



JOINT REVIEW BOARD AGENDA

May 24, 2022 at 3:30 PM

**City Hall
3rd Floor - Council Chambers
828 Center Avenue, Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance

MINUTES

3. Approval of minutes from the October 22, 2021 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.
5. Election and/or reaffirmation of Chairperson
6. Discuss of responsibilities of the Joint Review Board.
7. Review and possible action of Tax Incremental District No. 16 territory project plan amendment.

NEXT MEETING

8. Next Meeting Date: TBD

ADJOURN

9. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN**JOINT REVIEW BOARD****OCTOBER 22, 2021****1. OPENING OF MEETING**

MEMBERS PRESENT: Mayor Ryan Sorenson, Roger TeStroete, Roberta Filicky-Peneski, Mark Boehlke, and Mike Trimberger

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek

1.1 Call to Order

Mayor Sorenson called the meeting to order

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES**2.1 Approval of minutes from the September 14, 2021, meeting.**

Motion by Mark Boehlke, second by Mike Trimberger to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**3.1 Consideration of approval of the Tax Incremental District 18 Subtraction Resolution approved by the Sheboygan Common Council on Monday, September 27, 2021, and Joint Review Board Resolution.**

Motion by Roberta Filicky-Peneski, second by Roger TeStroete to approve the Common Council and Joint Review Board Resolutions. Motion carried.

4. NEXT MEETING DATE

TBD

5. ADJOURN**5.1 Motion to Adjourn**

Motion by Roberta Filicky-Peneski, second by Mike Trimberger to adjourn. Motion carried.

Being no further business the meeting was adjourned at 12:01 p.m.

CITY OF SHEBOYGAN

REQUEST FOR JOINT REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: TID 16 Project Plan Amendment

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: May 12, 2022 **MEETING DATE:** May 24, 2022
FISCAL SUMMARY:

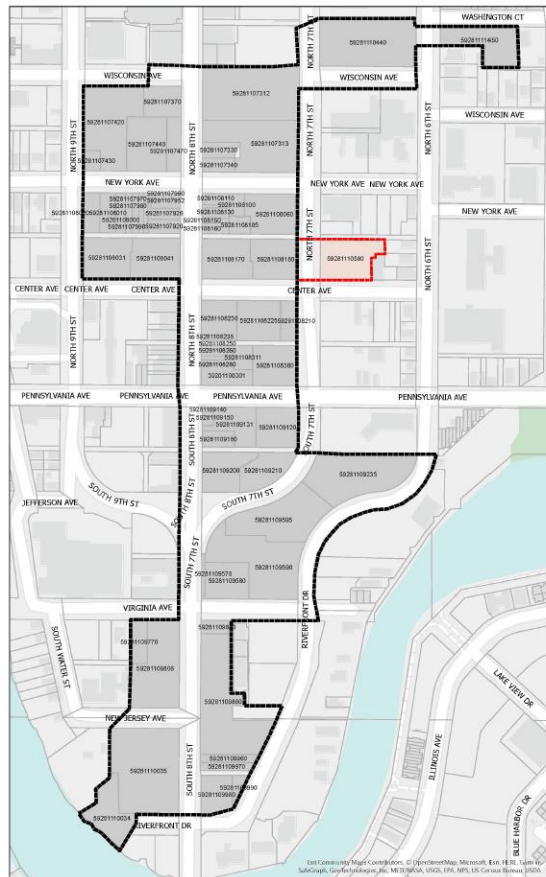
Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

TID 16 is considered the downtown district. The attached project plan is being amended in order to bring the parcel of land that the former Sheboygan Press building is on into the district to provide developer incentives to Cardinal Capital to redevelop the building into 27 workforce housing units. Per the development agreement, the City would provide \$500,000 in development incentives for historic preservation of the former Sheboygan Press building.



STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to accept the Project Plan for Territory Amendment related to TID 16 to include the former Sheboygan Press property.

ATTACHMENTS:

- I. Project Plan by Ehlers dated May 11, 2022

May 11, 2022

PROJECT PLAN AMENDMENT

City of Sheboygan, Wisconsin

Tax Incremental District No. 16

Downtown Redevelopment Area



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 24, 2022
Public Hearing Held:	Scheduled for May 24, 2022
Approval by Plan Commission:	Scheduled for May 24, 2022
Adoption by Common Council:	Scheduled for June 20, 2022
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Original District Boundary and Territory to be Added.....	6
Map Showing Existing Uses and Conditions Within the Territory to be Added	8
Preliminary Identification of Parcels to be Added	Error! Bookmark not defined.
Equalized Value Test.....	11
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	12
Map Showing Proposed Improvements and Uses Within the Territory to be Added	Error! Bookmark not defined.
Detailed List of Estimated Project Costs.....	20
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	21
Annexed Property	26
Estimate of Property to be Devoted to Retail Business	26
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	27
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	27
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City	28
List of Estimated Non-Project Costs	29
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	30
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	31

SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 16 (“District”) was created on September 21, 2015 as a Mixed-Use District:

- The TID was created to encourage and attract mixed-use development growth and redevelopment in the downtown.
- The improvement to the area was to encourage, develop, and maintain a strong growth pattern in the City, taking advantage of key downtown development revitalization efforts to create a strong downtown.
- The improvement to the area maximized private investment within the TID 16 boundary and surrounding area.
- Other purposes for creating the TID, were to pay development incentives necessary to redevelop properties, to make public improvements needed to promote development that was in conformity with the City’s planning and development policies.
- To provide a vehicle to redevelop either vacant or underutilized properties that would not redevelop or develop under normal market conditions.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations, or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).
- Participate with Cardinal Capital, LLC, on the redevelopment of the former Sheboygan Press Building into 29 workforce housing units.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$520,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”) amendment. Project Costs include an estimated \$500K for developer incentives and \$20K for professional services.

Incremental Valuation

The City projects that new land and improvements value of approximately \$4,734,000 will result from the redevelopment of the former Sheboygan Press Building into 29 workforce housing units. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions 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 14 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:

1. That “but for” the creation of this District, the redevelopment 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 Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with the redevelopment of existing sites.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. 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. In addition, this redevelopment will provide additional housing units in the downtown which will provide for additional economic activity.

3. **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

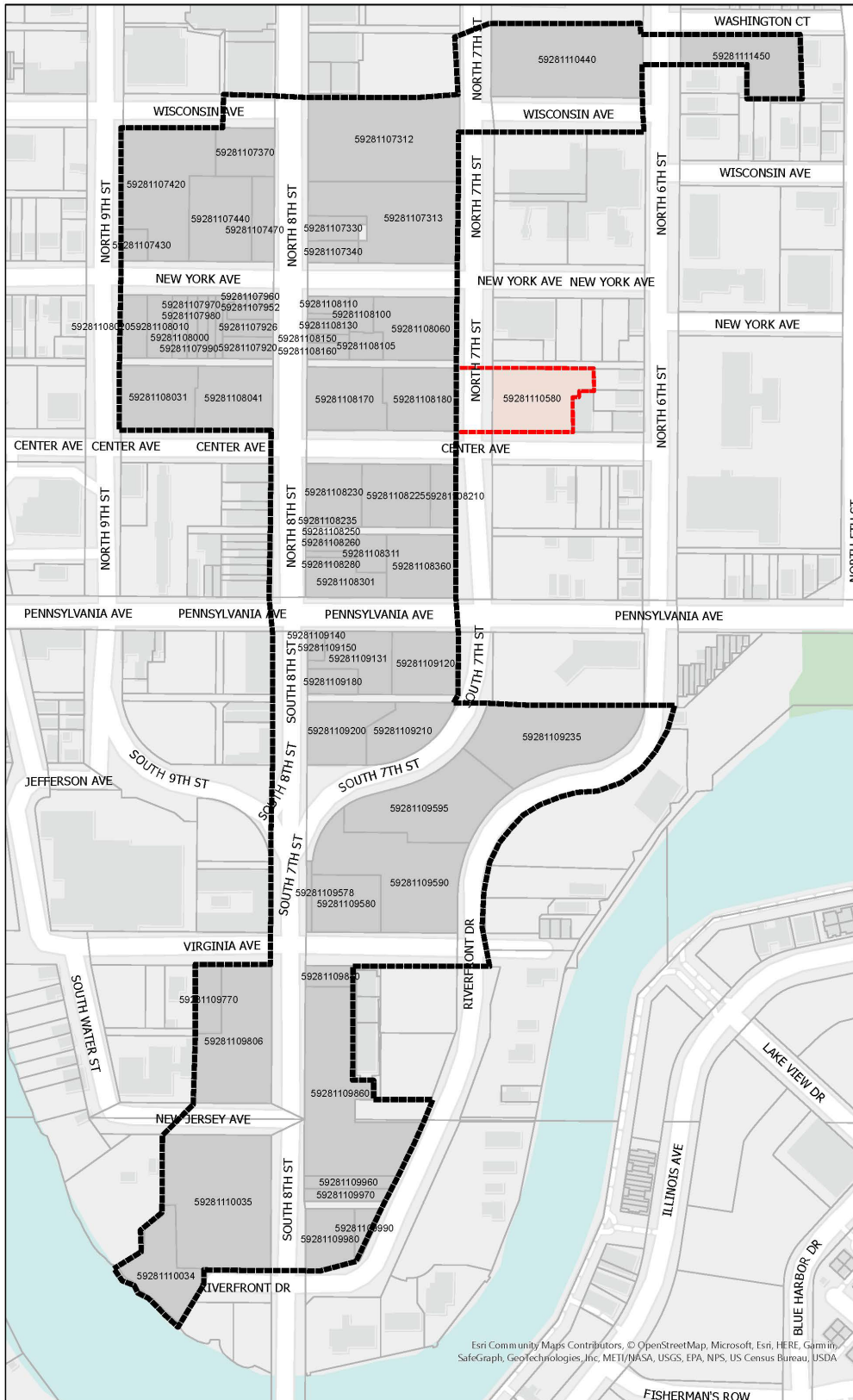
Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the overall TID 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.
7. 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.
8. The equalized value of taxable property within the territory to be added to 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.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. 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).
11. 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 Original District Boundary and Territory to be Added

Map Found on Following Page.

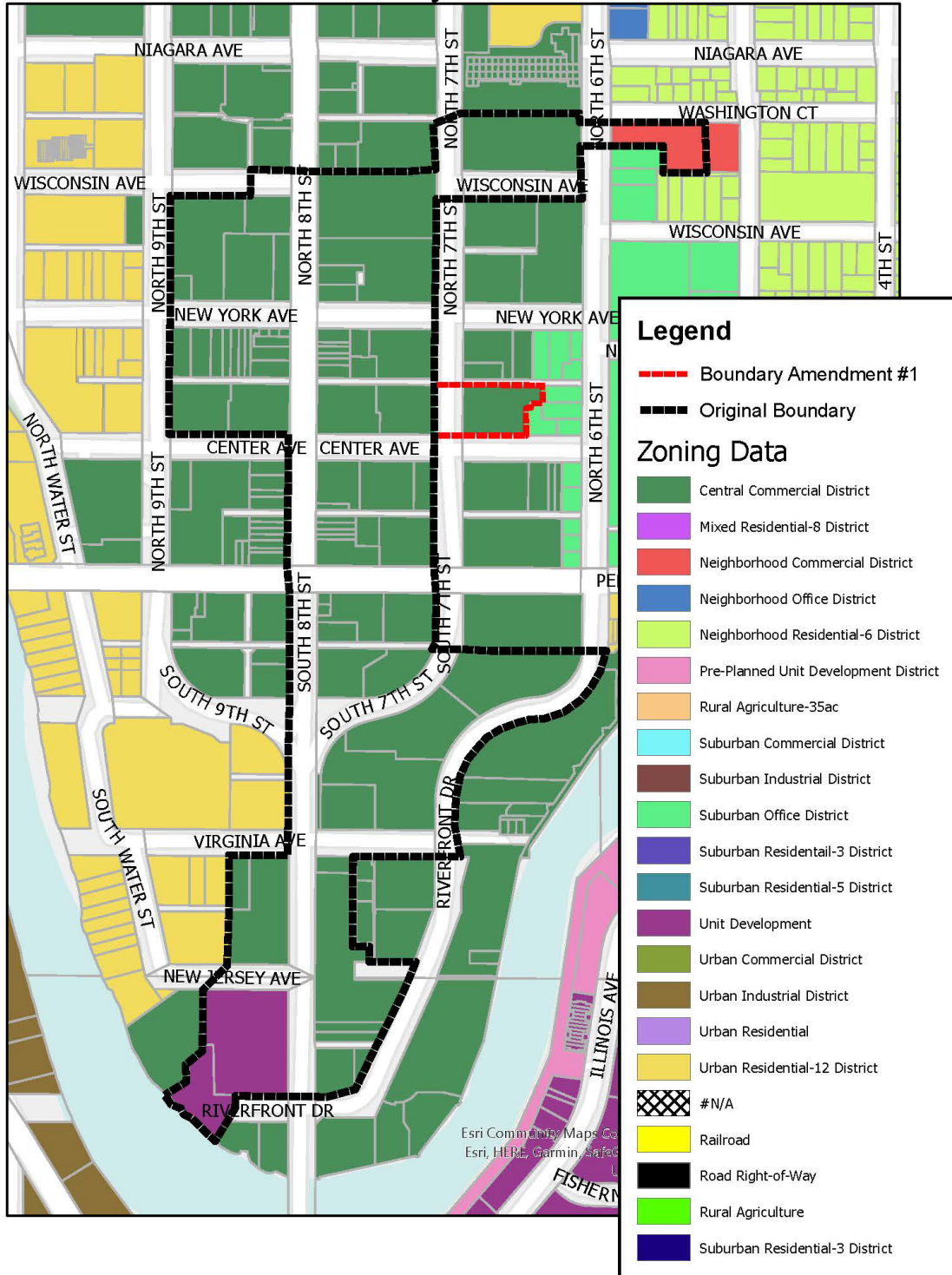


SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

TID 16: Territory Amendment #1



City of Sheboygan																							
TID No. 16																							
Base Property Information																							
						Assessment Information 1				Equalized Value					District Classification					District Classification			
Parcel Number	Street Address	Owner	Acreage	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	Blighted	Rehab/ Conservation	Vacant	
59281110580	632 Center Avenue	CCM-Press Owner, LLC	0.72			141,000	225,000	0	366,000	100.00%	141,000	225,000		0	366,000					0.00			0.00
		Total Acreage	0.72			141,000	225,000	0	366,000		141,000	225,000		0		0	0	0	0	0	0	0	0
															0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
														Estimated Base Value	366,000								

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 proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$280,406,400. This value is less than the maximum of \$3,424,318,000 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin	
Tax Increment District # 16	
Valuation Test Compliance Calculation	
District Creation Date	9/21/2015
	Valuation Data Currently Available 2021
Total EV (TID In)	3,424,318,000
12% Test	410,918,160
Increment of Existing TIDs	267,971,500
Projected Base of New or Amended District	12,434,900
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	280,406,400
Compliance	PASS

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 21, 2015 and those added through this amendment, include the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan and this Plan Amendment.

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.

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.

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 riverbanks; 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 the City's Revolving Loan Program

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 RLF program 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 RLF for this purpose are eligible Project Costs.

Miscellaneous

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 Within the Territory to be Added

Map Found on Following Page.

INSERT MAP FROM CLIENT

SECTION 8:

Detailed List of Estimated Project Costs

The original TID Project Plan called for the expenditure of \$18,850,000. This amendment adds an additional \$520,000 in expenditures.

The following list identifies the Project Costs that the City plans to make in conjunction with the implementation of the District's Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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 Sheboygan, Wisconsin			
Tax Increment District # 16			
Estimated Project List - 2022 Amendment			
Project ID	Project Name/Type	Amendment 2022	Total (Note 1)
1	TID Amendment Costs	20,000	20,000
2	Developer Incentives - 2022 Amendment	500,000	500,000
Total Projects		<u>520,000</u>	<u>520,000</u>
Notes:			
Note 1 Project costs are estimates and are subject to modification			

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 an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$4,734,000 in incremental value by the end of 2023. 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 \$20.62 per thousand of equalized value, and no economic appreciation or depreciation, the Project along with the current increment generated in the TID since its creation will generate \$11.2M in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of Sheboygan, Wisconsin Tax Increment District # 16 Development Assumptions - 2022 TID Amendment					
Construction Year		Actual	2022 TID Amendment - Sheboygan Press Redevelopment	Annual Total	Construction Year
11	2006-2016	12,800,800		12,800,800	2006-2016 11
12	2017	2,800,200		2,800,200	2017 12
13	2018			0	2018 13
14	2019			0	2019 14
15	2020			0	2020 15
16	2021			0	2021 16
17	2022		1,500,000	1,500,000	2022 17
18	2023		3,234,000	3,234,000	2023 18
19	2024			0	2024 19
20	2025			0	2025 20
Totals		<u>15,601,000</u>	<u>4,734,000</u>	<u>20,335,000</u>	
Notes:					

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin								
Tax Increment District # 16								
8th Street								
Tax Increment Projection Worksheet								
Type of District	Mixed Use				Base Value	12,434,900		
District Creation Date	September 21, 2015				Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2015			Current Tax Rate	\$20.62		
Max Life (Years)	20				Rate Adjustment Factor	0.00%		
Expenditure Period/Termination	15	9/21/2030						
Revenue Periods/Final Year	20	2036						
Extension Eligibility/Years	Yes	3			Tax Exempt Discount Rate	0.00%		
Eligible Recipient District	No				Taxable Discount Rate	0.00%		
	Construction	Valuation	Inflation	Total				
	Year	Value Added	Year	Increment	Revenue Year	Tax Rate	Tax Increment	
4	2018		2019	0	21,669,400	2020	\$24.46	530,049
5	2019	6,460,100	2020	0	28,129,500	2021	\$22.87	643,322
6	2020	324,100	2021	0	28,453,600	2022	\$20.62	586,750
7	2021		2022	0	28,453,600	2023	\$20.62	586,750
8	2022	1,500,000	2023	0	29,953,600	2024	\$20.62	617,682
9	2023	3,234,000	2024	0	33,187,600	2025	\$20.62	684,371
10	2024		2025	0	33,187,600	2026	\$20.62	684,371
11	2025		2026	0	33,187,600	2027	\$20.62	684,371
12	2026		2027	0	33,187,600	2028	\$20.62	684,371
13	2027		2028	0	33,187,600	2029	\$20.62	684,371
14	2028		2029	0	33,187,600	2030	\$20.62	684,371
15	2029		2030	0	33,187,600	2031	\$20.62	684,371
16	2030		2031	0	33,187,600	2032	\$20.62	684,371
17	2031		2032	0	33,187,600	2033	\$20.62	684,371
18	2032		2033	0	33,187,600	2034	\$20.62	684,371
19	2033		2034	0	33,187,600	2035	\$20.62	684,371
20	2034		2035	0	33,187,600	2036	\$20.62	684,371
	Totals	11,518,200		0		Future Value of Increment		11,177,007
Notes:								

Financing and Implementation

Table 3 provides a summary of the District's 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.

Table 3 - Financing Plan

Table 4 - Cash Flow

City of Sheboygan, Wisconsin																	
Tax Increment District # 16																	
Cash Flow Projection																	
Year	Projected Revenues						Expenditures								Balances		Year
	Tax Increments	Interest Earnings/ (Cost - .50)	Shared Rev	¹ Convention Center Fund	Debt Proceeds	Total Revenues	Admin.	Debt Payments	Professional Services	Capital Expenditures	Reimburse Convention Center	Existing Dev. Incentives	2022 TID Amendment Incentives	Total Expenditures	Annual	Cumulative	
2020	530,049	8,273	37,673	274,486	173,774	1,024,255	650	588,940	4,250	300,260				894,100	130,155	(1,166,656)	2020
2021	643,322	(58,333)	37,673	107,893		730,555	650	792,602				2,358		795,610	(65,055)	(1,231,711)	2021
2022	586,750	(61,586)	37,673			562,837	650	585,131		171,400		30,165		787,346	(224,509)	(1,456,220)	2022
2023	586,750	(72,811)	37,673			551,612	5,500	584,799		171,400		148,490		910,189	(358,577)	(1,814,797)	2023
2024	617,682	(90,740)	37,673			564,615	650	583,470				148,490		732,610	(167,995)	(1,982,792)	2024
2025	684,371	(99,140)	37,673			622,905	650	581,481				143,490	92,740	818,361	(195,457)	(2,178,248)	2025
2026	684,371	(108,912)	37,673			613,132	650	133,652				143,490	92,740	370,532	242,600	(1,935,649)	2026
2027	684,371	(96,782)	37,673			625,262	650	336,015				66,040	92,740	495,445	129,817	(1,805,832)	2027
2028	684,371	(90,292)	37,673			631,753	650	61,200				28,000	92,740	182,590	449,162	(1,356,669)	2028
2029	684,371	(67,833)	37,673			654,211	650						92,740	93,390	560,821	(795,849)	2029
2030	684,371	(39,792)	37,673			682,252	650							650	681,602	(114,247)	2030
2031	684,371	(5,712)	37,673			716,332	5,500				382,379			387,879	328,453	214,206	2031
2032	684,371	10,710	37,673			732,755	0							0	732,755	946,960	2032
2033	684,371	47,348	37,673			769,392	0							0	769,392	1,716,353	2033
2034	684,371	25,745	37,673			747,790	0							0	747,790	2,464,142	2034
2035	684,371	36,962	37,673			759,006	0							0	759,006	3,223,149	2035
2036	684,371	48,347	37,673			770,391	0							0	770,391	3,993,540	2036
Total	11,177,007	(430,091)	489,749	382,379	173,774	8,889,794	15,050	4,247,290	4,250	643,060	382,379	710,523	463,701	486,919			Total
Notes: Close in 2032.																	
¹ To be Paid Back To General Fund.																	

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 territory proposed to be added to the District 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 Amendment 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 Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use.

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 Amendment 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 the continued 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 Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development and redevelopment of the City by creating opportunities for mixed use development, rehabilitating, and conserving property, providing necessary public infrastructure improvements, and 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 housing 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)

INSERT SIGNED LEGAL OPINION

SAMPLE

Mayor
City of Sheboygan
828 Center Ave
Sheboygan, Wisconsin 53081

RE: Project Plan Amendment for Tax Incremental District No. 16

Dear Mayor:

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 Wisconsin Statute 66.1105. As City Attorney for the City of Sheboygan, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Sheboygan Tax Incremental District No. 16 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

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:			2020		Percentage	
County			14,786,875		20.29%	
Technical College			2,385,936		3.27%	
Municipality			30,519,431		41.88%	
School District of Sheboygan Area			25,189,548		34.56%	
Total			72,881,790			
Revenue Year	County	Technical College	Municipality	School District of Sheboygan Area	Total	Revenue Year
2020	107,541	17,352	221,959	183,196	530,049	2020
2021	130,523	21,060	269,393	222,346	643,322	2021
2022	119,045	19,208	245,703	202,794	586,750	2022
2023	119,045	19,208	245,703	202,794	586,750	2023
2024	125,321	20,221	258,656	213,484	617,682	2024
2025	138,851	22,404	286,582	236,534	684,371	2025
2026	138,851	22,404	286,582	236,534	684,371	2026
2027	138,851	22,404	286,582	236,534	684,371	2027
2028	138,851	22,404	286,582	236,534	684,371	2028
2029	138,851	22,404	286,582	236,534	684,371	2029
2030	138,851	22,404	286,582	236,534	684,371	2030
2031	138,851	22,404	286,582	236,534	684,371	2031
2032	138,851	22,404	286,582	236,534	684,371	2032
2033	138,851	22,404	286,582	236,534	684,371	2033
2034	138,851	22,404	286,582	236,534	684,371	2034
2035	138,851	22,404	286,582	236,534	684,371	2035
2036	138,851	22,404	286,582	236,534	684,371	2036
		2,267,686	365,902	4,680,400	3,863,019	11,177,007