



September 21, 2020

Project Plan

Tax Incremental District No. 10

City of Baraboo, Wisconsin

Organizational Joint Review Board Meeting Held:	August 27, 2020
Public Hearing Held:	September 1, 2020
Approval by CDA:	September 1, 2020
Adoption by Common Council:	September 22, 2020
Approval by the Joint Review Board:	October 7, 2020

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 21 acres primarily located South of Water Street, North of Lynn Street, East of Andros Street and West of East Street. This District will overlay territory currently located within the City’s Tax Increment District No. 8. The District will be created to pay the costs of rehabilitation including site preparation, economic development incentives, street and alley reconstruction, property acquisition and demolition, environmental testing and cleanup, parking lot and bridge improvements and burying of overhead power lines needed for redevelopment and rehabilitation to occur (“Project”). In addition to the incremental property value that will be created, the City expects the Project will result in needed multifamily housing and property rehabilitation.

Authority

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

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$3.8 million (“Project Costs”), not including administration and fiscal and interest expenses to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.7 million in economic development incentives, 700,000 in street and alley reconstruction. \$1.02 million in property acquisition, demolition, environmental testing and clean-up and site preparation, \$130,000 in public parking lot and bridge improvements, and an unknown amount for burying overhead power lines with \$250,000 currently identified in the plan.

Incremental Valuation

The City projects that new land and improvements value of approximately \$15 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 27 years. This will change depending upon the actual cost of burying overhead power lines, which may require increment sharing from other Districts within the City.

Summary of Findings

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

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

A review of the Project’s sources and uses, and cash flow proforma is currently underway for the initial development proposed for the District. This includes a projected return on investment over 10 years with and without TIF assistance. The Developer has requested that the City provide incentive payments on a pay as you go basis. The review including the provision of pay as you go incentives necessary to provide an acceptable return on investment and will indicate that “but for” the incentives, the project would not likely proceed. The final determination will be formalized with an executed developer’s agreement.

The substantial investment needed to provide the public infrastructure, environmental clean-up and site preparation necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

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

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

- ✓ The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits

expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

- ✓ Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
- ✓ Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
- ✓ The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- ✓ Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- ✓ The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
- ✓ The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
- ✓ That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

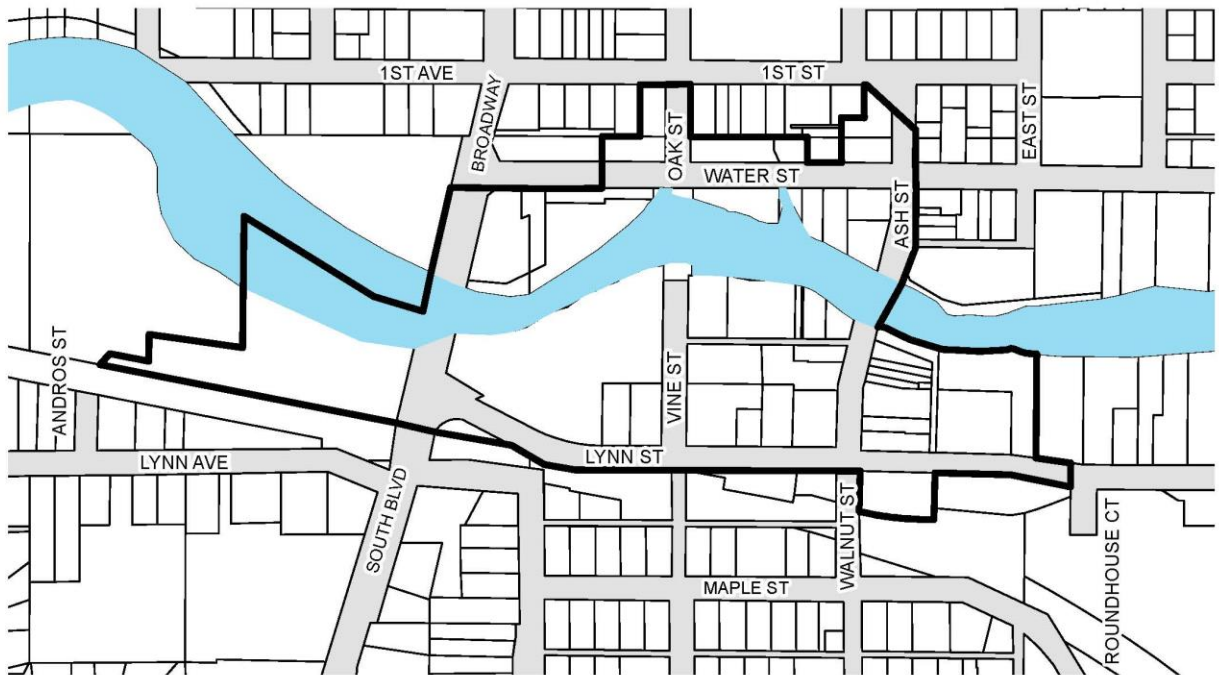
SECTION 2:

Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

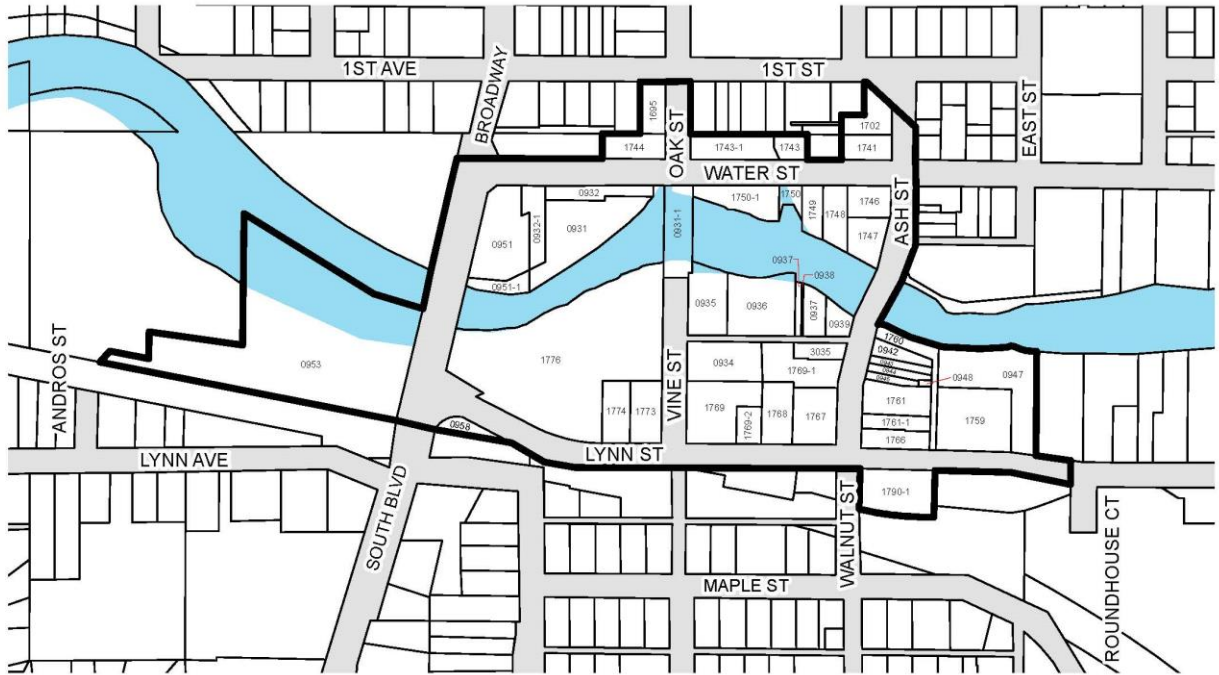
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

TID 10 BOUNDARY MAP



MAP DATE 8-5-20

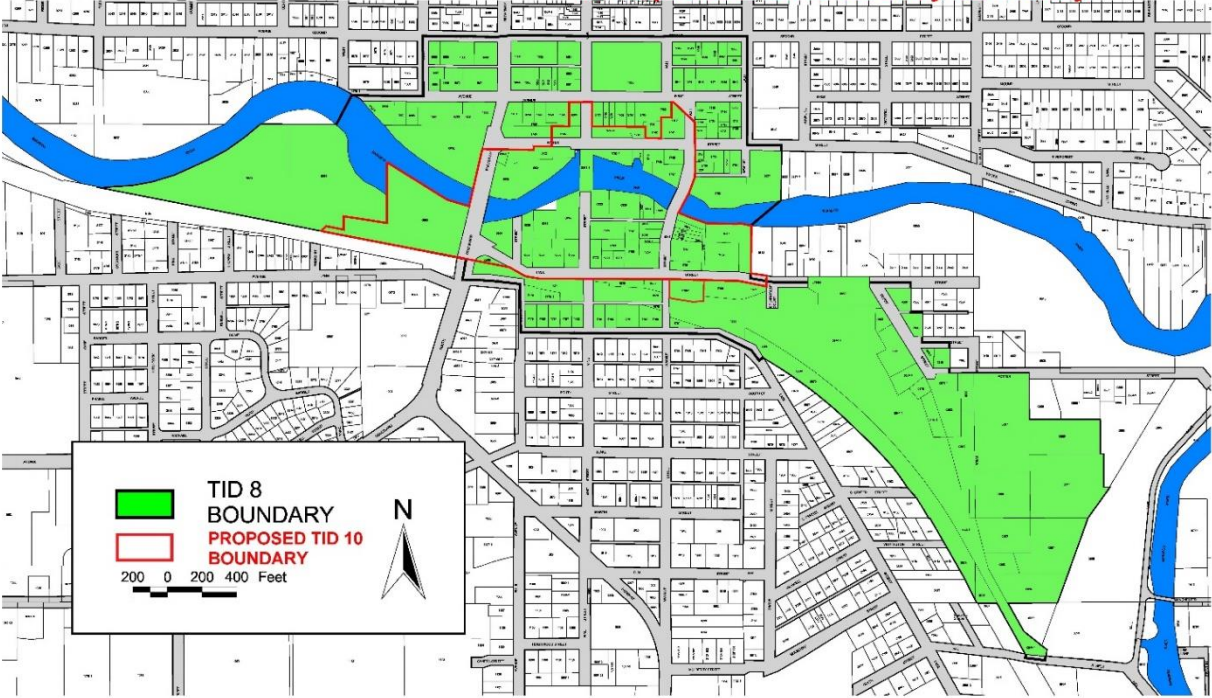
TID 10 BOUNDARY MAP



300 150 0 300 Feet

MAP DATE 9-18-20

CITY OF BARABOO - TID 8 BOUNDARY MAP w/Proposed TID 10 Overlay Boundary



TID 10 LEGAL DESCRIPTION

An area of land located in the SE ¼ of Section 35, T12N, R6E; the NE ¼ of Section 2, T11N, R6E; the NW ¼ of Section 1, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, bounded by the following description:

Beginning at the SE corner of the intersection of Lynn Street and Walnut Street; thence west along the southerly right-of-way of Lynn Street to its point of intersection with the northerly right-of-way of the Wisconsin Department of Transportation's Railroad (formerly the Chicago & Northwestern Railroad), said point being approximately 205' from the easterly right-of-way of South Blvd and being the northeast corner of Tax Parcel No 206-0958-00000; thence west along said northerly railroad right-of-way to a point at the southwest corner of Tax Parcel No 206-0953-00000, said point being 797.95 feet west of the westerly right-of-way of South Blvd; thence northeasterly along the westerly boundary of said Tax Parcel 38.91 feet; thence easterly along the westerly boundary of said Tax Parcel 105.00 feet; thence northerly along the westerly boundary of said Tax Parcel 70.82 feet; thence easterly along the westerly boundary of said Tax Parcel 250.00 feet; thence northerly along the westerly boundary of said Tax Parcel to the center of the Baraboo River; thence southeasterly along the center of the Baraboo River to the west right-of-way line of Broadway; thence northeasterly along said west right-of-way line to its intersection with the westerly projection of the north right-of-way of Water Street; thence east along said projection and the northerly right-of-way line of Water Street to the center of Lot 3, Block 3 of the Original Plat of Baraboo, said point being the southwest corner of Tax Parcel No 206-1744-00000; thence north along the west line of said Tax Parcel 66 feet to the northwest corner of said Tax Parcel; thence east along the north line of said Tax Parcel 101 feet to the southwest corner of Lot 1 Block 45 of City of Baraboo, formerly Adams; thence north along the west line of said Lot 1 137.8 feet to the south right-of-way of 1st Avenue; thence east along the said right-of-way to the northwest corner of Lot 8

Block 46 of the City of Baraboo, formerly Adams; thence south along the west line of said Lot 8 139.3 feet to the southwest corner Lot 8, also being the southwest corner of said Block 46; thence east along the south line of said Block 46 310.29 feet; thence south 66.6 feet to the north right-of-way of Water Street, thence east along said right-of-way 90 feet; thence north 66.6 feet to the southwest corner of Lot 2 Block 46 City of Baraboo, formerly Adams; thence north along the west line of said Lot 2 52.67 feet; thence east 60.71 feet to the west line of Tax Parcel No 206-1702-00000; thence north along said west line 87 feet to the south right-of-way of 1st Street; thence east along said right-of-way to the westerly right-of-way of Ash Street; thence southeasterly along the said westerly right-of-way and its southeasterly projection to the east right-of-way of Ash Street; thence south along said east right-of-way to the south line of the Baraboo River, also the northwest corner of Tax Parcel No. 206-1760-00000; thence easterly along the south line of the Baraboo River its intersection with the east line of Section 2, T11N, R6E, said point being the northeast corner of Tax Parcel 206-0947-00000; thence south along the east line of said Section 2 to the north right-of-way line of Lynn Street; thence east along said right-of-way to its intersection with the northerly projection of the west right-of-way line of Roundhouse Court; thence south along said projection of the west right-of-way line of Roundhouse Court to the south right-of-way line of Lynn Street; thence west along said right-of-way line to the east right-of-way line of Walnut Street and the point of beginning.

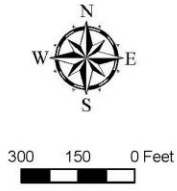
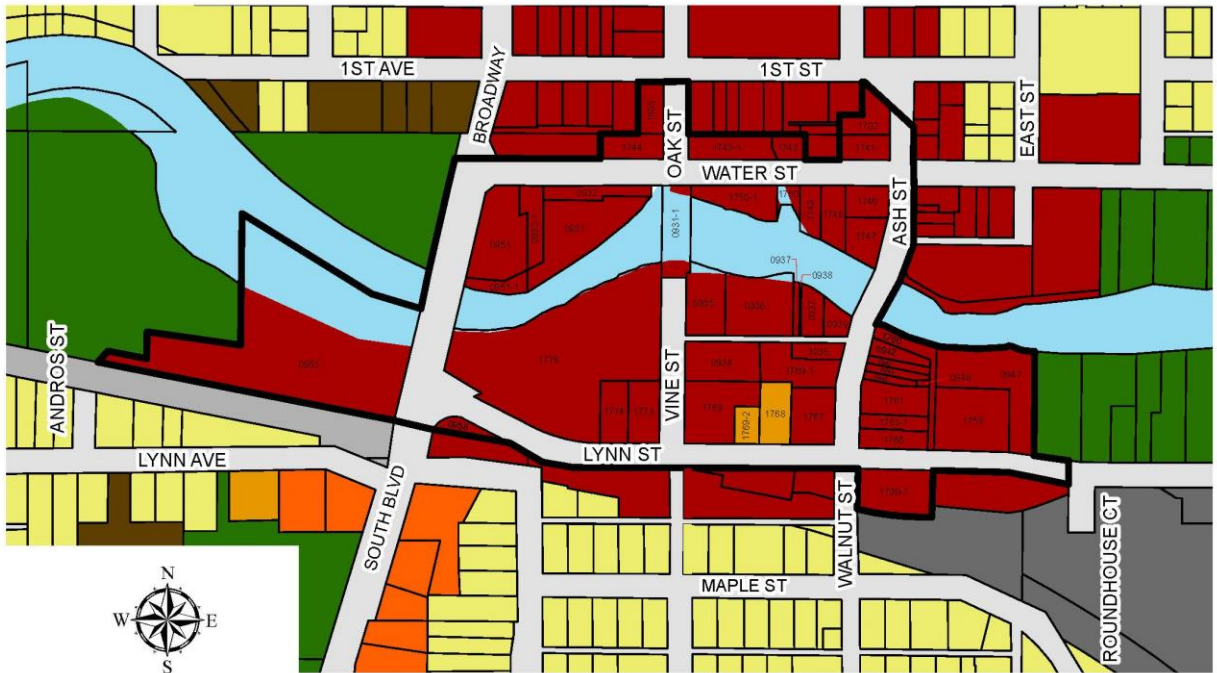
Said area contains 21 acres, more or less.

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

TID 10 ZONING MAP



MAP DATE 9-18-20

Legend	
■	B-1
■	B-3
■	C-1
■	R1-A
■	NRO
■	R-5
■	I-2
	TID 10 BOUNDARY

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 10 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$40,210,700. This value is less than the maximum of \$40,210,700 in equalized value that is permitted for the City, as all of the parcels proposed in this District are part of an overlay to District 8.

City of Baraboo, Wisconsin				
Tax Increment District # 10				
Valuation Test Compliance Calculation				
District Creation Date	9/22/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	865,524,100			865,524,100
12% Test	103,862,892			103,862,892
Increment of Existing TIDs				
TID #6	29,696,800			29,696,800
TID #7	8,756,800			8,756,800
TID #8	1,757,100			1,757,100
TID #9	0			0
	0			0
	0			0
Total Existing Increment	40,210,700			40,210,700
Projected Base of New or Amended District	3,170,013			3,170,013
Less Value of Any Underlying TID Parcels	3,170,013			3,170,013
Total Value Subject to 12% Test	40,210,700			40,210,700
Compliance	PASS			PASS

Preliminary

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Community Development Authority (CDA)

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

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

Revolving Loan/Grant Program (Development Incentives)

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

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Street improvements, streetscaping, burying of overhead power lines and other infrastructure improvements.

Professional Service and Organizational Costs

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

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee

salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

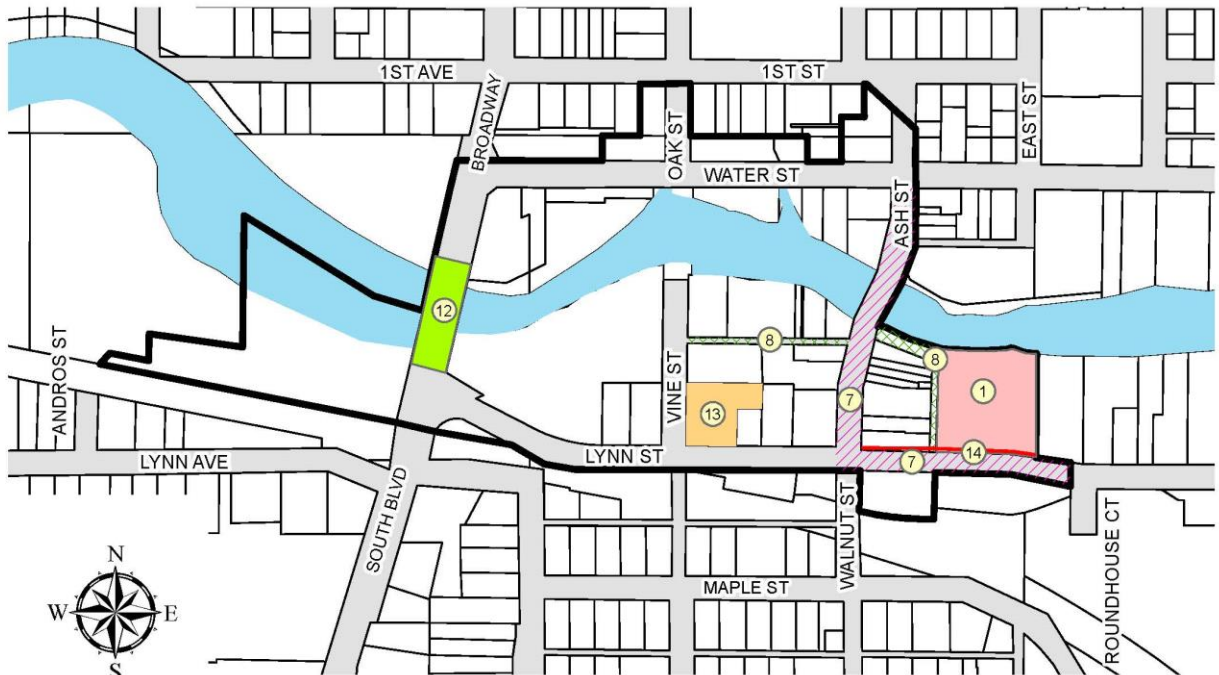
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

TID 10 PROJECT MAP



300 150 0 Feet

MAP DATE 9-18-20

PROJECT LIST			
1	Site Preparation	12	Bridge Improvements
7	Street Reconstruction	13	Public Parking Lots
8	Alley Reconstruction	14	Bury Overhead Power Lines

NOTE:
DEVELOPMENT INCENTIVES MAY BE PROVIDED
TO VARIOUS SITES WITHIN THE DISTRICT.

SECTION 8: Detailed List of Estimated Project Costs

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

City of Baraboo, Wisconsin							
Tax Increment District # 10							
Estimated Project List							
Project ID	Project Name/Type	Phase I 2021	Phase II 2022	Phase III 2023	Phase IV 2024	Annually 2020-2048	Total (Note 1)
1	Site preparation	250,000					250,000
2	Economic Development Incentive	1,200,000					1,200,000
3	Economic Development Incentive				500,000		500,000
4	TID Creation	20,000					20,000
5	Administration					166,272	166,272
6	Interest and fiscal charges					948,202	948,202
7	Street Reconstruction			515,000			515,000
8	Alley Reconstruction			170,000			170,000
9	Property Acquisition		438,600				438,600
10	Demolition		80,000				80,000
11	Environmental testing and Clean-up		255,000				255,000
12	Bridge Improvements			50,000			50,000
13	Public Parking Lots			80,000			80,000
14	Bury Overhead Power Lines			250,000			250,000
Total Projects		1,470,000	773,600	1,065,000	500,000	1,114,475	4,923,075
Notes:							
Note 1 Project costs are estimates and are subject to modification							
Estimate for Burying overhead Power Lines on Lynns Street is not known at this time.							
Undertaking the financing of this project will require additional development and possible increment sharing from other Districts within the City							
Preliminary							

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

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

Key Assumptions

The Project Costs the City plans to make are expected to create \$15 million in incremental value by 2024. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$25.37 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$9.3 million in incremental tax revenue over the 27-year term of the District as shown in Table 2.

City of Baraboo, Wisconsin

Tax Increment District # 10

Development Assumptions

Construction Year		Actual	Apartment Building	1 AM Dairy	Annual Total	Construction Year	
1	2020				0	2020	1
2	2021		3,000,000		3,000,000	2021	2
3	2022		7,000,000		7,000,000	2022	3
4	2023				0	2023	4
5	2024			5,000,000	5,000,000	2024	5
6	2025				0	2025	6
7	2026				0	2026	7
8	2027				0	2027	8
9	2028				0	2028	9
10	2029				0	2029	10
11	2030				0	2030	11
12	2031				0	2031	12
13	2032				0	2032	13
14	2033				0	2033	14
15	2034				0	2034	15
16	2035				0	2035	16
17	2036				0	2036	17
18	2037				0	2037	18
19	2038				0	2038	19
20	2039				0	2039	20
21	2040				0	2040	21
22	2041				0	2041	22
23	2042				0	2042	23
24	2043				0	2043	24
25	2044				0	2044	25
26	2045				0	2045	26
27	2046				0	2046	27
Totals		0	10,000,000	5,000,000	15,000,000		

Notes: Development Assumptions provided by City

Preliminary

Table 1 - Development Assumptions

City of Baraboo, Wisconsin

Tax Increment District # 10

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	3,170,013
District Creation Date	September 22, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$25.37
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 9/22/2042	Tax Exempt Discount Rate	2.50%
Revenue Periods/Final Year	27 2048	Taxable Discount Rate	4.00%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
	Year	Value Added						
1	2020	0	2021	0	0	2022	\$25.37	0
2	2021	3,000,000	2022	0	3,000,000	2023	\$25.37	76,119
3	2022	7,000,000	2023	0	10,000,000	2024	\$25.37	253,732
4	2023	0	2024	0	10,000,000	2025	\$25.37	253,732
5	2024	5,000,000	2025	0	15,000,000	2026	\$25.37	380,597
6	2025	0	2026	0	15,000,000	2027	\$25.37	380,597
7	2026	0	2027	0	15,000,000	2028	\$25.37	380,597
8	2027	0	2028	0	15,000,000	2029	\$25.37	380,597
9	2028	0	2029	0	15,000,000	2030	\$25.37	380,597
10	2029	0	2030	0	15,000,000	2031	\$25.37	380,597
11	2030	0	2031	0	15,000,000	2032	\$25.37	380,597
12	2031	0	2032	0	15,000,000	2033	\$25.37	380,597
13	2032	0	2033	0	15,000,000	2034	\$25.37	380,597
14	2033	0	2034	0	15,000,000	2035	\$25.37	380,597
15	2034	0	2035	0	15,000,000	2036	\$25.37	380,597
16	2035	0	2036	0	15,000,000	2037	\$25.37	380,597
17	2036	0	2037	0	15,000,000	2038	\$25.37	380,597
18	2037	0	2038	0	15,000,000	2039	\$25.37	380,597
19	2038	0	2039	0	15,000,000	2040	\$25.37	380,597
20	2039	0	2040	0	15,000,000	2041	\$25.37	380,597
21	2040	0	2041	0	15,000,000	2042	\$25.37	380,597
22	2041	0	2042	0	15,000,000	2043	\$25.37	380,597
23	2042	0	2043	0	15,000,000	2044	\$25.37	380,597
24	2043	0	2044	0	15,000,000	2045	\$25.37	380,597
25	2044	0	2045	0	15,000,000	2046	\$25.37	380,597
26	2045	0	2046	0	15,000,000	2047	\$25.37	380,597
27	2046	0	2047	0	15,000,000	2048	\$25.37	380,597
Totals		15,000,000		0		Future Value of Increment		9,337,325

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).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The plan has been prepared utilizing the State Trust fund to finance projects that may be considered tax exempt, General Obligation Bonds for public improvement projects and Pay as you go Municipal Revenue Bonds for the Economic Development Incentives. Administrative costs will be financed with the cash flow of the District. The City reserves the right to choose the most appropriate method of financing at the time the projects are undertaken. Table 3. provides a summary of the District’s financing plan.

City of Baraboo, Wisconsin						
Tax Increment District # 10						
Estimated Financing Plan						
	State Trust Fund Loan 2021	Municipal Revenue Obligation (MRO) 2021	State Trust Fund Loan 2023	G.O. Bond 2024	Municipal Revenue Obligation (MRO) 2024	Totals
Projects						
Phase I	250,000	1,200,000				1,450,000
Phase II			773,600			773,600
Phase III				1,065,000		1,065,000
Phase IV					500,000	500,000
Phase V						0
Total Project Funds	250,000	1,200,000	773,600	1,065,000	500,000	3,788,600
Estimated Finance Related Expenses						
Municipal Advisor				18,400		
Bond Counsel				11,000		
Disclosure Counsel				6,600		
Rating Agency Fee				14,000		
Paying Agent				850		
Underwriter Discount	0	0	0	12.50	14,125	0
Debt Service Reserve						
Capitalized Interest						
Total Financing Required	250,000	1,200,000	773,600	1,129,975	500,000	
Estimated Interest	0	0	0	0.50%	(2,663)	0
Assumed spend down (months)				6		
Rounding	0	0	0	2,688	0	
Net Issue Size	250,000	1,200,000	773,600	1,130,000	500,000	1,950,000
Notes:						

Preliminary

Table 3 – Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year

2037 to pay off all Project cost liabilities and obligations. This date will The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected. The cost to bury overhead power lines is not known at this time and my require sharing of increment from other districts within the City to undertake the cost at the time it is needed for redevelopment.

Table 4 - Cash Flow

City of Baraboo, Wisconsin																										
Tax Increment District # 10																										
Cash Flow Projection																										
Year	Projected Revenues			Expenditures												Balances			Year							
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	State Trust Fund Loan 250,000 Dated Date: 03/15/21			Municipal Revenue Obligation (MRO) 1,200,000 Dated Date: 03/01/21			State Trust Fund Loan 773,600 Dated Date: 03/15/23			G.O. Bond 1,130,000 Dated Date: 09/01/24			Municipal Revenue Obligation (MRO) 500,000 Dated Date: 03/01/24				Other	Admin.	Total Expenditures	Annual	Cumulative	Principal & MRO Outstanding	
		0.25%		Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate									
2020			0					50%									75%	20,000		20,000	(20,000)	(20,000)	3,853,600	2020		
2021		(50)	(50)																2,000	2,000	(2,050)	(22,050)	3,853,600	2021		
2022	0	(55)	(55)																2,040	2,040	(2,095)	(24,145)	3,853,600	2022		
2023	76,119	(60)	76,059	0	4.00%	20,000			29,999										2,081	52,080	23,979	(166)	3,823,601	2023		
2024	253,732	(0)	253,731	9,726	4.00%	10,027			126,866										5,000	151,619	102,112	101,946	3,687,009	2024		
2025	253,732	255	253,987	10,143	4.00%	9,611			126,866	4.50%	69,624				39,550				5,100	260,893	(6,907)	95,039	3,550,001	2025		
2026	380,597	238	380,835	10,548	4.00%	9,205			126,866	4.50%	34,812			39,550	39,550				95,149	382,614	(1,779)	93,260	3,256,156	2026		
2027	380,597	233	380,831	10,970	4.00%	8,783			126,866	4.50%	33,404			38,500	38,500				95,149	381,668	(838)	92,422	2,960,481	2027		
2028	380,597	231	380,829	11,386	4.00%	8,367			126,866	4.50%	32,021			37,450	37,450				95,149	380,724	104	92,527	2,663,007	2028		
2029	380,597	231	380,829	11,865	4.00%	7,889			126,866	4.50%	30,400			36,400	36,400				95,149	379,783	5,520	93,573	2,363,434	2029		
2030	380,597	234	380,831	12,339	4.00%	7,414			126,866	4.50%	28,794			35,350	35,350				95,149	383,843	(3,012)	90,561	2,056,780	2030		
2031	380,597	226	380,824	12,833	4.00%	6,921			126,866	4.50%	27,115			34,125	34,125				24,253	376,834	3,990	94,551	1,753,950	2031		
2032	380,597	236	380,834	13,328	4.00%	6,425			126,866	4.50%	25,431			30,625	30,625					349,196	31,638	126,188	1,472,993	2032		
2033	380,597	315	380,913	13,879	4.00%	5,874			126,866	4.50%	23,532			27,125	27,125					380,724	104	92,527	1,288,343	2033		
2034	380,597	650	381,247	14,434	4.00%	5,319			126,866	4.50%	21,616			23,625	23,625				6,095	220,567	160,680	420,625	1,124,432	2034		
2035	380,597	1,052	381,649	15,012	4.00%	4,742			126,866	4.50%	19,615			19,950	19,950				6,217	222,014	159,635	580,260	952,942	2035		
2036	380,597	1,451	382,048	15,601	4.00%	4,153			126,866	4.50%	17,571			16,100	16,100				6,341	218,288	163,760	744,020	778,819	2036		
2037	380,597	1,860	382,458	16,236	4.00%	3,517			126,866	4.50%	15,340			12,250	12,250				6,468	219,565	162,892	906,913	596,829	2037		
2038	380,597	2,267	382,865	16,886	4.00%	2,868			126,866	4.50%	13,056			8,225	8,225				6,597	215,669	167,195	1,074,108	411,906	2038		
2039	380,597	2,685	383,283	17,561	4.00%	2,193			126,866	4.50%	10,669			4,200	4,200				6,729	216,776	166,506	1,240,614	218,920	2039		
2040	380,597	3,102	383,699	18,259	4.00%	1,494			126,866	4.50%	8,197								6,864	92,711	290,988	1,531,602	142,765	2040		
2041	380,597	3,829	384,426	18,994	4.00%	760			126,866	4.50%	5,570								7,001	92,848	291,578	1,823,180	63,247	2041		
2042	380,597	4,558	385,155						126,866	4.50%	2,846								7,141	73,235	311,921	2,135,101	(0)	2042		
2043	380,597	5,338	385,935						126,866	4.50%									7,284	7,284	378,651	2,513,752	(0)	2043		
2044	380,597	6,284	386,882						126,866	4.50%									7,430	7,430	379,452	2,893,204	(0)	2044		
2045	380,597	7,233	387,830						126,866	4.50%									7,578	7,578	380,252	3,273,457	(0)	2045		
2046	380,597	8,184	388,781						126,866	4.50%									7,730	7,730	381,051	3,654,508	(0)	2046		
2047	380,597	9,136	389,734						126,866	4.50%									7,884	7,884	381,849	4,036,357	(0)	2047		
2048	380,597	10,091	390,688						126,866	4.50%									8,042	8,042	382,646	4,419,004	0	2048		
Total	9,337,325	69,753	9,407,078	250,000		125,564			1,200,000		773,600			419,613	1,130,000					403,025	500,000		20,000	166,272	4,988,075	Total

Notes: Total cost of burying overhead power lines on Lynn Street is not reflected in this cash flow. The cost to complete that project is uncertain at this time and most likely will require additional development or possible increment sharing from other Districts within the City. Projected TID Closure

Preliminary

SECTION 10: Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for the proposed redevelopment plans of the area.

Building Codes and Ordinances

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

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

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

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

Office of the City Attorney
101 South Blvd., Baraboo, WI 53913



Phone: (608) 355-2715
Fax: (608) 355-2719
Email: etruman@cityofbaraboo.com

September 21, 2020

Via Hand Delivery

Mayor Mike Palm
City of Baraboo
101 South Blvd.
Baraboo, WI 53913

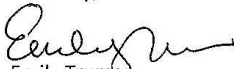
RE: Project Plan for Tax Incremental District No. 10

Dear Mayor Palm,

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

As City Attorney for the City of Baraboo, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Baraboo Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute § 66.1105.

Sincerely,


Emily Truman
City Attorney

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2019		Percentage		
County		3,520,593		16.03%		
Technical College		728,983		3.32%		
Municipality		9,809,597		44.67%		
School District		7,901,913		35.98%		
Total		21,961,086				
Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	0	0	0	0	0	2022
2023	12,203	2,527	34,001	27,389	76,119	2023
2024	40,676	8,422	113,337	91,296	253,732	2024
2025	40,676	8,422	113,337	91,296	253,732	2025
2026	61,014	12,634	170,006	136,944	380,597	2026
2027	61,014	12,634	170,006	136,944	380,597	2027
2028	61,014	12,634	170,006	136,944	380,597	2028
2029	61,014	12,634	170,006	136,944	380,597	2029
2030	61,014	12,634	170,006	136,944	380,597	2030
2031	61,014	12,634	170,006	136,944	380,597	2031
2032	61,014	12,634	170,006	136,944	380,597	2032
2033	61,014	12,634	170,006	136,944	380,597	2033
2034	61,014	12,634	170,006	136,944	380,597	2034
2035	61,014	12,634	170,006	136,944	380,597	2035
2036	61,014	12,634	170,006	136,944	380,597	2036
2037	61,014	12,634	170,006	136,944	380,597	2037
2038	61,014	12,634	170,006	136,944	380,597	2038
2039	61,014	12,634	170,006	136,944	380,597	2039
2040	61,014	12,634	170,006	136,944	380,597	2040
2041	61,014	12,634	170,006	136,944	380,597	2041
2042	61,014	12,634	170,006	136,944	380,597	2042
2043	61,014	12,634	170,006	136,944	380,597	2043
2044	61,014	12,634	170,006	136,944	380,597	2044
2045	61,014	12,634	170,006	136,944	380,597	2045
2046	61,014	12,634	170,006	136,944	380,597	2046
2047	61,014	12,634	170,006	136,944	380,597	2047
2048	61,014	12,634	170,006	136,944	380,597	2048
	1,496,871	309,946	4,170,804	3,359,703	9,337,325	

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