



AGENDA
City of Milton
Joint Review Board Meeting
Tuesday, July 26, 2016
4:00 PM
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. Call Meeting to Order
2. Approval of Agenda
3. Review and Consideration of Minutes from Organizational Meeting.

Documents:

[07-05-2016 - JOINT REVIEW BOARD MINUTES.PDF](#)

4. Review the Public Record, Planning Documents, CDA Resolution Adopting Amendment to Project Plan, and the Resolution Passed by the Common Council Approving the Creation.

Documents:

[PROJECT PLAN 2016-7-6 - FINALIZED.PDF](#)

5. Discussion and Possible Action Regarding the Resolution 2016-24 Approving the Creation of Tax Incremental District No. 9.

Documents:

[RESOLUTION 2016-24 JOINT REVIEW BOARD RESOLUTION APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT NO. 9.PDF](#)

6. Motion to Adjourn

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Posted by Elena Hilby July 22, 2016 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

City of Milton
Joint Review Board Minutes

7/5/2016 - Minutes

1. Call Meeting to Order

Mayor Welch called the meeting of the Joint Review Board to order at 4:00 pm.

Present: Nathan Bruce (Public Member), Jeremy Zajac (Rock County), Renea Ranguette (Blackhawk Tech), Mary Ellen Van Valin (Milton School District), and Anissa Welch (City of Milton).

Other Present: Maureen Schiel and City Clerk/Deputy Treasurer Elena Hilby.

2. Approval of Joint Review Board Minutes - June 7, 2016.

Ranguette moved to approve the minutes. Zajac seconded, and the motion carried.

3. Consideration And Appointment And/Or Reaffirmation Of The Joint Review Board's Public Member

Zajac nominated Nathan Bruce to serve as the public member. Van Valin seconded, and the motion carried unanimously.

4. Election And/Or Reaffirmation Of Chairperson

Bruce nominated Mayor Welch to serve as the chair. Zajac seconded, and the motion carried unanimously.

5. Discuss Responsibilities Of The Joint Review Board

Maureen Schiel of Ehlers discussed the responsibilities of the Joint Review Board.

6. Review And Discuss Project Plan

Maureen Schiel of Ehlers reviewed the project plan and answered questions.

7. Set Next Meeting Date

The next meeting will be Tuesday, July 26, 2016 at 4:00 pm.

8. Adjourn

Bruce moved to adjourn the meeting of the Joint Review Board at 4:40 pm. Ranguette seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk



July 6, 2016

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



Organizational Joint Review Board Meeting Held:	July 5, 2016
Public Hearing Held:	July 5, 2016
Consideration for Approval by CDA:	July 5, 2016
Consideration for Adoption by Common Council:	July 19, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: July 26, 2016



Tax Incremental District No. 9 Creation Project Plan

City of Milton Officials

Common Council

Anissa Welch	Mayor
David Adams	Aldersperson
Lynda Clark	Aldersperson
Nancy Lader	Aldersperson
Theresa Rusch	Aldersperson
Maxine Striegl	Aldersperson
Jeremy Zajac	Aldersperson

City Staff

Al Hulick	City Administrator
Elena Hilby	City Clerk
Dan Nelson	City Finance Director
Mark Schroeder, Consigny Law Firm	City Attorney
Inga Cushman	Assistant to City Administrator
Leanne Schroeder	Administrative Assistant

CDA

Al Hulick, Executive Director	Dave Schumacher
Nancy Lader	Mike Sessler
Maxine Striegl	Ethel Himmel
Amanda Benway	Vacant

Joint Review Board

Anissa Welch	City Representative
Jeremy Zajac	Rock County
Renea Ranguette	Blackhawk Technical College District
Mary Ellen Van Valin	Milton School District
Nathan Bruce	Public Member



Table of Contents

EXECUTIVE SUMMARY4

TYPE AND GENERAL DESCRIPTION OF DISTRICT7

PRELIMINARY MAP OF PROPOSED DISTRICT BOUNDARY8

MAP SHOWING EXISTING USES AND CONDITIONS9

PRELIMINARY PARCEL LIST AND ANALYSIS10

EQUALIZED VALUE TEST11

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS12

MAP SHOWING PROPOSED IMPROVEMENTS AND USES17

DETAILED LIST OF PROJECT COSTS18

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

ANNEXED PROPERTY26

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS26

PROPOSED ZONING ORDINANCE CHANGES26

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF MILTON ORDINANCES26

RELOCATION27

ORDERLY DEVELOPMENT OF THE CITY OF MILTON27

LIST OF ESTIMATED NON-PROJECT COSTS27

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

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

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 9 (the “TID” or “District”) is a proposed 258 acre industrial district to be created by the City of Milton (“City”). A map of the proposed District boundaries is located in Section 3 of this plan. All parcels are currently located in the City’s Tax Incremental District (“TID”) No. 6. TID No. 9 is being created because TID No. 6 is nearing the end of its expenditure period and maximum life. The land that is being included in TID No. 9 has development potential that the City would like to realize over a longer period of time than what remains in TID No. 6.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$7,950,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in two phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The infrastructure projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. The City expects that incentives to developers would be made on a “Pay as You Go” basis. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$18,200,000 will be created as a result of new development and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2036; 1 year earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

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

- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; and development incentive payments. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur is likely to generate additional employment opportunities for residents of Milton and the larger region.
 3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
 4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
 5. Based upon the findings, as stated above, the District is declared to be an industrial District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

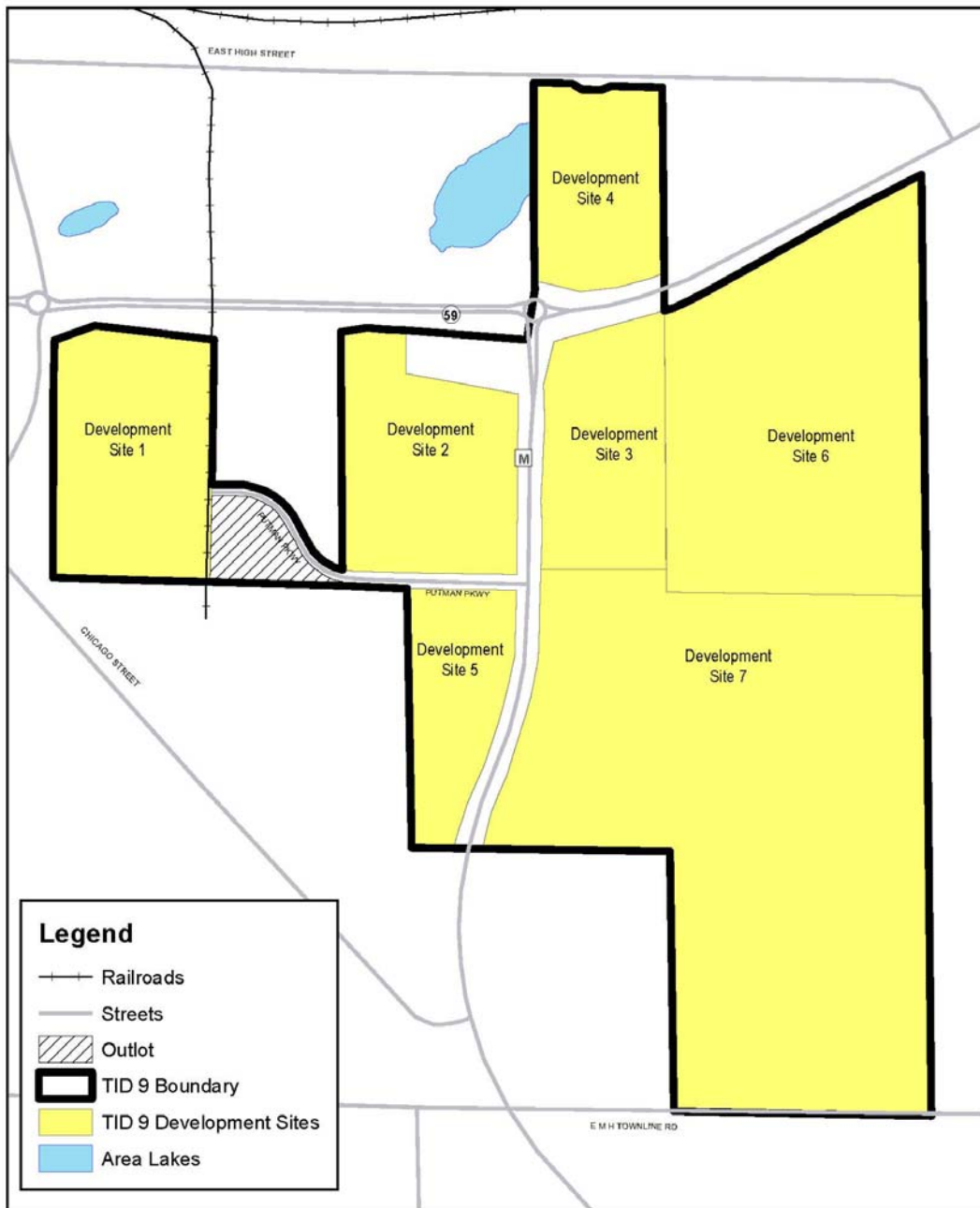
SECTION 2: Type and General Description of District

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

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

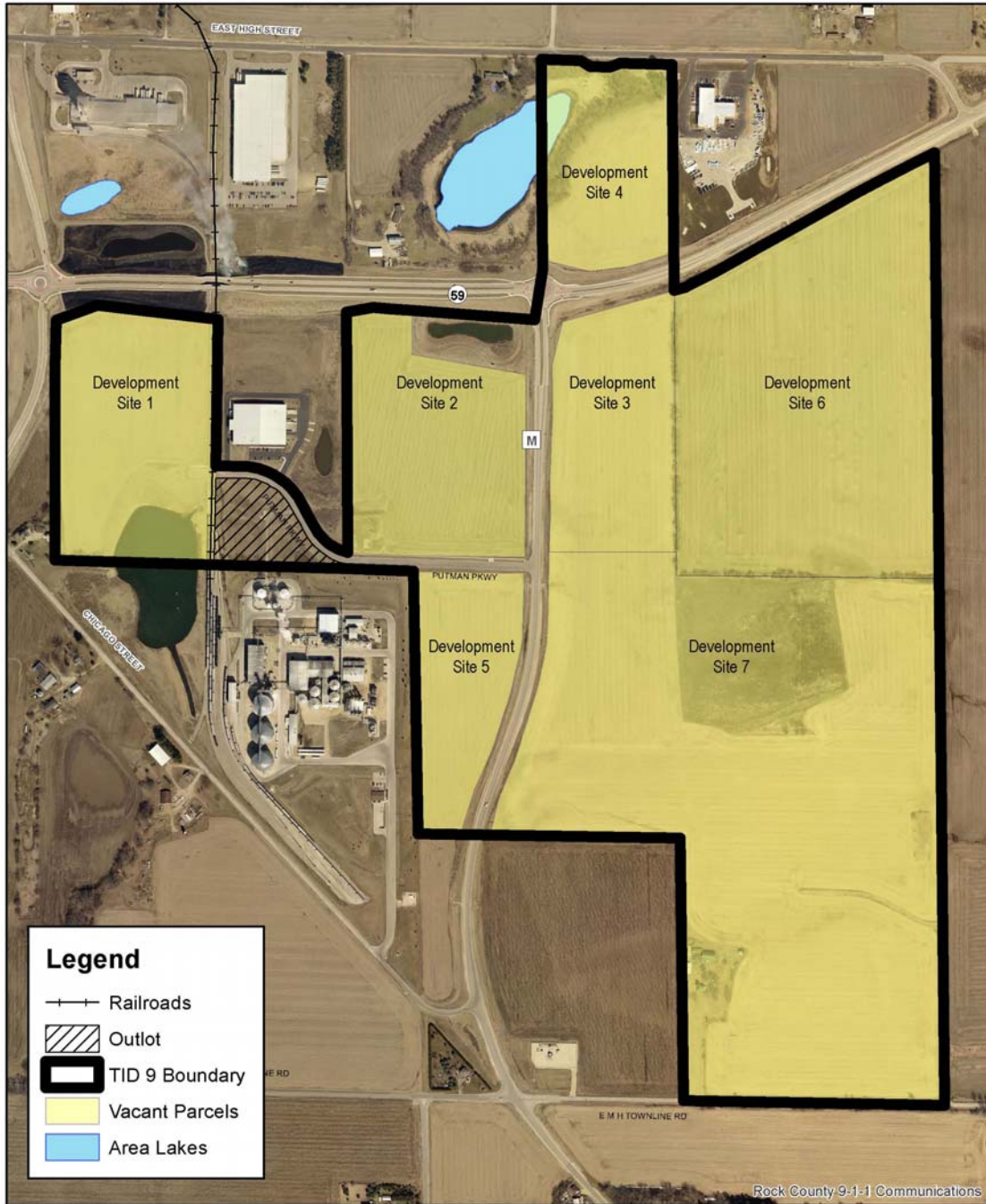
Based upon the findings, as stated within this Plan, the District is declared to be an industrial District based on the identification and classification of the property included within the district.

SECTION 3: Preliminary Map of Proposed District Boundary



City of Milton, Wisconsin
TID 9: Preliminary Map of Proposed Boundary

SECTION 4: Map Showing Existing Uses and Conditions



City of Milton, Wisconsin
TID 9: Existing Uses & Conditions

SECTION 5: Preliminary Parcel List and Analysis

City of Milton, Wisconsin																
Tax Increment District # 9																
Base Property Information																
Property Information							Assessment Information				Equalized Value				District Classification	
Site Ref. #	Tax ID	Parcel Number	Street Address	Owner	Acreage		Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)
1	257159103	V-23-1466.3	710 Janesville St Milton, WI 53563-1748	City of Milton	11.00		0	0		0	101.74%	0	0	0	0	11.00
1*	257159100	V-23-1466	710 Janesville St Milton, WI 53563-1748	City of Milton	16.94		0	0		0	101.74%	0	0	0	0	16.94
2	257159105	V-23-1466.6	710 Janesville St Milton, WI 53563-1748	City of Milton	9.48		0	0		0	101.74%	0	0	0	0	9.48
2	257159502	V-23-1468.2	710 Janesville St Milton, WI 53563-1748	City of Milton	12.80		0	0		0	101.74%	0	0	0	0	12.8
3, 4, 5 & 7	257 159501	V-23-1468.1	P.O. Box 684 Mequon, IL 53092-0684	Belardi Family Investment	152.52		75,400	87,200		162,600	101.74%	74,110	85,709	0	159,819	152.52
6	257159609	V-23-1469	7011 E High Street Milton, WI 53563	Frederick Farms, LLP	54.74		15,100			15,100	101.74%	14,842	0	0	14,842	54.74
					Total Acreage	257.48	90,500	87,200	0	177,700		88,952	85,709	0		257.48
Notes:																
* The future outlot shown in Development Site #1 is shown within this total.																
Estimated Base Value 174,661																

SECTION 6: Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$34,146,261. This value is less than the maximum of \$43,443,384 in equalized value that is permitted for the City of Milton. The City therefore expects to be in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Milton, Wisconsin		
Tax Increment District # 9		
Valuation Test Compliance Calculation		
District Creation Date	7/19/2016	
	Valuation Data Currently Available 2015	Valuation Data Est. Creation Date
Total EV (TID In)	362,028,200	362,028,200
12% Test	43,443,384	43,443,384
Increment of Existing TIDs		
TID #6	30,617,900	30,617,900
TID #7	3,353,700	3,353,700
TID #8	0	0
Total Existing Increment	33,971,600	33,971,600
Projected Base of New or Amended District	174,661	174,661
Total Value Subject to 12% Test	34,146,261	34,146,261
Compliance	PASS	PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management

system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

CDA Type Activities

Contribution to Community Development Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of

any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur to serve development sites located within the District.

Cash Grants (Development Incentives)

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

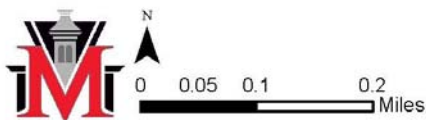
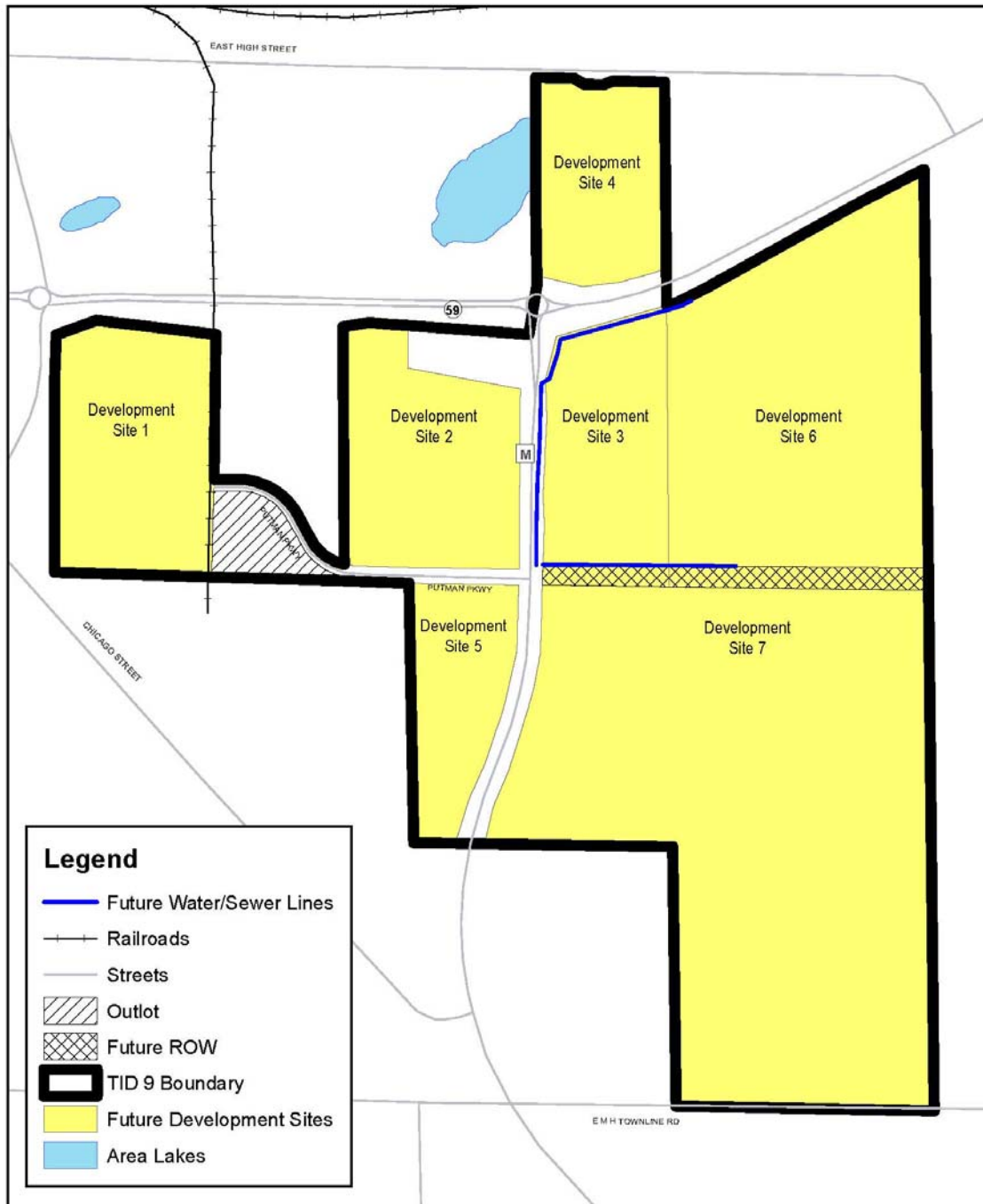
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Map Showing Proposed Improvements and Uses



City of Milton, Wisconsin

TID 9: Proposed Improvements & Uses

SECTION 9: Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Milton, Wisconsin					
Tax Increment District # 9					
Estimated Project List					
Project ID	Project Name/Type	Phase I Infrastructure 2017	Phase II Infrastructure 2019	Development Incentives	Total (Note 1)
1	Development Incentive			3,600,000	3,600,000
2	Telco Improvements	150,000			150,000
3	Right of Way Construction	500,000	500,000		1,000,000
4	Utility Extensions	700,000	500,000		1,200,000
5	Land Acquisition	400,000	1,600,000		2,000,000
Total Projects		<u>1,750,000</u>	<u>2,600,000</u>	<u>3,600,000</u>	<u>7,950,000</u>
Notes:					
Note 1 Project costs are estimates and are subject to modification					

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

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

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

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$18,101,410, of which \$4,241,410 is currently unused and could be made available to finance Project Costs.

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Milton, Wisconsin			
Tax Increment District # 9			
Estimated Financing Plan			
	G.O. Bond 2017	G.O. Bond 2019	Totals
Infrastructure Projects			
Phase I	1,750,000		1,750,000
Phase II		2,600,000	2,600,000
Total Project Funds	<u>1,750,000</u>	<u>2,600,000</u>	<u>4,350,000</u>
Estimated Finance Related Expenses			
Municipal Advisor	18,400	21,000	
Bond Counsel	10,000	10,000	20,000
Rating Agency Fee	11,000	11,000	22,000
Paying Agent	675	675	1,350
Underwriter Discount	12.50 22,688	12.50 33,438	56,138
Total Financing Required	1,812,763	2,676,113	4,488,875
Estimated Interest	0.25% (2,188)	0.25% (3,250)	(5,438)
Assumed spend down (months)	6	6	
Rounding	4,425	2,138	6,563
Net Issue Size	1,815,000	2,675,000	4,490,000
Notes:			

Development Assumptions

City of Milton, Wisconsin												
Tax Increment District # 9												
Development Assumptions												
Construction Year		Actual	Site # 1 ¹	Site # 2 ¹	Site # 3 ¹	Site # 4 ¹	Site # 5 ¹	Site # 6 ¹	Site # 7 ¹	Annual Total	Construction Year	
1	2016									0	2016	1
2	2017					500,000				500,000	2017	2
3	2018		1,700,000	5,000,000	3,500,000					10,200,000	2018	3
4	2019						2,500,000			2,500,000	2019	4
5	2020							2,500,000		2,500,000	2020	5
6	2021								2,500,000	2,500,000	2021	6
7	2022									0	2022	7
8	2023									0	2023	8
9	2024									0	2024	9
10	2025									0	2025	10
11	2026									0	2026	11
12	2027									0	2027	12
13	2028									0	2028	13
14	2029									0	2029	14
15	2030									0	2030	15
16	2031									0	2031	16
17	2032									0	2032	17
18	2033									0	2033	18
19	2034									0	2034	19
20	2035									0	2035	20
Totals		0	1,700,000	5,000,000	3,500,000	500,000	2,500,000	2,500,000	2,500,000	18,200,000		

Notes:
¹Valuation Estimates are from email from City received on 6/3/2016

Increment Revenue Projections

City of Milton, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	174,661	
District Creation Date	July 19, 2016	Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	Jan 1, 2016	Base Tax Rate	\$25.63	
Max Life (Years)	20	Rate Adjustment Factor	0.00%	
Expenditure Periods/Termination	15 7/19/2031			
Revenue Periods/Final Year	20 2037			
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.50%	
Recipient District	No	Taxable Discount Rate	4.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2016	0	2017	0	0	2018	\$25.63	0	0	0
2	2017	500,000	2018	0	500,000	2019	\$25.63	12,813	11,961	11,733
3	2018	10,200,000	2019	0	10,700,000	2020	\$25.63	274,202	259,276	252,016
4	2019	2,500,000	2020	0	13,200,000	2021	\$25.63	338,268	554,057	535,675
5	2020	2,500,000	2021	0	15,700,000	2022	\$25.63	402,334	892,812	858,528
6	2021	2,500,000	2022	0	18,200,000	2023	\$25.63	466,400	1,272,229	1,216,675
7	2022	0	2023	0	18,200,000	2024	\$25.63	466,400	1,638,815	1,559,399
8	2023	0	2024	0	18,200,000	2025	\$25.63	466,400	1,993,005	1,887,365
9	2024	0	2025	0	18,200,000	2026	\$25.63	466,400	2,335,217	2,201,208
10	2025	0	2026	0	18,200,000	2027	\$25.63	466,400	2,665,857	2,501,536
11	2026	0	2027	0	18,200,000	2028	\$25.63	466,400	2,985,316	2,788,931
12	2027	0	2028	0	18,200,000	2029	\$25.63	466,400	3,293,972	3,063,950
13	2028	0	2029	0	18,200,000	2030	\$25.63	466,400	3,592,190	3,327,127
14	2029	0	2030	0	18,200,000	2031	\$25.63	466,400	3,880,323	3,578,970
15	2030	0	2031	0	18,200,000	2032	\$25.63	466,400	4,158,713	3,819,969
16	2031	0	2032	0	18,200,000	2033	\$25.63	466,400	4,427,689	4,050,589
17	2032	0	2033	0	18,200,000	2034	\$25.63	466,400	4,687,569	4,271,279
18	2033	0	2034	0	18,200,000	2035	\$25.63	466,400	4,938,661	4,482,465
19	2034	0	2035	0	18,200,000	2036	\$25.63	466,400	5,181,262	4,684,557
20	2035	0	2036	0	18,200,000	2037	\$25.63	466,400	5,415,658	4,877,946
Totals		18,200,000		0		Future Value of Increment		8,023,621		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Milton, Wisconsin Tax Increment District # 9 Cash Flow Projection

Year	Projected Revenues			Expenditures							Balances			Year	
	Tax Increments	Total Land Sales	Total Revenues	G.O. Bond 1,815,000 Dated Date: 05/01/17			G.O. Bond 2,675,000 Dated Date: 05/01/19			Developer Incentive Payments	Total Expenditures	Annual	Cumulative		Principal Outstanding
				Principal	Est. Rate ¹	Interest	Principal	Est. Rate ¹	Interest						
2016			0							0	0	0	0		2016
2017		990,000	990,000							10,000	10,000	980,000	980,000	1,815,000	2017
2018	0	0	0		1.50%	83,494				230,000	313,494	(313,494)	666,506	1,815,000	2018
2019	12,813	800,000	812,813		1.70%	55,663				260,000	315,663	497,151	1,163,657	4,490,000	2019
2020	274,202	800,000	1,074,202		1.80%	55,663		1.75%	126,274	310,000	491,936	582,266	1,745,923	4,490,000	2020
2021	338,268	0	338,268	25,000	1.90%	55,425		1.95%	84,183	360,000	524,608	(186,339)	1,559,584	4,465,000	2021
2022	402,334	0	402,334	25,000	2.00%	54,938	50,000	2.05%	83,670	360,000	573,608	(171,273)	1,388,311	4,390,000	2022
2023	466,400	0	466,400	50,000	2.10%	54,163	50,000	2.15%	82,620	360,000	596,783	(130,382)	1,257,928	4,290,000	2023
2024	466,400	0	466,400	50,000	2.20%	53,088	50,000	2.25%	81,520	360,000	594,608	(128,207)	1,129,721	4,190,000	2024
2025	466,400	0	466,400	50,000	2.35%	51,950	50,000	2.35%	80,370	360,000	592,320	(125,920)	1,003,801	4,090,000	2025
2026	466,400	0	466,400	100,000	2.45%	50,138	115,000	2.45%	78,374	360,000	703,511	(237,111)	766,690	3,875,000	2026
2027	466,400	0	466,400	100,000	2.55%	47,638	115,000	2.60%	75,470	350,000	688,108	(221,707)	544,983	3,660,000	2027
2028	466,400	0	466,400	100,000	2.75%	44,988	115,000	2.70%	72,423	130,000	462,410	3,990	548,973	3,445,000	2028
2029	466,400	0	466,400	100,000	2.85%	42,188	155,000	2.80%	68,700	100,000	465,888	513	549,486	3,190,000	2029
2030	466,400	0	466,400	155,000	2.95%	38,476	155,000	3.00%	64,205	50,000	462,681	3,719	553,205	2,880,000	2030
2031	466,400	0	466,400	110,000	3.05%	34,513	260,000	3.10%	57,850		462,363	4,038	557,242	2,510,000	2031
2032	466,400	0	466,400	125,000	3.15%	30,866	260,000	3.20%	49,660		465,526	874	558,116	2,125,000	2032
2033	466,400	0	466,400	135,000	3.25%	26,704	260,000	3.30%	41,210		462,914	3,486	561,603	1,730,000	2033
2034	466,400	0	466,400	150,000	3.35%	21,998	260,000	3.40%	32,500		464,498	1,903	563,506	1,320,000	2034
2035	466,400	0	466,400	165,000	3.45%	16,639	260,000	3.50%	23,530		465,169	1,231	564,737	895,000	2035
2036	466,400	0	466,400	180,000	3.60%	10,553	260,000	3.60%	14,300		464,853	1,548	566,285	455,000	2036
2037	466,400	0	466,400	195,000	3.75%	3,656	260,000	3.70%	4,810		463,466	2,934	569,219	0	2037
Total	8,023,621	2,590,000	10,613,621	1,815,000		832,735	2,675,000		1,121,668	3,600,000	10,044,403				Total

Notes:

¹ Assumes estimated interest rates of 6/6/2016 WI BQ Scale A+ with .5% added to 2017 borrowing and .75% added to 2019 borrowing

Projected TID Closure

SECTION 11: Annexed Property

Properties proposed for inclusion within the District were annexed by the City on or after January 1, 2004. Annexed land was included in TID No. 6 by amendment and TID 6 has made the required tax payments to the town.

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

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

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

And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Milton Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the City of Milton

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

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

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

SECTION 18:
Opinion of Attorney for the City of Milton Advising Whether
the Plan is Complete and Complies with Wisconsin
Statutes 66.1105

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July 13, 2016

Mayor Anissa Welch
City of Milton
710 S. Janesville Street
Milton, WI 53563

RE: City of Milton, Wisconsin Tax Incremental District No. 9

Dear Mayor:

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

Very truly yours,

CONSIGNY LAW FIRM, S.C.

By:


Mark A. Schroeder
Email: mschroeder@janesvillelaw.com

MAS:kk

PROVIDING QUALITY LEGAL SERVICES FOR OVER 50 YEARS.

Exhibit A:

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2014		Percentage		
County	1,960,549			23.39%		
Technical College	326,667			3.90%		
Municipality	3,595,605			42.91%		
School District	2,497,404			29.80%		
Total	<u>8,380,225</u>					
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2018	0	0	0	0	0	2018
2019	2,998	5,498	3,818	499	12,813	2019
2020	64,149	117,649	81,715	10,689	274,202	2020
2021	79,138	145,137	100,808	13,186	338,268	2021
2022	94,126	172,625	119,900	15,683	402,334	2022
2023	109,114	200,113	138,993	18,181	466,400	2023
2024	109,114	200,113	138,993	18,181	466,400	2024
2025	109,114	200,113	138,993	18,181	466,400	2025
2026	109,114	200,113	138,993	18,181	466,400	2026
2027	109,114	200,113	138,993	18,181	466,400	2027
2028	109,114	200,113	138,993	18,181	466,400	2028
2029	109,114	200,113	138,993	18,181	466,400	2029
2030	109,114	200,113	138,993	18,181	466,400	2030
2031	109,114	200,113	138,993	18,181	466,400	2031
2032	109,114	200,113	138,993	18,181	466,400	2032
2033	109,114	200,113	138,993	18,181	466,400	2033
2034	109,114	200,113	138,993	18,181	466,400	2034
2035	109,114	200,113	138,993	18,181	466,400	2035
2036	109,114	200,113	138,993	18,181	466,400	2036
2037	109,114	200,113	138,993	18,181	466,400	2037
<u>1,877,122</u>		<u>3,442,601</u>	<u>2,391,132</u>	<u>312,766</u>	<u>8,023,621</u>	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

**JOINT REVIEW BOARD
RESOLUTION 2016-24 APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 9,
CITY OF MILTON**

WHEREAS, the City of Milton (the “City”) seeks to create Tax Incremental District No. 9 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the CDA approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation of the District under Wisconsin Statutes Section 66.1105 (4)(gm), and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the creation of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the creation of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the creation of the District.

Passed and adopted this _____ day of _____, 2016.

Joint Review Board

Representing

Rock County

Milton School District

Blackhawk Technical College District

City of Milton

Public Member

