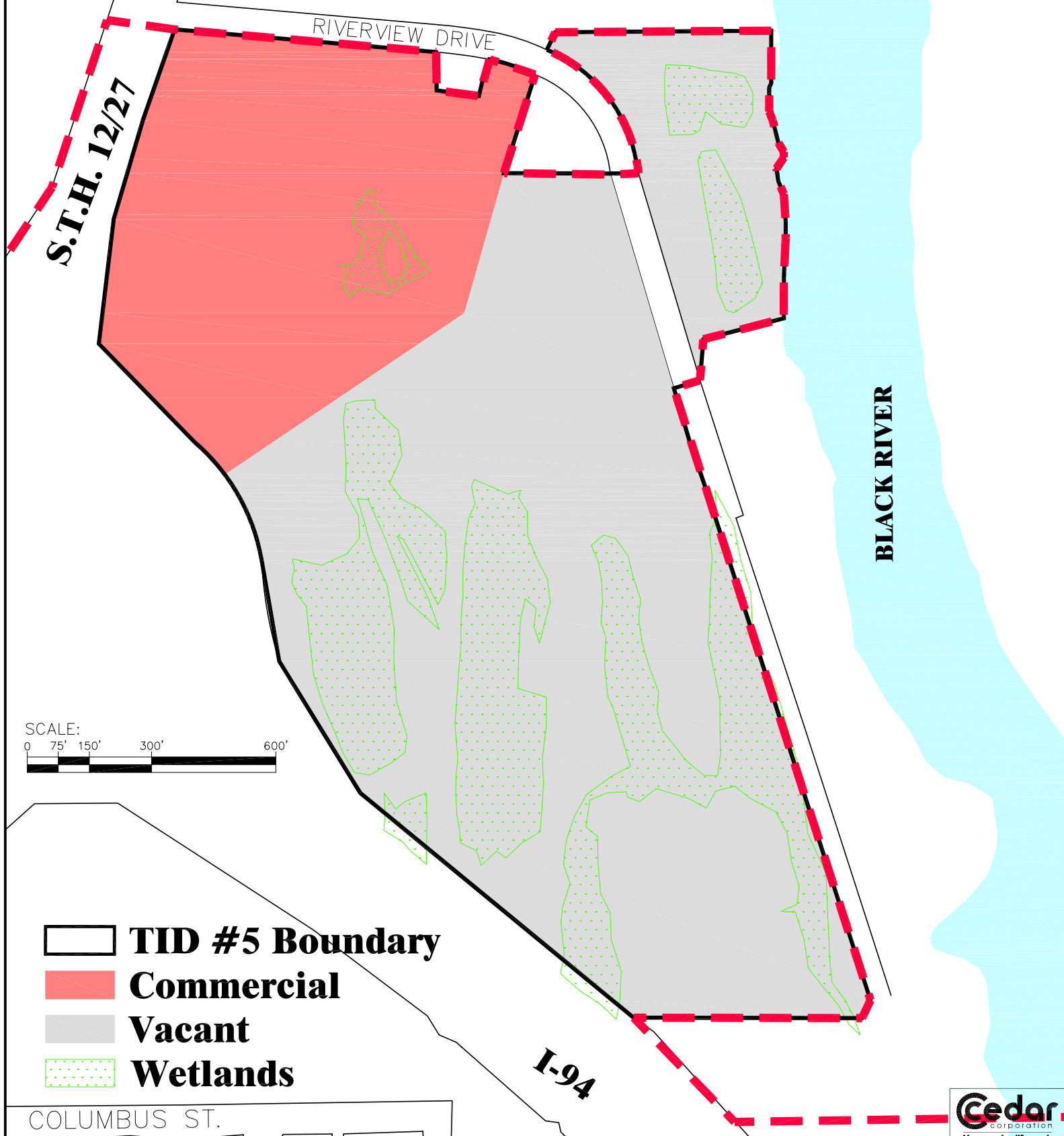
 **TID #5 Boundary**

 **Wetlands**

TID #5

City of Black River Falls

Existing Uses and Conditions Map 3



SCALE:
0 75' 150' 300' 600'

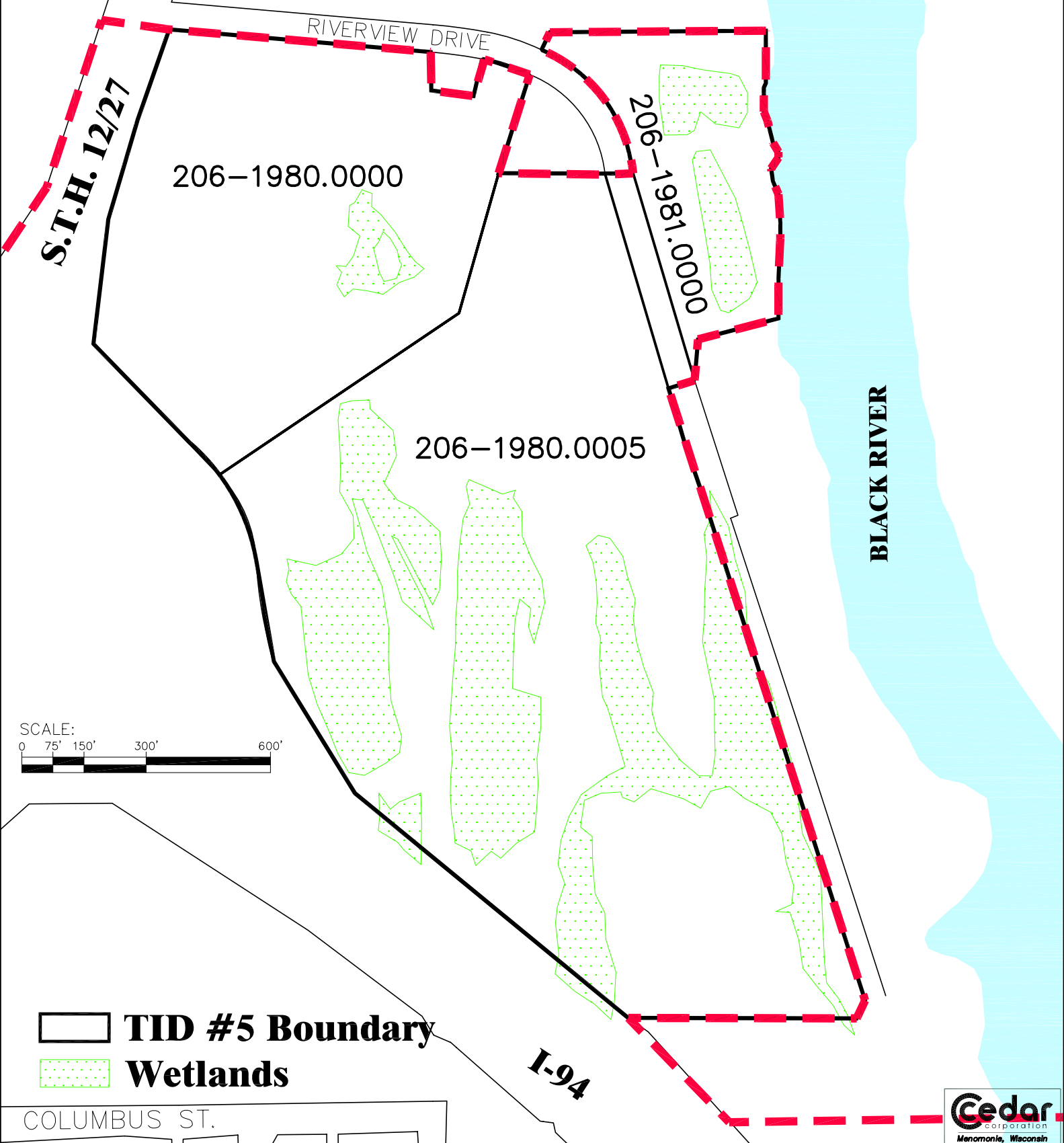
-  TID #5 Boundary
-  Commercial
-  Vacant
-  Wetlands

COLUMBUS ST.

TID #5

City of Black River Falls

Parcels Map 4



SCALE:
0 75' 150' 300' 600'

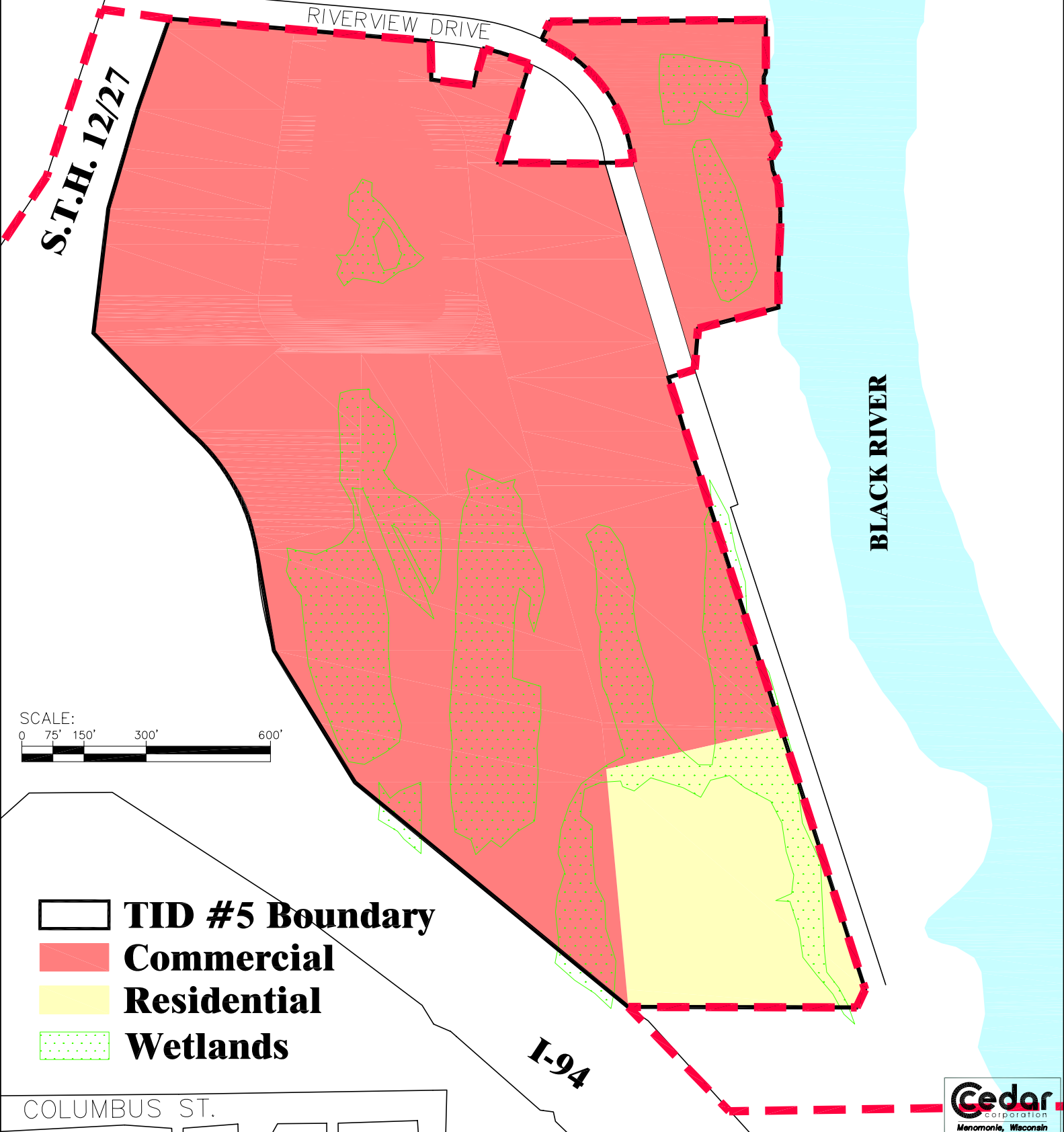
 **TID #5 Boundary**
 **Wetlands**

COLUMBUS ST.

TID #5

City of Black River Falls

Proposed Zoning Map 5



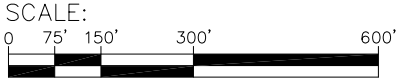
S.T.H. 12/27

RIVERVIEW DRIVE

BLACK RIVER

I-94

COLUMBUS ST.

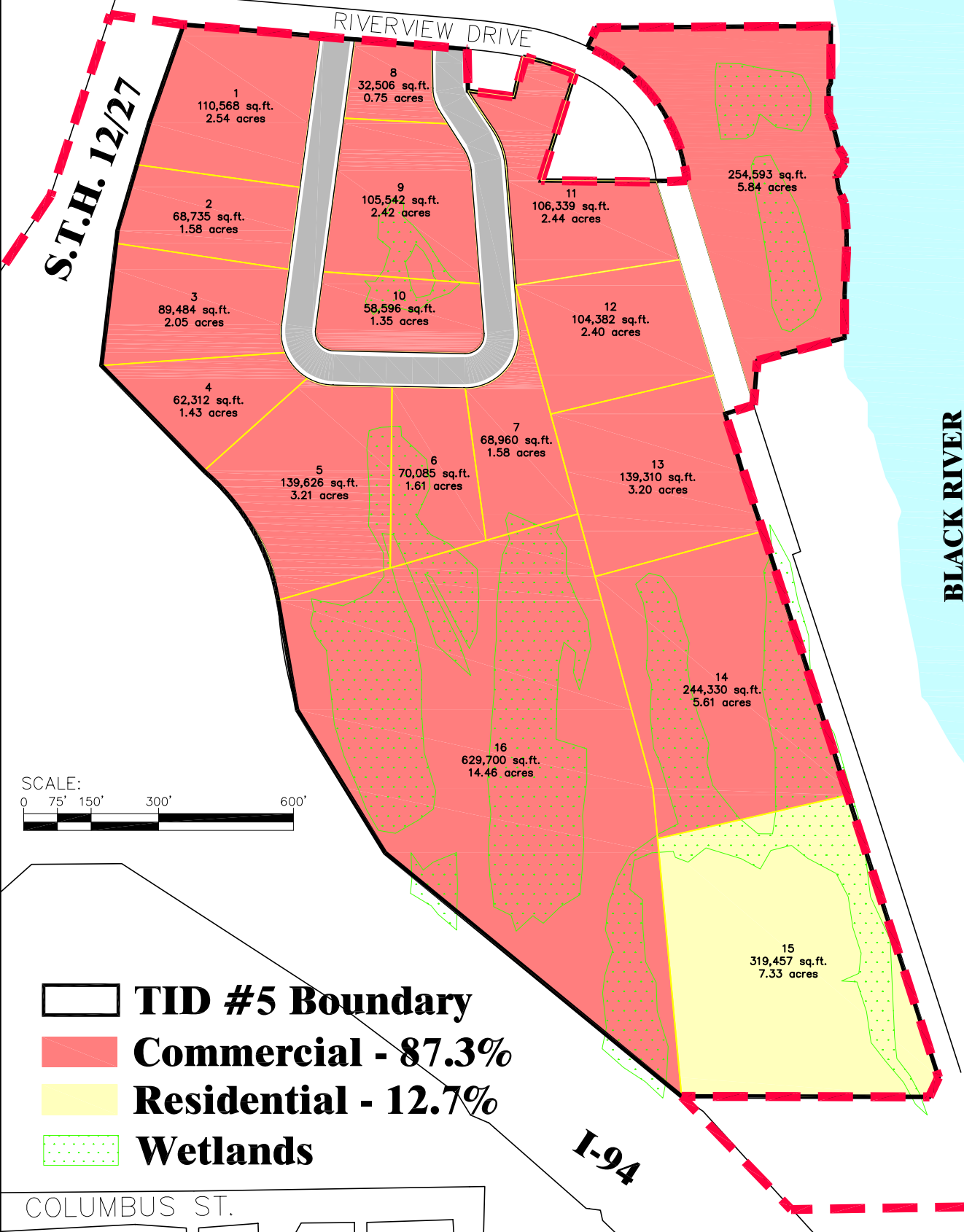


-  **TID #5 Boundary**
-  **Commercial**
-  **Residential**
-  **Wetlands**

TID #5

City of Black River Falls

Future Uses Map 6



Appendix B:

Projected Tax Increment Revenue,
Proposed Projects,
Project Cost Estimates, and
Map of Proposed Projects

Tax Increment Revenue Forecast

TID No. 5

Creation Year 2008
 End of Expenditure Period 2023
 Maximum Life of District (Final Year) 2028

Inflation Factor: 0.00%

Const. Year	Value Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	\$1,790,000 G.O. Bonds 2008	Annual Balance	Cumulative Balance
2005	2006	2007				22.70				
2006	2007	2008	-		-	22.70	-	-	-	-
2007	2008	2009	-		-	22.70	-	-	-	-
2008	2009	2010	-	4,000,000	4,000,000	22.70	90,800	89,500	1,300	1,300
2009	2010	2011	-	3,000,000	7,000,000	22.70	158,900	154,500	4,400	5,700
2010	2011	2012	-		7,000,000	22.70	158,900	151,250	7,650	13,350
2011	2012	2013	-		7,000,000	22.70	158,900	153,000	5,900	19,250
2012	2013	2014	-		7,000,000	22.70	158,900	154,500	4,400	23,650
2013	2014	2015	-		7,000,000	22.70	158,900	150,750	8,150	31,800
2014	2015	2016	-		7,000,000	22.70	158,900	152,000	6,900	38,700
2015	2016	2017	-		7,000,000	22.70	158,900	153,000	5,900	44,600
2016	2017	2018	-		7,000,000	22.70	158,900	153,750	5,150	49,750
2017	2018	2019	-		7,000,000	22.70	158,900	154,250	4,650	54,400
2018	2019	2020	-		7,000,000	22.70	158,900	154,500	4,400	58,800
2019	2020	2021	-		7,000,000	22.70	158,900	154,500	4,400	63,200
2020	2021	2022	-		7,000,000	22.70	158,900	154,250	4,650	67,850
2021	2022	2023	-		7,000,000	22.70	158,900	153,750	5,150	73,000
2022	2023	2024	-		7,000,000	22.70	158,900	153,000	5,900	78,900
2023	2024	2025	-		7,000,000	22.70	158,900	152,000	6,900	85,800
2024	2025	2026	-		7,000,000	22.70	158,900	150,750	8,150	93,950
2025	2026	2027	-		7,000,000	22.70	158,900	154,250	4,650	98,600
2026	2027	2028	-		7,000,000	22.70	158,900	152,250	6,650	105,250

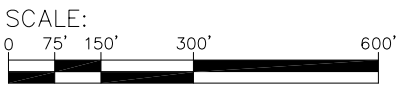
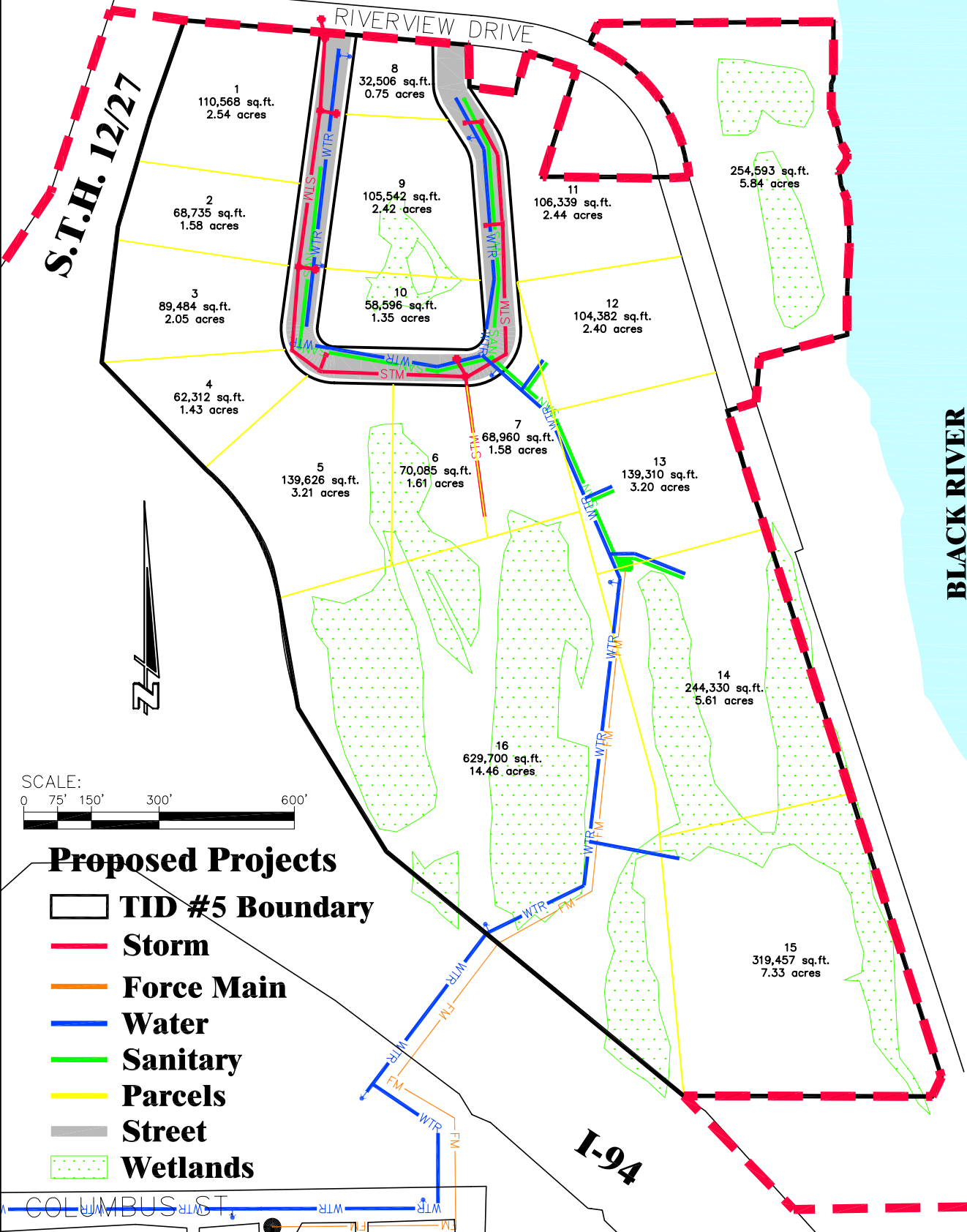
Total: \$ 7,000,000

Total: \$ 2,951,000

TID #5

City of Black River Falls

Proposed Projects



- Proposed Projects**
- TID #5 Boundary
 - Storm
 - Force Main
 - Water
 - Sanitary
 - Parcels
 - Street
 - Wetlands

Tax Incremental District #5
Summary of Initial Project Cost Estimates

**N.E. QUADRANT (1-94 & USH 12/27)
BLACK RIVER FALLS, WISCONSIN**



COMPLETE PROJECT COST OVERVIEW

Portion	Location	Cost
Schedule A	I-94 Crossing	\$293,230.00
Schedule B	Reinforcement Loop	\$217,940.00
Schedule C	Development	\$605,170.00
Schedule D	*Riverview Drive Option 1	\$110,320.00
Total w/ no upgrades to Riverview (Schedule A+B+C) =		\$1,116,340.00
Total w/ Option 1 (Schedule A+B+C+D) =		\$1,226,660.00

**These cost estimates only include upgrades to Riverview Drive. Any upgrades deemed necessary on STH 12/27 are not included in these estimates.*

Other items not included with this estimate:

- No storm water management
- No provisions for electrical or natural gas or communications to the site

ADDITIONAL PROJECT COSTS

Demolition	\$200,000.00
Electric & Gas Service	\$140,000.00
Miscellaneous Design & Consultant Services	\$10,000.00
	\$350,000.00

**N.E. QUADRANT (1-94 & USH 12/27)
BLACK RIVER FALLS, WISCONSIN**

COST ESTIMATE
DATE: 8/7/07
PREPARED BY: KLM



SCHEDULE A (I-94 CROSSING)

SANITARY SEWER

ASSUMPTIONS: *MANHOLE MAX. 400'* *I-94 CROSSING IN PLACE*
 DEPTH - 10 FEET +/- *ROCK - Sandstone, Depth varies 2' -6'*

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
4" FORCEMAIN	L.F.	1750	\$18.00	\$31,500.00
VERTICAL MANHOLE MASONRY	L.F.	20	\$225.00	\$4,500.00
MANHOLE CASTINGS	EACH	2	\$400.00	\$800.00
CONNECT TO EXISTING MANHOLE	L.S.	1	\$500.00	\$500.00
STREET REPAIR	L.F.	100	\$100.00	\$10,000.00
ROCK EXCAVATION	C.Y.	100	\$50.00	\$5,000.00
SEWAGE PUMP STATION	L.S.	1	\$90,000.00	\$90,000.00
RESTORATION	S.Y.	1500	\$2.50	\$3,750.00
SUBTOTAL - CONSTRUCTION				\$146,050.00
CONTINGENCY - 10%				\$14,610.00
ENGINEERING - 15%				\$21,910.00

ESTIMATED SANITARY SEWER COST \$182,570.00

WATERMAIN

ASSUMPTIONS: *HYDRANT EVERY 400 L.F.* *I-94 CROSSING IN PLACE*
 VALVE EVERY 800 L.F. *ROCK - Sandstone, Depth varies 2' -6'*

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
8" WATERMAIN	L.F.	1750	\$30.00	\$52,500.00
8" GATE VALVE	EACH	6	\$750.00	\$4,500.00
HYDRANTS	EACH	4	\$2,200.00	\$8,800.00
2" CORP. STOP	EACH	2	\$90.00	\$180.00
2" COPPER SERVICE	L.F.	100	\$30.00	\$3,000.00
2" CURB STOP W/RODS	EACH	2	\$150.00	\$300.00
CONNECT TO EXISTING MAIN	EACH	1	\$500.00	\$500.00
ROCK EXCAVATION	C.Y.	100	\$50.00	\$5,000.00
STREET REPAIR	L.F.	100	\$100.00	\$10,000.00
RESTORATION	S.Y.	1500	\$2.50	\$3,750.00
SUBTOTAL - CONSTRUCTION				\$88,530.00
CONTINGENCY - 10%				\$8,850.00
ENGINEERING - 15%				\$13,280.00

ESTIMATED WATERMAIN COST \$110,660.00

ESTIMATED COST OF SCHEDULE A \$293,230.00

SCHEDULE B - REINFORCEMENT LOOP

COST ESTIMATE
 DATE: 8/7/07
 PREPARED BY: KLM



WATERMAIN

ASSUMPTIONS: *HYDRANT EVERY 400 L.F.*
 VALVE EVERY 800 L.F. *ROCK - Sandstone, Depth varies 2' -6'*

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
12" WATERMAIN	L.F.	3500	\$35.00	\$122,500.00
6" WATERMAIN	L.F.	150	\$28.00	\$4,200.00
12" GATE VALVE	EACH	4	\$2,000.00	\$8,000.00
6" GATE VALVE	EACH	6	\$700.00	\$4,200.00
HYDRANTS	EACH	6	\$2,200.00	\$13,200.00
HIGHWAY CROSSING (USH 12/27)	L.F.	150	\$50.00	\$7,500.00
CONNECT TO EXISTING MAIN	EACH	2	\$500.00	\$1,000.00
ROCK EXCAVATION	C.Y.	100	\$50.00	\$5,000.00
RESTORATION	S.Y.	3500	\$2.50	\$8,750.00
SUBTOTAL - CONSTRUCTION				\$174,350.00
CONTINGENCY - 10%				\$17,440.00
ENGINEERING - 15%				\$26,150.00

ESTIMATED COST OF SCHEDULE B \$217,940.00

SCHEDULE C - DEVELOPMENT

COST ESTIMATE
 DATE: 8/7/07
 PREPARED BY: KLM



SANITARY SEWER

ASSUMPTIONS: *MANHOLE MAX. 400'* *I-94 CROSSING IN PLACE*
 DEPTH - 10 FEET +/- *ROCK - Sandstone, Depth varies 2' -6'*

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
8" PVC SANITARY SEWER	L.F.	1950	\$18.00	\$35,100.00
VERTICAL MANHOLE MASONRY	L.F.	70	\$225.00	\$15,750.00
MANHOLE CASTINGS	EACH	7	\$400.00	\$2,800.00
6" WYE	EACH	14	\$75.00	\$1,050.00
6" SANITARY SERVICE	EACH	560	\$20.00	\$11,200.00
ROCK EXCAVATION	C.Y.	500	\$50.00	\$25,000.00
SUBTOTAL - CONSTRUCTION				\$90,900.00
CONTINGENCY - 10%				\$9,090.00
ENGINEERING - 15%				\$13,640.00

ESTIMATED SANITARY SEWER COST	\$113,630.00
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WATERMAIN

ASSUMPTIONS: *HYDRANT EVERY 400 L.F.* *I-94 CROSSING IN PLACE*
 VALVE EVERY 800 L.F. *ROCK - Sandstone, Depth varies 2' -6'*

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
8" WATERMAIN	L.F.	2250	\$30.00	\$67,500.00
8" GATE VALVE	EACH	4	\$750.00	\$3,000.00
HYDRANTS	EACH	5	\$2,200.00	\$11,000.00
2" CORP. STOP	EACH	7	\$90.00	\$630.00
2" COPPER SERVICE	L.F.	7	\$30.00	\$210.00
2" CURB STOP W/RODS	EACH	7	\$150.00	\$1,050.00
ROCK EXCAVATION	C.Y.	100	\$50.00	\$5,000.00
SUBTOTAL - CONSTRUCTION				\$88,390.00
CONTINGENCY - 10%				\$8,840.00
ENGINEERING - 15%				\$13,260.00

ESTIMATED WATERMAIN COST	\$110,490.00
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STORM SEWER

ASSUMPTIONS: NO ROCK OR WATER
INLETS EVERY 300 L.F.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
12" R.C.P.	L.F.	900	\$27.00	\$24,300.00
INLETS, TYPE III	V.F.	24	\$300.00	\$7,200.00
INLET CASTINGS	EACH	6	\$450.00	\$2,700.00
MANHOLES, TYPE III	V.F.	64	\$450.00	\$28,800.00
MANHOLES CASTING	EACH	8	\$450.00	\$3,600.00
SUBTOTAL - CONSTRUCTION				\$66,600.00
CONTINGENCY - 10%				\$6,660.00
ENGINEERING - 15%				\$9,990.00
TOTAL STORM SEWER				\$83,250.00

STREET CONSTRUCTION

ASSUMPTIONS: 40' (FACE - FACE) ROADWAY - TWO LANES & CENTER TURN LANE, NO PARKING
-NO DRIVEWAYS
3" ASPHALT, 8" CABC, 12" SUBGRADE

1825 FT. LONG
42 FT. WIDE
0 DRIVEWAYS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
COMMON EXCAVATION	C.Y.	7440	\$3.00	\$22,320.00
REMOVE ASPHALTIC PAVEMENT	S.Y.	6490	\$1.50	\$9,735.00
12" GRANULAR SUBBASE (IN PLACE)	C.Y.	2970	\$7.50	\$22,275.00
8" CRUSHED AGG. BASE (IN PLACE)	C.Y.	1980	\$18.75	\$37,125.00
1-1/2" ASPHALT BINDER	S.Y.	7910	\$5.00	\$39,550.00
1-1/2" ASPHALT SURFACE	S.Y.	7910	\$6.00	\$47,460.00
30" CONCRETE CURB AND GUTTER	L.F.	3650	\$8.00	\$29,200.00
SAWCUT	L.F.	150	\$2.00	\$300.00
CLEAR & GRUB	L.S.	1	\$10,000.00	\$10,000.00
RESTORATION	S.Y.	8110	\$2.50	\$20,275.00
SUBTOTAL - CONSTRUCTION				\$238,240.00
CONTINGENCY - 10%				\$23,820.00
ENGINEERING - 15%				\$35,740.00
TOTAL STREET CONSTRUCTION				\$297,800.00

ESTIMATED COST OF SCHEDULE C	\$605,170.00
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Appendix C:

Public Hearing Notices



August 27, 2007

SCHOOL DISTRICT OF BLACK RIVER FALLS
301 N. 4th Street
Black River Falls, WI 54615
Attn: Don Matthews, President

WESTERN TECHNICAL COLLEGE
304 6th Street North
LaCrosse, WI 54601
Attn: Dr. Lee Rasch, President

COUNTY OF JACKSON
Jackson County Courthouse
307 Main Street
Black River Falls, WI 54615
Attn: Steve Dickinsen, Chairman

CITY OF BLACK RIVER FALLS
101 S. 2nd Street
Black River Falls, WI 54615
Attn: Joseph J. Hunter, Mayor

SUBJECT: City of Black River Falls
Proposed Tax Incremental District Number 5

In accordance with Wisconsin Statutes, enclosed is a copy of the Notice of Public Hearing regarding the establishment of Tax Incremental District Number 5 in the City of Black River Falls, Jackson County, Wisconsin.

Please inform me at your earliest convenience of the name and address of your representative to the Joint Review Board so we may convene the board as required by law. The initial meeting of the Joint Review Board to appoint a chairman and a member at large will be on **Wednesday, September 12, 2007 at 6:00 p.m.** at the Black River Falls City Hall, 101 S. 2nd Street, Black River Falls, Wisconsin. This Board shall be maintained and active throughout the life of Tax Incremental Finance District Number 5. The Public Hearing before the Black River Falls Plan Commission will be held on Wednesday, September 12, 2007 at 7:00 p.m.

A final Joint Review Board meeting will also be scheduled once the City Council adopts the project plan and creates the district. At this time, the Council meeting date has not been set, however, once it is, we will schedule the final Joint Review Board meeting and inform you of the date and time. The final meeting is necessary to make the final determination on the public record, planning documents and resolution. With final action taken at the second Joint Review Board meeting, the two meetings will satisfy the statutory requirements of the Joint Review Board.

All meetings for proposed the Tax Incremental District Number 5 will be held at the Black River Falls City Hall, 101 S. 2nd Street, Black River Falls, Wisconsin.

Please contact me if you should have any questions.

Sincerely,

For the City of Black River Falls

Josh Miller,
Planner

cc: William Arndt, City Clerk, Black River Falls, 101 S. 2nd Street, Black River Falls, WI 54615
Dr. Dennis Richards, School District of Black River Falls, 301 N. 4th Street, Black River Falls, WI 54615

NOTICE OF PUBLIC HEARING OF THE PLAN COMMISSION
TO CONSIDER THE PROJECT PLAN AND CREATION OF THE
TAX INCREMENTAL DISTRICT BOUNDARY FOR PROPOSED TID #5
CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WI

PLEASE TAKE NOTICE that the Plan Commission of the City of Black River Falls will meet at 7:00 p.m. on the 12th day of September 2007, at the Black River Falls City Hall, 101 S. Second Street, Black River Falls, WI 54615, for the purpose of holding a public hearing to consider the proposed project plan and creation of the proposed Tax Incremental District #5.

The proposed Tax Incremental District #5 will be located in Section 11, T21N, R4W in the City of Black River Falls, Jackson County, Wisconsin. The attached map details the boundaries of the proposed Tax Incremental District #5.

It is anticipated that the proposed project plan's project cost may include cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district. Any cash grant will involve a developer's agreement approved by the city.

Copies of the proposed project plan will be provided upon request from the City Hall located at 101 S. Second Street, Black River Falls, WI 54615.

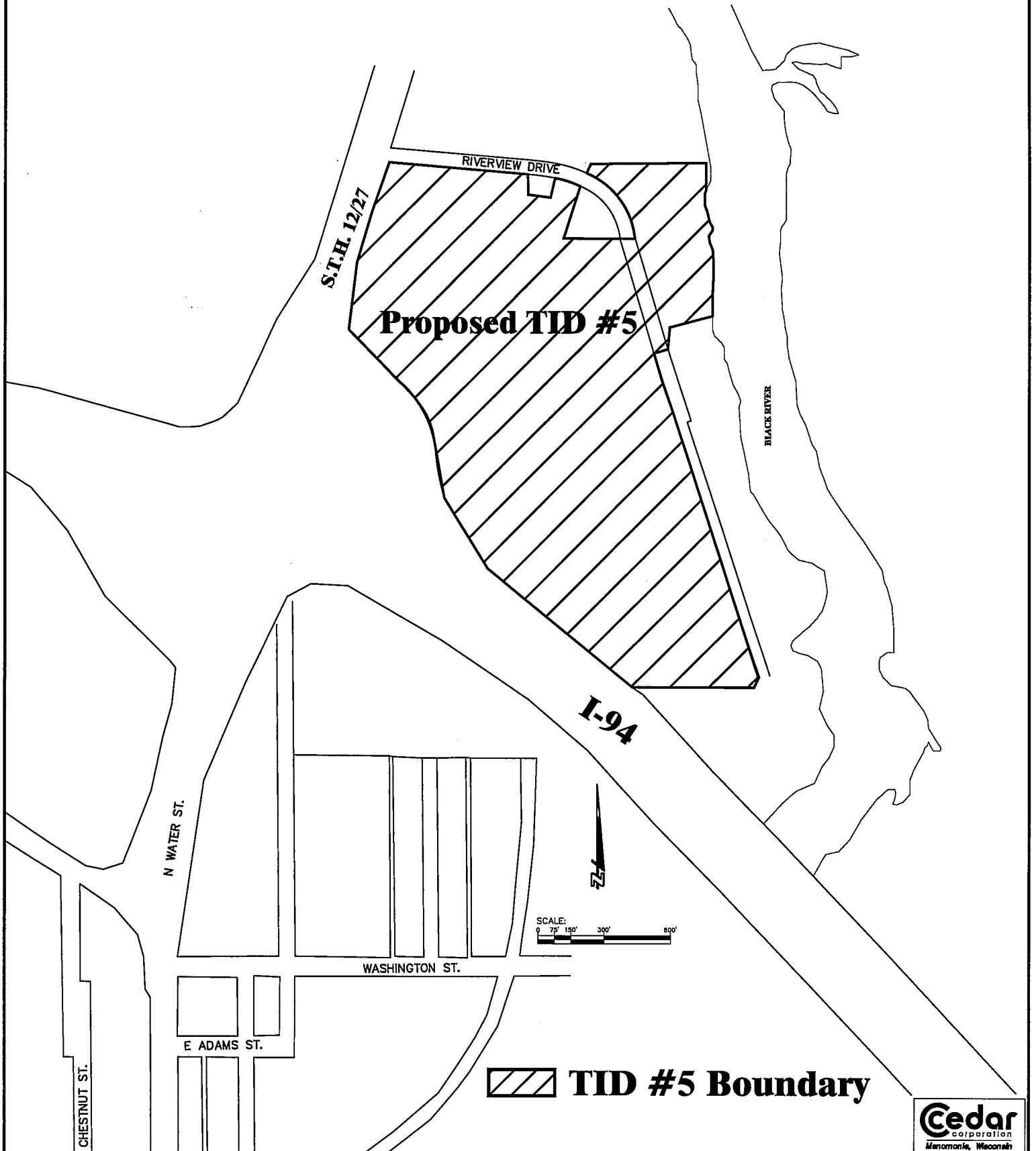
Dated: August 23, 2007

William Arndt
City Clerk
City of Black River Falls

Published: August 29, 2007
September 5, 2007

TID #5

City of Black River Falls



Appendix D:

City Attorney's Opinion

DANIEL S. DIEHN
A T T O R N E Y A T L A W

October 8, 2007

Mr. Joseph J. Hunter
City of Black River Falls
101 S. 2nd Street
Black River Falls, WI 54615

 COPY

RE: City of Black River Falls Tax Incremental District No. 5 Creation

Dear Mr. Hunter:

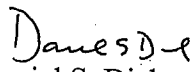
As legal counsel for the City of Black River Falls regarding the proceedings involving the Tax Incremental District No. 5 Creation, I have examined the public records, proceedings and documents relating to the creation of said District.

Based upon my examination, I am of the opinion that:

1. The City of Black River Falls is a municipality organized and existing under the Constitution and laws of the State of Wisconsin and has the power and authority to carry out all transactions contemplated by the Project Plan for Tax Incremental District No. 5, Black River Falls, Wisconsin.
2. The City of Black River Falls has complied with the provisions of the Constitution and laws of the State of Wisconsin including all of the provisions of Section 66.1105(4) of the Wisconsin Statutes, involving the creation of a tax incremental district.
3. There is no action, suit, proceeding, or investigation at law or in equity before any court, public board or other body pending, to my knowledge, or threatened against or affecting the creation of Tax Incremental District No. 5, Black River Falls, Wisconsin.

Sincerely,

CITY OF BLACK RIVER FALLS


Daniel S. Diehn
City Attorney

Cc: Cedar Corporation