



September 21, 2020

Project Plan

Tax Incremental District No. 11

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

Table of Contents

Executive Summary	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions	11
Preliminary Parcel List and Analysis	13
Equalized Value Test	14
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	15
Map Showing Proposed Improvements and Uses	22
Detailed List of Estimated Project Costs	24
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	25
Annexed Property	30
Estimate of Property to Be Devoted to Retail Business	30
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	30
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	31
List of Estimated Non-Project Costs	31
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	33
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	35

SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 11 (“District”) is a proposed Mixed Use District comprising approximately 71 acres located south of South Blvd and North of Mine road between Commerce Parkway and US Highway 12. This District will overlay territory currently located within the City’s Tax Increment District No. 7. The District will be created to pay the costs of development incentives needed (“Project”) to promote development within the area. In addition to the incremental property value that will be created, the City expects the Project will result in commercial and industrial development within the area.

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 \$2.075 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2 million for development incentive and \$75,000 for TID creation and administration expenses.

Incremental Valuation

The City projects that new land and improvements value of approximately \$8 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 13 of its allowable 20 years.

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:

The anticipated developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with development of existing sites. It has been the City's practice to engage an independent consultant to review the Projects sources and cash flow proforma to determine if an incentive on a pay as you go basis will provide an acceptable return on investment and indicates "but for" the incentives, the project would not likely proceed.

- ✓ 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 suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). While it is not anticipated at this time, should any project come forward for newly-platted residential development, it will comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
- ✓ Based on the foregoing finding, the District is designated as a mixed-use district.

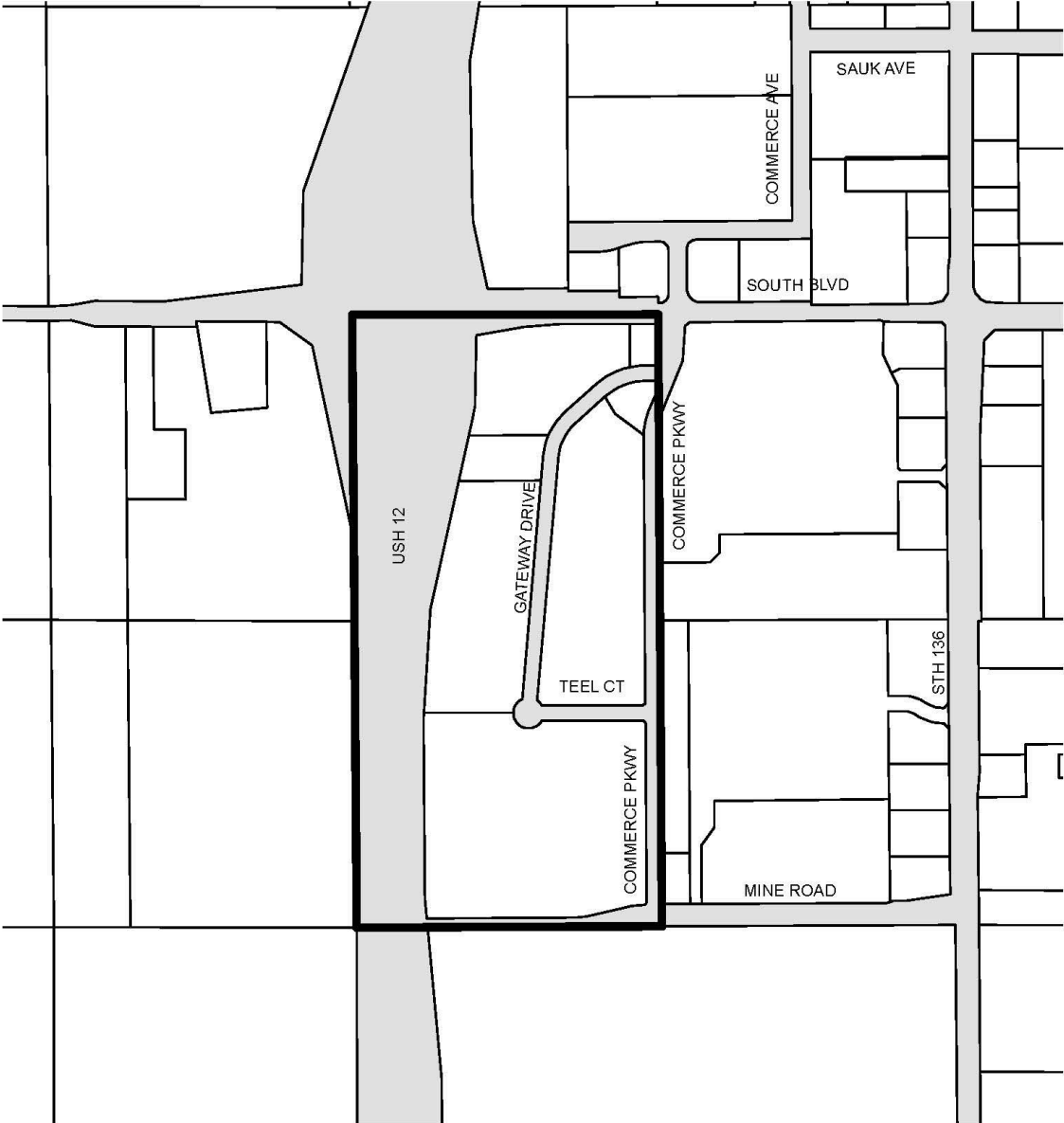
- ✓ The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- ✓ Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- ✓ 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.
- ✓ The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

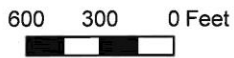
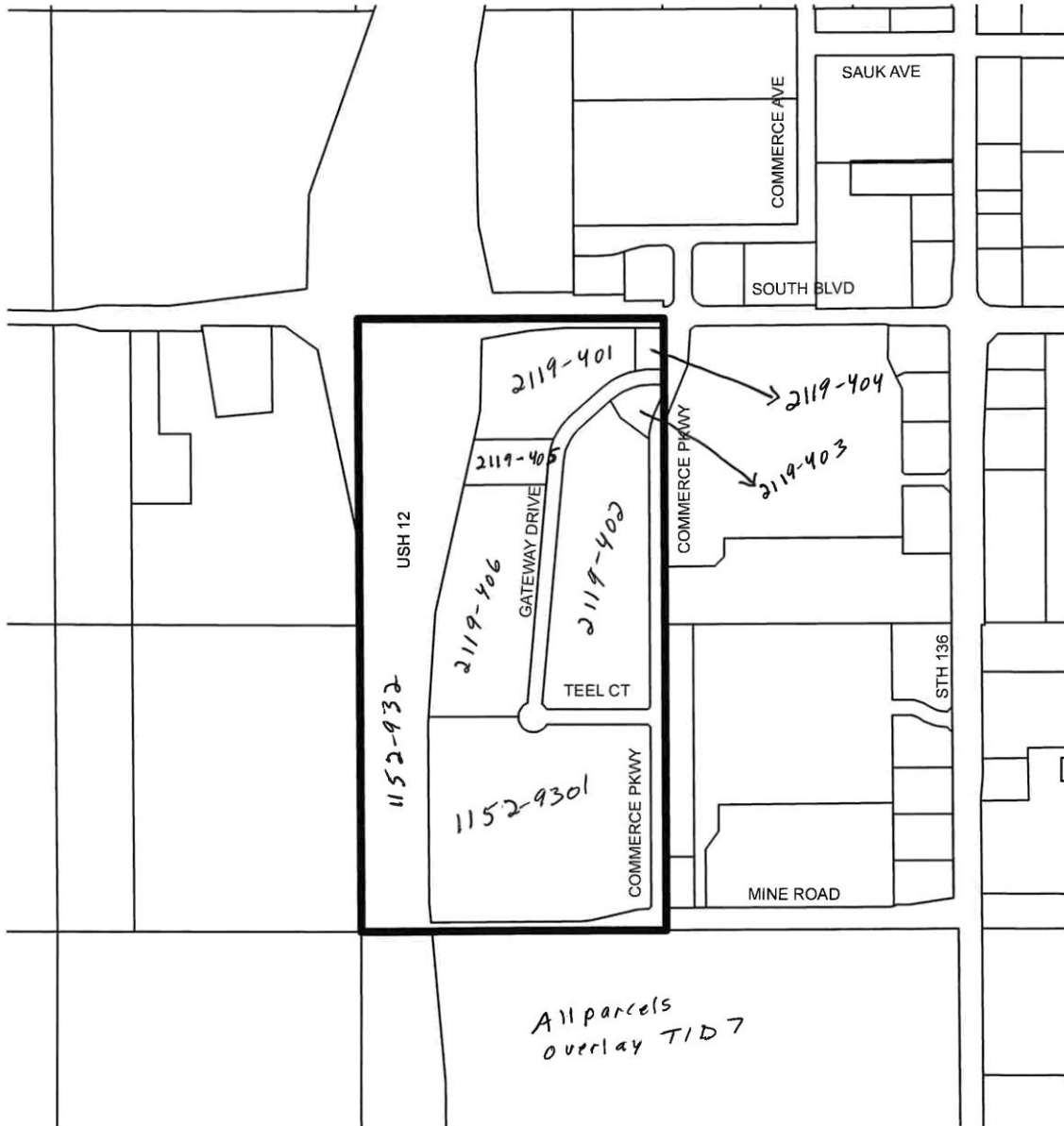
TID 11 BOUNDARY MAP



600 300 0 Feet

MAP DATE 8-5-20

TID 11 BOUNDARY MAP



MAP DATE 8-5-20

All parcels in TID 11 overlay TID 7. Both TIDs have the exact same boundary.

14 MAP OF PROPOSED DISTRICT BOUNDARY



TID 11 LEGAL DESCRIPTION

An area of land located in the West ½ of the SW ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, bounded by the following description:

Beginning at the West ¼ corner of Section 3, T11N, R6E; thence east along the north line of the SW ¼ of said Section 3 to the northeast corner of the NW ¼ of the SW ¼ of said Section 3; thence south along the east line of said NW ¼ of the SW ¼ to the northeast corner of the SW ¼ of the SW ¼ of said Section 3; thence south along the east line of said SW ¼ of the SW ¼ to the south line of said Section 3; thence west along said south line of Section 3 to the southwest corner of said Section 3; thence north along the west line of said Section 3 to the West ¼ corner of Section 3 and the point of beginning.

Said area contains 79.05 acres, more or less.

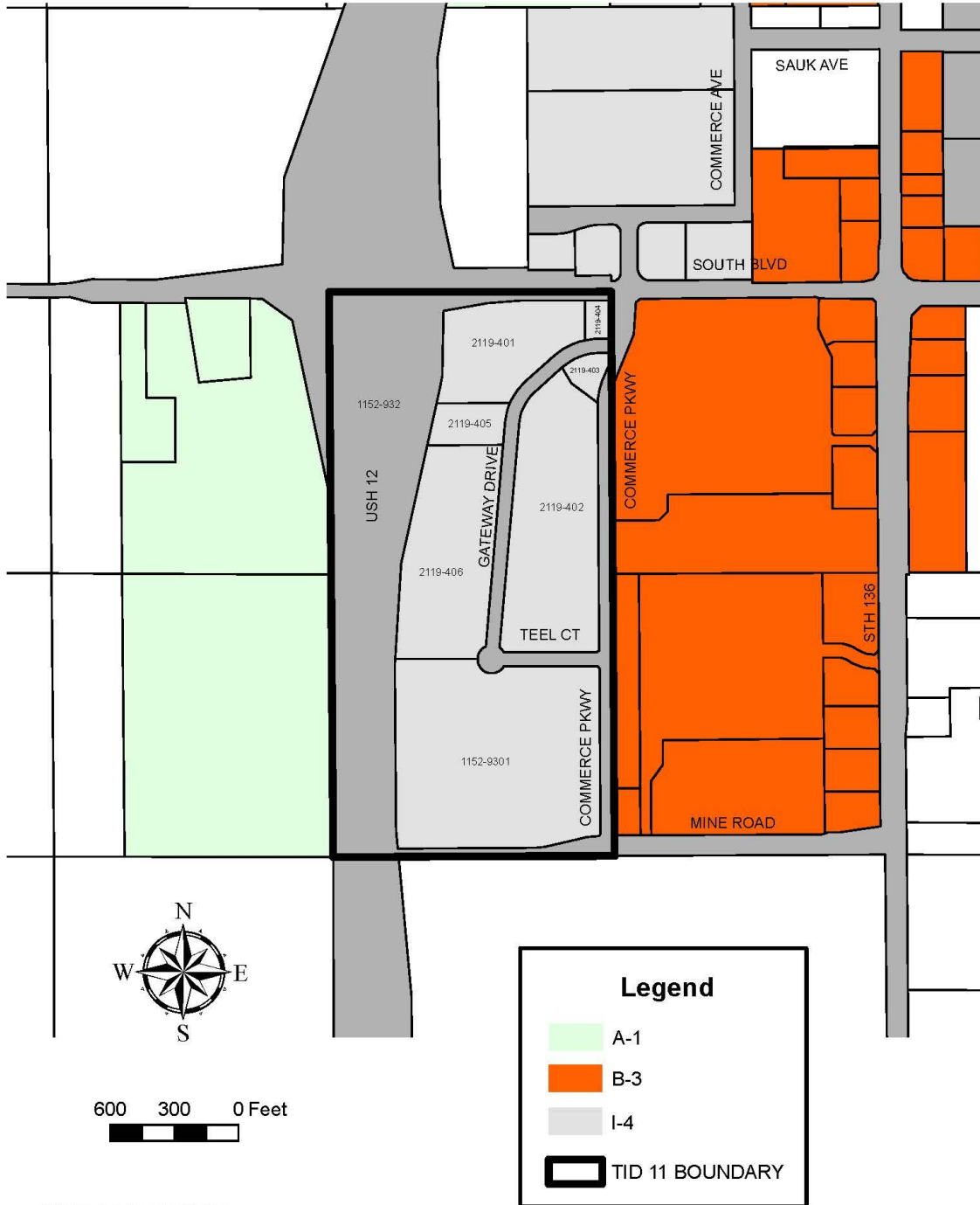
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SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

TID 11 ZONING MAP



SECTION 4: Preliminary Parcel List and Analysis

City of Baraboo, Wisconsin																				Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 6M, Forest = Class 6, Other = Class 7 & 8, Exempt = X)		
Tax Increment District # 11																						
Base Property Information																						
Property Information						Assessment Information				Equalized Value				District Classification					Comments			
Map Ref #	Parcel Number	Street Address	Owner	Acres	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use		
	206-1152-93010	1060 TEEL CT	RENEWAL I LLC, C/O JAY SMITH	18.66		7	276,100	5,691,300		5,967,400	94.03%	293,636	6,052,771	0	6,346,407	18.66					18.66	
	206-1152-93200	2101 WRIGHT ST	WIS DEPT TRANSPORTATION	22.60		7	0	0		0	94.03%	0	0	0	0						0.00	US Highway 12
	206-2119-40100	1060 TEEL CT	DEVCO I LLC	5.72		7	164,700	0		164,700	94.03%	175,161	0	0	175,161		5.72				5.72	
	206-2119-40200	1061 TEEL CT	DEVCO I LLC	11.64		7	335,200	0		335,200	94.03%	356,490	0	0	356,490	11.64					11.64	
	206-2119-40600	1062 TEEL CT	DEVCO I LLC	9.30		7	267,800	0		267,800	94.03%	284,809	0	0	284,809						9.30	
	206-2119-40500	S4034 OLD HIGHWAY 33	K & M DRESSEN PROPERTY MANAGEMENT LLC	1.55		7	303,500	843,700		1,147,200	94.03%	322,776	897,286	0	1,220,062		1.55				1.55	
	206-2119-40300	101 SOUTH BLVD	BARABOO CITY OF	0.70		7	0	0		0	94.03%	0	0	0	0						0.00	Detention Basin
	206-2119-40400	102 SOUTH BLVD	BARABOO CITY OF	0.51		7	0	0		0	94.03%	0	0	0	0						0.00	Detention Basin
				Total Acreage	70.68		1,347,300	6,535,000	0	7,882,300		1,432,871	6,950,057	0		30.3	16.57	0	0	46.87		
											Estimated Base Value		8,382,927									

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. 11 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 equal to 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 No. 7.

City of Baraboo, Wisconsin				
Tax Increment District # 11				
Valuation Test Compliance Calculation				
District Creation Date	9/22/2020			
	Valuation Data	Dollar	Percent	Valuation Data
	Currently Available	Charge	Change	Est. Creation Date
	2019			
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	8,382,927			8,382,927
Less Value of Any Underlying TID Parcels	8,382,927			8,382,927
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 may make the following project cost expenditures outside the District: Street improvements, street scaping and potentially other infrastructure improvements as may be needed.

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

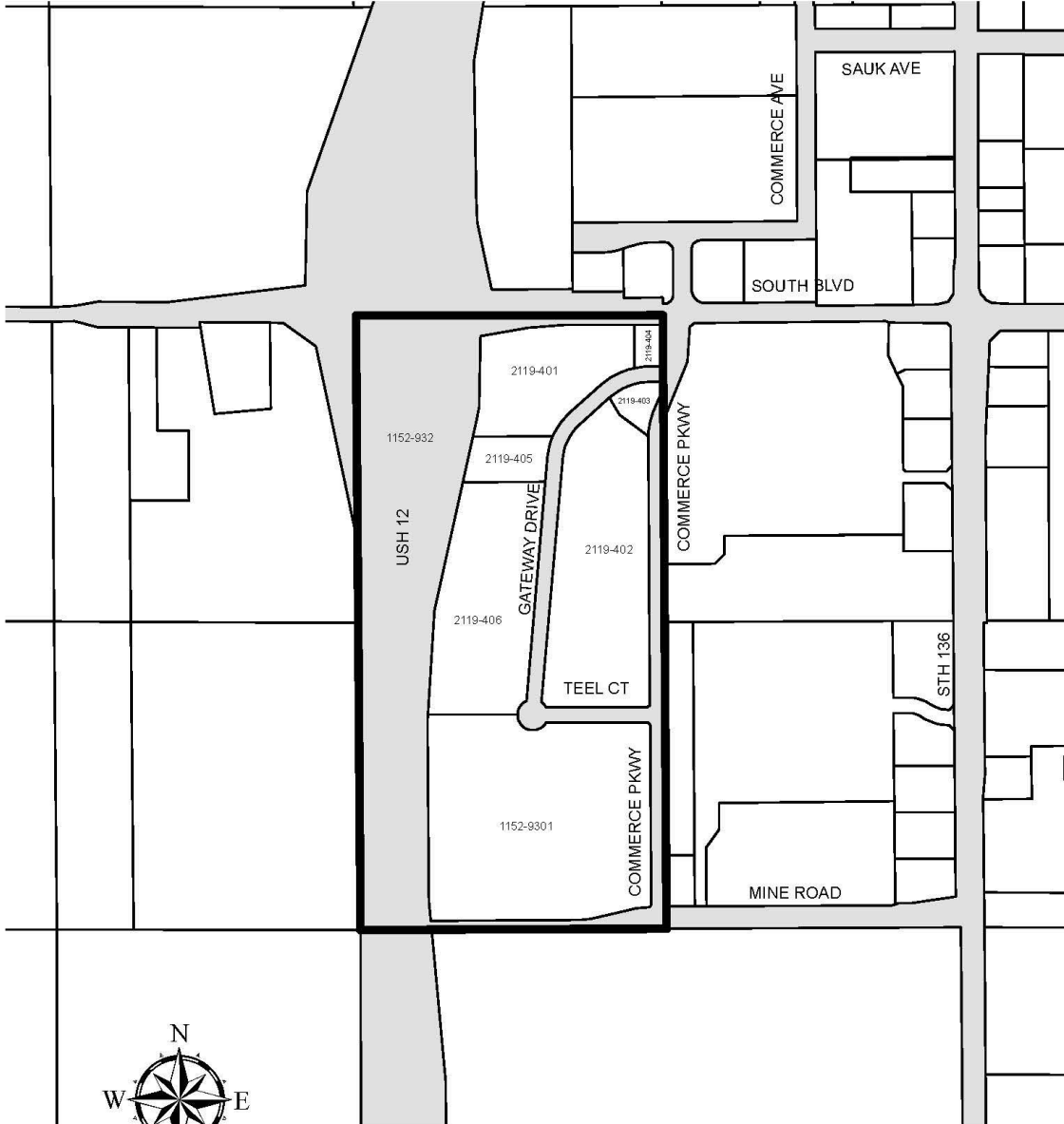
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

TID 11 PROJECTS MAP



600 300 0 Feet

MAP DATE 9-18-20

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.

Tax Increment District # 11						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2021	Phase II 2022	Phase III 2023	Annually Year	Total (Note 1)
1	Development Incentive	1,000,000	500,000	500,000		2,000,000
2	TID Creation	20,000				20,000
3	Administration				64,458	64,458
Total Projects		<u>1,020,000</u>	<u>500,000</u>	<u>500,000</u>	<u>64,458</u>	<u>2,084,458</u>
Notes:						
Note 1 Project costs are estimates and are subject to modification						
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 \$11.5 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 \$3,653,736 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

City of Baraboo, Wisconsin

Tax Increment District # 11

Development Assumptions

Construction Year		Actual	Hotel	Flex Space Office	Restaurant	Annual Total	Construction Year	
1	2020					0	2020	1
2	2021		1,000,000	2,000,000		3,000,000	2021	2
3	2022		1,500,000	2,000,000		3,500,000	2022	3
4	2023					0	2023	4
5	2024				1,500,000	1,500,000	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
Totals		0	2,500,000	4,000,000	1,500,000	8,000,000		

Notes: Development Assumptions provided by City

Preliminary

Table 1 - Development Assumptions

City of Baraboo, Wisconsin

Tax Increment District # 11

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	8,382,927
District Creation Date	September 22, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$25.37
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 9/22/2035	Tax Exempt Discount Rate	2.50%
Revenue Periods/Final Year	20 2041	Taxable Discount Rate	4.00%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue		Tax Increment
	Year	Value Added				Year	Tax Rate	
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	3,500,000	2023	0	6,500,000	2024	\$25.37	164,926
4	2023	0	2024	0	6,500,000	2025	\$25.37	164,926
5	2024	1,500,000	2025	0	8,000,000	2026	\$25.37	202,985
6	2025	0	2026	0	8,000,000	2027	\$25.37	202,985
7	2026	0	2027	0	8,000,000	2028	\$25.37	202,985
8	2027	0	2028	0	8,000,000	2029	\$25.37	202,985
9	2028	0	2029	0	8,000,000	2030	\$25.37	202,985
10	2029	0	2030	0	8,000,000	2031	\$25.37	202,985
11	2030	0	2031	0	8,000,000	2032	\$25.37	202,985
12	2031	0	2032	0	8,000,000	2033	\$25.37	202,985
13	2032	0	2033	0	8,000,000	2034	\$25.37	202,985
14	2033	0	2034	0	8,000,000	2035	\$25.37	202,985
15	2034	0	2035	0	8,000,000	2036	\$25.37	202,985
16	2035	0	2036	0	8,000,000	2037	\$25.37	202,985
17	2036	0	2037	0	8,000,000	2038	\$25.37	202,985
18	2037	0	2038	0	8,000,000	2039	\$25.37	202,985
19	2038	0	2039	0	8,000,000	2040	\$25.37	202,985
20	2039	0	2040	0	8,000,000	2041	\$25.37	202,985
Totals		8,000,000		0		Future Value of Increment		3,653,736

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 initial projects identified in the plan are intended to be funded with the cash flow of the district and Pay as you go development incentives. There may be a

need to advance from other funds the upfront costs to create the District. Table 3. provides a summary of the District’s financing plan.

City of Baraboo, Wisconsin					
Tax Increment District # 11					
Estimated Financing Plan					
	Municipal Revenue Obligation (MRO) 2021	Municipal Revenue Obligation (MRO) 2021	Municipal Revenue Obligation (MRO) 2022	Municipal Revenue Obligation (MRO) 2023	Totals
Projects					
Phase I	570,000	430,000			1,000,000
Phase II			500,000		500,000
Phase III				500,000	500,000
Total Project Funds	<u>570,000</u>	<u>430,000</u>	<u>500,000</u>	<u>500,000</u>	<u>2,000,000</u>
Total Financing Required	570,000	430,000	500,000	500,000	
Net Issue Size	570,000	430,000	500,000	500,000	2,000,000
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 2031 to pay off all Project cost liabilities and obligations. 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.

City of Baraboo, Wisconsin

Tax Increment District # 11

Cash Flow Projection

Year	Projected Revenues			Expenditures								Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Municipal Revenue Obligation (MRO) 570,000		Municipal Revenue Obligation (MRO) 430,000		Municipal Revenue Obligation (MRO) 500,000		Municipal Revenue Obligation (MRO) 500,000		Creation	Admin.	Total Expenditures		Annual	Cumulative	MRO Outstanding
				Dated Date: Principal	Est. Rate	Dated Date: Principal	Est. Rate	Dated Date: Principal	Est. Rate	Dated Date: Principal	Est. Rate							
2020		0.25%	0		90%		90%		90%		90%	20,000		20,000	(20,000)	(20,000)	2,000,000	2020
2021		(50)	(50)									2,500	2,500	(2,550)	(22,550)	2,000,000	2021	
2022	0	(56)	(56)	0		0		0		0		2,550	2,550	(2,606)	(25,156)	2,000,000	2022	
2023	76,119	(63)	76,057	22,836		45,672		0		0		2,601	71,109	4,948	(20,208)	1,931,492	2023	
2024	164,926	(51)	164,875	50,000		45,672		50,746		0		2,653	149,071	15,804	(4,404)	1,785,074	2024	
2025	164,926	(11)	164,915	50,000		45,672		50,746		0		2,706	149,124	15,790	11,386	1,638,656	2025	
2026	202,985	28	203,014	50,000		45,672		50,746		34,254		2,760	183,432	19,582	30,968	1,457,985	2026	
2027	202,985	77	203,063	50,000		45,672		50,746		34,254		2,815	183,487	19,576	50,543	1,277,313	2027	
2028	202,985	126	203,112	50,000		45,672		50,746		34,254		2,872	183,544	19,568	70,112	1,096,641	2028	
2029	202,985	175	203,161	50,000		45,672		50,746		34,254		2,929	183,601	19,560	89,671	915,969	2029	
2030	202,985	224	203,209	50,000		45,672		50,746		34,254		2,988	183,660	19,550	109,221	735,297	2030	
2031	202,985	273	203,258	50,000		45,672		50,746		34,254		3,047	183,719	19,539	128,760	554,626	2031	
2032	202,985	322	203,307	50,000		18,955		50,746		34,254		3,108	157,064	46,244	175,004	400,670	2032	
2033	202,985	438	203,423	50,000				43,283		34,254		3,171	130,707	72,715	247,719	273,134	2033	
2034	202,985	619	203,605	47,164						34,254		3,234	84,652	118,953	366,672	191,716	2034	
2035	202,985	917	203,902							34,254		3,299	37,552	166,350	533,022	157,462	2035	
2036	202,985	1,333	204,318							34,254		3,365	37,618	166,699	699,721	123,208	2036	
2037	202,985	1,749	204,735							34,254		3,432	37,686	167,049	866,770	88,955	2037	
2038	202,985	2,167	205,152							34,254		3,501	37,754	167,398	1,034,168	54,701	2038	
2039	202,985	2,585	205,571							34,254		3,571	37,824	167,746	1,201,914	20,447	2039	
2040	202,985	3,005	205,990						20,447			3,642	24,089	181,901	1,383,815	0	2040	
2041	202,985	3,460	206,445	0		(0)		0		0		3,715	3,715	202,730	1,586,545	(0)	2041	
Total	3,653,736	17,268	3,671,004	570,000		430,000		500,000		500,000		20,000	64,458	2,084,458				Total

Notes: Pay as you go development incentives are represented with a 90% increment payout on the development.
The final percentage and/or dollar amount will be negotiated with the develop and be outlined in an executed developer's agreement.

Projected TID Closure

Preliminary

Table 4 - Cash Flow

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 commercial, industrial and possible residential development.

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 creating opportunities for mixed use development 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.

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.

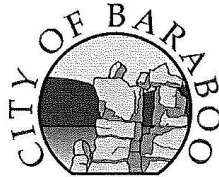
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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. 11

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 option, the Project Plan for the City of Baraboo Tax Incremental District No. 11 is complete and complies with the provisions of Wisconsin Statute § 66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Truman".

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 overlaying 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	26,439	5,475	73,669	59,343	164,926	2024
2025	26,439	5,475	73,669	59,343	164,926	2025
2026	32,541	6,738	90,670	73,037	202,985	2026
2027	32,541	6,738	90,670	73,037	202,985	2027
2028	32,541	6,738	90,670	73,037	202,985	2028
2029	32,541	6,738	90,670	73,037	202,985	2029
2030	32,541	6,738	90,670	73,037	202,985	2030
2031	32,541	6,738	90,670	73,037	202,985	2031
2032	32,541	6,738	90,670	73,037	202,985	2032
2033	32,541	6,738	90,670	73,037	202,985	2033
2034	32,541	6,738	90,670	73,037	202,985	2034
2035	32,541	6,738	90,670	73,037	202,985	2035
2036	32,541	6,738	90,670	73,037	202,985	2036
2037	32,541	6,738	90,670	73,037	202,985	2037
2038	32,541	6,738	90,670	73,037	202,985	2038
2039	32,541	6,738	90,670	73,037	202,985	2039
2040	32,541	6,738	90,670	73,037	202,985	2040
2041	32,541	6,738	90,670	73,037	202,985	2041
		585,732	121,283	1,632,054	1,314,666	3,653,736
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						