City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Community Development Authority Agenda
August 19, 2021
Reedsburg City Hall Council Chambers
5:30 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON JULY 20, 2021:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

A. Public Hearing for TID No. 10 Creation, Project Plan & Boundary

B. Public Hearing for TID No. 6 Amendment

C. Adopt Resolution approving TID No. 6 Amendment

D. Adopt Resolution approving TID No. 10 Creation

E. ENTER CLOSED SESSION: Per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to a private business plan.

F. Reconvene into OPEN SESSION

G. Consider second-year funding for CrafDee's Shop and The Spot under the Business Incubator Program.

H. Review CDA Updates

II. ADJOURN:

The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Community Development Authority

Meeting Minutes
July 21, 2021

Meeting called to order by Alder Jason Schulte at 6:00 PM.
Present: Alder Adam Kaney, Richie Strutz, Beth Stoughtenger-DeForge
Absent: Megan Cowan, Matt Smuksta
Staff: Tim Becker, Brian Duvalle

Motion by Kaney, seconded by Strutz to approve the 5/18/21 minutes.

Motion approved

Review draft TID No. 10 Project Plan and Boundary Map
Review TID No. 6 Boundary Amendment
Schedule Public Hearing for TID No. 6 Amendment
Schedule Public Hearing for TID No. 10 Creation

Becker explained the proposed creation of TID 10 which covers smaller, blighted lots with a diversity of ownership. TID 6 is distressed and can't be amended, but lots from TID 6 can be removed and added to 10. Lots within a half mile are eligible to be included once the TID is created.

Motion by Kaney, seconded by Strutz to recommend Resolution 4445-21.

Motion approved

Motion by Kaney, seconded by Stoughtenger-DeForge to schedule public hearing for TID 10 at next meeting date.

Motion approved

Motion by Strutz, seconded by Kaney to schedule public hearing for TID 6 at next meeting date.

Motion approved

Review CDA updates and future properties for RAHS house remodel program

The Spot and CrafDees are due for their 6-month updates and can be added to next agenda.

Motion by Kaney, seconded by Stoughtenger-DeForge to adjourn at 6:32 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Tax Increment District No. 10 Project Plan

City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Adopted by the Common Council:
September 13, 2021

vierbicher
planners | engineers | advisors

Acknowledgements

Common Council
David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Community Development Authority
Adam Kaney
Jason Schulte
Richie Strutz
Megan Cowan
Matt Smuksta
Beth Stoughtenger-DeForge

City Staff / Advisors
Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board
Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney
Derek Horkan, LaRowe, Gerlach Taggert LLP

Municipal Financial Advisor
Greg Johnson, Ehlers

City Assessor
Associated Appraisals

Vierbicher Associates, Inc.
Kurt R. Muchow, Project Manager

TABLE OF CONTENTS

Description **Page**

Introduction

This Project Plan for Tax Increment District No. 10 (TID No. 10) in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, TID No. 10 was created to promote the orderly development of the City of Reedsburg by promoting blight removal. TID No. 10 includes industrial, commercial and residential property. The expected results of this TID include greater employment opportunities, affordable workforce housing and an increase in tax base in the City. This plan also allows expenditures that benefit TID No. 10 to be made within a half-mile of the TID No. 10 boundary.

The blight removal will be encouraged through activities that provide essential infrastructure, address other factors affecting new development decisions, promote sound land use decisions and provide incentives to make projects feasible.

TID No. 10 was created as a tool to assist the City with promotion of industrial and commercial development by making the City competitive with other communities and offering an environment that will positively influence business development and help existing businesses to expand. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. These activities may be located within the boundaries of TID No. 10, or within the one-half mile radius of TID No. 10.

TID No. 10 will also promote the development of new housing to ensure adequate housing is available for residents and people wanting to move to Reedsburg. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and homeowners to encourage new housing construction and rehab conversion of existing building to create housing. These activities may be located within the boundaries of TID No. 10, or within the one-half mile radius of TID No. 10.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 10.

Approval Process

The Reedsburg Common Council met on June 14, 2017 and authorized the Community Development Authority (CDA) to begin the planning process to create TID No. 10. The Common Council also authorized the formation of a Joint Review Board at that time.

A draft TID boundary, project plan and potential projects were reviewed by the Plan Commission on July 13, 2021 and by the CDA on July 20, 2021. As a result of the discussion, revisions to the plan were made and a public hearing date was set.

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on July 26, 2021. Public Hearing notices were published on August 5, 2021 and August 12, 2021. A Joint Review Board notice was published on August 5, 2021. The initial meeting of the Joint Review Board was held on *August 11, 2021 at 1:00 PM*.

A Public Hearing was held by the Community Development Authority (CDA) on *August 19, 2021 at 5:30 PM*. After the public hearing, the CDA approved the TID No. 10 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on September 13, 2021. The TID No. 10 Project Plan is to be used as the official Plan for the district.

The TID No. 10 Project Plan and Boundary has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on *September 23, 2021*. The final meeting of the JRB was held on __________ *28, 2021*. The Joint Review Board approved the creation of TID No. 10.

As required by Wisconsin Statutes Chapter 66 Section1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID No. 10 in the City of Reedsburg.

The Project Plan will be used as the official plan that guides development activities within TID No. 10. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Common Council. Public expenditures for projects listed in the Plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Common Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified will require formal amendment to the plan involving public review and Common Council approval.

It is also the intent of this Project Plan to allow expenditures within a half-mile of the TID No. 10 boundary. Improving select areas in this radius will assist with promoting mixed use development and the attraction of residents and businesses to the City.

As stated in the Common Council resolution approving this plan (see attachments), this Project Plan shall conform to the Comprehensive Plan of the City of Reedsburg.

Plan of Development for TID No. 10

TID No. 10 includes land in the City's central business district, properties along the Wisconsin Southern Railroad corridor (WIDOT), and the old South School parcel. The City intends to use the powers authorized by TIF statutes to promote residential, commercial and industrial development. The TID boundary includes the following areas for new development and redevelopment:

- Transload trucking facility on previously vacant or underutilized land
- Multi-family residential development on the triangular shaped block
- Commercial redevelopment
- Rehab conversion of the South School building to create 14 residential apartments and two commercial suites. In addition, an eight unit apartment building is proposed on the South School property.

The proposed development in TID No. 10 does not include newly platted single family development. The proposed retail development within TID No. 10 is estimated to be less than 10% of the district area.

Proposed Projects

TID No. 10 is being created in order to promote blight elimination of property by stimulating new industrial, commercial and residential development. The City may spend funds on planning, public improvements, financial incentives, and site improvements to promote development activities.

Costs directly related to achieving the objectives of the proposed blight elimination are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, construction and other expenses for all projects are included as project costs. Funds may be expended within the TID No. 10 boundary and up to a half-mile outside the TID No. 10 boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting mixed use development. Table #1 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

A. Infrastructure & Capital Costs

Infrastructure Improvements

That portion of costs related to the planning, design, financing, construction or alteration of infrastructure improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements include: streets, sanitary sewer, storm sewer, storm water management and water main; parking and vehicular access; street lighting, streetscaping and enhancements; and improving dry utilities such as electric, natural gas, telephone and internet. Infrastructure improvements also include community-wide infrastructure systems including: wastewater treatment, lift stations and downstream collection system; water supply wells, reservoirs and distributions system; and downstream storm sewer system improvements.

TID No. 10 boundary includes parcels in the downtown, along the Wisconsin DOT railroad corridor and the old South School property. It is not possible to predict all of the specific infrastructure improvement projects that will be necessary to implement the project plan. The detailed projects shown in Attachment #1 in Appendix B include infrastructure projects that are not specific to a street or project name. It is the intent of this project plan to include these general infrastructure projects located within the TID and within the one-half mile radius of the district boundary that benefit the TID to be considered eligible project costs.

Improvements may also include activities to promote quality of life and community enhancements which will aid in the recruitment of business and workers to the City which will promote and support development within TID No. 10. Improvements located within the TID and within the one-half mile radius of the district boundary include, but are not limited to the following: urban design enhancements such as streetscape and place making amenities; park and recreational facilities including recreational trails and local park improvements: and improvements to enhance pedestrian connections and safety.

Streets, WI Hwy 33/Main Street and Railroad Improvements
That portion of costs related to the design and construction of street, parking, utilities, lighting and enhancements within the TID and along the highway and railroad corridors located within the TID and within the one-half mile radius of the district boundary. Eligible improvements include: traffic safety improvements, street, sanitary sewer, storm sewer and water main; parking and vehicular access; improving dry utilities such as electric, natural gas, telephone and internet; and street lighting, streetscaping, gateway features, plantings and landscaping, informational and directional signs, benches, bicycle racks, decorative lighting, and sidewalk improvements.

Pedestrian, Bicycle & Recreation Facilities
That portion of costs related to the planning, design, financing and construction of pedestrian, bicycle and recreation improvements located within the TID and within the one-half mile radius of the district boundary that serve the district. Projects include creating spaces for pedestrians to congregate and socialize, such as pocket parks and other parks. General pedestrian and bicycle facilities, multi-use trails, sidewalks, street crossing safety improvements, signage, bike racks, benches, tables, and related.

Capital Costs
Including, but not limited to, the actual costs of the construction of new public works; the demolition, alteration, remodeling, repair or reconstruction of existing public works and the acquisition of public works, and emergency services equipment to service the district.

B. Community Development, Redevelopment, Building Renovation and Low-Cost Housing

Community Development, Redevelopment & Low-Cost Housing
Costs related to undertaking community development, urban redevelopment and low-cost housing related projects within the TID and the one-half mile radius of the TID. Eligible TID expenditures include: acquisition, relocation, demolition, infrastructure improvements, grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, storm water drainage, relocating utility lines and other infrastructure, abandonment of existing utilities and installation of new utility services, signage, direct business assistance grants, development related fees, consulting and legal fees, and other activities deemed necessary to make the projects feasible.

Building Façade & Building Renovation Program
Create a program to provide financial assistance to improve building facades and renovation of buildings located within the TID, along the highway corridors and within the one-half mile radius of the TID. TID funds will be used to leverage private investment. The goal is to improve the building facades and to renovate existing buildings.

C. Site Development & Redevelopment

Site development and redevelopment activities required to make sites suitable for development within the TID and the one-half mile radius of the TID including, but not limited to: grading and excavation; environmental studies and remediation; access drives and parking areas; landscaping; storm water drainage; acquisition, relocation and demolition of existing structures relocating utility lines and other infrastructure; abandonment of existing utilities and installation of new utility services; signage; and related activities.

D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project within the TID and the one-half mile radius of the TID. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

E. Development Incentives

The City may use TID funds to provide incentives to developers and businesses to promote and stimulate new development in the TID and/or within the one-half mile radius of the district boundary that serve the district. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee or annual "pay-as-you-go" TIF payments.

F. Professional Services – Market Research and Community Plans

Preparation of market research and community plans to assist with the implementation of the project plan. Plans may include, but are not limited to, capital improvement plans, comprehensive plan, economic recovery plans, targeted industry studies, market studies, building façade improvement plan, downtown revitalization plan, strategic marketing plan, community-wide bicycle plan, design guidelines, streetscape plans and property evaluations.

G. Discretionary Payments & Sustainable Development

Discretionary Payments
Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the implementation of the TID No. 10 Project Plan. This could include expenditures to remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this Project Plan.

Sustainable Development Related Project Costs
Costs related to projects that will encourage sustainable development and create a more sustainable community. These projects may be located within the existing TID, within the one-half mile radius of the TID or located elsewhere as long as the project serves the TID. Eligible TID expenditures include: facilities for producing alternative energy, facilities that help conserve energy, incentives to encourage green building and development, or other activities that will promote sustainable development.

H. Administration and Marketing Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, City Clerk-Treasurer, Building Inspector, Attorney, Auditor, Assessor, Municipal Financial Advisor, Public Works employees, City Engineer, consultants and others directly involved with planning and administering the projects and overall District.

Administration costs also include money budgeted for ongoing marketing and promotional City activities throughout the TID's expenditure period. These activities include such things as advertising, mailings, web site, collateral material, staff salaries, coordination of development activities and negotiations with developers.

I. TID Organizational

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. Also included as an eligible administrative cost is the $1,000 Certification Fee charged by the Wisconsin Department of Revenue.

J. Inflation Costs

An annual inflation rate of 2.0% is included to adjust the budget for the increase in cost in 2021 versus when the projects will be implemented in the future.

K. Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 10. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #3 in Appendix A shows public works that are planned as part of this TID.

Detailed Project Costs

Table #1 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 10. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2021 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2021 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 10. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table 1: City of Reedsburg TID No. 10 Planned Project Costs

Proposed Improvements	**Total Cost**	**Others' Share***	**TID Share**
A. Infrastructure & Capital Costs	*$450,000*	*$0*	*$450,000*
B. Comm. Dev., Redev., Building Renovation & Low-Cost Housing	*$75,000*	*$0*	*$75,000*
C. Capital Improvements	*$25,000*	*0*	*$25,000*
D. Site Development & Redev.	*$75,000*	*$0*	*$75,000*
E. Land Acquisition	*$250,000*	*$0*	*$250,000*
F. Development Incentives	*$410,000*	*$0*	*$410,000*
G. Professional Services – Market Research and Comm. Plans	*$10,000*	*$0*	*$10,000*
H. Discretionary Payments & Sustainability	*$10,000*	*$0*	*$10,000*
I. Administration and Marketing	*$123,000*	*$0*	*$123,000*
J. TIF Organizational Costs	*$11,500*	*$0*	*$11,500*
K. Inflation	*$165,000*	*$0*	*$165,000*
Subtotal	*$1,604,500*	*$0*	*$1,604,500*
L. Financing Costs *(less Capitalized Interest)*			*$323,771*
M. Capitalized Interest			*$74,575*
Total TID Expenditure			***$2,002,846***

***** The City will pursue grant funds to help fund projects, however, 100% of the estimated project costs are TID eligible in the event grant funds are not available.

Appendix B gives a more detailed breakdown of anticipated costs within each category.

Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district over its life. The ability of the municipality to finance proposed projects must also be determined. The TID No. 10 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
B. The expected increase in property valuation due to new development encouraged by the TID.
C. Any change that may take place in the full value tax rate.
D. The expected TID revenues.
E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record *Construction Cost Index History* - http://enr.construction.com/cost/costcci.asp). The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent. Inflation for purposes of projecting future project costs is assumed to be 2.0 percent.

B. Increase in Property Value

Please see Attachment #7 in Appendix B for projected value increment within the TID. The creation of TID No. 10 will enable the City to provide developer incentives that will stimulate development in the area and invest in infrastructure. The new development promoted by new infrastructure and development incentives will create increased property valuation.

The planned development plan for TID No. 10 includes commercial, industrial, single and multi-family residential development. The projected value increment included in Attachment #7 assumes the following development will take place during the 20 year life of TID No. 10.

1.	*South School Redevelopment – Phase 1*	*= $ 1,120,000*
2.	*South School Redevelopment – Phase 2*	*= $ 1,140,000*
3.	*Transload Trucking Facility*	*= $ 400,000*
4.	*Multi-Family Residential Complex (Triangle Block)*	*= $ 900,000*
5.	*Commercial Redevelopment*	*= $ 1,250,000*
	Total Projected Value Increment	***= $ 4,810,000***

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #2). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 2015 and 2020 (mill rate shown for the year the taxes are levied).

Though there have been some fluctuations, the mill rate has remained relatively steady with an average decrease of -0.49% per year. For the purposes of projecting the mill rate for the remainder of the district's life a 0% change per year will be used to be conservative. The steady tax rate will provide a conservative estimate, since an increase in the full value tax rate would result in an increase in tax increment for the District.

Year	Mill Rate /$1,000*	Percent Change
2015	$23.50	-0.89%
2016	$23.41	-0.38%
2017	$23.43	0.09%
2018	$23.45	0.17%
2019	$24.56	4.82%
2020	$21.04	-10.28%

D. TIF Revenues

A total of approximately $5,148,256 in value increment is expected over the life of TID No. 10 through construction, and an additional $2,828,591 from inflation of property values, which combine to generate a projected $3,276,990 in TIF revenue. The projected TIF Revenue from TID No. 10 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID-related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

E. Land Sale Revenue

The project plan assumes the City will not receive revenue from land sales.

F. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs for most years. The City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 in Appendix B summarizes the assumed cash flow.

Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 10 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, TIF revenue bonds, utility revenue bonds, special assessments, and federal and state programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2019 the City had total debt capacity of $35,558,735 and $19,139,142 in existing General Obligation debt on January 1, 2021. Using this data, the current remaining debt capacity is $16,419,593. There is approximately $1,604,500 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, development incentives and TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. The estimated amount to be borrowed is $1,170,000.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. However, the City will not be able to fund all anticipated TID No. 10 costs using general obligation debt. The City may use the following methods to pay for some project costs that would not count against the City's constitutional debt capacity.

- Developer-Financed TIF, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City.
- Annual Pay-As-You-Go TIF payments to developers.
- Lease Revenue Bonds issued by the CDA.
- Revenue Bonds issued by the Wastewater Utility for wastewater improvements.
- Revenue Bonds issued by the Water Utility for water improvements.
- TIF Revenue Loans issued by the Wis. State Trust Fund Program.
- Assessment B Bonds, which are secured by special assessments.

B. Timetable

The maximum life of TID No. 10 is twenty-seven years. The City has a maximum of twenty-two years, until 2043, to incur TIF expenses for the projects outlined in this plan. The Common Council is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and TID Cash Flow (Attachment #5 in Appendix B) worksheets.

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above will be done as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the fifteen year expenditure period, unless relocation requires extending beyond the given period.

Overlying Taxing Jurisdictions

Taxing Districts overlying TID No. 10 in the City of Reedsburg include Sauk County, the Reedsburg School District and Madison Area Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 10 in 2020. Total TIF value increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 10 is a mechanism to make improvements in an area of the City that is capable of supporting mixed use development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 10.

“12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue’s 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
$711,174,700	x 12%	$85,340,964

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	$14,888,900	2.09%
TID No. 6, active	$6,596,500	0.93%
TID No. 8, active	$3,537,500	0.50%
TID No. 9, active	$19,367,100	2.72%
TID No. 10, proposed	$5,194,995	0.73%
TOTAL:	$49,584,995	6.97%

The base value of TID No. 10 is $5,194,995, or 0.73%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 10.

Changes to Maps, Plans, Ordinances

The City's Comprehensive Plan and Zoning map will need to be amended to reflect the proposed land uses within TID No. 10. The zoning district boundaries may need to include new platted residential development that is included as part of this plan. The zoning district boundaries should be modified to align with this proposed plan. Rezoning of property may occur, consistent with the district's intent to promote blight elimination development. The Future Land Use is shown on Map #5 in Appendix A. The Existing Zoning is shown on Map #6 in Appendix A.

Relocation

Persons are not expected to be displaced or relocated as a result of proposed projects in TID No. 10. If relocations occur, the following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statues and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Promoting Orderly Development

The creation of TID No. 10 will encourage new development consistent with the Comprehensive Plan. Creation of the TID will also promote development of new tax base of the City, create jobs, and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID No. 10 will build tax base for the City and overlying taxing jurisdictions while creating infrastructure that will serve new development.

Following is a partial summary of how TID No. 10 is consistency with the Comprehensive Plan.

A. Economic Development
- Develop incentive programs for existing and new businesses through TIF and Grants
- Goal – Increase vibrant manufacturing, retail and service industries

B. Housing
- Goal – reduce foreclosed inventory and provide more opportunities for multi-family development
- Work with the CDA and CDBG Committees regarding funding for housing rehabilitation
- Provide additional R-3 – Residential zoning

C. Land Use
- Goal – Propose, implement, and encourage more sustainable and smart growth methods.
- Amend the zoning ordinance to offer a range of residential lot sizes and permit existing non-conforming structures applicable with State law.
- Infill, contiguous, and brownfield development will be encouraged over greenfield development where feasible and appropriate.

- Develop additional specific and detailed plans: Downtown, Hwy 23/33 corridor, etc.
- Future development shall be compatible with surrounding properties based on its use, impact, topography, and infrastructure, while following the overall intent of the Land Use Maps.

D. Transportation / Utilities and Community Facilities

- Goal – Propose and encourage safer and more efficient travel through the City using multiple transportation methods.
- Develop alternative bike and pedestrian pathways through the City.
- Develop a more efficient truck route to minimize impacts on residential areas.
- Review current parking regulations and amend Zoning Ordinance as needed.

E. Natural, Cultural & Agricultural Resources

- Goal – Maintain current levels of resources protection and development while adding improvements and funding where needed.
- Maintain membership in Tree City USA
- Develop permanent funding for such events as the fireworks, downtown Christmas decorations, etc.

F. Intergovernmental Cooperation

- Goal – Continue to have good working relationships between the City, towns and Sauk County

G. Utilities & Community Facilities

- Goal – Provide adequate space for operational needs in order to offer quality services.
- Continue and encourage coordination between the City and civic organizations & youth sport organizations to fund park improvements.
- Update the space needs study and develop a new study as needed.

District Boundaries

Prior to considering the specific area to include within the TID, the Community Development Authority established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. TID No. 10 is being created to promote blight elimination. More than 50% of the District shall be designated as blighted.
3. All lands within the TID shall be contiguous.
4. TID No. 10 overlays a portion of TID No. 6, which was previously designated as a Distressed TID. As such, TID No. 6 Boundary has been amended to subtract parcels to be included in TID No. 10.

City of Reedsburg TID No. 10 Boundary Description is Included in Appendix A.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 10 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

Map #2: One-Half Mile Radius of TID Boundary

Map #3: Proposed Improvements Map

Map #4: Existing Land Use

Map #5: Proposed Land Use

Map #6: Zoning

TID No. 10 Boundary Description

TID Parcel Information List

TID No. 10

City of Reedsburg

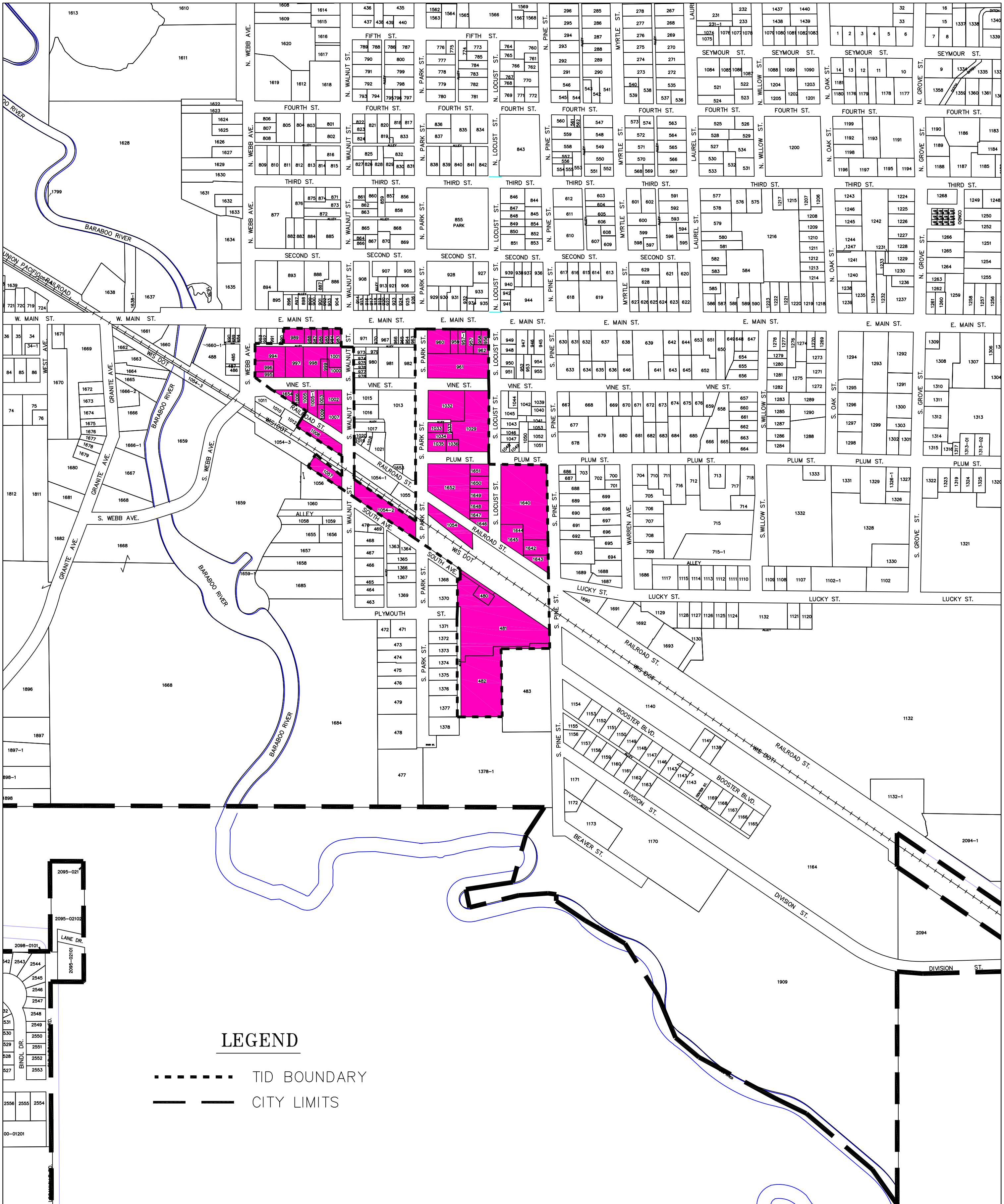
Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information			
										Land Use Classification									98.31% Value			
	Parcel Number	Existing TID (x)	Owner	Lot GIS Acres	Rehab/ Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value
1	276-0994-00000		David Gonzalez	0.42					x	x					$46,700.00	$113,300.00	$ -	$ 160,000.00	$ 47,502.80	$ 115,247.69	$ -	$ 162,750.48
2	276-0995-00000		CJR Enterprises LLC	0.07						x					$7,400.00	$98,700.00	$ -	$ 106,100.00	$ 7,527.21	$ 100,396.70	$ -	$ 107,923.91
3	276-0996-00000		Inspiring Properties LLC	0.14						x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
4	276-0989-00000		B&B West LLC	0.21					x	x					$61,700.00	$205,200.00	$ -	$ 266,900.00	$ 62,760.66	$ 208,727.49	$ -	$ 271,488.15
5	276-0988-00000		Susan's Dream LLC	0.07					x	x					$26,200.00	$108,800.00	$ -	$ 135,000.00	$ 26,650.39	$ 110,670.33	$ -	$ 137,320.72
6	276-0987-00000		Blue Heron Building LLC	0.06					x	x					$22,000.00	$94,300.00	$ -	$ 116,300.00	$ 22,378.19	$ 95,921.07	$ -	$ 118,299.26
7	276-0986-00000		Blue Heron Building LLC	0.06					x	x					$23,800.00	$106,000.00	$ -	$ 129,800.00	$ 24,209.13	$ 107,822.20	$ -	$ 132,031.33
8	276-0985-00000		Blue Heron Building LLC	0.06					x	x					$23,800.00	$130,000.00	$ -	$ 153,800.00	$ 24,209.13	$ 132,234.77	$ -	$ 156,443.90
9	276-0984-00000		Daisy LLC	0.04					x	x					$16,000.00	$103,200.00	$ -	$ 119,200.00	$ 16,275.05	$ 104,974.06	$ -	$ 121,249.11
10	276-0983-00000		Martin Krueger	0.09					x	x					$34,800.00	$119,700.00	$ -	$ 154,500.00	$ 35,398.23	$ 121,757.71	$ -	$ 157,155.94
11	276-0997-00000		City of Reedsburg	0.37		x		x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
12	276-0998-00000		City of Reedsburg	0.41		x		x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
13	276-0999-00000		City of Reedsburg	0.08		x		x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
14	276-1000-00000		Dixie & Robert Fusch	0.11						x					$20,300.00	$99,800.00	$ -	$ 120,100.00	$ 20,648.97	$ 101,515.61	$ -	$ 122,164.58
15	276-1001-00000		Dixie & Robert Fusch	0.18						x					$27,000.00	$217,500.00	$ -	$ 244,500.00	$ 27,464.14	$ 221,238.94	$ -	$ 248,703.08
16	276-1002-00000		Reedsburg Farmers Co-op	0.17		x				x					$26,500.00	$0.00	$ -	$ 26,500.00	$ 26,955.55	$ -	$ -	$ 26,955.55
17	276-1003-00000		Robert Hardy	0.06								x			$6,800.00	$49,000.00	$ -	$ 55,800.00	$ 6,916.90	$ 49,842.34	$ -	$ 56,759.23
18	276-1005-00000		3LL LLC	0.11								x			$12,400.00	$111,500.00	$ -	$ 123,900.00	$ 12,613.16	$ 113,416.74	$ -	$ 126,029.91
19	276-1005-10000		3LL LLC	0.16								x			$15,100.00	$98,000.00	$ -	$ 113,100.00	$ 15,359.58	$ 99,684.67	$ -	$ 115,044.25
20	276-1006-00000		James Buroker	0.06								x			$6,100.00	$67,900.00	$ -	$ 74,000.00	$ 6,204.86	$ 69,067.24	$ -	$ 75,272.10
21	276-1007-00000		Reedsburg Farmers Co-op	0.28						x					$34,900.00	$77,400.00	$ -	$ 112,300.00	$ 35,499.95	$ 78,730.55	$ -	$ 114,230.50
22	276-1008-00000		Reedsburg Farmers Co-op	0.33							x				$12,800.00	$59,200.00	$ -	$ 72,000.00	$ 13,020.04	$ 60,217.68	$ -	$ 73,237.72
23	276-1009-00000		3LL LLC	0.07						x					$8,400.00	$0.00			$ 8,544.40	$ -		
24	276-1654-00000		City of Reedsburg	0.09		x		x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
25	276-1057-00000		Reedsburg Farmers Co-op	0.28		x					x				$4,700.00	$0.00	$ -	$ 4,700.00	$ 4,780.80	$ -	$ -	$ 4,780.80
26	276-0960-00000		United Cooperative	0.38					x	x					$84,800.00	$214,600.00	$ -	$ 299,400.00	$ 86,257.76	$ 218,289.09	$ -	$ 304,546.84
27	276-0961-00000		City of Reedsburg	1				x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
28	276-0959-00000		Zachery Ziegler	0.13						x					$22,200.00	$162,300.00	$ -	$ 184,500.00	$ 22,581.63	$ 165,090.02	$ -	$ 187,671.65
29	276-0957-00000		Ramon Vallejo	0.13						x					$20,600.00	$0.00	$ -	$ 20,600.00	$ 20,954.12	$ -	$ -	$ 20,954.12
30	276-0957-10000		Michael Janechek	0.13		x				x					$20,000.00	$45,300.00	$ -	$ 65,300.00	$ 20,343.81	$ 46,078.73	$ -	$ 66,422.54
31	276-0958-00000		Ramon Vallejo	0.07						x					$15,300.00	$76,500.00	$ -	$ 91,800.00	$ 15,563.01	$ 77,815.07	$ -	$ 93,378.09
32	276-0956-00000		Gintz Rentals LLC	0.07						x					$16,700.00	$135,500.00	$ -	$ 152,200.00	$ 16,987.08	$ 137,829.32	$ -	$ 154,816.40
33	276-0962-00000		Joshua Herritz	0.1						x					$9,200.00	$115,600.00	$ -	$ 124,800.00	$ 9,358.15	$ 117,587.22	$ -	$ 126,945.38
34	276-1032-00000		City of Reedsburg	0.73				x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
35	276-1029-00000		City of Reedsburg	1.2				x		x					$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
36	276-1033-00000		Richard James Adams	0.11						x					$10,000.00	$57,400.00	$ -	$ 67,400.00	$ 10,171.91	$ 58,386.74	$ -	$ 68,558.64
37	276-1034-00000		Powerline Remodeling LLC	0.11								x			$9,900.00	$72,000.00	$ -	$ 81,900.00	$ 10,070.19	$ 73,237.72	$ -	$ 83,307.90
38	276-1035-00000		Farmco LLC	0.15								x			$12,000.00	$75,500.00	$ -	$ 87,500.00	$ 12,206.29	$ 76,797.88	$ -	$ 89,004.17
39	276-1036-00000		Daniel Tyler	0.1								x			$9,300.00	$73,500.00	$ -	$ 82,800.00	$ 9,459.87	$ 74,763.50	$ -	$ 84,223.38
40	276-1037-00000		Cheryle Kleeber	0.05								x			$7,100.00	$32,500.00	$ -	$ 39,600.00	$ 7,222.05	$ 33,058.69	$ -	$ 40,280.74
41	276-1054-00000		Russell Ziegler	0.42					x	x					$13,700.00	$47,800.00	$ -	$ 61,500.00	$ 13,935.51	$ 48,621.71	$ -	$ 62,557.22
42	276-1054-20000		WIDNR	0.74		x	x				x				$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
43	276-1646-00000		Jon Fuhlbohm	0.1								x			$10,100.00	$49,500.00	$ -	$ 59,600.00	$ 10,273.62	$ 50,350.93	$ -	$ 60,624.55

TID Parcel Information List

TID No. 10

City of Reedsburg

Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information			
										Land Use Classification									98.31% Value			
	Parcel Number	Existing TID (x)	Owner	Lot GIS Acres	Rehab/ Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value
44	**276-1647-00000**		**Wilma Ennis**	0.1								X			$8,400.00	$83,300.00	$ -	$ 91,700.00	$ 8,544.40	$ 84,731.97	$ -	$ 93,276.37
45	276-1648-00000		Peter Schneider	0.13								X			$10,200.00	$61,200.00	$ -	$ 71,400.00	$ 10,375.34	$ 62,252.06	$ -	$ 72,627.40
46	**276-1649-00000**		**Schneider Enterprises LLC**	0.16								X			$12,400.00	$90,800.00	$ -	$ 103,200.00	$ 12,613.16	$ 92,360.90	$ -	$ 104,974.06
47	276-1650-00000		Royce Tourdot	0.16								X			$12,400.00	$117,900.00	$ -	$ 130,300.00	$ 12,613.16	$ 119,926.76	$ -	$ 132,539.92
48	**276-1651-00000**		**Brian Campbell**	0.16								X			$12,400.00	$146,600.00	$ -	$ 159,000.00	$ 12,613.16	$ 149,120.13	$ -	$ 161,733.29
49	**276-1652-00000**		**Ark Holdings LLC**	1.19						X					$57,400.00	$192,500.00	$ -	$ 249,900.00	$ 58,386.74	$ 195,809.18	$ -	$ 254,195.91
50	**276-1640-00000**		**Reedsburg School District**	2.1			X					X			$0.00	$0.00	$ -	$ -	$ -	$ -	$ -	$ -
51	276-1642-00000		Kerry Johnson	0.25								X			$17,000.00	$110,000.00	$ -	$ 127,000.00	$ 17,292.24	$ 111,890.96	$ -	$ 129,183.20
52	276-1643-00000		Zvonko Kutle	0.17								X			$13,400.00	$74,000.00	$ -	$ 87,400.00	$ 13,630.35	$ 75,272.10	$ -	$ 88,902.45
53	276-1645-00000		Jon Fuhlbohm	0.4								X			*$22,100.00*	*$148,500.00*	$ -	$ 170,600.00	$ 22,479.91	$ 151,052.79	$ -	$ 173,532.70
54	**276-0480-00000**		**Accella LLC**	0.14	X						X				$5,800.00	$2,100.00	$ -	$ 7,900.00	$ 5,899.71	$ 2,136.10	$ -	$ 8,035.81
55	**276-0481-00000**		**Roger Friede**	2.8	X						X				$45,300.00	$134,500.00	$ -	$ 179,800.00	$ 46,078.73	$ 136,812.12	$ -	$ 182,890.86
56	**276-0482-00000**		**Roger Friede**	1.81	X	X					X				$21,600.00	$0.00	$ -	$ 21,600.00	$ 21,971.32	$ -	$ -	$ 21,971.32
57															$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
58															$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			Total Real Property	19.270	4.75	4.08	2.84	3.88	1.81	8.64	6.10	4.53	0.00	0.00	$ 936,700.00	$ 4,178,900.00	$ -	$ 5,107,200.00	$ 952,802.36	$ 4,250,737.46	$ -	$ 5,194,995.42
			Total ROW and Waterways	6.430	25%	21%	15%	20%	9%	45%	32%	24%	0%	0%			**Total Assessed Value**	**$ 5,107,200**	Removal of Overlapping TID Values			
			Total TID Boundary	25.7																	**Total DOR Equalized Value**	**$ 5,194,995.42**



CITY OF REEDSBURG

TAX INCREMENT DISTRICT NO. 10 BOUNDARY

SCALE: NTS
2021

REEDSBURG
ENGINEERING DEPARTMENT

B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Planned Project Costs

Attachment #2: Financing Summary

Attachment #3: Debt Service Plan

Attachment #4: Tax Increment Pro Forma

Attachment #5: Tax Increment Cash Flow

Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions

Attachment #7: Increment Projections

Table 1: Planned Project Costs
City of Reedsburg
TID No. 10

Type of Expenditure	Creation Amount	% Paid By TID Project	% Paid By Other	TID Costs Allocated to Project
A. *Infrastructure*				
Public Parking/Parking Lot Improvements	$100,000	100%	0%	$100,000
Public Open Space Improvements	$50,000	100%	0%	$50,000
Infrastructure Improvement Projects	$300,000	100%	0%	$300,000
Total Capital Costs	**$450,000**			**$450,000**
B. Community Development, Redevelopment & Low-Cost Housing Projects				
Comm. Dev., Redev. & Low-Cost Housing	$25,000	100%	0%	$25,000
Comm. Dev., Redev. & Low-Cost Housing	$25,000	100%	0%	$25,000
Building Façade & Building Renovation Program	$25,000	100%	0%	$25,000
	$75,000			**$75,000**
C. *Capital Improvement Cost*				
Capital Improvement Cost - Phase 1	$25,000	100%	0%	$25,000
Capital Improvement Cost - Phase 2		100%	0%	$0
Capital Improvement Cost - Phase 3		100%	0%	$0
Total TID Infrastructure	**$25,000**			**$25,000**
D. *Site Development Costs*				
Site Development Costs - Phase 1	$25,000	100%	0%	$25,000
Site Development Costs - Phase 2	$25,000	100%	0%	$25,000
Site Development Costs - Phase 3	$25,000	100%	0%	$25,000
Total TID Site Development Costs	**$75,000**			**$75,000**
E. *Land Acquisition & Assembly*				
Land Acquisition & Assembly - Phase 1	$50,000	100%	0%	$50,000
Land Acquisition & Assembly - Phase 2	$100,000	100%	0%	$100,000
Land Acquisition & Assembly - Phase 3	$100,000	100%	0%	$100,000
Land Acquisition & Assembly - Phase 4		100%	0%	$0
Total TID Land Acquisition & Assembly	**$250,000**			**$250,000**
F. *Development Incentives*				
Development Incentives	$410,000	100%	0%	$410,000
Development Incentives	$0	100%	0%	$0
Development Incentives	$0	100%	0%	$0
Total TID Development Incentives	**$410,000**			**$410,000**
G. *Professional Services*				
Professional Services	$10,000	100%	0%	$10,000
Professional Services	$0	100%	0%	$0
Professional Services	$0	100%	0%	$0
Total TID Professional Services	**$10,000**			**$10,000**
H. *Discretionary Payments*				
Discretionary Payments	$10,000	100%	0%	$10,000
Discretionary Payments	$0	100%	0%	$0
Discretionary Payments	$0	100%	0%	$0
Total TID Discretionary Payments	**$10,000**			**$10,000**
I. *Administration Costs*				
Annual Admin Costs	$100,000	100%	0%	$100,000
DOR Fees	$3,000	100%	0%	$3,000
Audits	$20,000	100%	0%	$20,000
Total TID Administration Costs	**$123,000**			**$123,000**
J. *Organizational Costs*				
Department of Revenue Submittal Fee	$1,000	100%	0%	$1,000
Professional Fees	$10,000	100%	0%	$10,000
City Staff & Publishing	$500	100%	0%	$500
Total TID Organization Costs	**$11,500**			**$11,500**
K. Inflation	**$165,000**			**$165,000**
Total TID Project Costs	***$1,604,500***			**$1,604,500**
L *Financing Costs*				
Total Interest, Fin. Fees, Less Cap. Interest (2022)	$91,663			$91,663
Total Interest, Fin. Fees, Less Cap. Interest (2025)	$88,384			$88,384
Total Interest, Fin. Fees, Less Cap. Interest (2032)	$147,964			$147,964
Plus Capitalized Interest	$74,575			$74,575
Total Financing Costs				**$402,587**
TOTAL TID EXPENDITURE				***$2,007,087***

Table 2: Financing Summary

City of Reedsburg

TID No. 10

7/15/2021

	TID Activities	Phase/Loan #1 5/1/2022	Phase/Loan #2 5/1/2025	Phase/Loan #3 5/1/2032	Phase/Loan #4 5/1/2036	Paid with TID Revenue	Total
A.	Infrastructure	$100,000	$50,000	$300,000	$0	$0	$450,000
B.	Comm. Dev., Redev., & Low Cost Housing	$25,000	$25,000	$25,000	$0	$0	$75,000
C.	Capital Costs	$0	$0	$25,000	$0	$0	$25,000
D.	Site Development Costs	$25,000	$25,000	$25,000	$0	$0	$75,000
E.	Land Acquisition & Assembly	$50,000	$100,000	$100,000	$0	$0	$250,000
F.	Development Incentives	$0	$0	$0	$0	$410,000	$410,000
G.	Professional Services	$0	$0	$10,000	$0	$0	$10,000
H.	Discretionary Payments	$0	$0	$10,000	$0	$0	$10,000
I.	Administration Costs	$0	$0	$0	$0	$123,000	$123,000
J.	Organizational Costs	$11,500	$0	$0	$0	$0	$11,500
	Subtotal	**$211,500**	**$200,000**	**$495,000**	**$0**	**$533,000**	**$1,439,500**
K.	Inflation Factor Cost Adj. @ 2.5% per year	$5,287	$20,763	$138,642	$0		$164,692
	Grants	$0	$0	$0	$0		$0
	Reduction for Land Sale Revenue	$0	$0	$0	$0		$0
	Total Cost For Borrowing	**$216,788**	**$220,763**	**$633,642**	**$0**		**$1,604,192**
	Capitalized Interest	$17,000	$34,125	$23,450	$0		$74,575
	Financing Fees (2%)	$4,336	$4,415	$12,673	$0		$21,424
	Debt Reserve	$0	$0	$0	$0		$0
	Subtotal	$238,123	$259,303	$669,765	$0		$1,167,191
	Less Interest Earned	$0	$0	$0	$0		$0
	BORROWING REQUIRED	**$238,123**	**$259,303**	**$669,765**	**$0**		**$1,167,191**
	BORROWING AMOUNT	**$240,000**	**$260,000**	**$670,000**	**$0**		**$1,170,000**

Table 3A: Debt Service Plan - Loan 1

City of Reedsburg
TID No. 10

Bond Issue
7/15/2021

Principal: (rounded to $5,000)	**$240,000**	**Project Cost:**	**$216,788**
Interest Rate:	**3.50%**	**Finance Fees:**	**$4,336**
Term (Years):	**20**	**Interest Earned:**	**$0**
# of Principal Payments:	**18**	**Capitalized Interest:**	**$17,000**
Date of Issue:	**5/1/2022**	**Total TID Cost of Loan:**	**$327,328**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	$0	$0	$0	$0	$0
2022	0	$0	$0	$0	$0	$0
2023	0	$240,000	$0	$8,400	$8,400	$0
2024	0	$240,000	$0	$8,400	$8,400	$0
2025	1	$240,000	$9,796	$8,400	$18,196	$0
2026	2	$230,204	$10,139	$8,057	$18,196	$0
2027	3	$220,065	$10,494	$7,702	$18,196	$0
2028	4	$209,571	$10,861	$7,335	$18,196	$0
2029	5	$198,710	$11,241	$6,955	$18,196	$0
2030	6	$187,469	$11,635	$6,561	$18,196	$0
2031	7	$175,834	$12,042	$6,154	$18,196	$0
2032	8	$163,793	$12,463	$5,733	$18,196	$0
2033	9	$151,329	$12,900	$5,297	$18,196	$0
2034	10	$138,430	$13,351	$4,845	$18,196	$0
2035	11	$125,079	$13,818	$4,378	$18,196	$0
2036	12	$111,260	$14,302	$3,894	$18,196	$0
2037	13	$96,959	$14,802	$3,394	$18,196	$1
2038	14	$82,155	$15,321	$2,875	$18,196	$2
2039	15	$66,833	$15,857	$2,339	$18,196	$3
2040	16	$50,973	$16,412	$1,784	$18,196	$4
2041	17	$34,557	$16,986	$1,209	$18,196	$5
2042	18	$17,566	$17,581	$615	$18,196	$6
2043	19	$0	$0	$0	$0	$7
2044	20	$0	$0	$0	$0	$8
2045	21	$0	$0	$0	$0	$9
2046	22	$0	$0	$0	$0	$10
2047	23	$0	$0	$0	$0	$11
2048	24	$0	$0	$0	$0	$12
Total			$240,000	$104,328	$344,328	

Table 3B: Debt Service Plan - Loan 2

City of Reedsburg
TID No. 10

Bond Issue
7/15/2021

Principal: (rounded to $5,000)	**$260,000**	**Project Cost:**	**$220,763**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$4,415**
Term (Years):	**17**	**Interest Earned:**	**$0**
# of Principal Payments:	**16**	**Capitalized Interest:**	**$34,125**
Date of Issue:	**5/1/2025**	**Total TID Cost of Loan:**	**$343,969**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	$0	$0	$0	$0	$0
2022	0	$0	$0	$0	$0	$0
2023	0	$0	$0	$0	$0	$0
2024	0	$0	$0	$0	$0	$0
2025	0	$0	$0	$0	$0	$0
2026	0	$260,000	$0	$34,125	$34,125	$0
2027	1	$260,000	$12,398	$9,100	$21,498	$0
2028	2	$247,602	$12,832	$8,666	$21,498	$0
2029	3	$234,770	$13,281	$8,217	$21,498	$0
2030	4	$221,489	$13,746	$7,752	$21,498	$0
2031	5	$207,743	$14,227	$7,271	$21,498	$0
2032	6	$193,516	$14,725	$6,773	$21,498	$0
2033	7	$178,791	$15,240	$6,258	$21,498	$0
2034	8	$163,550	$15,774	$5,724	$21,498	$0
2035	9	$147,777	$16,326	$5,172	$21,498	$0
2036	10	$131,451	$16,897	$4,601	$21,498	$0
2037	11	$114,554	$17,489	$4,009	$21,498	$0
2038	12	$97,065	$18,101	$3,397	$21,498	$0
2039	13	$78,964	$18,734	$2,764	$21,498	$0
2040	14	$60,230	$19,390	$2,108	$21,498	$0
2041	15	$40,840	$20,069	$1,429	$21,498	$0
2042	16	$20,771	$20,771	$727	$21,498	$0
2043	17	$0	$0	$0	$0	$0
2044	18	$0	$0	$0	$0	$0
2045	19	$0	$0	$0	$0	$0
2046	20	$0	$0	$0	$0	$0
2047	21	$0	$0	$0	$0	$0
2048	22	$0	$0	$0	$0	$0
Total			$260,000	$118,094	$378,094	

Table 3C: Debt Service Plan - Loan 3

City of Reedsburg
TID No. 10

Bond Issue
7/15/2021

Principal: (rounded to $5,000)	**$670,000**	**Project Cost:**	**$633,642**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$12,673**
Term (Years):	**10**	**Interest Earned:**	**$0**
# of Principal Payments:	**9**	**Capitalized Interest:**	**$23,450**
Date of Issue:	**5/1/2032**	**Total TID Cost of Loan:**	**$792,619**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	to Principal
2021	0	$0	$0	$0	$0	$0
2022	0	$0	$0	$0	$0	$0
2023	0	$0	$0	$0	$0	$0
2024	0	$0	$0	$0	$0	$0
2025	0	$0	$0	$0	$0	$0
2026	0	$0	$0	$0	$0	$0
2027	0	$0	$0	$0	$0	$0
2028	0	$0	$0	$0	$0	$0
2029	0	$0	$0	$0	$0	$0
2030	0	$0	$0	$0	$0	$0
2031	0	$0	$0	$0	$0	$0
2032	0	$670,000	$0	$23,450	$23,450	$0
2033	1	$670,000	$64,619	$23,450	$88,069	$0
2034	2	$605,381	$66,880	$21,188	$88,069	$0
2035	3	$538,501	$69,221	$18,848	$88,069	$0
2036	4	$469,279	$71,644	$16,425	$88,069	$0
2037	5	$397,635	$74,152	$13,917	$88,069	$1
2038	6	$323,483	$76,747	$11,322	$88,069	$2
2039	7	$246,734	$79,433	$8,636	$88,069	$3
2040	8	$167,298	$82,213	$5,855	$88,069	$4
2041	9	$85,081	$85,091	$2,978	$88,068	$5
2042	10	$0	$0	$0	$0	$6
2043	11	$0	$0	$0	$0	$7
2044	12	$0	$0	$0	$0	$8
2045	13	$0	$0	$0	$0	$9
2046	14	$0	$0	$0	$0	$10
2047	15	$0	$0	$0	$0	$11
2048	16	$0	$0	$0	$0	$12
			$670,000	$146,069	$816,069	

Table 4: Tax Increment ProForma

City of Reedsburg
TID No. 10
7/15/2021

Assumptions				
TID Creation Date	8/2/21	Projected Equalized Base Value	$ 5,194,995	
Valuation Date	1/1/21	Projected Tax Rate	0.02104	For County, City, Technical College, and School District
Last Expenditure Year	2036	Annual Change in Tax Rate	0.00%	
Termination Year	2041	Property Appreciation Rate	1.00%	For Existing Construction
TID Category	Mixed-Use	Construction Inflation Rate	2.00%	For New Construction After Creation Year

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2021	2022	2023	5,194,995	$0	$0	$0	5,194,995	$0	0.021038	$0	2023
2022	2023	2024	5,194,995	51,950	1,550,400	0	6,797,345	1,602,350	0.021038	$33,710	2024
2023	2024	2025	6,797,345	67,973	0	0	6,865,319	1,670,323	0.021038	$35,140	2025
2024	2025	2026	6,865,319	68,653	1,209,777	0	8,143,749	2,948,754	0.021038	$62,036	2026
2025	2026	2027	8,143,749	81,437	974,189	0	9,199,376	4,004,380	0.021038	$84,244	2027
2026	2027	2028	9,199,376	91,994	828,061	0	10,119,430	4,924,435	0.021038	$103,600	2028
2027	2028	2029	10,119,430	101,194	0	0	10,220,624	5,025,629	0.021038	$105,729	2029
2028	2029	2030	10,220,624	102,206	0	0	10,322,830	5,127,835	0.021038	$107,879	2030
2029	2030	2031	10,322,830	103,228	585,830	0	11,011,888	5,816,893	0.021038	$122,375	2031
2030	2031	2032	11,011,888	110,119	0	0	11,122,007	5,927,012	0.021038	$124,692	2032
2031	2032	2033	11,122,007	111,220	0	0	11,233,227	6,038,232	0.021038	$127,032	2033
2032	2033	2034	11,233,227	112,332	0	0	11,345,560	6,150,564	0.021038	$129,395	2034
2033	2034	2035	11,345,560	113,456	0	0	11,459,015	6,264,020	0.021038	$131,782	2035
2034	2035	2036	11,459,015	114,590	0	0	11,573,605	6,378,610	0.021038	$134,193	2036
2035	2036	2037	11,573,605	115,736	0	0	11,689,342	6,494,346	0.021038	$136,627	2037
2036	2037	2038	11,689,342	116,893	0	0	11,806,235	6,611,239	0.021038	$139,087	2038
2037	2038	2039	11,806,235	118,062	0	0	11,924,297	6,729,302	0.021038	$141,570	2039
2038	2039	2040	11,924,297	119,243	0	0	12,043,540	6,848,545	0.021038	$144,079	2040
2039	2040	2041	12,043,540	120,435	0	0	12,163,976	6,968,980	0.021038	$146,613	2041
2040	2041	2042	12,163,976	121,640	0	0	12,285,615	7,090,620	0.021038	$149,172	2042
2041	2042	2043	12,285,615	122,856	0	0	12,408,472	7,213,476	0.021038	$151,756	2043
2042	2043	2044	12,408,472	124,085	0	0	12,532,556	7,337,561	0.021038	$154,367	2044
2043	2044	2045	12,532,556	125,326	0	0	12,657,882	7,462,886	0.021038	$157,003	2045
2044	2045	2046	12,657,882	126,579	0	0	12,784,461	7,589,465	0.021038	$159,666	2046
2045	2046	2047	12,784,461	127,845	0	0	12,912,305	7,717,310	0.021038	$162,356	2047
2046	2047	2048	12,912,305	129,123	0	0	13,041,428	7,846,433	0.021038	$165,072	2048
2047	2048	2049	13,041,428	130,414	0	0	13,171,843	7,976,847	0.021038	$167,816	2049
Total				**$2,828,591**	**$5,148,256**	**$0**				**$3,276,990**	

Notes:

Table 5:
Tax Increment Cash Flow
City of Reedsburg
TID No. 10

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Interest Income	Revenues: Land Sale Revenue	Expenses: Phase 1 Debt Service Payments	Expenses: Phase 2 Debt Service Payments	Expenses: Phase 3 Debt Service Payments	Expenses: Phase 4 Debt Service Payments	Expenses: PAYGO Development Incentives	Expenses: Annual Admin	Annual Surplus (Deficit)	Balance After Surplus to Principal
2021		0	0	0		0		0	0	0	0	0	
2022	0	17,000	0	0		0		0	0	0	5,000	12,000	12,000
2023	12,000	0	0	24		8,400	0	0	0	0	5,000	(13,376)	(1,376)
2024	(1,376)	0	33,710	0		8,400	0	0	0	10,000	5,000	10,310	8,934
2025	8,934	34,125	35,140	18		18,196	0	0	0	10,000	5,000	36,087	45,021
2026	45,021	0	62,036	90		18,196	34,125	0	0	10,000	5,000	(5,195)	39,826
2027	39,826	0	84,244	80		18,196	21,498	0	0	20,000	5,000	19,629	59,455
2028	59,455	0	103,600	119		18,196	21,498	0	0	20,000	5,000	39,025	98,479
2029	98,479	0	105,729	197		18,196	21,498	0	0	30,000	5,000	31,232	129,711
2030	129,711	0	107,879	259		18,196	21,498	0	0	30,000	5,000	33,444	163,155
2031	163,155	0	122,375	326		18,196	21,498	0	0	40,000	5,000	38,007	201,163
2032	201,163	23,450	124,692	402		18,196	21,498	23,450	0	40,000	5,000	40,400	241,563
2033	241,563	0	127,032	483		18,196	21,498	88,069	0	40,000	5,000	(45,248)	196,314
2034	196,314	0	129,395	393		18,196	21,498	88,069	0	40,000	5,000	(42,975)	153,339
2035	153,339	0	131,782	307		18,196	21,498	88,069	0	30,000	5,000	(30,674)	122,665
2036	122,665	0	134,193	245		18,196	21,498	88,069	0	30,000	5,000	(28,325)	94,340
2037	94,340	0	136,627	189		18,196	21,498	88,069	0	30,000	5,000	(25,947)	68,393
2038	68,393	0	139,087	137		18,196	21,498	88,069	0	30,000	5,000	(23,539)	44,853
2039	44,853	0	141,570	90		18,196	21,498	88,069	0	30,000	5,000	(21,103)	23,751
2040	23,751	0	144,079	48		18,196	21,498	88,069	0	30,000	5,000	(18,636)	5,115
2041	5,115	0	146,613	10		18,196	21,498	88,068	0	30,000	5,000	(16,139)	(11,025)
2042	(11,025)	0	149,172	0		18,196	21,498	0	0	30,000	5,000	74,478	63,453
2043	63,453	0	151,756	127		0	0	0	0	30,000	5,000	116,883	180,337
2044	180,337	0	154,367	361		0	0	0	0	30,000	5,000	119,728	300,064
2045	300,064	0	157,003	600		0	0	0	0	30,000	5,000	122,604	422,668
2046	422,668	0	159,666	845		0	0	0	0	30,000	5,000	125,512	548,179
2047	548,179	0	162,356	1,096		0	0	0	0	30,000	5,000	128,452	676,632
2048	676,632	0	165,072	1,353		0	0	0	0	30,000	5,000	131,426	808,058
Total		**74,575**	**3,109,174**	**7,799**	**0**	**344,328**	**378,094**	**816,069**	**0**	**710,000**	**135,000**		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.
0.20% = Assumed Investment Rate For Interest Income

Table 6: Analysis of Impact on Overlying Jurisdictions

City of Reedsburg
TID No. 10

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	31.9%	$34,889	$992,548	$957,658
Tech. College	4.2%	$4,569	$129,976	$125,408
County	20.0%	$21,904	$623,141	$601,236
Local	43.9%	$47,929	$1,363,509	$1,315,580
State	0.0%	$0	$0	$0
Total	**100.0%**	**$109,292**	**$3,109,174**	**$2,999,882**

Table 7 - Increment Projections

City of Reedsburg

TID No. 10

7/15/2021

Year	Common/Site Name Land Use	South School MFR - Phase 1	South School MFR - Phase 2	Transload Facility Trucking / Industrial	Apartment Complex MFR - Triangle Block	Commercial Redevelopment			- -	- -	Other (Small)	Other (Large)
2021	**$ -**											
2022	**$ 1,520,000**	$ 1,120,000		$ 400,000								
2023	**$ -**											
2024	**$ 1,140,000**		$ 1,140,000									
2025	**$ 900,000**				$ 900,000							
2026	**$ 750,000**					$ 750,000						
2027	**$ -**											
2028	**$ -**											
2029	**$ 500,000**					$ 500,000						
2030	**$ -**											
2031	**$ -**											
2032	**$ -**											
2033	**$ -**											
2034	**$ -**											
2035	**$ -**											
2036	**$ -**											
2037	**$ -**											
2038	**$ -**											
2039	**$ -**											
2040	**$ -**											
2041	**$ -**											
2042	**$ -**											
2043	**$ -**											
2044	**$ -**											
2045	**$ -**											
2046	**$ -**											
2047	**$ -**											
Total	$ 4,810,000	$ 1,120,000	$ 1,140,000	$ 400,000	$ 900,000	$ 1,250,000	$ -	$ -	$ -	$ -	$ -	$ -

Notes: No increase in land value is assumed; values are indexed for inflation on Attachment #4; assumed improvement value for redevelopment is derived from Village projections and incremental increases in value for smaller and lager projects

C Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Community Development Authority Resolution

Attachment #6: Common Council Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

City of Reedsburg
Tax Increment District (TID) No. 10 Creation
Tax Increment District No. 6 Boundary Amendment
Tax Increment District No. 9 Boundary & Project Plan Amendment
Summary of Activities and Timetable
July 12, 2021

Key Dates: Council Meetings – 2nd & 4th Monday
: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)
: Plan Commission Meetings – 2nd Tuesday
: Community Development Authority (CDA) Meetings – 3rd Tuesday

Assumptions : Timetable Assumes TID No. 10 is a Blight Elimination TID
: Timetable Assumes TID No. 10 overlaps portions of TID No. 6 which requires overlapped parcels to be subtracted

Action	Party Responsible	Date
A. Common Council Meeting: Authorization to proceed	Common Council	6/14/17
B. Blight Declaration		
1. Identify Preliminary TID No. 10 Boundary	City / Vierbicher	6/25/21
2. Prepare Blight Documentation	City/Vierbicher	7/15/17
3. **CDA Meeting**: Approve Blight Determination	CDA	7/20/21
4. **Common Council Meeting**: Approve Blight Determination	Common Council	7/26/21
C. TID No. 10 Creation, TID No. 6 Amendment & TID No. 9 Amendment		
1. Mail letters to taxing jurisdictions notifying them of TID creation & amendment and requesting Joint Review Board (JRB) appointments.	Vierbicher	6/28/21
2. Prepare draft TID No. 10, TID No. 6 & TID No. 9 Project Plans and Boundary Maps	Vierbicher / City Staff	6/28/17 – 7/15/21
3. **Plan Commission Meeting**: • Review draft TID No. 10 Project Plan and Boundary Map • Review Draft TID No. 6 Boundary Amendment • Review draft TID No. 9 Amendment • Set Public Hearing Date for TID No. 9 Amendment	Plan Commission	7/13/21
4. **CDA Meeting**: • Review draft TID No. 10 Project Plan and Boundary Map • Review TID No. 6 Boundary Amendment • Schedule Public Hearing for TID No. 6 Amendment • Schedule Public Hearing for TID No. 10 Creation	CDA	7/20/21
5. Mail TID No. 10 Public Hearing Notice & Blight Finding Letter to Property Owners (1st Class Mail Not less than 20 days before public hearing)	City	7/26/21
6. Mail Public Hearing Notices to Joint Review Board (JRB) (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
7. Mail Public Hearing Notices to taxing entities. (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
8. Deliver JRB Meeting Notice to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21
9. Deliver Public Hearing Notices to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21

10. Mail JRB packets.	Vierbicher	7/29/21
11. Publish Notice for JRB first meeting *(Class I)*.	Newspaper	8/05/21
12. Publish Notices for TID No. 6 and TID No. 9 Amendment Public Hearing *(Class I)*	Newspaper	8/05/21
13. Publish Notice for TID No. 10 Creation Public Hearing *(Class II)*.	Newspaper	8/05/21 & 8/12/21
14. **Joint Review Board - First Meeting**: • Elect chairperson • Elect an at-large member • Review draft TID No.10 Creation Project Plan & District Boundary • Review draft TID No. 6 Amendment • Review draft TID No. 9 Amendment *(at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).*	JRB **1:00 PM**	8/03/21 to 8/12/21 **(8/11/21)**
15. Plan Commission Meeting: • Public Hearing for TID No. 9 Amendment *(at least 7 days after insertion of public notice)* • Adopt Resolution approving TID No. 9 Amendment	Plan Commission **4:00 PM**	**8/12/21**
16. **CDA Meeting**: • Public Hearing for TID No. 10 Creation, Project Plan & Boundary *(at least 7 days after last insertion of public notice)* • *Public Hearing for TID No. 6 Amendment* *(at least 7 days after insertion of public notice)* • Adopt Resolution approving TID No. 6 Amendment • Adopt Resolution approving TID No. 10 Creation	CDA **5:30 PM**	**8/19/21**
17. Obtain City Attorney opinion letter for TID No. 10 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/30/21
18. **Common Council Meeting**: (Not less than 14 days after public hearing) • Adopt Resolution approving TID No. 6 Amendment • Adopt Resolution approving TID No. 10 Creation • Adopt Resolution approving TID No. 9 Amendment	Common Council	9/13/21
19. Deliver JRB meeting notice to newspaper.	City Staff	9/17/21
20. Mail JRB packets.	Vierbicher	9/20/21
21. Publish Notice for JRB second meeting *(Class I)*.	Newspaper	9/23/21
22. **Joint Review Board – Final Meeting**: • Annual JRB Meeting to Review TID Annual Reports • Adopt Resolution approving TID No. 6 Boundary Amendment • Adopt Resolution approving TID No. 10 Creation • Adopt Resolution approving TID No. 9 Amendment *(At least 5 days after publication of meeting notice and within 30 days of Council approval).*	JRB	9/28/21 to 10/30/21
23. Notify DOR of TID No. 10 Creation, TID No. 6 & TID No. 9 Amendment.	Vierbicher	After JRB
24. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/21

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions

Attachment #3:

Public Hearing Notice to Joint Review Board

Attachment #4:

Public Hearing Minutes

Attachment #5:

Community Development Authority Resolution

Attachment #6:

Common Council Resolution

Attachment #7:

Joint Review Board Meeting Notices

Attachment #8:

Joint Review Board Meeting Minutes

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:

Affidavits of Publication

Attachment #11:

Attorney Opinion Letter

City of Reedsburg
Tax Increment District (TID) No. 10 Creation
Tax Increment District No. 6 Boundary Amendment
Tax Increment District No. 9 Boundary & Project Plan Amendment
Summary of Activities and Timetable
July 12, 2021

Key Dates: Council Meetings – 2nd & 4th Monday
: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)
: Plan Commission Meetings – 2nd Tuesday
: Community Development Authority (CDA) Meetings – 3rd Tuesday

Assumptions : Timetable Assumes TID No. 10 is a Blight Elimination TID
: Timetable Assumes TID No. 10 overlaps portions of TID No. 6 which requires overlapped parcels to be subtracted

Action	Party Responsible	Date
A. Common Council Meeting: Authorization to proceed	Common Council	6/14/21
B. Blight Declaration		
1. Identify Preliminary TID No. 10 Boundary	City / Vierbicher	6/25/21
2. Prepare Blight Documentation	City/Vierbicher	7/15/21
3. **CDA Meeting**: Approve Blight Determination	CDA	7/20/21
4. **Common Council Meeting**: Approve Blight Determination	Common Council	7/26/21
C. TID No. 10 Creation, TID No. 6 Amendment & TID No. 9 Amendment		
1. Mail letters to taxing jurisdictions notifying them of TID creation & amendment and requesting Joint Review Board (JRB) appointments.	Vierbicher	6/28/21
2. Prepare draft TID No. 10, TID No. 6 & TID No. 9 Project Plans and Boundary Maps	Vierbicher / City Staff	6/28/21 – 7/15/21
3. **Plan Commission Meeting**: • Review draft TID No. 10 Project Plan and Boundary Map • Review Draft TID No. 6 Boundary Amendment • Review draft TID No. 9 Amendment • Set Public Hearing Date for TID No. 9 Amendment	Plan Commission	7/13/21
4. **CDA Meeting**: • Review draft TID No. 10 Project Plan and Boundary Map • Review TID No. 6 Boundary Amendment • Schedule Public Hearing for TID No. 6 Amendment • Schedule Public Hearing for TID No. 10 Creation	CDA	7/20/21
5. Mail TID No. 10 Public Hearing Notice & Blight Finding Letter to Property Owners (1st Class Mail Not less than 20 days before public hearing)	City	7/26/21
6. Mail Public Hearing Notices to Joint Review Board (JRB) (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
7. Mail Public Hearing Notices to taxing entities. (TID No. 10, TID No. 6 and TID No. 9)	Vierbicher	7/29/21
8. Deliver JRB Meeting Notice to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21
9. Deliver Public Hearing Notices to Newspaper. (TID No. 10, TID No. 6 and TID No. 9)	City Staff	7/30/21

10. Mail JRB packets.	Vierbicher	7/29/21
11. Publish Notice for JRB first meeting *(Class I)*.	Newspaper	8/05/21
12. Publish Notices for TID No. 6 and TID No. 9 Amendment Public Hearing *(Class I)*	Newspaper	8/05/21
13. Publish Notice for TID No. 10 Creation Public Hearing *(Class II)*.	Newspaper	8/05/21 & 8/12/21
14. **Joint Review Board - First Meeting**: • Elect chairperson • Elect an at-large member • Review draft TID No.10 Creation Project Plan & District Boundary • Review draft TID No. 6 Amendment • Review draft TID No. 9 Amendment *(at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).*	JRB **1:00 PM**	**(8/11/21)**
15. Plan Commission Meeting: • Public Hearing for TID No. 9 Amendment *(at least 7 days after insertion of public notice)* • Adopt Resolution approving TID No. 9 Amendment	Plan Commission **4:00 PM**	**8/12/21**
16. **CDA Meeting**: • Public Hearing for TID No. 10 Creation, Project Plan & Boundary *(at least 7 days after last insertion of public notice)* • *Public Hearing for TID No. 6 Amendment* *(at least 7 days after insertion of public notice)* • Adopt Resolution approving TID No. 6 Amendment • Adopt Resolution approving TID No. 10 Creation	CDA **5:30 PM**	**8/19/21**
17. Obtain City Attorney opinion letter for TID No. 10 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/30/21
18. **Common Council Meeting**: (Not less than 14 days after public hearing) • Adopt Resolution approving TID No. 6 Amendment • Adopt Resolution approving TID No. 10 Creation • Adopt Resolution approving TID No. 9 Amendment	Common Council	9/13/21
19. Deliver JRB meeting notice to newspaper.	City Staff	9/17/21
20. Mail JRB packets.	Vierbicher	9/20/21
21. Publish Notice for JRB second meeting *(Class I)*.	Newspaper	9/23/21
22. **Joint Review Board – Final Meeting**: • Annual JRB Meeting to Review TID Annual Reports • Adopt Resolution approving TID No. 6 Boundary Amendment • Adopt Resolution approving TID No. 10 Creation • Adopt Resolution approving TID No. 9 Amendment *(At least 5 days after publication of meeting notice and within 30 days of Council approval).*	JRB	9/28/21 to 10/30/21
23. Notify DOR of TID No. 10 Creation, TID No. 6 & TID No. 9 Amendment.	Vierbicher	After JRB
24. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/21

Amendment No. 3

Tax Increment District No. 6
City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Created: July 10, 2000
Amendment No. 1: June 11, 2007
Amendment No. 2: December 13, 2010
Amendment No. 3: September 13, 2021

vierbicher
planners | engineers | advisors

Acknowledgements

Common Council
David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Community Development Authority
Adam Kaney
Jason Schulte
Richie Strutz
Megan Cowan
Matt Smuksta
Beth Stoughtenger-DeForge

City Staff / Advisors
Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board
Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney
Derek Horkan, LaRowe, Gerlach Taggert LLP

Municipal Financial Advisor
Greg Johnson, Ehlers

City Assessor
Associated Appraisals

Vierbicher Associates, Inc.
Kurt R. Muchow, Project Manager

TABLE OF CONTENTS

Description ***Page***

Appendix A: Parcel List & Maps

Appendix B: Financial Attachments

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Introduction

This is Amendment No. 3 to the City of Reedsburg's Tax Increment District No. 6 (TID No. 6).

The City of Reedsburg created TID No. 6 on July 10, 2000 as a Blight Elimination TID. The City previously approved amendment No. 1, which amended the project plan and boundary. Then the City approved amendment No. 2, which declared TID No. 6 as distressed and extended the life of the TID. The maximum life of TID No. 6 is 37 years, or until 2037. The end of the expenditure period is on July 10, 2022.

The TID No. 6 Amendment No. 3 involves amending the boundary to subtract territory. The parcels to be subtracted are shown on the TID Parcel List in Appendix A and Map #1 in Appendix A. This Project Plan for Tax Increment District No. 6 (TID No. 6) Amendment No. 3 in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. The Amendment No. 3 to TID No. 6 shall be attached to, and become part of the original TID No. 6 Project Plan adopted by resolution of the Reedsburg Common Council.

There are no modifications being made to the Project Plan other than those related to the Boundary amendment.

The liabilities for TID No. 6 will be paid off using revenue from TID No. 6 and TID No. 4. The subtraction of territory from TID No. 6 will not impact the projected revenue.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 6.

A. Planning and Approval Process

The Reedsburg Common Council met on June 14, 2017 and authorized the Community Development Authority (CDA) to begin the planning process to amend TID No. 6. The Common Council also authorized the formation of a Joint Review Board at that time.

A draft TID boundary, project plan and potential projects were reviewed by the Plan Commission on July 13, 2021 and by the CDA on July 20, 2021. As a result of the discussion, revisions to the plan were made and a public hearing date was set.

A Public Hearing was held by the Community Development Authority (CDA) on August 19, 2021 at 5:30 PM. After the public hearing, the CDA approved the TID No. 6 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on September 13, 2021. The TID No. 6 Project Plan is to be used as the official Plan for the district.

B. Joint Review Board

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on July 29, 2021. Public Hearing notices were published on August 5, 2021 and August 12, 2021. A Joint Review Board notice was published on August 5, 2021. The initial meeting of the Joint Review Board was held on August 11, 2021 at 1:00 PM.

The TID No. 6 amendment was reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on September 23, 2021. The final meeting of the JRB was held on September 28, 2021. The Joint Review Board approved the creation of TID No. 6.

Plan of Development for TID No. 6 Amendment No. 3

The purpose of TID No. 6 will not change as a result of this amendment; however, some of the territory from the original TID boundary will be subtracted.

The original TID No. 6 boundary included 17.36 acres. Amendment No. 1 changed the boundary by 11.29 acres. Amendment No. 2 only declared the TID distressed. Amendment No. 3 subtracts 8.9 acres. The following table summarizes the area of whole parcels. The area does not include public streets.

TID No. 6 Summary			
Description	**Blight Acres**	**Total Acres**	**% Blight**
Original TID No. 6 Area	9.16	17.36	52.76%
Amend. No. 1 – Additional Area	6.69 added	11.29 added	55.32%
Area Subtracted by Amend. No. 3	5.89 subtracted	8.88 subtracted	
Total TID No. 6 Area after Amendment No. 3	**9.96**	**19.77**	**50.38**

TABLE

TID No. 6 District Summary	
Description	Area
Original TID No. 6 Area	17.36
Amendment No. 1 Additional Area	11.29
Area Subtracted by Amendment No. 3	8.88 acres
Total TID Area After Amendment No. 3	**19.77 acres**

Statement of Kind, Number and Location of Proposed Public Improvements

There is no change to this section.

Detailed Project Costs

There are no changes to this section.

Economic Feasibility

There is no change to this section.

Overlying Taxing Districts

There is no change to this section.

12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
$711,174,700	x 12%	$85,340,964

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	$14,888,900	2.09%
TID No. 6, active	$6,596,500	0.93%
TID No. 8, active	$3,537,500	0.50%
TID No. 9, active	$19,367,100	2.72%
TID No. 10, proposed	$5,194,995	0.73%
TOTAL:	$49,584,995	6.97%

The base value of TID No. 6 is $6,596,500, or 0.93% and 28 parcels will be subtracted and the value of TID No. 6 will be decreased by $2,563,000. Those 28 parcels are being added to TID No. 10 as part of that districts creation. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 6.

Proposed Changes in the Master Plan, Maps, Building Codes and City Ordinances

There is no change to this section.

List of Estimated Non-Project Costs

There is no change to this section.

Proposed Method for the Relocation of any Displaced Persons

There is no change to the section.

Statement Indicating How Amendment of the TID Promotes the Orderly Development of the City

There is no change to the section.

Maps Showing Existing Land Use and Existing Zoning

There is no change to this section.

Maps Showing Future Land Use and Proposed Improvements

There is no change to this section.

Map Showing District Boundaries

See Map #1 in Appendix A for proposed TID No. 6 Boundary Map.

City of Reedsburg TID No. 6 Boundary Description is Included in Appendix A.

Findings

The City has made the following findings in conjunction with TID No. 6 Amendment No. 3:

- The district includes only whole parcels of property.
- The district is contiguous.
- The equalized value of the parcels being subtracted from TID No. 6, plus the value increment of all existing districts does not exceed 12 percent of the City's total equalized value.
- At least 50 percent by area of the real property within the district is blighted parcels.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 6 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

TID No. 6 Boundary Description

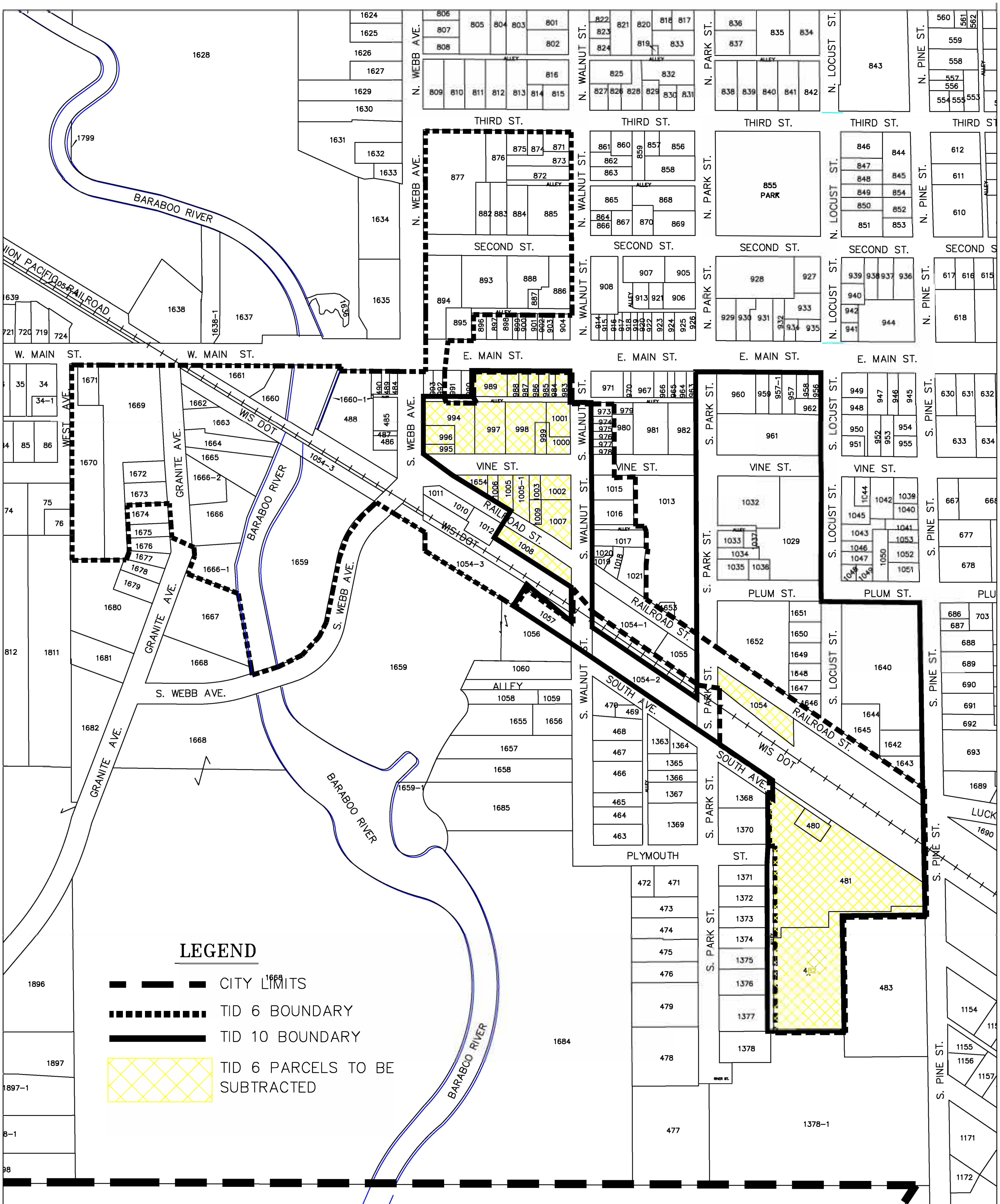
Attachment #2

City of Reedsburg TID #6 Amendment
Parcel List
February 15, 2007

Parcel #	Owner	Address	Area(SF)	Land	Improvements	Total Value	Vacant	Blighted
985	F&M Bank	178 E. Main	2737	$20,500	$152,500	$173,000		x
986	Reedsburg Bank	162 E. Main	2737	$20,500	$147,000	$167,500		x
987	F&M Bank	158 E. Main	2434	$18,200	$133,200	$151,400		x
989	Nancy Bailey	140 E. Main	9285	$69,700	$226,500	$296,200		
997	City of Reedsburg	131 Vine	16171	$0	$0	$0		
998	F&M Bank	131 Vine	17940	$44,600	$0	$44,600		
1002	F&M Bank	202 S. Walnut	7514	$19,000	$0	$19,000	x	
1003	Hardy	162 Vine	2831	$4,200	$35,500	$39,700		
1005	Michel	148 Vine	4879	$11,900	$86,400	$98,300		
1005-1	Michel	156 Vine	6983	$16,900	$77,800	$94,700		
1006	Buroker	136 Vine	2613	$4,100	$32,700	$36,800		x
1007	Rdsbg Farmers Coop	244 S. Walnut	12101	$30,300	$112,800	$143,100		
1009	F&M Bank	137 Railroad	2885	$7,000	$0	$7,000	x	x
1654	City of Reedsburg	130 Vine	3868	$0	$0	$0		x
480	Accella	430 South	6001	$2,000	$1,400	$3,400	x	x
481	Friede	410 South	122038	$24,300	$148,500	$172,800		x
482	Friede	510 S. Pine	78772	$10,400	$0	$10,400	x	x
871	Kvernen		5533	$9,600	$49,300	$58,900		
1008	Rdsbg Farmers Coop	300 S. Walnut	14226	$21,200	$28,800	$50,000		x
1054	Ziegler Investments	310 Railroad	18429	$14,500	$2,900	$17,400	x	x
1054-1	WDNR	220 Railroad	21064	$0	$0	$0		
1055	City of Reedsburg	230 Railroad	11406	$0	$0	$0		
973	Griffith	117 S. Walnut	2933	$7,300	$82,100	$89,400		
974	Montgomery	123 S. Walnut	1599	$5,100	$48,500	$53,600		
975	Walker	131 S. Walnut	1645	$5,300	$38,700	$44,000		
976	Beth-Horkan	135 S. Walnut	1618	$5,200	$25,800	$31,000		
977	VDG Walnut	143 S. Walnut	1598	$5,100	$76,800	$81,900		
978	Hillman	147 S. Walnut	1598	$5,100	$41,300	$46,400		
983	Krueger	196 E. Main	3823	$28,600	$73,600	$102,200		
984	Country Charm	190 E. Main	1650	$12,500	$56,200	$68,700		
988	Goodmans 3	148 E. Main	3040	$22,800	$67,300	$90,100		
999	F&M Bank	177 Vine	3604	$8,900	$0	$8,900		
1000	Fusch Trust	144/148 S. Walnut	4625	$18,500	$55,200	$73,700		
1001	Fusch Trust	116/134 S. Walnut	7990	$31,400	$170,200	$201,600		
1015	Thompson	201 S. Walnut	10384	$25,900	$90,000	$115,900		x
1016	Dunse	221 S. Walnut	10370	$12,900	$58,600	$71,500		x
1017	Dunse-Herritz	233 S. Walnut	8763	$9,300	$67,400	$76,700		x
1018	Beisbier	215 Railroad	3625	$0	$0	$0		x
1019	Beisbier	207 Railroad	1632	$9,700	$58,500	$68,200		x
1020	Lehman-Brecka	241 S. Walnut	2148	$4,000	$36,800	$40,800		
1021	Robers	225 Railroad	10196	$18,200	$67,900	$86,100		
1010	City of Reedsburg	110 Railroad	5485	$0	$0	$0		
1011	City of Reedsburg	100 Railroad	2856	$0	$0	$0		
1012	Michel	156 Railroad	7520	$17,900	$133,200	$151,100		
872	Fehrenbach		8920	$15,600	$114,200	$129,800		
873	Kriesel		7719	$8,700	$42,700	$51,400		
874	Harder		3908	$5,300	$56,300	$61,600		
TOTALS			491696	$632,200	$2,696,600	$3,328,800	113601	291514
		Area/Acres	11.29				2.61	6.69

Original District	17.36	3.67	9.16
Percentages		21.14%	52.76%
Combined Results	28.65	6.28	15.85
Percentages		21.91%	55.33%

Parcel Number	Owner - Name	Address	Postal Address	City	State	Zip	Improved Value	Land Value	Total Value	Size
276-0994-00000	David Gonzalez	121 S. Webb Avenue	PO Box 398	Reedsburg	WI	53959	$113,300.00	$46,700.00	$160,000.00	0.42
276-0995-00000	CJR Enterprises LLC	101 Vine Street	1690 Shanahan Drive	South Elgin	IL	60177	$98,700.00	$7,400.00	$106,100.00	0.068
276-0996-00000	Inspiring Properties LLC	139 S. Webb Avenue	E6865 Chadwick RD	Reedsburg	WI	53959	$0.00	$0.00	$0.00	0.139
276-0989-00000	B&B West LLC	140 E. Main Street	140 E. Main Street	Reedsburg	WI	53959	$205,200.00	$61,700.00	$266,900.00	0.213
276-0988-00000	Susan's Dream LLC	148 E. Main Street	500 Wisconsin Street	Wonewoc	WI	53968	$108,800.00	$26,200.00	$135,000.00	0.07
276-0987-00000	Blue Heron Building LLC	158 E. Main Street	158 E. Main Street, Suite 1A	Reedsburg	WI	53959	$94,300.00	$22,000.00	$116,300.00	0.056
276-0986-00000	Blue Heron Building LLC	162 E. Main Street	158 E. Main Street, Suite 1A	Reedsburg	WI	53959	$106,000.00	$23,800.00	$129,800.00	0.063
276-0985-00000	Blue Heron Building LLC	178 E. Main Street	158 E. Main Street, Suite 1A	Reedsburg	WI	53959	$130,000.00	$23,800.00	$153,800.00	0.063
276-0984-00000	Daisy LLC	190 E. Main Street	327 N. Walnut Street	Reedsburg	WI	53959	$103,200.00	$16,000.00	$119,200.00	0.038
276-0983-00000	Martin Krueger	196 E. Main Street	346 Warren Avenue	Reedsburg	WI	53959	$119,700.00	$34,800.00	$154,500.00	0.088
276-0997-00000	City of Reedsburg	131 Vine Street	134 S. Locust Street, PO BOX 490	Reedsburg	WI	53959	$0.00	$0.00	$0.00	0.391
276-0998-00000	City of Reedsburg	131 Vine Street	135 S. Locust Street, PO BOX 490	Reedsburg	WI	53959	$0.00	$0.00	$0.00	0.41
276-0999-00000	City of Reedsburg	177 Vine Street	136 S. Locust Street, PO BOX 490	Reedsburg	WI	53959	$0.00	$0.00	$0.00	0.081
276-1000-00000	Dixie & Robert Fusch	144 S. Walnut Street	321 Modern Avenue	Reedsburg	WI	53959	$99,800.00	$20,300.00	$120,100.00	0.106
276-1001-00000	Dixie & Robert Fusch	134 S. Walnut Street	321 Modern Avenue	Reedsburg	WI	53959	$217,500.00	$27,000.00	$244,500.00	0.171
276-1002-00000	Reedsburg Farmers Co-op	202 S. Walnut Street	300 S. Walnut Street	Reedsburg	WI	53959	$0.00	$26,500.00	$26,500.00	0.17
276-1003-00000	Robert Hardy	162 Vine Street	162 Vine Street	Reedsburg	WI	53959	$49,000.00	$6,800.00	$55,800.00	0.07
276-1005-00000	3LL LLC	148 Vine Street	PO Box 545	Reedsburg	WI	53959	$111,500.00	$12,400.00	$123,900.00	0.11
276-1005-10000	3LL LLC	156 Vine Street	PO Box 546	Reedsburg	WI	53959	$98,000.00	$15,100.00	$113,100.00	0.16
276-1006-00000	James Buroker	136 Vine Street	136 Vine Street	Reedsburg	WI	53959	$67,900.00	$6,100.00	$74,000.00	0.06
276-1007-00000	Reedsburg Farmers Co-op	244 S. Walnut Street	300 S. Walnut Street	Reedsburg	WI	53959	$77,400.00	$34,900.00	$112,300.00	0.28
276-1008-00000	Reedsburg Farmers Co-op	300 S. Walnut Street	300 S. Walnut Street	Reedsburg	WI	53959	$59,200.00	$12,800.00	$72,000.00	0.32
276-1009-00000	3LL LLC	137 Railroad Street	PO Box 546	Reedsburg	WI	53959	$0.00	$8,400.00	$8,400.00	0.07
276-1654-00000	City of Reedsburg	130 Vine Street	134 S. Locust Street, PO BOX 490	Reedsburg	WI	53959	$0.00	$0.00	$0.00	0.088
276-1054-00000	Russell Ziegler	310 Railroad Street	606 W. Hillcrest Street	Keene	TX	76116	$47,800.00	$13,700.00	$61,500.00	0.42
276-0480-00000	Accella LLC	430 South Avenue	PO Box 248	Reedsburg	WI	53959	$2,100.00	$5,800.00	$7,900.00	0.14
276-0481-00000	Roger Friede	410 South Avenue	322 Fargo Trail	Middleton	WI	53562	$134,500.00	$45,300.00	$179,800.00	2.81
276-0482-00000	Roger Friede	510 S. Pine Street	322 Fargo Trail	Middleton	WI	53562	$0.00	$21,600.00	$21,600.00	1.8
							$2,043,900.00	$519,100.00	$2,563,000.00	8.875



CITY OF REEDSBURG

TID 6 Parcels to be Subtracted

SCALE: 1" = 400'
2021

REEDSBURG
ENGINEERING DEPARTMENT

B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: TID No. 6 Financial Analysis prepared by

C Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Community Development Authority Resolution

Attachment #6: Common Council Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions

Attachment #3:

Public Hearing Notice to Joint Review Board

Attachment #4:

Public Hearing Minutes

Attachment #5:

Community Development Authority Resolution

Attachment #6:

Common Council Resolution

Attachment #7:

Joint Review Board Meeting Notices

Attachment #8:

Joint Review Board Meeting Minutes

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:

Affidavits of Publication

Attachment #11:

Attorney Opinion Letter

CITY OF REEDSBURG
COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO.4450
APPROVING TAX INCREMENT DISTRICT NO. 6 AMENDMENT NO. 3
PROJECT PLAN AND BOUNDARY

WHEREAS, the Community Development Authority of the City of Reedsburg ("hereafter "CDA")has prepared and reviewed a boundary for Tax Increment District (TID) No. 6 and a Project Plan for TID No. 6 Amendment No. 3 and finds the Plan to be feasible and conforming to the requirements described in Wis. Stat. § 66.1105(4)(f); and

WHEREAS, the CDA has invited the public to review the TID No. 6 Project Plan and boundary Amendment No. 3 and comment upon such Project Plan and boundary at a public hearing held on August 19, 2021, and that the Public Hearing was duly noticed in conformance with Wis. Stat. § 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the CDA hereby approves the Project Plan and boundary (as shown on Exhibit A) for Tax Increment District No. 6 Amendment No. 3; and

BE IT FURTHER RESOLVED that the CDA hereby submits the Project Plan and boundary for Tax Increment District No. 6 Amendment No. 3 to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the Community Development Authority of the City of Reedsburg at its duly scheduled meeting on August 19, 2021.

_____________________________, Chair

_____________________________, Secretary

CITY OF REEDSBURG
COMMUNITY DEVELOPMENT AUTHORITY RESOLUTION NO.4449-21
APPROVING TAX INCREMENT DISTRICT NO. 10
PROJECT PLAN AND BOUNDARY

WHEREAS, the Community Development Authority of the City of Reedsburg ("hereafter "CDA")has prepared and reviewed a boundary for Tax Increment District (TID) No. 10 and a Project Plan for TID No. 10 Creation and finds the Plan to be feasible and conforming to the requirements described in Wis. Stat. § 66.1105(4)(f); and

WHEREAS, the CDA has invited the public to review the TID No. 10 Project Plan and boundary Creation and comment upon such Project Plan and boundary at a public hearing held on August 19, 2021, and that the Public Hearing was duly noticed in conformance with Wis. Stat. § 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the CDA hereby approves the Project Plan and boundary (as shown on Exhibit A) for Tax Increment District No. 10 Creation; and

BE IT FURTHER RESOLVED that the CDA hereby submits the Project Plan and boundary for Tax Increment District No. 10 Creation to the City of Reedsburg Common Council for approval.

This Resolution is being adopted by the Community Development Authority of the City of Reedsburg at its duly scheduled meeting on August 19, 2021.

______________________________, Chair

______________________, Secretary