



MEETING NOTICE: AGENDA FOR COMMITTEE OF THE WHOLE

A Committee of the Whole meeting will be held on **Monday, July 19, 2021 at 6:30 PM** in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

NOTE: The Mayor, Alderpersons, City Clerk and City Attorney will gather in the Council Chambers and will dial into the teleconference referenced below prior to the "Call to Order". Department heads, news media, and others appearing before the council, as well as any members of the public desiring to monitor the meeting, are to do as follows:

Join Zoom Meeting: <https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMK1qNU5vNFlwMzdSZz09>

Meeting ID: 768 946 6740 Password: Tomah2020

Dial by your location +1 312 626 6799 US (Chicago)

AGENDA:

CALL TO ORDER – ROLL CALL

APPROVAL OF THE MINUTES:

- [1.](#) Approval of Minutes from June 14, 2021

REPORTS:

Treasurer

- [2.](#) June 2021 Cash and Investments Report

Parks & Recreation

- [3.](#) Tomah Parks and Recreation Report

Public Works & Utilities

- [4.](#) Public Works and Utilities Report

Police Department

- [5.](#) Police Department Monthly Report June 2021

GENERAL:

- [6.](#) Request by Eric Sherman for Consideration of Bartender License
- [7.](#) Proposed resolutions amending project plans of TID #8, #9, #10, and the creation of TID #11 and MRA Presentation
- [8.](#) Resolution Approving Territory Amendment #2 And Project Plan Amendment #2 Of Tax Incremental Finance District #8
- [9.](#) Resolution Approving Amendment No. 1 Of Tax Incremental Finance District No. 9
- [10.](#) Resolution Approving Amendment No. 1 Of Tax Incremental Finance District No. 10
- [11.](#) Resolution Approving Creation Of Tax Incremental Finance District No. 11
- [12.](#) Resolution Approving Allocation Of Excess Tax Increment From Tax Incremental Finance District No. 11 To No. 8

Committee of the Whole – July 19, 2021

- [13.](#) American Rescue Plan Act of 2021
- [14.](#) Resolution Authorizing A Change In The 2021 City Of Tomah Position Count By The Abolishment Of The Tomah Area Ambulance Bookkeeper Position And The Creation Of A Full Time Administrative Assistant To The Public Safety Director
- [15.](#) Renewal of “Indoor/Outdoor” Cabaret License for The Bank Bar
- [16.](#) Special Beer Permit Application for Tomah Fire Department for their event Wild Turkey Federation Banquet on August 14, 2021
- [17.](#) Resolution Designating Public Depository and Authorizing Withdrawal of City Moneys
- [18.](#) Request from Kelsey’s and Smoke’s Elbow Room Bars for Extension of Alcohol Beverage Licenses for Special Event on August 14, 2021 and Closing of the Alleyway
- [19.](#) Resolution for Payment of Monthly Bills

ADJOURN

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

MEETING MINUTES – CITY OF TOMAH COMMITTEE OF THE WHOLE

A COMMITTEE OF THE WHOLE MEETING of the City of Tomah was held on the 14th day of June, 2021 in the Police Department Conference Room with Council Vice President Adam Gigous presiding. The meeting was called to order at 6:30 p.m. The General Public was able to access the meeting as follows:

<https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFlwMzdSZz09>

Meeting ID: 768 946 6740 Password: Tomah2020

Dial by your location +1 312 626 6799 US (Chicago)

Meeting ID: 768 946 6740 Password: 546782713

Roll call was taken with the following members present: Adam Gigous, Richard Yarrington, Shawn Zabinski, John Glynn, Mike Murray, Mitchell Koel, Lamont Kiefer, Nellie Pater, and Dean Peterson. Absent: none. Quorum present. The meeting was called to order by Gigous at 6:30 p.m.

Also present: Police Chief Scott Holum, City Administrator Brad Hanson, Dir. Of Parks and Rec Joe Protz, Public works Director Kirk Arity, Public Safety Director/Fire Chief Tim Adler, and City Clerk Becki Weyer. Gregg Hagen videotaped the meeting.

Approval of Committee of the Whole Minutes May 17, 2021

Motion by Yarrington, second by Koel, to approve the Minutes from May 17, 2021 with the change to amend the item “Comprehensive Plan of the City of Tomah related to Future Land Use Map. Amend Parcel # 286-02651-3600 from Commercial to High Density Residential” to fix the typo “9.” Motion carried.

REPORTS:

2021 - 2022 Property and Equipment Insurance Proposals

Administrator Hanson was unable to get additional quotes from other “A” rated insurance vendors due to the market being “blocked” and the amount of time needed from companies for a quote, or they did not cover municipalities. Representatives from TRICOR (for EMC insurance) and MPIC appeared to answer any questions from the Council. The Council noted that seeking bids are for other companies and not for other agents. Terry from TRICOR reached out to other companies but prices were higher and companies were not willing to provide quotes for just property insurance. Representatives from MPIC were asked what the company will do if a catastrophic event happened affecting multiple communities. Blair, the President of MPIC spoke about how reinsurance and surplus works with MPIC. He assured the Committee that the surplus was 13 million at MPIC and that the reinsurance has a catastrophic clause where MPIC’s costs are limited and it still covers multiple municipalities in the event. Blair also spoke of the success of the company and that it specializes in only municipalities.

Motion by Pater, second by Zabinski to recommend the Council approve continuing with TRICOR and EMC for the City’s equipment and property insurance needs for an additional one year. Motion carried with three negative votes. (Yarrington, Peterson, Kiefer)

Treasurer’s Report

There were 44 candidates for the Payroll/AP position and interviews will begin next week.

Cash and Investments Report

Motion by Murray, second by Kiefer, to recommend the Council accept the May Cash and Investment Report. Motion carried.

Parks & Recreation

Dir. Protz provided a written report. The pool has opened after a four-day delay, and work has been completed at Inclusive Park at Butts Park. There will be a dedication ceremony this Wednesday at 10:00 a.m. at the park. Thanks to the Public Works department for all of their help with this project. There was damage at the Little Red Schoolhouse that is being repaired due to vandalism. Please call the police department if you see any vandalism happening in the City's parks. Dir. Protz updated the Committee on all of the upcoming recreational events for the summer. Tractor Pull will be next week at Rec Park.

Public Works & Utilities

Dir. Arity provided a written report.

Street: A light pole was damaged in the City. White street lines are being repainted around town. Last month an entire semi of crack sealant was put down. Monroe street is being repaired and should be paved this week. Saratoga Street is next on the list of projects. It takes three weeks to make one pass through the City for mowing. John Holmes the City's mechanic passed away last night.

Sewer: Confined space training was completed last year.

Water: Directional flushing has been completed. Security cameras area being replaced.

Lake Committee: Help us Plan our Path project is still going for the next couple of weeks to help design or name the area. Instructions are online and there are pamphlets at City Hall.

Police Department

Police Chief Holum provided a written report. One officer has resigned so there are two openings for officers, and there are candidates in the hiring process. There will also be one retirement in October. Eric Pederson, Cody Paulson, and Jarrod Furlano have been promoted. The PD has been participating in a Grant program. The PD is gearing up for Tractor Pull and Downtown Thursday nights. A reminder to slow down and be careful of pedestrians.

GENERAL

Emergency Services Building Bonding Information

Administrator Hanson provided information only regarding the different funding mechanisms and routes to the funding of the Emergency Services Building and Dave Ehlers will be presenting at tomorrow's City Council meeting.

Renewal of Alcohol Beverage Licenses for the Period of 7/1/2021 through 6/30/2022

The Clerk's office has processed the following alcohol license requests and requested the Committee of the Whole recommend the Council approve as follows:

"Class A" Liquor and Class "A" Fermented Malt Beverage Licenses in the City of Tomah:

1. Tomah Mini Mart LLC at 215 W Clifton Street

"Class A" Liquor License in the City of Tomah:

1. Vino Anjo, LLC at 800 Superior Ave

"Class B" Liquor and Class "B" Fermented Malt Beverage Licenses in the City of Tomah:

1. American Legion Post 201 at 800 Wisconsin Ave
2. Vino Anjo, LLC at 800 Superior Ave

“Class C” Wine License in the City of Tomah:

1. The Baker’s Table at 233 N Superior Ave

Motion by Murray, second by Yarrington, to recommend the Council approve the City of Tomah liquor licenses as presented. Motion carried.

Renewal of “Indoor” and “Indoor/Outdoor” Cabaret Licenses for the Period of 7/1/2021 through 6/30/2022

The Clerk’s office has processed the following Cabaret License renewal requests and requested the Committee of the Whole recommend the Council approve as follows:

Indoor Cabaret License July 1, 2021 through June 30, 2022

1. American Legion Post 201 at 800 Wisconsin Ave
2. Carlton LLC at 309 Superior Ave
3. T & J Hospitality LLC DBA Cran-Bear Pub at 319 Wittig Road
4. II Zones, LLC DBA Strike Zone & Pizones at 208/210 Superior Ave
5. Kelsey’s LLC at 201 Superior Ave
6. Knights of Columbus of Tomah Wisconsin Inc. at 202 E Juneau St
7. Kenneth Pierce DBA Smoke’s Elbow Room Bar at 114 W Benton St
8. James Frandsen DBA Franny’s at 1115 Superior Ave
9. Vino Anjo, LLC at 800 Superior Ave

Indoor/Outdoor Cabaret License July 1, 2021 through June 30, 2022

1. JVM Investments, LLC DBA Murray’s on Main at 810 Superior Ave
2. Tomchadah Inc. DBA The Breakroom Sports Bar & Grill at 1121/1123 Superior Ave

Motion by Kiefer, second by Pater, to recommend the Council approve the Cabaret License renewals as presented. Motion carried. (Murray abstained)

Special Beer & Wine Permit Application for Tomah Rotary Club for Rotary’s Rally for the Record on September 17 & 18, 2021

Motion by Murray, second by Pater, to recommend the Council approve the Special Beer and Wine Permit application for Tomah Rotary Club for Rotary’s Rally for the Record on September 17th and 18th, 2021. Motion carried.

Tomah Area Transit Rates & Fees

Administrator Hanson recommended the Council proceed with a public hearing to increase rates and fees for Tomah Area Transit. Paul Woodard with the transportation authority appeared via Zoom to speak about the rates and potential future rate increase in Tomah. Other communities the size of Tomah charge significantly more than Tomah. The Committee questioned if there was a way to make more rides available during peak hours, as the complaints about the service are generally about the long waits for a ride and unavailability of rides. Because this is a state-mandated program, there are limitations on how many hours the program can run. The Committee asked questions about the peak hours and number of rides per hours. The wait times for rides have improved significantly since the lifting of COVID-19 restrictions of one rider per vehicle.

Motion by Murray, second by Pater to decline to raise the rates for Tomah Area Transit and postpone this item. Motion carried.

Fire Extinguisher Annual Inspections Agreement

Informational only. Administrator Hanson recommended that the City select a single provider for Fire Extinguisher inspections to reduce costs to the City for multiple provider site visits, and will be recommending one company to the City Council after the Department Director meeting tomorrow morning. Hanson provided quotes to the Committee for review.

New Fire Department Development Update (This item was moved up from later in the agenda by Committee request)

Informational only. Administrator Hanson provided land study updates and land acquisition status on the new Public Safety Building. Part of the archeological study has been received. Results of the environmental study are not back yet. An archeological study from 2003 found that the front portion of the land has organic material and thus building here may require additional work and costs. Potential alternative sites have been selected in the case that the current land does not work for the City's needs. The DNR study and new archeological study still need to be completed. Discussion ensued on the potential for using land the City already owns (Bud's Ball Park area, the parking lot of the Fairgrounds, The Frost Building, and the current Parks and Recreation former wastewater treatment facility, and the current pool and parking lot.) The Thorson property was discussed briefly. Pete Thorson appeared to the meeting, and asked the Council to donate \$500,000 for curb and gutter and he would donate the land to the city for the Fire Services Building, but due to current litigation it was recommended to end the conversation.

Professional Services Procurement Policy

During the United States Department of Agriculture (USDA) – Public Facilities (PF) grant process, CBS Squared reviewed the City's Procurement Policy for engineering services. It is their professional recommendation that the City's current professional services policy is inadequate and recommends the approval of the verbiage found in the City's Finance Policy.

Motion by Yarrington, second by Murray, to recommend the Council approve the amendment to the Finance Policy as presented. Motion carried.

Procure Keller Builds, Inc. for Emergency Services Building design and construction management

Once the policy is updated, we need to ensure that the Common Council formally procures the firms to complete their appropriate steps in the ESB development. The City has a history of work with the City for the Ice Arena.

Motion by Murray, second by Koel, to recommend the Council approve the Procurement for Keller Builds Inc. as the design and Project Manager for the Emergency Services Building. Motion carried.

Procure CBS Squared (cbs2), Inc. for Emergency Services Building Community Development Block Grant (CDBG) Public Facilities (PF) grant application and environmental study

Motion by Yarrington, second by Kiefer, to recommend the Council approve the procurement for CBS Squared for the CDBG – PF grant application, and CBS Squared to complete the Archeological Study. Motion carried.

Archaeological study

Motion by Murray, second by Koel to postpone the archaeological study on the Kasten land. Motion carried with one negative vote (Kiefer)

Sale of a 2000 Ford F-350 ambulance to the Tomah Lion's Club for \$1.00

The Tomah Police Department is in possession of a 2000 Ford F-350 ambulance that was donated by the Tomah Area Ambulance several years ago. The vehicle now has 143,391 miles on it and is not

usable by the City and is being replaced. The PD would like to sell this vehicle to the Tomah Lion's Club for \$1.00.

Motion by Murray, second by Pater, to recommend the Council approve the City to sell the 2000 Ford F-350 to the Tomah Lion's Club for \$1.00. Motion carried. (Gigous abstained)

Planning & Zoning Department additional staff position

Informational only. There was a part time position budgeted for the Building Inspector/Planning and Zoning department. Building Inspector Shane Rolff appeared via Zoom and recommended postponing the hiring for this position until January of 2022. Concern for code violations around the City was brought up by the Committee. Alderperson Pater asked the Committee/Council to consider allowing for a full-time position during budget discussions instead of the part time person that was approved. No action was needed.

Property / Evidence Room Custodian Wage Determination and Job Description Approval

A part-time Evidence Room Custodian was approved during the budget approval process last year. Chief Holum requested the Committee of the Whole recommend the Council approve the job description as presented and set the wage at Grade H. (\$19.59 to \$25.07 per hour). Motion by Murray, second by Glynn, to recommend the Council approve the presented job description and set the wage at Grade H. Motion carried.

Senior & Disabled Services Aide Wage Adjustment

Coordinator Buchda requested the Committee of the Whole recommend to the Council to increase the wage for the Senior & Disabled Services Aide due to the current low wage and inability to fill the position.

Motion by Pater, second by Murray, to recommend the Council set the wage for the Senior & Disabled Services Aide to Grade E (\$15.11 to \$19.31). Motion carried.

League of Wisconsin Municipalities recommended resolution for Shared Revenues

Annually, LOWM requests communities to pass a resolution urging the State of Wisconsin legislature to pass additional funding to Cities, Villages, and Townships as the shared revenue has continually declined or become stagnant over years according to the included documents, much like that of property taxes. This resolution is a resolution of support to LOWM's efforts on Shared Revenue's increase.

Motion by Murray, second by Pater, to recommend the Council approve the Resolution: Support for a Strong State & Local Partnership. Motion carried.

Resolution approval for CMAR (Compliance Maintenance Report)

The DNR requires this resolution for the Waste Water Treatment plan report card. Motion by Yarrington, second by Kiefer, to recommend the Council approve the Resolution for Compliance Maintenance. Motion carried.

Resolution Authorizing Payment of Monthly Bills

Motion by Murray, second by Kiefer, to recommend the Council approve the Resolution Authorizing Payment of Monthly Bills in the amount of \$695,155.42. Motion carried.

Replacement of EMS quick response vehicle and DC take home vehicle

The City will be receiving approximately \$12,400 from the insurance company for the car that was damaged when hitting a deer. The Tomah Area Ambulance Service Commission has reviewed the needs for the purchase of two vehicles and recommended Council approve the request. The funds from the insurance company will cover both vehicles.

Motion by Glynn, second by Koel, to recommend the Council approve the purchase of an EMS response vehicle and a DC take home vehicle using the funds from the insurance claim for the previous fly car. Motion carried.

Tomah Area Ambulance minimum billing requirement

The Tomah Area Ambulance Service has never required minimum billing payment per month on outstanding bills. The Tomah Area Ambulance Service Commission has reviewed the need for the minimum billing payment of \$100.00 and recommended the Council approve the request.

Motion by Kiefer, second by Koel, to recommend the Council approve the request to institute a \$100.00 minimum monthly billing requirement for the Tomah Area Ambulance Service. Motion carried with one negative vote. (Yarrington)

Adjourn

Motion by Koel, second by Zabinski, to adjourn. Motion carried. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Rebecca Weyer, City Clerk

**City of Tomah
Cash and Investments
June 30, 2021**

Fund 01 - General Fund						
	Investment Description	Investment Type	C/D Rate	Due	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
MBS	Wells Fargo Bk West LV	C/D	1.80	12/13/22	100,000.00	100,000.00
MBS	Wells Fargo Bk West LV	C/D	1.90	01/17/23	100,000.00	100,000.00
MBS	UBS Bk Salt Lake City	C/D	3.00	06/14/21	98,000.00	0.00
MBS	Texas Exchange Bk	C/D	0.85	09/10/20	200,000.00	200,000.00
MBS	Sallie Mae Bk Salt Lake	C/D	1.95	08/22/22	100,000.00	100,000.00
MBS	MM Fund	MM				98,716.38
RBC	Morgan Stanley Pvt Bank	C/D	0.75	01/27/28	70,000.00	70,000.00
RBC	Bridgewater Bk	C/D	0.25	09/20/27	60,000.00	60,000.00
RBC	Live Oak Bk	C/D	0.60	10/08/26	100,000.00	100,000.00
RBC	Discover Bk Greenwood Del	C/D	3.00	08/16/21	30,000.00	30,000.00
RBC	Morgan Stanley Bk N A Utah	C/D	3.00	08/16/21	50,000.00	50,000.00
RBC	Morgan Stanley Bk N A Utah	C/D	3.00	08/23/21	145,000.00	145,000.00
RBC	Ally Bank Midvale UT	C/D	3.00	08/30/21	121,000.00	121,000.00
RBC	Comenity Cap Bk Utah	C/D	2.85	02/15/22	80,000.00	80,000.00
RBC	Capital One Bk USA Natl Assn	C/D	2.35	06/20/22	30,000.00	30,000.00
RBC	Merric Bk South Jordan UT	C/D	1.80	08/22/22	130,000.00	130,000.00
RBC	BMW Bk North Amer Salt Lake	C/D	1.85	10/11/22	100,000.00	100,000.00
RBC	Synchrony	C/D	1.05	03/27/23	100,000.00	100,000.00
RBC	State Bank of India NY	C/D	1.05	06/10/25	245,000.00	245,000.00
RBC	Texas Exchange Bk Crowley	C/D	1.00	06/19/25	155,000.00	155,000.00
RBC	Toyota Fin Svgs Bank	C/D	0.90	11/30/27	100,000.00	100,000.00
RBC	Frazer Bk Okla	C/D	1.10	06/26/28		50,000.00
RBC	US Govt MM Fund	MM			50,092.80	2,763.06
FMB	x706	C/D	0.40	01/15/22	118,074.26	118,074.26
LGIP	01	TF			5,931.51	5,931.72
Bank First	x8095	C/D	0.80	06/19/22	174,144.91	174,839.58
Bank First	x3439	C/D	2.25	05/22/21	170,216.47	170,216.47
Bank First	X6465	M/M			1,409,879.50	1,409,943.24
Bank First	Tax Account	M/M			899.84	899.84
Bank First	ED X1194	M/M			93,060.16	95,347.14
CCF	ICS SWEEP ACCOUNT	M/M			713,103.90	713,279.73
CCF	X768	M/M			21,446.75	21,448.69
TOTAL					4,870,850.10	4,877,460.11

**City of Tomah
Cash and Investments
June 30, 2021**

Fund 07 - Debt				
Investment Description		Investment Type	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
LGIP	06	T/F	7,476.55	7,476.82
Bank First	X6465	M/M	349,077.08	349,092.86
TOTAL			356,553.63	356,569.68

Fund 08 - Capital				
Investment Description		Investment Type	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
LGIP	02	T/F	83,189.46	83,192.45
Bank First	X6465	M/M	80,608.21	80,611.85
CCF	X768	M/M	25,507.34	25,509.65
TOTAL			189,305.01	189,313.95

Fund 02 - Lake						
Investment Description		Investment Type	C/D Rate	C/D Due	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
RIA	4337420053	C/D	1.85	03/03/21	14,843.33	14,848.82
LGIP	03	TF			27,193.48	27,194.46
RIA	44374202	M/M			202,007.67	202,090.69
TOTAL					244,044.48	244,133.97

Fund 04 - CDBG				
Investment Description		Investment Type	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
TACU		CK	1,433.17	1,433.17
TACU		SAVINGS	91,964.00	91,964.00
Bank First		CK	873.55	873.55
Bank First	X0822	SAVINGS	225,698.64	227,433.47
TOTAL			319,969.36	321,704.19

**City of Tomah
Cash and Investments
June 30, 2021**

Sewer Department						
	Investment Description	Investment Type	C/D Rate	C/D Due	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
RBC	BMO Harris Bk	C/D	0.30	12/28/23	215,000.00	0.00
RBC	Magnolia Bk Inc KY	C/D	0.35	04/30/24	0.00	0.00
RBC	First Natl Bk Amer East	C/D	0.75	04/30/26	115,000.00	115,000.00
RBC	Morgan Stanley Bk N A Utah	C/D	3.00	08/09/21	50,000.00	50,000.00
RBC	Third Fed Svgs & LN Assn OCD	C/D	2.50	01/31/22	102,000.00	102,000.00
RBC	Sallie Mae Bk	C/D	2.75	03/21/22	65,000.00	65,000.00
RBC	Cap One VA	C/D	2.35	06/20/22	178,667.00	178,667.00
RBC	Morgan Stanley Bk N A Utah	C/D	1.90	08/22/22	175,000.00	175,000.00
RBC	Capital One Bk USA Nat	C/D	1.90	08/22/22	45,000.00	45,000.00
RBC	Merrick Bk South Jordan UT	C/D	1.80	08/22/22	15,000.00	15,000.00
RBC	Sallie Mae Murray UTAH	C/D	0.90	06/30/26	0.00	180,000.00
RBC	US Govt MM Fund	M/M			4,112.60	41,583.43
Bank First	43411	C/D	2.25	05/17/21	130,567.85	130,567.85
Bank First	28089	C/D	0.80	06/19/22	133,571.60	134,104.42
LGIP	04	T/F			541,073.02	541,092.48
CCF	XX8352	M/M			403,414.38	403,450.85
CCF	ICS Sweep	M/M			261,274.86	261,339.27
Bank First	X6341	M/M			866,740.94	216,775.81
Bank First	CLEARING ACCT	M/M			120,195.84	342,959.37
TOTAL					3,421,618.09	2,997,540.48

Water Department						
	Investment Description	Investment Type	C/D Rate	C/D Due	Beginning Balance 5/31/2021	Ending Balance 6/30/2021
RBC	Texas Exchange	C/D	0.60	12/18/25	90,000.00	90,000.00
RBC	Comenity Cap Bk Utah	C/D	3.00	08/30/21	90,000.00	90,000.00
RBC	Goldman Sach Bank	C/D	3.15	12/20/21	245,000.00	245,000.00
RBC	Citibank National Association	C/D	2.75	02/28/22	55,000.00	55,000.00
RBC	Comenity Cap Bk Utah	C/D	2.80	02/28/22	75,000.00	75,000.00
RBC	Wells Fargo Bank	C/D	2.60	04/12/22	93,000.00	93,000.00
RBC	Cap One VA	C/D	2.35	06/20/22	36,333.00	36,333.00
RBC	TIAA Jacksonville	C/D	2.10	07/29/22	211,000.00	211,000.00
RBC	Lakeland Bk NFLD NJ	C/D	1.15	03/30/23	245,000.00	245,000.00
RBC	BMW BK North Am Salt Lake	C/D	1.85	10/11/22	35,000.00	35,000.00
RBC	Flagstar Bk Troy Mich.	C/D	0.45	08/14/24	245,000.00	245,000.00
RBC	Toyota Fin Svgs Bank	C/D	0.90	11/30/27	145,000.00	145,000.00
RBC	BMW BK North Am Salt Lake	C/D	1.65	02/28/23	110,000.00	110,000.00
RBC	United Roosevelt Svgs	C/D	0.55	03/12/26	245,000.00	245,000.00
RBC	First Natl Bk Amer East	C/D	0.75	04/30/26	40,000.00	40,000.00
RBC	Sunwest Bk Irvine	C/D	0.70	04/30/26	45,000.00	45,000.00
RBC	US Govt MM Fund	M/M			1,467.83	7,439.75
LGIP	05	TF			22,415.14	22,415.95
CCF	x659	M/M			31,556.24	515,993.55
CCF	ISC SWEEP ACCOUNT 659	M/M			1,083,410.96	1,083,678.07
Bank First	CLEARING ACCT	M/M			91,573.15	409,990.29
TOTAL					3,235,756.32	4,044,850.61

**City of Tomah
Cash and Investments
June 30, 2021**

TOTAL BY INSTITUTION		
	5/31/2021	6/30/2021
Bank First	3,847,107.74	3,743,655.74
Multi-Bank Securities, Inc.	598,000.00	598,716.38
CCF	2,539,714.43	3,024,699.81
Farmers & Merchants Bank Kendall	118,074.26	118,074.26
Local Government Investment Pool	687,279.16	687,303.88
RIA Federal Credit Union	216,851.00	216,939.51
RBC Wealth Management	4,537,673.23	4,548,786.24
Tomah Area Credit Union	93,397.17	93,397.17
TOTAL	12,638,096.99	13,031,572.99

PROGRAM REPORT for July 2021 City Council Meeting

Other Parks

Mowing and cleaning of parks

Busy Park Shelter Season

Field Prep and Painting youth fields

Installation of n.a.s.a. Inclusive Playground at Butts Park has been completed

Damage to Public Bathrooms at Gillett and siding at football shelter at Firemans Park

Waiting for Gerke Excavating to begin work on sidewalk on dam and also Winnebago Point Trail.

RECREATION PROGRAMS

T-Ball began finished on July 12th with 59 participants

Middle School and High School Tennis programs began on June 14th with 48 participants

Adult Softball and Volleyball began on May 19th-8 Softball Teams, 16 Women's Volleyball Teams

Assisted in the Kindness Community Classic Event held on June 19th

Assisted with July 11th Squirrel Fest both at Winnebago Park

Working an Fall and Winter Activities

AQUATIC CENTER

Swim Lessons began on June 21st with 133 participants enrolled in Semester 1 and Semester 2 with 126

Badger Pools will be coming o July 21st to do a walk around and provide a proposal

RECREATION PARK

June 10-12 Quinceanera, June 11th Wedding (Exhibit) June 16-17th District Holstein Show, June 19th Wedding (Rec Bldg) June 24-26th Tractor Pull

July Events-July 2-3 Quinceanera, July 4th Fireworks, July 19th-25th Fair, July 31st Wedding

August Events-Aug. 7 wedding, Aug 14 Quinceanera, Aug 14 Turkey Federation Banquet, Aug 20-21 State 4h Dog Show, Aug 21 Wedding, Aug 28th Tomah Fire Dept. 150th celebration.

Joe Protz

Joe Protz

Director Tomah Parks and Recreation

Director of Public Works and Utilities Report

July 2021

1) Street Department

We completed Monroe Street and Saratoga is approx. 40 percent complete. The next block for reconstruction is East Brownell. Thursday nights are occupied with staging equipment for the event. This does take quite an effort on Public Works to stage this but it is nice to be involved with this community event. Our chip seal and fog seal are complete. We did a tik tok video trying to involve the public on the street maintenance. The mechanic position was filled internally by Mark Dixon. We will be starting the hiring process for the sanitation operator position next week. The dewatering along King Ave. started on 7/13. The contractor will be starting next week approx. a week after the dewatering system has started.

2) Sewer Department

Unscheduled maintenance on the clarifier was completed on 7/13. This went better than expected with the help of Sabel Mechanical. This same contractor is scheduled to complete the repairs on the roller gate the week of 7/19.

3) Water Department

Staff is finalizing the security upgrades to the outlying facilities within the system. Coordination with the VA will start next week to inventory areas for testing and improvement for cross connection devices. Operations are normal.

4) Lake Committee

The repairs to the roller gate are scheduled for 7/19/21. There will be intermittent road closures during the repairs.

Respectfully Submitted

Kirk Arity

Director of Public Works and Utilities

Tomah Public Works and Utilities Employees

City Hall

Director – Kirk Arity

Administrative Assistant – Samantha Linehan

Bookkeepers – Kim Lambert, Patricia Marten

Custodian – Scott Donovan

Water Department

Supervisor – Mark Rezin

Licensed Operators – Dennis Baldwin, Jeff Marten, Derek Nofsinger, Nathan Waege

Sewer Department

Supervisor-Brandy Leis

Licensed Operators Rodney Sherwood, Michael Linehan, Tom Bemis, Chad Richmond, Craig Dechant

Public Works

Supervisor – Bill Kobleska

Mechanic – Mark Dixon

Equipment Operators – Stuart Westpfahl, Paul Marten, Joe Kube, Corey Clay

Truck Drivers – Steve Schultz, Paul Steele, Brad Rewey, Tony Newcomb, Justin Randall

Sanitation Operators – Lance Larson, Justin King, vacant

TOMAH POLICE DEPARTMENT



"Serving the Community"

June 2021 Report

CHIEF'S ACTIVITIES

The following is a list of tasks/assignments/responsibilities carried out by Chief Holum in the month of June 2021:

I coordinated and attended weekly Administrative Meetings with department staff.

I attended Department Director meetings.

I attended a FBI National Academy (Wisconsin Chapter) conference.

I participated in a Patrol Officer hiring process.

I attended a Downtown Thursday Nights stakeholder meeting.

I attended a meeting with 3RT and conducted a walk-through with their representatives.

I met with Sparta Police Chief Emilee Nottestad to discuss interagency coordination and personnel matters.

I met with Noah Grimm and Jayden Olson separately to provide each of them with a conditional offer of employment. Both new Patrol Officers will start in July.

I attended a Committee of the Whole meeting.

I attended a City Council meeting.

I met with Alderman Lamont Kiefer to discuss various topics.

I attended the Tractor Pull Press Conference and spent some time on the grounds for the Thursday night show.

I met with Mike Thompson, who is the new director for the Monroe County Communications Center, to discuss any concerns with dispatch.

COMBINED TACTICAL UNIT

COMBINED TACTICAL UNIT CALL OUT (Full Team):

None to report.

COMBINED TACTICAL UNIT CALL OUT (Partial Team):

None to report.

TRAINING REVIEW:

June 8th: Cancelled due to multiple scheduling conflicts

June 15th: The team performed rural manhunt exercise in the Cataract area near Camp Ave. and Biplane. The team worked on woods movements while searching for suspects. The team would create an “L” to take suspect into custody. The team also had to use a wedge, linear and file in order to accomplish the missions.

K-9 REPORT

The Tomah Police K-9 Unit consists of Officer Adam Perkins and his partner K-9 Viktor. Officer Perkins has been employed with the Tomah Police Department since September 2011 and was selected to be the K-9 handler in late 2016.

In March 2017, Officer Perkins traveled to the Jessiffany Canine Services LLC Kennel in Iron Ridge, Wisconsin to select a K-9 partner. Officer Perkins met with the head trainer and looked at numerous dogs, ultimately selecting K-9 Viktor. K-9 Viktor is a Czech Shepherd from the Czech Republic. Officer Perkins and K-9 Viktor trained for 5 weeks at Jessiffany Canine Services and certified through Jessiffany and the American Police Canine Association (APCA) in early April.

Officer Perkins and K-9 Viktor primarily work 3rd shift but are available off duty in an on-call capacity. Officer Perkins and Viktor are also members of the Monroe County Combined Tactical Unit (CTU). K-9 Viktor is a “dual purpose” patrol dog meaning patrol work and narcotics detection. “Patrol work” encompasses handler protection, criminal apprehension, tracking, building searches, and area searches. For narcotics detection, Viktor is trained to alert on the odors of Marijuana, Methamphetamine, Cocaine/Crack Cocaine, Heroin and MDMA.

Officer Perkins and K-9 Viktor train on a frequent basis to stay proficient in the numerous tasks Viktor is trained in.

UTILIZATIONS OF IMPORTANCE

Certification – Sgt Perkins and Viktor successfully certified through the APCA and Jessiffany kennels on June 12th.

Training – Attended one training day at Ft McCoy with other K9 teams in the area.

Vehicle Sniff – Requested to conduct a vehicle sniff with known drug users inside. Positive indication was obtained and no contraband was located.

Vehicle Sniff – Requested to conduct a vehicle sniff on a suspicious vehicle/person. Positive indication was obtained and no contraband was located. However, a large amount of cash was located in the driver’s pocket.

Vehicle Sniff – Requested to conduct a vehicle sniff. Positive indication was obtained and no contraband was located. The passenger admitted to smoking Marijuana recently.

Vehicle Sniff – A vehicle was stopped and the occupants were known drug users and appeared nervous. Positive indication was obtained. Numerous syringes and a tie off were located during the search. No other contraband was located. The passenger was arrested on a Warrant.

****Missed one training day and 4 shifts due to a Vacation****

CRIME PREVENTION/COMMUNITY RELATIONS

Chief Holum attended the Tractor Pull Press Conference.

Chief Holum attended a Downtown Thursday Nights stakeholder meeting.

INVESTIGATIONS

(21-0820) Felony Bailjumping / Misdemeanor Bailjumping / Theft / Obstructing

A Tomah officer conducted a traffic stop on a vehicle and the passenger's information was not coming back "on file". The driver was asked to exit and was asked about the female's identity. The driver became angry and began to yell at officers. The female took the opportunity to flee on foot from the vehicle while the officers were drawn to the male because of his actions. The female was located nearby on a bicycle by another officer. She was placed into custody and correctly identified herself. The female was on numerous sets of Bonds and was referred to the District Attorney's Office for the above charges. The male was released with some traffic warnings and was counseled on his behavior.

(21-0826) OWI-RCS 1st / Possession Meth / Possession THC / Felony Bailjumping / Misdemeanor Bailjumping / Operating After Suspension

A Tomah officer conducted a traffic stop in the Kwik Trip North parking lot. The driver and passenger were identified and displayed nervous behavior. An odor of marijuana was coming from the vehicle and the vehicle was subsequently searched. Located in the vehicle were bags containing suspected marijuana and a bag containing suspected methamphetamine. The driver was asked about his drug use and he admitted to using methamphetamine earlier in the day and smoking marijuana one hour prior to driving. The driver was ran through Standardized Field Sobriety Tests and was placed under arrest for OWI – Restricted Controlled Substance 1st. The driver was cited for OWI and referred for Possession of Methamphetamine and Possession of Marijuana. The passenger was referred for Possession of Marijuana, Felony Bailjumping and Misdemeanor Bailjumping.

(21-0834) Overdose / Felony Bailjumping / Probation Violation

Tomah officers were dispatched to a possible drug overdose. Officers arrived and observed an unresponsive male knelt over a bench. Officers moved the male onto the ground and determined an overdose was occurring. An Officer obtained their NARCAN and administered two doses. A responsible party was contacted and was left with the male. The male was referred for Felony Bailjumping charges.

(21-0837) Felon in Possession of a Firearm / Endangering Safety by Use of a Dangerous Weapon / Armed while Intoxicated

Tomah officers responded to an address for the caller accidentally shooting a firearm through his ceiling and into the upstairs neighbor's residence. Officers arrived and the caller was complaint. He stated he was going to bed and obtained his pistol from between the couch cushions when it fired. The caller was intoxicated and admitted to consuming numerous beers throughout the night. The caller was a felon and was not allowed to possess any firearms. The firearm was obtained and the caller consented to a legal blood draw. The male was referred to the District Attorney's Office. Contact was attempted with the upstairs neighbor, but he was not home. He was contacted on a later date and was not home during the incident.

(21-0847) Overdose / Possession Heroin / Possession Meth / Possession Paraphernalia

Tomah officers were dispatched to a hotel for a male who had fallen and possibly overdosed on drugs. Officers arrived and found the male unresponsive on the bathroom floor. Officers administered a dose of NARCAN to the male. The admitted to using heroin before he overdosed. A search of the area near the male and of the room yielded numerous baggies containing methamphetamine and heroin and paraphernalia items. Drug charges were referred for the male and the female that was with the male.

(21-0887) OWI 3rd / Crash

A Tomah officer was on routine patrol and observed a vehicle in front of him drive up onto the sidewalk and strike a light pole. The officer observed the airbags had deployed. The officer parked behind the vehicle and made contact with the driver as they exited. Signs of intoxication were observed and the male admitted to consuming alcohol. The driver did not show any signs of injury from the crash. The driver was then ran through Standardized Field Sobriety Tests and was subsequently arrested for OWI 3rd Offense. The driver consented to a legal blood draw which was later facilitated by EMS. The driver was then released to a responsible party. Larkin's responded to remove the vehicle. The light pole was destroyed from the crash.

PERSONNEL COMPLAINTS

June Complaints = 0 Year-To-Date Personnel Complaints = 1

EMPLOYEE LISTING BY DATE OF HIRE**June 30, 2021**

Admin. Asst. Rhonda Culpitt	12/12/1994
Sergeant Mike Preuss	2/25/1996
Chief Scott Holum	5/2/1999
Officer Melanie Marshall	5/28/2000
Investigator Paul Sloan	5/13/2001
Officer Brittnay Westpfahl	1/16/2005
Assistant Chief Eric Pedersen	7/9/2005
Officer Steven Keller	8/14/2005
Lieutenant Jarrod Furlano	1/13/2008
Sergeant Adam Perkins	9/4/2011
Police Clerk Janelle Rodriquez	4/16/2013
Sergeant Rylan Corcoran	10/11/2015
Officer Brandon Kuhn	10/12/2015
Officer Brennon Scallon	10/30/2016
Sergeant Wilbert Steinborn	08/19/2018
Officer Peter Huneck	08/27/2018
Sergeant Cody Paulson	09/24/2018
Custodian Billy Boehme	11/04/2018
Police Clerk Ashley Bankhead	03/11/2019
Officer Delaney Hanrahan	06/02/2019
Police Clerk DeAnn Batten	06/17/2019
Officer Alexander Brueggeman	12/08/2019
Officer Lindsey Harvey	01/24/2021



JUNE MONTHLY COUNCIL REPORT



Reports	Current Month	Current Year to Date	Prior Year to Date	Change	Percentage Change
Total Reports	173	1004	854	150	20.61%
Alarm	10	59	62	-3	-4.84%
Burglaries	2	11	9	2	22.22%
Criminal Damage	18	86	101	-15	-14.85%
Death Investigations	2	10	12	-2	-16.67%
Disorderly Conduct	13	95	81	14	17.28%
Theft/shoplifting	16	119	118	1	0.85%
School Reports	2	89	61	28	45.90%

Traffic Crashes	Current Month	Current Year to Date	Prior Year to Date	Change	Percentage Change
Total Traffic Crashes	19	119	133	-14	-10.53%
Property Damage	13	85	97	-12	-12.37%
Persons Killed					
Persons Injured	5	17	14	3	21.43%
Pedestrians Injured	0	1	0	1	100%

Citations/arrests	Current Month	Current Year to Date	Prior Year to Date	Change	Percentage Change
Total Criminal Referrals	93	887	655	232	35.42%
Total Municipal Citations	53	412	600	-188	-31.33%
MCHS Juvenile Referral	3	13	27	-14	-51.85%
Burglary	0	8	6	2	33.33%
Disorderly Conduct	13	95	74	21	28.38%
Drug Related Charges	22	196	187	9	4.81%
Parking Citations	9	88	144	-56	-38.89%
Underage Alcohol violations	0	4	8	-4	-50.00%
Warrants	39	163	73	90	123.29%
Traffic Citations Total	55	338	556	-218	-39.21%
Traffic OAR/OAS	25	127	159	-32	-20.13%
Traffic OWI	10	42	54	-12	-22.22%
Traffic Seatbelt	1	3	10	-7	-70.00%
Traffic Speed Citations	3	28	23	5	21.74%
Traffic Warnings	132	896	1159	-263	-22.69%
Traffic Warnings 5 Day	9	28	77	-49	-63.64%

2021 OPERATING WHILE INTOXICATED STATISTICS

CASE #	AGE	SEX	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	BAC	REFUSAL	ACCIDENT	REST SUBSTANCE TYPE
#21-0001	18	F	X										0.150			Pending
#21-0002	17	M	X											X		
#21-0023	27	M		X									0.000			
#21-0100	65	M	X										0.000			
#21-0127	33	M	X										0.210			Pending
#21-0179	25	M		X									0.239			
#21-0185	31	F	X										0.140			
#21-0212	28	M	X										0.110			
#21-0216	49	F				X							0.000			Pending
#21-0226	23	F	X										0.110			
#21-0252	41	M	X										0.186		X	
#21-0267	25	M	X										0.000			
#21-0271	48	F	X										0.126			With passengers under 16
#21-0281	23	F	X										0.130			
#21-0317	26	M	X										0.000			
#21-0324	31	M	X												X	
#21-0336	29	M						X					0.228	X		Absolute Sobriety violation
#21-0356	19	F	X										0.060			
#21-0449	25	M	X										0.136			
#21-0471	27	F		X									0.000			
#21-0486	49	F	X										0.109			Pending
#21-0488	40	F				X							0.190	X		
#21-0497	39	M						X					0.000			
#21-0534	34	M	X											X		
#21-0576	35	M		X									0.000	X		Pending
#21-0580	43	M	X										0.000			
#21-0675	32	M	X										0.000			
#21-0693	30	M		X									0.120			
#21-0702	66	M				X							0.184			Pending
#21-0729	58	M			X								0.140		X	
#21-0748	22	M		X									0.213		X	
#21-0768	49	M	X													
#21-0813	29	F		X												Pending
#21-0826	29	M	X													

#21-0840	46	F			X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

Request by Eric Sherman for Consideration of Bartender License

Summary and Background Information:

(Appropriate Documentation Attached)

Eric C. Sherman applied for a Bartender License on June 18, 2021.

The Chief of Police is recommending denial due to the following summary of the reference letter: The background investigation revealed that Mr. Sherman was convicted of Possession of Drug Paraphernalia on September 3, 2020 in Monroe County Circuit Court. On the application, question #3 asks, "Do you have any non-felony drug related convictions or pending charges within the last 12 months?"

Mr. Sherman indicated that he hadn't, which is not accurate. The Chief is also aware of a letter from Sparta Police Chief Emilee Nottestad provided to Mr. Sherman on June 10, 2020 wherein she advised him that he failed to disclose criminal charges on a bartender application in her jurisdiction. At that time, Mr. Sherman was advised that future omissions on applications could result in a denial of the license.

The City of Tomah application for beverage operator's license warns applicants that providing false information shall be grounds for denial of the license. The Chief of Police is denying Mr. Sherman's application on the basis that he provided false information on his application material to the City of Tomah.

Mr. Sherman has submitted a request to appeal the denied bartender license (see attached documentation).

Fiscal Note:

The City has received \$30.00 for the license. \$7.00 of that fee is paid to the State of Wisconsin for a background investigation.

Recommendation:

The Chief of Police has reviewed the application and is recommending denial of Mr. Sherman's bartender license.
(See attached letter from Chief Holum)

Respectfully submitted by:

Berta A. Downs

Committee: Committee of the Whole & Common Council

Meeting Date: July 19 & 20, 2021

CITY OF TOMAH

819 SUPERIOR AVENUE
TOMAH, WI 54660
OFFICE (608) 374-7420 FAX (608) 374-7424

REQUEST TO APPEAR BEFORE COMMITTEE

DATE OF REQUEST: 7-9-21

NAME: ERIC SHERMAN

ADDRESS: 419 North St Sparta WI 54656

PHONE #: 608 633-7876 E MAIL ADDRESS ECS865@yahoo.com

COMMITTEE NAME: Committee of Whole & Common Council

COMMITTEE DATE: July 1st & 20th, 2021

AGENDA ITEM AND DESCRIPTION/EXPLANATION:
(SEE ATTACHED)
RE: BARTENDER LLC

This form must be submitted to the appropriate department head at least ONE WEEK PRIOR to the scheduled date of the Committee/Council meeting. This is to ensure that the requested item is placed on the agenda prior to the agenda being sent out. If you have additional information, please attach it to this form.

City of Tomah


RE/ :Bartender License

Eric Sherman

Dear, Chairman, Vic Chairman and Members of the Board .

I, Eric Sherman reside in Sparta Wisconsin ,
Employed @Caseys as 1st Asst manager, I have
Transfer to tomah caseys and have applied for a
bartender license I regret that if I did not properly
File my application correctly was not my intentions
To mislead my information ,and ask the board
members to Accept and reconsider my application,
And I will be aware of all future application
When filling .with the clerk's office .

Truly

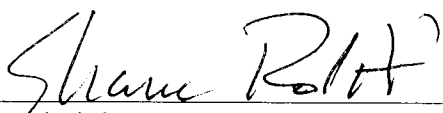

7-9-2021

CITY OF TOMAH
STAFF COMMITTEE PREPARATION REPORT
July 19th, 2021

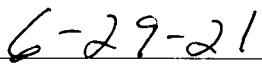
Agenda Item: Proposed resolutions amending project plans of TID #8, #9 and #10 and the creation of TID #11

Summary and background information: see attached memo from MSA

Recommendation: The Plan Commission recommends approval of the proposed resolutions amending project plans of TID #8, #9 and #10 and the creation of TID #11



Zoning Administrator



Date

Tax Increment Financing District Creation & Plan Amendments

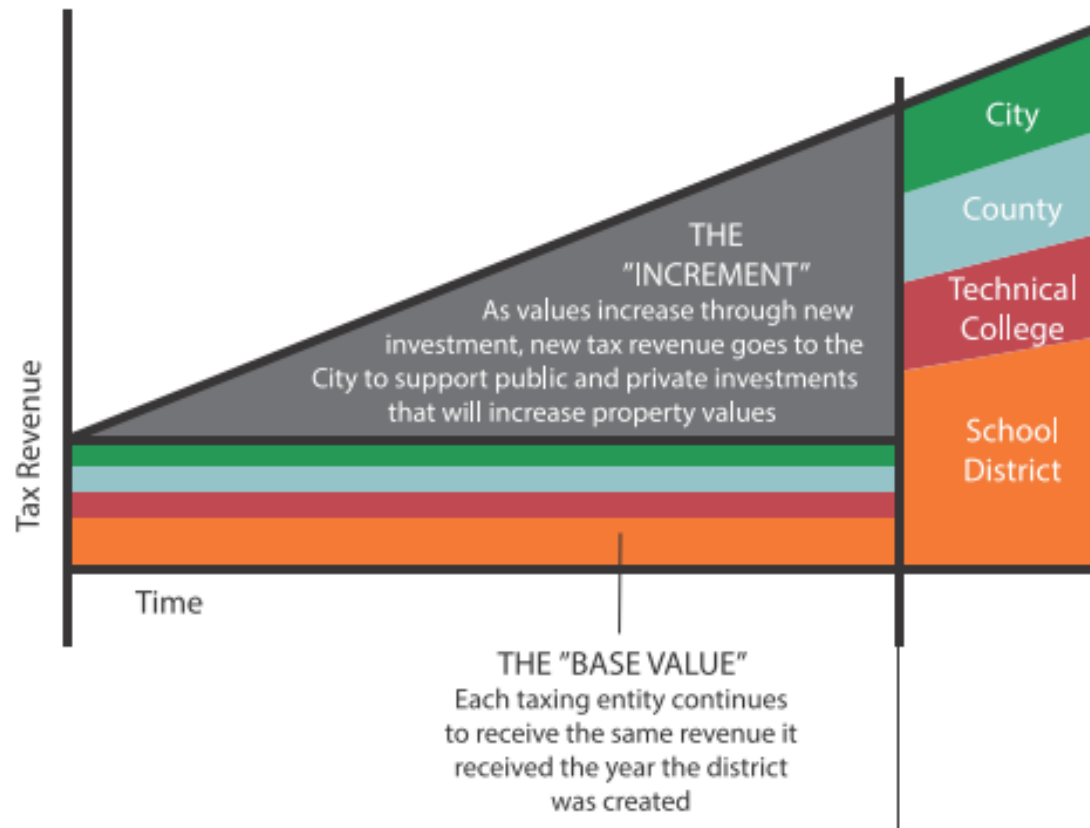
City of Tomah

Goals of Tax Increment Financing

- **Primary local economic development tool to promote growth/development.**
 - Provides for (desired) development that would not have taken place without the TID (“but for” clause)
- **Additional funding for infrastructure improvements & other eligible projects within ½-mile of the TIF district.**

The City’s TIF Districts have been successful raising almost \$50 million in new value.

Tax Increment Financing 101



How do TIDs Benefit the City as whole?

- Vacant lots may not be developed to their full potential.
- TIF may increase tax base by providing the necessary infrastructure for new development and redevelopment.
- Complete streetscaping and other beautification projects to make the City more attractive to potential developers.
- The City's vision for areas may not be achievable without TID funds to bridge the gap.
- Provides for maintaining and improving affordable housing stock (proposed owner-occupied rehab program)

How Do Properties Benefit from Inclusion in a TID?

- Provides potential to:
 - Receive (re)development incentives.
 - Have site improvements paid with TIF funds.
 - New/Improved infrastructure and streets (provides funding source).
 - Increase market value (w/ potential TID fund available)

Communities with TIF Attract Developers

Developer proposes \$1,000,000 in land value and 100 new jobs

City A	City B
Existing Land Value: \$50,000	Existing Land Value: \$50,000
Creates TIF district and offers 50% return on property taxes for 10 years	Does not create a TIF district or offer incentives
New Land Value: \$1,050,000	New Land Value: \$50,000
100 new full-time jobs	No new job creation

TIF True & False

- **False:** TIF takes away funding from the school district
 - State equalization aid is based on the property value within the school district.
 - As the property value increases, State Equalization Aid decreases.
 - With the TIF district, the increase in value is not counted towards the State Equalization Aid formula.

TRUTH: TIF District should have no impact on the State Equalization Aid.

- **False:** TIF is a tax break for business and taxpayers are paying for corporate welfare
 - Businesses pay the same taxes as everyone else.
 - Current taxpayers are not bearing the burden of the new development.
 - TIF is used to incentivize private investment that leads to additional tax base.
 - TIF funds are not used for general business expenses.

TRUTH: TIF District do not pay for corporate welfare.

2021 TIF District Proposals

TID #8 (existing) Amendments

- Territory Amendment to add land north of downtown
- Plan amendment providing two new eligible projects:
 1. new owner-occupied housing rehab. program funds
 2. pay for municipal equipment to serve the district

TIDs #9 & #10 (existing) Amendments

- Plan amendment providing two new eligible projects:
 1. new owner-occupied housing rehab. Program funds
 2. pay for municipal equipment to serve the districts

TID #11 will be created along the WIS 21 (McCoy Boulevard) corridor

- Same eligible projects as TIDs #8-10

Amendments to TID #8

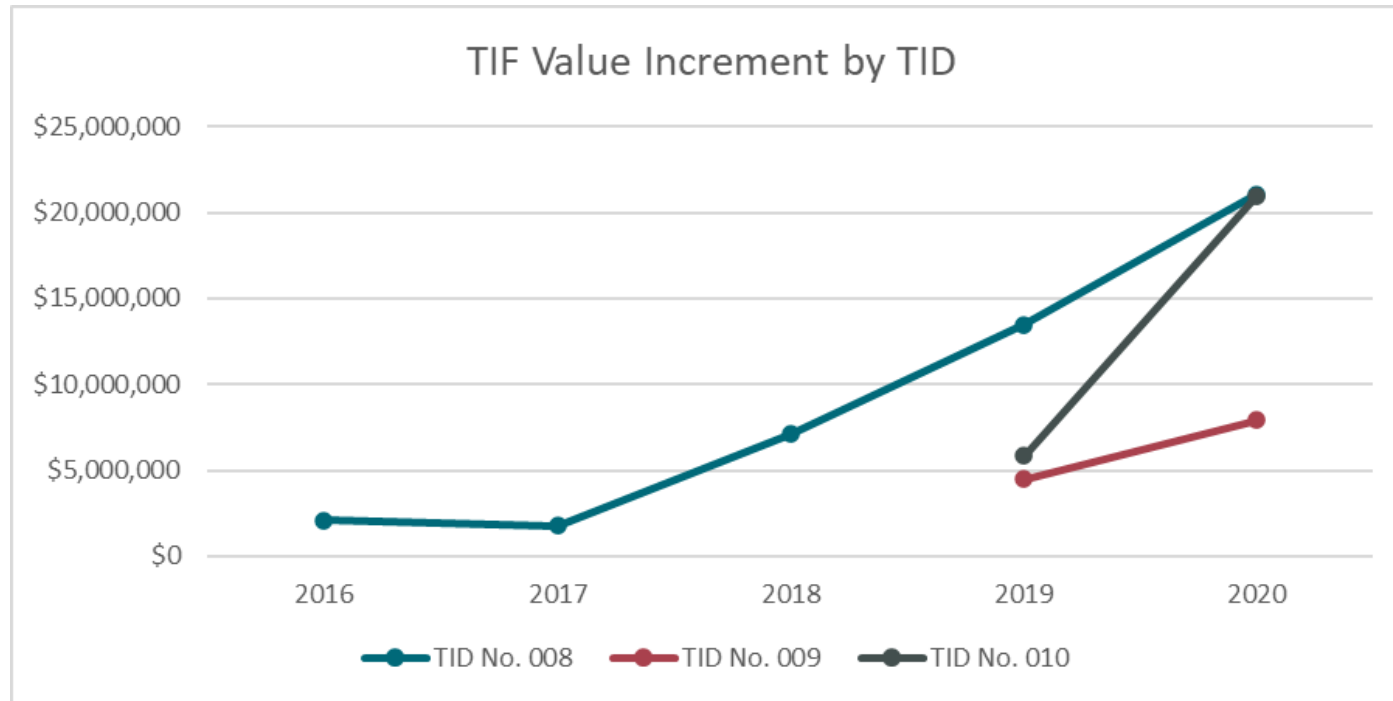
- The City will be able to capitalize on \$5M in new development
 - Apartment Building on Larkin Street (currently under construction).
- Potential for infrastructure funds to attract businesses and more families
 - e.g., potential trail connecting north and south portions of the City (commuting/recreation)
- Keeping homes affordable with resource for offsetting rehab costs
- Offers for opportunities to meet the Vision of the Downtown Plan.
 - 3rd Gen. development (e.g., underground parking & improved facade design)
 - Facade improvements on several properties
 - New Streetlights

Creation of TID #11

- Expand the corridor's value by incentivizing development in already platted vacant lots.
- Provide addition lands with opportunities for infrastructure improvements
 - Potential trail to connect shops/jobs to housing

Current TID Performance

TID # & Type	Base Value Year	TID Creation Date	Expenditure End Date	TID Maximum Life	TID Base Value	TID Current Value	TID Value Increment	Current Balance	Projected Closing Balance
008-Rehabilitation/Conservation	2015	5/12/2015	5/12/2037	5/12/2042	\$39,940,700	\$61,011,100	\$21,070,400	-\$2,245,530	\$4,312,780
009-Industrial Post 2004	2018	1/9/2018	1/9/2034	1/9/2039	\$45,249,100	\$53,172,400	\$7,923,300	\$26,089	\$1,810,177
010-Mixed Use	2018	5/8/2018	5/8/2034	5/8/2039	\$1,657,500	\$22,629,200	\$20,971,700	\$684,707	\$3,002,171
Grand Total					\$86,847,300	\$136,812,700	\$49,965,400	-\$1,534,734	\$9,125,128



Q&A



To: City of Tomah Planning Commission
From: Jeff Thelen
Subject: Summary of TID Creation and Amendments
Date: June 21, 2021

The City of Tomah Planning Commission will consider amendments to the project plans of TID #8, #9 and #10 and consider the creation of TID #11. The following is a summary of the proposed changes:

TID #8 Project Plan and Territory Amendment #2

- The City is proposing to add an additional \$2,272,400 of new territory to the existing TID #8 (downtown rehabilitation/conservation district). The location of the proposed parcels to be added would be generally described as the Chicago Milwaukee St Paul and Pacific Railroad yard, National Guard Armory and along the Tomah Recreation Trail/South Fork Lemonweir River. All eligible projects identified in the original Project Plan and previous Amendment #1 will be extended to the new territory.
- The following two projects will be added to the Project Plan as eligible expenses:
 - Equipment purchases to support the TID (e.g. lawnmowers, heavy equipment)
 - Tomah Owner-Occupied Housing Rehabilitation Program (TOOHAP)
- The economic feasibility study has been updated to reflect the District's current performance.

TID #9 Project Plan Amendment #1

- The following two projects will be added to the Project Plan as eligible expenses:
 - Equipment purchases to support the TID (e.g. lawnmowers, heavy equipment)
 - Tomah Owner-Occupied Housing Rehabilitation Program (TOOHAP)
- There will be no changes to the TID boundary as a result of the proposed amendment.

TID #10 Project Plan Amendment #1

- The following two projects will be added to the Project Plan as eligible expenses:

MEMO

June 21, 2021

- Equipment purchases to support the TID (e.g. lawnmowers, heavy equipment)
- Tomah Owner-Occupied Housing Rehabilitation Program (TOOHAP)
- There will be no changes to the TID boundary as a result of the proposed amendment.

TID #11 Creation

- The City is proposing to create TID #11 to promote development on the Hwy 21 corridor. The area includes the Interstate 94/WIS 21 interchange, Mudd Creek, and LaGrange Elementary School. The base base value of the district will be \$3,108,400 (excluding personal property).
- The development forecast assumes \$33,929,120 of new commercial development over the life of the district which would result in \$10,731,938 of total tax increment.
- The following projects are proposed to be included in the TID #11 Project Plan:

Project	Amount
A. Infrastructure for (Re)Development of the District	\$150,000
B. Streetscaping Improvements	\$200,000
C. Site Improvements	\$787,853
D. Environmental Studies and Remediation	\$25,000
E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$100,000
F. Development Funds/Incentives	\$6,412,604
G. Planning, Promotion & Economic Development	\$25,000
H. Contributions to CDA/RDA	\$0
I. Equipment Purchases	\$250,000
J. Owner-Occupied Housing Rehabilitation (OOHAP)	\$300,000
K. Administrative/Organizational Costs	\$400,000
L. Allocation of Excess Tax Increment from TID #11 (donor TID) to TID #8 (recipient TID):	\$150,000
M. Financing Costs	\$1,931,381
Grand Total	\$10,731,838

- TID #11 will be a Mixed-Use District Tax Increment District.
- The expenditure period will be from July 20, 2021 through July 20, 2036.
- The TID will expire July 20, 2041.
- The TID is being setup to allocate excess tax increment to TID #8.

PROJECT PLAN

Amendment #2 of Tax Incremental Finance District #8

City of Tomah, WI

Project #00067007

Drafted: ____

Note, this is the second Project Plan and Territory amendment to TID #8. The following document is an amendment to the original Project Plan. Portions of the original project plan with changes are highlighted throughout the document.

District Type	Rehabilitation/Conservation
Creation Date	May 12, 2015
Expenditure Period	May 12, 2037
Termination Date	May 12, 2042
Prior Project Plan Amendments	Amendment #1-September 13, 2016
	Amendment #2-July 20, 2021
Remaining Territory Amendments	2

PROJECT PLAN

Amendment #2 of Tax Incremental Finance District #8

City of Tomah, WI

Project #00067007

Prepared by:

MSA Professional Services, Inc.
1702 Pankratz Street
Madison, WI 53704
(608) 242-7779

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- Appendix F: Affidavit of Publications
- Appendix G: Meeting Minutes
- Appendix H: Joint Review Board Letter of Approval
- Appendix I: Legal Opinion
- Appendix J: List of Parcels

**Note Appendix A-J will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Section 1. Introduction & TID #8 Planning Process

Wisconsin State Statute §66.1105 prescribes the process for creating a Tax Increment Finance District (TID). The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to adopt TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board (JRB). The following is the formal meeting/action calendar for the City of Tomah TID #8 creation process.

Table 1: Project Schedule

Date	Meeting/Action
June 15, 2021	First Joint Review Board Meeting
June 24, 2021	Public Hearing with Planning and Zoning Commission
June 24, 2021	Planning and Zoning Commission Approval
July 20, 2021	City Council Approval
August 11, 2021	Joint Review Board Approval
October 31, 2021	Base Packet Submitted to Dept. of Revenue for Certification

The Project Plan for TID #8 in the City of Tomah, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector development, rehabilitation, and conservation activities within the boundaries of TID #8.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the project, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #8 to have a 22-year expenditure period (i.e. through May 12, 2037) and a maximum life of 27 years (i.e. through May 12, 2042), not including potential extensions of three additional years. The District boundary may be amended only four times during the life of the TID under current law. This is the second territory amendment to TID #8. In addition, the City may also amend the project types and costs at any time during the 22-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment.

It is the intent of the City to continually monitor the State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Tomah. As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the amendment of TID #8 in the City of Tomah.

Section 2. Statement of Purpose & Orderly Development

TID #8 was approved on May 12, 2015 by the City Council with the base value established as of January 1st, 2015 of \$39,827,100. The specific purpose of TID #8 is to carry out various rehabilitation and conservation work and urban renewal projects within the District, or within 0.5 miles of the boundary of the District. These improvements will allow the City to attract and retain potential development, and encourage further private investment in local businesses.

The business development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions. The City intends to use tax increment to enter into development agreements with perspective businesses and to provide public utilities to sites, along with other cash grants and development incentives. The purpose of providing these development incentives are to facilitate economic development, job creation, and tax base growth within the City.

All areas subject to this territory amendment were annexed to the City prior to adoption of this Project Plan amendment. Portions of properties with existing environmental constraints are anticipated to be conserved in a natural state.

Summary of Findings

In amending TID #8, the City of Tomah has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- The District is contiguous and contains only whole units of parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein; and
- The amendment date of the District for purpose of allocating tax increment for the territory to be added is January 1, 2021; and
- Not less than 50% of the real property in the District is suitable for rehabilitation or conservation work and for carrying out the objectives of an urban renewal project; and
- Not more than 25% of the area in the District is considered vacant property under Section 66.1105(4)(gm)(1) of Wisconsin Statutes; and
- The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- The equalized value of the taxable property of the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- The Project Plan for the District is feasible; and
- Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
- The development described in the Project Plan would not occur without the amendment of TID #8.

TID #8 was created as a Rehabilitation and Conservation TIF District. Per State Statute §66.1337(2m)(a), “rehabilitation or conservation work” includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

Per State Statute §66.1337(2m)(b), “urban renewal project” includes any of the following:

(b) "Urban renewal project" includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking or work.

Section 3. District Description

TID #8 was created as a Rehabilitation and Conservation TIF District.

Boundary Description

Maps depicting the boundary of the amended District are provided in Appendix A. The formal boundary description of the territory for inclusion to TID #8 is provided in Appendix B. A list of the parcel numbers within the amended TID #8 is provided in Appendix J and illustrated on the TID #8 Parcels Map in Appendix A. *Note, maps of the entire area within the District are provided in Appendix A for informational purposes.*

Existing Land Uses and Property Conditions

The Existing Land Use Map in Appendix A includes the existing uses of property in the amended District.

Zoning

The City of Tomah is zoned in accordance with an ordinance formally adopted by the City Council. A map identifying the zoning of property within the District is included in Appendix A.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinances

No Official Map, Zoning Ordinance, or Building Code changes are proposed as a result of the amendment of this District. Individual redevelopment proposals may require changes in zoning designations consistent with the intent of this Project Plan and the City of Tomah Comprehensive Plan.

Section 4. Statement of Kind, Number, and Location of Public Works & Other Projects

The City of Tomah intends to implement a number of public works projects that will positively impact business, residential, and conservancy use in TID #8. These projects will be undertaken within the first 22 years of the TID's existence (i.e. through May 12, 2037), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. A brief description of each type of project is provided below.

A. Infrastructure for (Re)Development of the District

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID #8. Street infrastructure includes sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic. Alleyways are considered streets within the definition of this Project Plan.
2. Pedestrian and bicycle path construction.
3. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
4. Construct, upgrade and/or relocate storm water drainage facilities and related appurtenances.
5. Construct, upgrade and/or relocate water system components and related appurtenances.
6. Construct, upgrade and/or relocate railroad crossing appurtenances.
7. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances.
8. Install or improve natural gas service.
9. Install or improve telecommunication, fiber optic, and/or cable television service including installing above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements

Streetscaping improvements designed to improve the aesthetics of the District including installation of gateway, wayfinding, and street signage; public art installations; landscaping; lighting; information kiosks; other streetscaping furnishings (e.g. benches, trash receptacles, bike racks, flower pots, banners, flags, etc.).

C. Site Improvements

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives; parking areas/facilities; landscaping, signage; entryway features; walkways; lighting; fencing; remodeling or rehabilitating existing buildings; razing buildings; stripping topsoil; grading; compacted granular fill; topsoil replacement; soil stabilization; relocating power lines; utilities; and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; floodplain delineations; floodplain hydraulic and hydrologic analysis; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Development Funds/Incentives

Payments made at the City Council's discretion to assist private developers in projects that carry out the goals of this Project Plan, the City's Comprehensive Plan, or other adopted City plans including those future sub-area plans for the District (e.g. a Downtown Master Plan). Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. Establishment of a Revolving Loan Fund (e.g. low interest loan or grant for building façade or signage improvement program) is considered Development Incentives and is eligible project costs. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the City.

F. Planning, Promotion & Development

Promotion and development of TID #8 including professional services for planning, marketing, recruitment, real estate commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations are all eligible costs under this section. Costs related to the creation of a Downtown Master Plan, or other City planning documents including area within the District is an eligible project expense. Costs related to establishing developer incentive policy manuals, developer incentive applications, façade or signage improvement programs are eligible project expenses.

G. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects

This may include, but is not limited to purchase of fee title, easements, inspections, appraisals, consultant fees, closing costs, real estate commissions and fees in lieu of commissions, surveying and mapping, environmental studies, lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)

The City may provide funds to a CDA or RDA to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. At the time this Project Plan was created no CDA or RDA existed within the City so funding was not allocated to this project.

I. Administrative/Organizational Costs

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID #8, and others directly involved with the projects over the life of the

District. Eligible costs include all Wisconsin Department of Revenues creation, amendment and annual fees assessed to the District.

J. Financing Costs

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #8 projects.

K. Equipment Purchases (Added in 2021)

Eligible equipment purchases include lawnmowers and heavy equipment (include but are not limited to: backhoe, snowplows, fire trucks, etc.) that are deemed necessary to support the TID.

L. Tomah Owner-Occupied Housing Rehabilitation (TOOHAP) (Added in 2021)

To maintain the City's existing housing stock as an adequate and affordable option for residents, the City will create a housing rehabilitation forgivable loan program using TIF funds. This program is for projects where the property owner occupies one of the units. Eligible properties include any properties with permitted residential units within the TIF district and within the ½ mile boundary per Wisconsin Statutes Section 66.1105(2)(f)(1)(n). The City will provide matching funds for structural repairs or other improvements necessary to comply with local building codes.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #8. These projects may be implemented by the City Council in varying degrees in response to development needs and will be guided by the TID #8 Project Plan, the City's Comprehensive Plan, other existing plans and policies of the City, future Downtown Master Plan documents and public input.

Project Map

A map identifying project locations in TID #8 is provided in Appendix A. As stated in the legend of the map, Project A-L may occur anywhere within the boundaries of the District as authorized by the City Council. Locations of new streets, utilities or recreational trail alignments shown on the map are preliminary and subject to change based on final design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

1. The project area is located within the City's corporate boundaries; and
2. The projects are an eligible TID expenditure within this Project Plan; and
3. The expenditure must be made within the expenditure period.

The one-half (1/2) mile boundary of TID #8 is illustrated on the Project Locations Map in Appendix A. Portions of the proposed extension of the Tomah recreational trail from the Tomah Aquatic Facility to a planned Community Wellness Center are within the ½ mile boundary of the District and are an eligible expenditure.

Section 5. List of Estimated Project Costs & Expenditures

Table 2 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include “estimated expenditures expected for each major category of public improvements.” It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

All costs are stated in 2021 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2021 and the time of construction/implementation, such as higher than anticipated financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the City to complete all the proposed projects listed in the Project Plan. However, the expenditure period for TID #8 is limited to May 12, 2015 through May 12, 2037. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated.

Table 2: Estimated Remaining Project Costs & Expenditures

Project	Amount
A. Infrastructure for (Re)Development of the District	\$1,850,483
B. Streetscaping Improvements	\$250,000
C. Site Improvements	\$675,000
D. Environmental Studies and Remediation	\$225,000
E. Development Funds/Incentives	\$7,608,147
F. Planning, Promotion & Development	\$320,000
G. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Project	\$1,000,000
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0
I. Administrative/Organizational Costs	\$320,000
J. Financing Costs	\$4,149,925
K. Equipment Purchases	\$500,000
L. Owner-Occupied Housing Rehabilitation (OOHAP)	\$340,000
GRAND TOTAL	\$17,238,555

Section 6. Ineligible / Estimated Non-Project Costs

No ineligible project costs were identified at the time this Project Plan was considered for adoption. The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include 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, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost.

A portion of the proposed recreational trail from the Tomah Aquatic Facility to a planned Community Wellness Center may be funded through state or federal park and recreation grants. Any portion of the project funded by grants will be a non-project cost.

Section 7. Economic Feasibility

The projected income of TID #8 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #8, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

As of the most recent DOR TIF Value Limitation Report, dated August 11, 2020, TID #8 has realized \$21,070,400 of new residential and commercial development (TIF Value Increment) since its creation in 2015. The TID is projected to realize a total of \$47,339,288 in new value increment over its anticipated 27-year life (2015-2042). This value is projected to come from the development of vacant parcels, rehabilitation of existing structures within the Downtown and redevelopment of underutilized parcels within the TID (Refer to Table 3).

The new development forecast is based, in part, on discussions with City staff regarding potential development opportunities, and an analysis of the condition and assessment utilization of parcels within the District. It is anticipated that some of the parcels may not experience any redevelopment during the TID lifetime, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 3. All values are expressed in 2021 dollars.

The methodology used to calculate the remaining Estimated Growth in Value of New Development (Table 3) for any one development site was based on using comparable existing development sites found mostly in the City of Tomah. This methodology could be considered a “conservative” approach since projected future development is likely to have higher construction costs than those existing developments. Deviations from this methodology occurred in those instances where there were on-going discussions with City Staff and perspective developers regarding development projects at the time this project plan was amended which provided more up to date information. In addition, the assumptions used in Table 3 also do not include a construction cost inflation factor. Over the past 10 years the annual rate of inflation in the construction industry has averaged 2.9% (Turner Building Cost Index). The absence of a construction cost inflation factor will provide a conservative estimate since an increase in construction costs would likely result in an increase in tax increment for the District. The assumption used in Table 3 should be updated during any future amendments of this Project Plan.

Table 3: Estimated Value of Remaining New (Re)Development

Development Type & Year	Value Added	Sensitivity	Estimated Growth
Gateway Commercial			
2026	\$822,955	75.00%	\$617,216
Industrial			
2028	\$708,359	50.00%	\$354,180
Downtown Commercial			
2030	\$1,443,814	50.00%	\$721,907
2031	\$531,764	50.00%	\$265,882
2033	\$705,388	50.00%	\$352,694
2035	\$1,614,651	50.00%	\$807,325
S.F. Residential			
2029	\$1,504,120	100.00%	\$1,504,120
M.F. Residential			
2021	\$5,000,000	100.00%	\$5,000,000
2022	\$5,000,000	100.00%	\$5,000,000
2024	\$5,000,000	75.00%	\$3,750,000
2034	\$124,403	50.00%	\$62,202
Grand Total	\$22,455,454	68.18%	\$18,435,526

Inflation Rate

Annual property value inflation is assumed to be 0.50% over the life of the District. The annual average inflation rate for the United States from 2000-2020 has been 2.1%, and 1.5% from 2015 through 2020 (www.usinflationcalculator.com). Using a 0.50% annual inflation rate for property assessment values will provide a conservative estimate of projected tax increment. (Source: <http://www.usinflationcalculator.com/inflation/current-inflation-rates>).

Full Value Tax Rate

The full value tax rate was \$21.98 per thousand in 2020 and is projected to remain constant through 2042. The assumption of no change in the full value tax rate over the life of the District will provide a conservative estimate.

TID #8 Projected Income

Table 4 presents the projected income for TID #8 commencing in 2015 and running over the remaining life of the District). Over the life of the TID the projected total amount of tax increment collected is estimated to be \$19,398,361 (please see total of the "Tax Increments" Column in Table 4).

Table 4: Projected Income¹

Year	Cumulative Value Increment	Inflation Increment	New Development	New Development Increment	Annual Value Increment	Tax Rate	Tax Increments
2015	\$0	\$0			\$0	\$24.26	\$0
2016	\$0	\$0		\$2,115,000	\$2,115,000	\$23.81	\$0
2017	\$2,115,000	\$0		(\$321,500)	(\$321,500)	\$23.32	\$49,994
2018	\$1,793,500	\$0		\$5,324,000	\$5,324,000	\$22.82	\$41,824
2019	\$7,117,500	\$0		\$6,378,400	\$6,378,400	\$22.09	\$162,394
2020	\$13,495,900	\$0		\$7,574,500	\$7,574,500	\$21.98	\$298,105
2021	\$21,070,400	\$210,704	\$5,000,000		\$210,704	\$21.98	\$467,759
2022	\$21,281,104	\$212,811	\$5,000,000		\$212,811	\$21.98	\$472,436
2023	\$21,493,915	\$214,939		\$5,000,000	\$5,214,939	\$21.98	\$587,061
2024	\$26,708,854	\$267,089	\$3,750,000	\$5,000,000	\$5,267,089	\$21.98	\$702,831
2025	\$31,975,943	\$319,759			\$319,759	\$21.98	\$709,860
2026	\$32,295,702	\$322,957	\$617,216	\$3,750,000	\$4,072,957	\$21.98	\$799,383
2027	\$36,368,659	\$363,687			\$363,687	\$21.98	\$807,377
2028	\$36,732,346	\$367,323	\$354,180	\$617,216	\$984,539	\$21.98	\$829,017
2029	\$37,716,885	\$377,169	\$1,504,120		\$377,169	\$21.98	\$837,307
2030	\$38,094,054	\$380,941	\$721,907	\$354,180	\$735,120	\$21.98	\$853,465
2031	\$38,829,174	\$388,292	\$265,882	\$1,504,120	\$1,892,412	\$21.98	\$895,060
2032	\$40,721,586	\$407,216		\$721,907	\$1,129,123	\$21.98	\$919,879
2033	\$41,850,709	\$418,507	\$352,694	\$265,882	\$684,389	\$21.98	\$934,921
2034	\$42,535,098	\$425,351	\$62,202		\$425,351	\$21.98	\$944,271
2035	\$42,960,449	\$429,604	\$807,325	\$352,694	\$782,298	\$21.98	\$961,466
2036	\$43,742,747	\$437,427		\$62,202	\$499,629	\$21.98	\$972,447
2037	\$44,242,377	\$442,424		\$807,325	\$1,249,749	\$21.98	\$999,917
2038	\$45,492,126	\$454,921			\$454,921	\$21.98	\$1,009,916
2039	\$45,947,047	\$459,470			\$459,470	\$21.98	\$1,020,015
2040	\$46,406,517	\$464,065			\$464,065	\$21.98	\$1,030,215
2041	\$46,870,583	\$468,706			\$468,706	\$21.98	\$1,040,518
2042	\$47,339,288	\$473,393			\$473,393	\$21.98	\$1,050,923
		\$8,306,756	\$18,435,526	\$39,505,926			\$19,398,361

Last Year for Project Expenditures 2037

Assumptions

1. The total amount of new development construction over the life of the TID is \$39,505,926.
2. The annual rate of inflation is assumed to be 0.50% over the life of the district.
3. The tax rate is assumed to increase by 0.50% over the life of the district (based on the 2020 tax rate \$21.98).
4. Analysis assumes the TID expires at the end of the 27-year period without an extension.
5. The cumulative Value Increment at the time of the TID's closure is forecasted at \$47,339,288.

¹ The numbers presented in Table 4 are estimates subject to change based upon the actual development and construction activity in the District.

Table 5 presents the annual performance analysis. There are three critical components in determining the future annual performance of the TID: the amount of annual revenue (see Table 4), the cost and timing of public improvement projects and the terms of debt service associated with these projects. In projecting the future performance of TID #8, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

Schedule of Public Improvements & Debt Service Terms

Table 5 assumes the City will incur new debt in support of the TID. The timing of debt occurrence is coordinated with anticipated public and private improvement projects. The timing, amount, and methods of financing are general assumptions for the purposes of estimating the economic feasibility of the Project Plan. The values in Table 5 should not be construed as commitments by the City to finance any particular TID project.

The timing of projects and debt occurrence may vary from that described in Table 5 and the City is not obligated to complete all of the proposed projects listed in the Project Plan. Unless the District is formally extended, projects must be undertaken before May 12, 2037 to remain TID-eligible expenses.

Interest rates are forecasted to be 3.0% for a 6-10 year loan term and 4.0% for a 11-20 year loan term. These interest rates are based on the 2021 interest rates of the Board of Commissioners of Public Lands (BCPL) Sate Trust Fund Loan Program.

TID #8 Annual Performance

Table 5 presents the projected income for TID #8 commencing in 2015 and running over the 27-year life of the District to the year 2042. Table 5 demonstrates the maximum project costs (see Table 2) that can be paid for with TIF based on the projected tax increment received by the district prior to closure. Assuming the total tax increment is \$19,398,361 at the time of the TID's closure, it is possible to expend \$17,238,555 in total project costs and cash flow with a balance of \$100 at the time of the district's closure.

Project Plan-Amendment #2 of Tax Incremental Finance District #8
City of Tomah

Table 5: Performance Analysis²

Year	Tax Increment	Project Principal	Annual Debt Service	Total Expenditures	Annual Balance	Total Balance
2015		\$3,187,312			(\$336,959.00)	(\$336,959)
2016					(\$378,456.00)	(\$715,415)
2017	\$49,994		\$35,680	\$35,680	(\$118,791.00)	(\$834,206)
2018	\$41,824		\$85,065	\$85,065	\$34,109.00	(\$800,097)
2019	\$162,394	\$607,576	\$224,029	\$224,029	(\$1,644,101.00)	(\$2,444,198)
2020	\$298,105	\$249,167	\$293,367	\$293,367	\$198,668.00	(\$2,245,530)
2021	\$467,759	\$2,630,000	\$520,762	\$520,762	(\$53,003.12)	(\$2,298,533)
2022	\$472,436	\$5,489,574	\$942,132	\$942,132	(\$469,695.90)	(\$2,768,229)
2023	\$587,061	\$675,000	\$1,026,409	\$1,026,409	(\$439,348.81)	(\$3,207,578)
2024	\$702,831	\$250,000	\$1,048,889	\$1,048,889	(\$346,058.21)	(\$3,553,636)
2025	\$709,860		\$998,326	\$998,326	(\$288,466.46)	(\$3,842,102)
2026	\$799,383		\$1,003,942	\$1,003,942	(\$204,559.12)	(\$4,046,662)
2027	\$807,377		\$1,009,382	\$1,009,382	(\$202,005.29)	(\$4,248,667)
2028	\$829,017		\$939,602	\$939,602	(\$110,585.36)	(\$4,359,252)
2029	\$837,307		\$949,259	\$949,259	(\$111,951.44)	(\$4,471,204)
2030	\$853,465		\$953,559	\$953,559	(\$100,093.50)	(\$4,571,297)
2031	\$895,060		\$890,353	\$890,353	\$4,707.01	(\$4,566,590)
2032	\$919,879		\$889,440	\$889,440	\$30,438.89	(\$4,536,151)
2033	\$934,921		\$864,066	\$864,066	\$70,855.44	(\$4,465,296)
2034	\$944,271		\$784,986	\$784,986	\$159,284.43	(\$4,306,011)
2035	\$961,466		\$703,206	\$703,206	\$258,259.24	(\$4,047,752)
2036	\$972,447		\$701,865	\$701,865	\$270,582.34	(\$3,777,170)
2037	\$999,917		\$430,749	\$430,749	\$569,168.07	(\$3,208,002)
2038	\$1,009,916		\$401,570	\$401,570	\$608,346.04	(\$2,599,656)
2039	\$1,020,015		\$401,570	\$401,570	\$618,445.20	(\$1,981,211)
2040	\$1,030,215		\$380,115	\$380,115	\$650,100.35	(\$1,331,110)
2041	\$1,040,518		\$380,115	\$380,115	\$660,402.51	(\$670,708)
2042	\$1,050,923		\$380,115	\$380,115	\$670,807.68	\$100
	\$19,398,361	\$13,088,630	\$17,238,555	\$17,238,555		

Last Date for Project Expenditures 5/12/2037

TID Termination Date 5/12/2042

² The numbers presented in Table 5 are estimates subject to change based upon the actual performance of the District and City approval of specific TID eligible expenditures.

As the City is under no obligation to complete the proposed projects, the TID could close once existing debts have been paid.

Note that the assumptions used to create Table 4 and Table 5 illustrate that the Project Plan is feasible and that the anticipate revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance could be recovered within the TID's maximum life.

The value increment of the District when it terminates in 2042 is projected to be \$47,339,288. This development would likely not occur or would likely occur at significantly lower values but for the amendment of the District. TID #8 is a mechanism to make improvements in an area of Tomah which is in need of rehabilitation and conservation and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots where none currently exist, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #8. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

Table 6 provides a summary of the impact on overlying taxing jurisdictions over the life of the District, including the original and amended portions of the District together. The final value in the lower right corner may not match the total from Table 4 due to slight rounding errors.

Table 6: Impact of Overlying Taxing Jurisdictions

Jurisdiction	Taxes Collected in 2019	% Share of Taxes	Share of Projected Increment
City of Tomah	5,615,452	36.9%	\$7,151,999
Monroe County	3,530,114	23.2%	\$4,496,053
Tomah Area School District	5,083,751	33.4%	\$6,474,809
Western Technical College	1,001,470	6.6%	\$1,275,501
	\$15,230,787	100%	\$19,398,361

Source: Wisconsin Department of Revenue "Town, Village, and City Taxes-2019.

Section 8. Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. Note, at the time this Project Plan was developed 2021 equalized values were not available for the parcels proposed for addition to the District; however, no significant differences are anticipated between the assessed value and equalized value that would endanger the 12% threshold limitation, thus the 2021 assessment values were deemed sufficient for the purposes of determining eligibility under Wisconsin State Statute 66.1105(4)(gm)4.c.

Table 7: Equalized Value Test

12% Calculation - Maximum Allowable TID Property Value	
Equalized Value (January 1, 2021)	\$775,354,200
Maximum Allowable TID Property Value (12%)	\$93,042,504
12% Test - Compliance	
Existing TIF Value Increment	\$49,965,400
New Value Added to TID No. 8	\$2,272,400
New Value Added to TID No. 11	\$3,108,400
Total Values	\$55,346,200
Percentage	7.14%

Section 9. Methods of Financing³

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation.

The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms. Possible funding sources for TID eligible expenditures include any of the following:

M. A | General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

N. B | General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

O. C | Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

P. D | Special Assessment "B" Bonds

Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

Q. E | Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

³ The listing of potential financing options is not a recommendation by MSA Professional Services regarding the particular financing option the Village should use to finance TID #8 projects.

R. F | General Fund Expenditures

The City may choose to pay for some projects using advances from General Fund revenues. Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the General Fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.

S. G | Utility Fund Expenditures

The City may choose to pay for some projects using advances from Utility Fund revenues (e.g. Water, Sewer, Stormwater). Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the appropriate utility fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.

T. H | Developer Financed TIF Agreements

Another option to pay for TID eligible expenditures is through a Developer Funded or Pay-As-You-Go TIF Agreement. Under this option the Developer borrows funds that the City would have borrowed under a traditional developer's agreement to complete an improvement project. The Developer is refunded through payments by the City, including possible interest charges, as increment is generated from the improvement project.

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

U. Financing Timetable

The City Council is not mandated to make improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #8 is May 12th 2015 through May 12th 2037.

Section 10. Relocation

Although relocation is currently not anticipated, if relocation were to become necessary in the future as a result of proposed projects in TID #8, the following is the method proposed by the City, or Community Development Authority/Redevelopment Authority, for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (WDOA) on Relocation Benefits. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section 11. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #8 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

To Be Provided Upon Review of All Documents.

Section 12. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Value of New Development: The estimated growth in tax assessment value attributed to new development or redevelopment of parcels in the TID, stated in 2021 dollars. Calculated by subtracting the equalized value of parcels from an estimated post (re)development equalized value.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs: As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

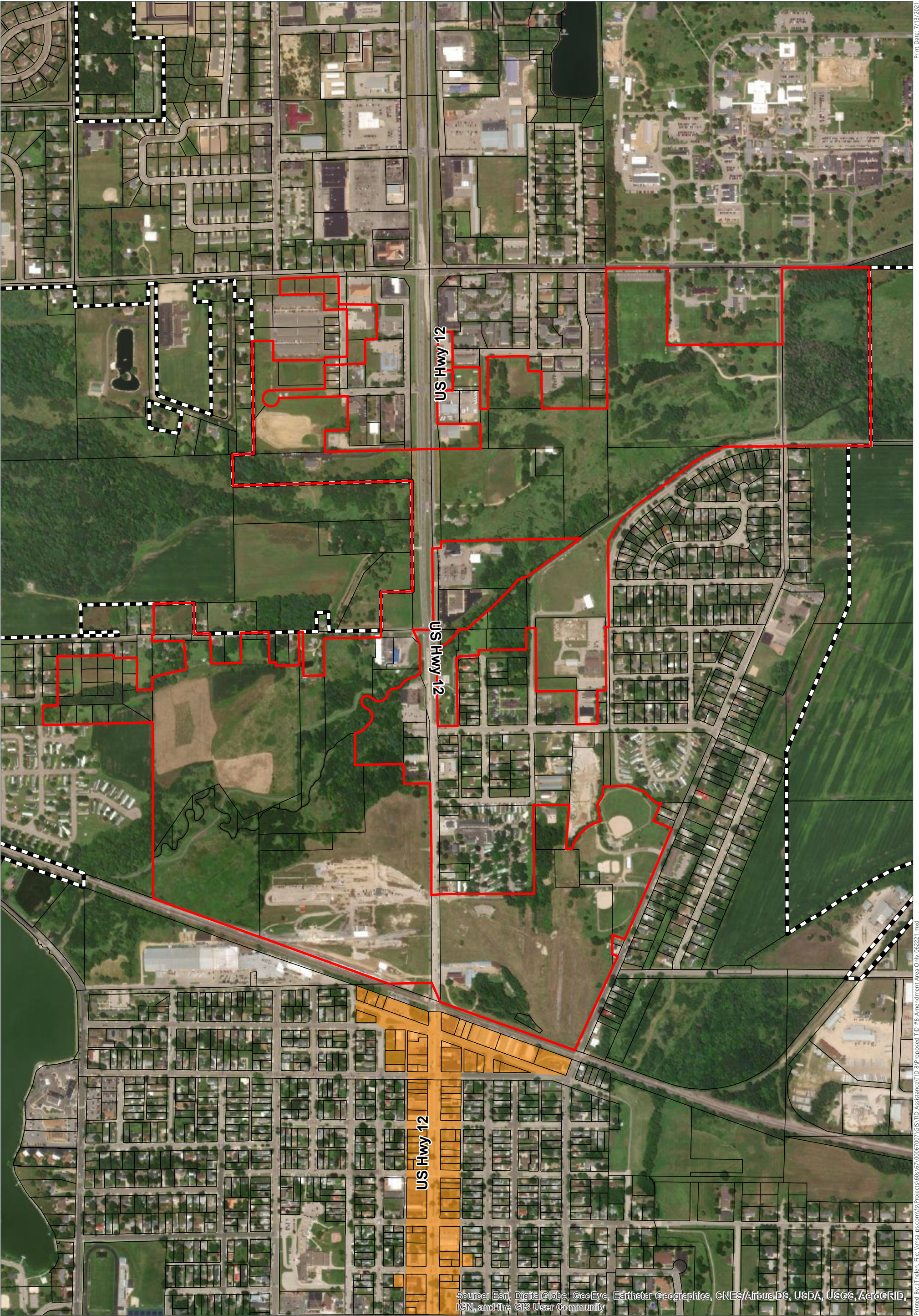
Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.



Print Date: 7/13/2021
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Data Sources:
Monroe County
Imagry Provided by ESRI



Proposed TID 8 Boundary Amendment

- LEGEND
- City Limits
 - TID #8 Boundary Amendment
 - Parcels
 - TID #8 Existing Boundary

City of Tomah
Monroe County, Wisconsin

Project Plan

Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI
Project No. 67007

Drafted: _____
Date of City Council Approval: **TBD**

TID #9:

District Type: Industrial

Creation Date: 01/09/2018

Expenditure Period: 01/09/2033

Termination Date: 01/09/2038



Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI

Project No. 67010

Prepared by:

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Appendix A: TID Maps

- Boundary Map
- Existing Land Use Map
- Zoning Map
- Future Land Use Map
- Project Locations Map

Appendix B: Boundary Description

Appendix C: Letters to Taxing Jurisdictions

Appendix D: Affidavit of Publications

Appendix E: Meeting Minutes

Appendix F: Resolutions

Appendix G: Joint Review Board Letter of Approval

Appendix H: Legal Opinion

**Note Appendix B-H will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

Section I. Introduction and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating a Tax Increment Finance District (TID). The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID Project Plan. A three-phased approval process is required to adopt TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board (JRB).

Table 1: Project Schedule

Date	Meeting/Action
Nov. 16 TH & 22 ND 2017	Notice of Public Hearing
November 30, 2017	JRB meeting: election of chair and public member
November 30, 2017	Public Hearing
November 30, 2017	Planning Commission Meeting
January 9, 2018	City Council Meeting
January 29, 2018	JRB Meeting: final approval
By October 31, 2018	Project Plan submitted to the Wisconsin Department of Revenue (WIDOR) for Certification

The Project Plan for TID #9 in the City of Tomah, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector (re)development and investments within the boundaries of TID #9 and the area within ½-mile of TID #9.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the projects, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #9 to have a 15-year expenditure period (i.e. through January 9, 2033) and a maximum life of 20 years (i.e. through January 9, 2038). The District boundary may be amended only four times during the life of the TID under current law. In addition, the City may also amend the project types and costs at any time during the 15-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment. At the time this Project Plan was created allocation of future excess tax increments from TID #9 (Donor) to TID #8 (Recipient) was an approved project expenditure. As such TID #9 cannot receive the standard extension to its maximum life under 66.1105(6)(f)4, Wis. Stats. It is the intent of the City to continually monitor State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Tomah.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the creation TID #9 in the City of Tomah.

Section II. Statement of Purpose & Orderly Development

The specific purpose of TID #9 is to carry out various (re)development and urban renewal projects within the District, or within 0.5 miles of the boundary of the District in support of tax base growth, business and employee retention and expansion. The District includes properties in the vicinity of the Pete Bean Industrial Park near Sime Ave. and Townline Road (refer to Appendix A for a map of the District). Creation of the District supports one of the City's goals in its Comprehensive Plan to *retain, expand, create, and attract businesses that strengthen and diversify the local economy, grow the tax base, and enhance employee wages and benefits.*

Figure 1 (page 3) provides historical aerial imagery of the land within and around TID #9. As of 1961 the area within TID #9 was still undeveloped. By the mid-1970s the first developments began to occur including the construction of Sime Ave. and I-90 and I-94. Most of the development in the business park occurred between 1976 and 1999. The last substantial development occurred at the beginning of the millennium with the construction of the Wal-Mart Distribution Center (outside TID #9 boundary). The historical photos illustrate that most of the businesses within the TID are over 30-40 years old. A number of the properties within the TID are underutilized and could support additional business expansion or reconstruction. In addition, there are a number of existing single-family residential lots that are incompatible with the adjacent commercial and industrial businesses. These properties could serve as opportunities for the development of new businesses or the expansion of existing adjacent businesses.

The business park is home to several of the largest employers in Tomah including Toro, Cardinal Glass, and Wal-Mart. Access to I-90 and I-94 makes the area desirable for business development. However, in order to complete in a global economy the City desires the ability to provide tax increment financing incentives in order to provide development incentives to encourage the retention, expansion, and attraction of businesses to support the economy of Tomah and surrounding region. In addition, the infrastructure (e.g. roads, sewer, water, storm sewer) within the business park are aging; therefore, the City desires to use future tax increment from business development in the District to maintain and reconstruct the existing infrastructure supporting businesses within the TID.

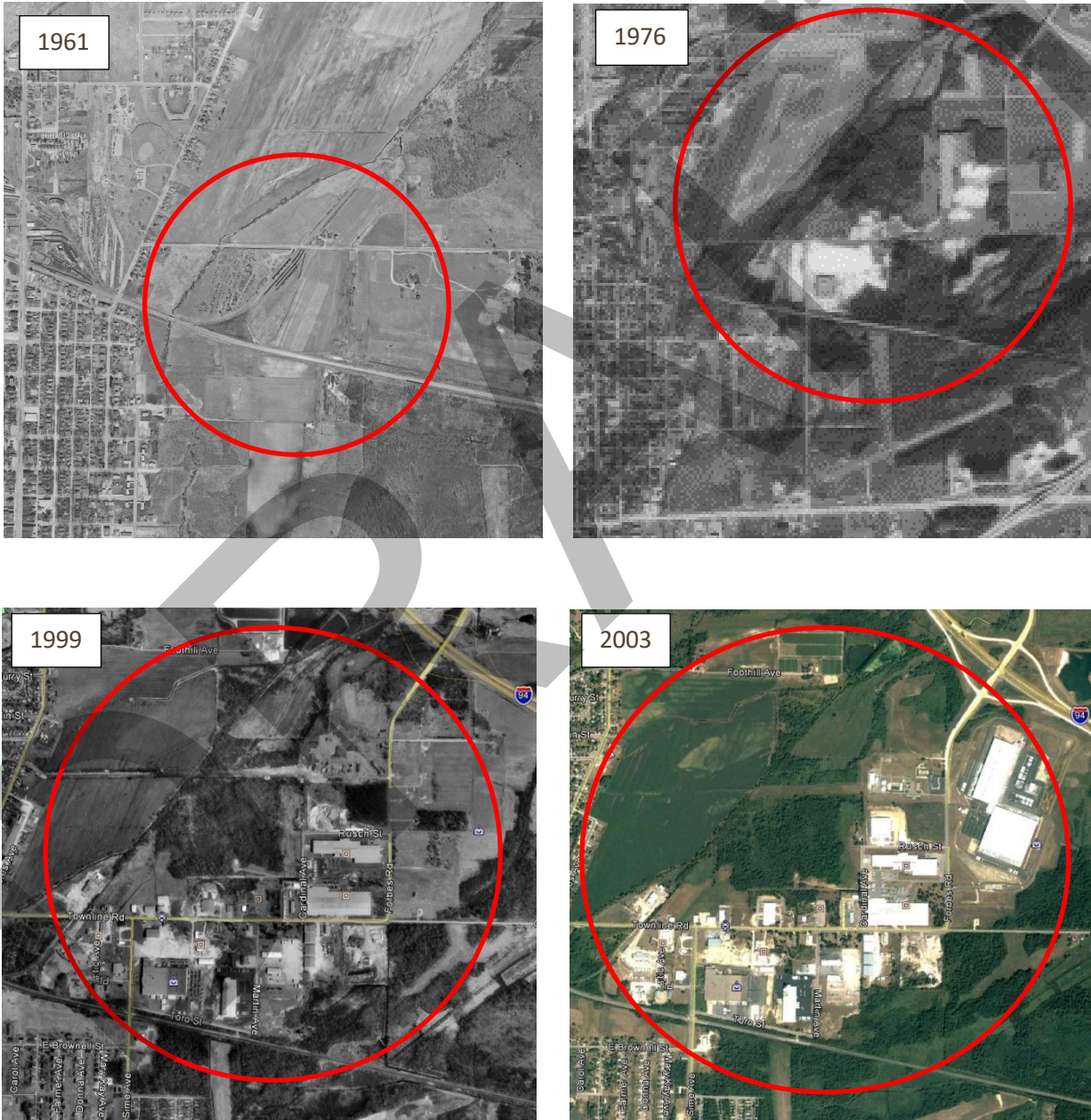
In 2017, the City was approached by an existing business within the park regarding the feasibility of creating a TIF district to provide development incentives to aid in the expansion of their business. The project includes a total estimated capital budget for site construction, machinery, equipment and furnishings of approximately \$36M and the creation of an estimated 75 new jobs. The City recognized that creation of the District would not only assist this business but could serve as a catalyst to assist other existing or perspective businesses within the park. In addition, the City desires to allow the potential allocation of future excess tax increment from TID #9 to the City's other existing TID #8. TID #8 was created in 2015 as a rehabilitation/conversation district for the purposes of facilitating rehabilitation and redevelopment within Downtown Tomah. By establishing TID #9 as a donor TID the City Council will have the authority to transfer excess increment from TID #9 to TID #8 for the purposes of facilitating development projects and improving the performance of TID #8. The Council will still have the ability to close TID #9 early and is not obligated to transfer any or all excess tax increment.

The City recognizes that without the creation of TID #9 the City would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

that by using tax increment financing to offset some costs, the municipality may convince developers and businesses to make improvements to private development within the District that may not otherwise occur, or would occur to a lesser extent. The creation of TID #9 will encourage the revitalization and redevelopment of Tomah’s first and largest business park while also providing opportunities to use excess tax increment to support the City’s other existing TID #8. It is for these reasons that the City of Tomah is creating TID #9.

Figure 1: Historical Imagery of TID #9



Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI

Summary of Findings

In creating TID #9, the City of Tomah has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- ✓ The District is contiguous and contains only whole units of parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
- ✓ The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. The creation date of the district for purpose of allocating tax increment is January 1, 2018; and
- ✓ Not less than 50% of the real property in the District is suitable for industrial development within the meaning of State Statute §66.1101 and has been zoned for industrial use; and
- ✓ Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District; and
- ✓ The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- ✓ The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- ✓ The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- ✓ The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- ✓ TID No. 9 and TID No. 8 have the same overlaying taxing jurisdictions; and
- ✓ The Project Plan for TID No. 9 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- ✓ TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- ✓ That the allocation of excess tax increment from the District directly serves to promote redevelopment, rehabilitation, conservation and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- ✓ The Project Plan for the District is feasible; and
- ✓ Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
- ✓ The development described in the Project Plan would not occur, or would occur to a lesser extent, without the creation of TID #9.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

Section III. District Description

TID #9 is being created as an Industrial TIF District.

Boundary Description

A map depicting the boundary of the District is provided in Appendix A. The formal boundary description of TID #9 is provided in Appendix B. The area of the District is approximately 446 acres, 417 acres excluding right-of-way. Table 2 provides a list of parcel numbers and associated attributes as of year 2017.

Table 2: TID #9 Parcel List

MAP ID	PARCEL #	OWNER	ASSESSMENT CLASS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	EXISTING LAND USE	ZONING	FUTURE LAND USE	ACRES
1	286027132502	MATHY CONSTRUCTION CO	2	\$ 258,000	\$ -	\$ 258,000	Commercial	M-2 General Industrial	Business Park	19.7
2	286027132501	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	1.1
3	286027164701	WISCONSIN POWER AND LIGHT	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	3.6
4	286027164750	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	0.3
5	286027164700	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Park and Open Space	88.7
6	286027168000	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Transportation	M-2 General Industrial	Transportation	1.4
7	286027164800	KAS LEASING CO LLC	2	\$ 191,100	\$ 1,872,000	\$ 2,063,100	Commercial	M-2 General Industrial	Business Park	18.3
8	286027160003	AXELBERG WISCONSIN LLC	3	\$ 242,600	\$ 2,203,500	\$ 2,446,100	Industrial	M-2 General Industrial	Business Park	25.3
9	286027190000	TOMAH AREA SCHOOL DISTRICT JOINT NO 1	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	4.0
10	286027165000	TOMAH AREA SCHOOL DISTRICT	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	9.1
11	286027180000	ERVIN A SOLCHENBERGER	2	\$ 32,400	\$ 61,600	\$ 94,000	Commercial	M-2 General Industrial	Business Park	2.0
12	286027170000	MECA PROPERTIES LLC	3	\$ 96,500	\$ 1,417,000	\$ 1,513,500	Industrial	M-2 General Industrial	Business Park	5.7
13	286027172000	MECA PROPERTIES LLC	3	\$ 14,900	\$ -	\$ 14,900	Industrial	M-2 General Industrial	Business Park	1.4
14	286027162600	GARY C. & SONJA G. SMITH	2	\$ 69,900	\$ -	\$ 69,900	Commercial	M-2 General Industrial	Business Park	7.9
15	286027163000	GARY C. & SONJA G. SMITH	2	\$ 26,500	\$ 416,200	\$ 442,700	Commercial	M-2 General Industrial	Business Park	1.5
16	286027164000	THOMAS E CLAY REVOCABLE LIVING TRUST	2,4	\$ 25,900	\$ 317,300	\$ 343,200	Commercial	M-2 General Industrial	Business Park	10.2
17	286027162000	THOMAS E CLAY REVOCABLE LIVING TRUST	2,4	\$ 11,500	\$ 141,700	\$ 153,200	Commercial	M-2 General Industrial	Business Park	6.8
18	286027162100	ANTHONY M YENTER	1	\$ 12,000	\$ 73,100	\$ 85,100	Single Family Residential	M-2 General Industrial	Business Park	0.5
19	286027161000	KEN - TEL ENTERPRISES LLC	2	\$ 62,700	\$ 325,600	\$ 388,300	Commercial	M-2 General Industrial	Industrial	11.3
20	286026040000	S&I COOPER LLC	2	\$ 18,300	\$ -	\$ 18,300	Commercial	M-2 General Industrial	Park and Open Space	2.7
21	286026050000	C M ST P & P R COMPANY	X4	\$ -	\$ -	\$ -	Transportation	M-2 General Industrial	Transportation	2.8
22	286026062500	COUNCIL CREEK PROPERTIES LLC	2	\$ 68,800	\$ 412,100	\$ 480,900	Commercial	M-2 General Industrial	Business Park	7.8
23	286026065300	STEVEN D. & KRISTINE K. KUHL	2	\$ 40,100	\$ 219,700	\$ 259,800	Commercial	M-2 General Industrial	Business Park	2.3
24	286026066000	COUNTRYSIDE INVESTMENTS LLC	2	\$ 20,400	\$ 411,800	\$ 432,200	Commercial	M-2 General Industrial	Business Park	1.2
25	286026065800	ROBERT R STORKEL	2	\$ 17,600	\$ 111,900	\$ 129,500	Commercial	M-2 General Industrial	Business Park	1.0
26	286026065500	DENISE C CARLSON REVOCABLE TRUST	3	\$ 40,800	\$ 372,300	\$ 413,100	Industrial	M-2 General Industrial	Business Park	2.5
27	286026065350	SUPERIOR RENTAL LLC	2	\$ 6,400	\$ -	\$ 6,400	Commercial	M-2 General Industrial	Business Park	1.0
28	286026065400	SUPERIOR RENTAL LLC	2	\$ 22,000	\$ 78,500	\$ 100,500	Commercial	M-2 General Industrial	Business Park	1.0
29	286026065200	VRANA MINI STORAGE LLC	2	\$ 28,000	\$ 199,100	\$ 227,100	Commercial	M-2 General Industrial	Business Park	1.4
30	286026065000	ERIC A STICKNEY	2	\$ 13,900	\$ 109,300	\$ 123,200	Commercial	M-2 General Industrial	Business Park	0.8
31	286026065001	PETER M THORSON	2	\$ 17,300	\$ 155,600	\$ 172,900	Commercial	M-2 General Industrial	Business Park	1.0
32	286026062000	CONCRETE PARTNERS	3	\$ 50,700	\$ 137,300	\$ 188,000	Industrial	M-2 General Industrial	Business Park	3.0
33	286026060000	SPECIALTY WAREHOUSES INC.	2	\$ 41,900	\$ -	\$ 41,900	Commercial	M-2 General Industrial	Business Park	5.3
34	286026091000	SIME CENTER LLC	1	\$ 35,100	\$ -	\$ 35,100	Vacant	M-2 General Industrial	Industrial	2.2
35	286026090000	KURT FARMER	5	\$ 7,100	\$ -	\$ 7,100	Vacant	M-2 General Industrial	Industrial	13.6
36	286026087500	FARMER CONSTRUCTION INC	2	\$ 38,000	\$ 120,400	\$ 158,400	Commercial	M-2 General Industrial	Industrial	2.4
37	286026030000	TORO COMPANY	3	\$ 441,700	\$ 6,103,400	\$ 6,545,100	Industrial	M-2 General Industrial	Business Park	27.6
38	286026025000	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	M-2 General Industrial	Business Park	0.1
39	286026020000	ABC BEVERAGE CORP	2	\$ 97,200	\$ 671,900	\$ 769,100	Commercial	M-2 General Industrial	Business Park	5.5
40	286026005000	RICHARD A. & JUDITH A. GNEWIKOW	2	\$ 44,200	\$ 93,500	\$ 137,700	Commercial	M-2 General Industrial	Business Park	2.5
41	286025920000	JIM D DUNCAN	1	\$ 25,000	\$ 130,300	\$ 155,300	Single Family Residential	M-2 General Industrial	Business Park	1.1
42	286025930000	GEHL BENJAMIN & MARY L. BRABANT	1	\$ 25,000	\$ 90,000	\$ 115,000	Single Family Residential	M-2 General Industrial	Business Park	1.0
43	286025942000	KOEL INVESTMENTS LLC	2	\$ 22,300	\$ 194,700	\$ 217,000	Commercial	M-2 General Industrial	Business Park	1.4
44	286025987500	MARTIN WAREHOUSING LLC	2	\$ 61,400	\$ 199,400	\$ 260,800	Commercial	M-2 General Industrial	Business Park	3.0
45	286026010000	WINNERS INVESTMENT GROUP LLC	3	\$ 71,100	\$ 302,000	\$ 373,100	Industrial	M-2 General Industrial	Business Park	5.0
46	286025990000	DOANE PRODUCTS COMPANY	3	\$ 201,500	\$ 2,715,400	\$ 2,916,900	Industrial	M-2 General Industrial	Business Park	11.9
47	286025910500	NORMAN V MARTIN LIVING TRUST	2	\$ 38,500	\$ -	\$ 38,500	Commercial	M-2 General Industrial	Business Park	12.1
48	286025911000	RSG INVESTMENTS LLC	2	\$ 121,700	\$ 1,079,900	\$ 1,201,600	Commercial	M-2 General Industrial	Business Park	10.2
49	286025960000	TOMAH MEMORIAL HOSPITAL INC	1	\$ 31,200	\$ -	\$ 31,200	Single Family Residential	M-2 General Industrial	Business Park	1.5
50	286025950000	CHERRY A HANSEN	1	\$ 19,700	\$ 106,600	\$ 126,300	Single Family Residential	M-2 General Industrial	Business Park	0.8
51	286025970000	HINES FAMILY IRREVOCABLE TRUST	1	\$ 12,500	\$ 101,900	\$ 114,400	Single Family Residential	M-2 General Industrial	Business Park	0.5
52	286025980000	RENO R ROBLES	1	\$ 28,000	\$ 34,400	\$ 62,400	Single Family Residential	M-2 General Industrial	Business Park	1.1
53	286025900000	SPECIALTY WAREHOUSES INC	2	\$ 79,500	\$ 1,079,900	\$ 1,159,400	Commercial	M-2 General Industrial	Business Park	10.0
54	286025890000	LAND INVESTMENTS INC	2	\$ 15,900	\$ 47,200	\$ 63,100	Commercial	M-2 General Industrial	Business Park	1.0
55	286025880000	STEPHEN F VAN NORMAN	2	\$ 15,900	\$ 121,200	\$ 137,100	Commercial	M-2 General Industrial	Business Park	1.0
56	286025870000	M & O AGGREGATE INC	3	\$ 146,700	\$ 45,400	\$ 192,100	Industrial	M-2 General Industrial	Business Park	13.5
57	286027205000	CARDINAL IG COMPANY	3	\$ 339,800	\$ 6,797,500	\$ 6,837,300	Industrial	M-2 General Industrial	Business Park	20.0
58	286027160100	CARDINAL GLASS INDUSTRIES INC	3	\$ 253,600	\$ 4,672,700	\$ 4,926,300	Industrial	M-2 General Industrial	Business Park	15.2
TOTAL				\$ 3,602,800	\$ 33,743,300	\$37,046,100				416.62

*2018 Assessment data not available at the time this Project Plan was adopted.

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Existing Land Uses and Property Conditions

The Existing Land Use Map in Appendix A includes the existing uses of property in the District. Excluding right-of-way, the land area in the District is comprised of approximately 25.4% Single Family Residential assessed properties (7 parcels), 33.3% Commercial assessed properties (29 parcels), 13.0% Manufacturing assessed properties (11 parcels), 19.2% Public and Institutional properties (7 parcels including the City's WWTF), 6.4% Vacant properties (2 parcels), and 2.8% Transportation related properties (2 parcels). In addition, according to the Wisconsin Department of Natural Resources Surface Water Data Viewer there are some designated mapped wetlands within the boundaries of the District; however, these wetlands do not break the continuity of the District boundary.

Zoning

The City of Tomah is zoned in accordance with an ordinance formally adopted by the City Council. A map identifying the zoning of property within the District is included in Appendix A. In addition, according to the Federal Emergency Management Association's Federal Insurance Rate Map, Panel 55081C0401D some of the properties within the District include designated 100-year floodplain areas.

Future Land Use

The Future Land Use Map in Appendix A includes the future land use designations of property in the District as depicted from the City of Tomah Comprehensive Land Use Plan (last amended January 10, 2017). The Comprehensive Plan identifies most of the properties within the District as either "Industrial" or "Business Park" uses. The Comprehensive Plan describes Industrial areas as suitable for either M-1 Limited Industrial, M-2 General Industrial or M-3 Highway Industrial zoning. The Comprehensive Plan describes Business Park areas as suitable for B-1 Office Business, B-2 Highway Business, M-1 Limited Industrial and M-2 General Industrial zoning.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinances

No Official Map, Zoning Ordinance, or Building Code changes are necessary to create this District. Individual redevelopment proposals may require changes in zoning designations consistent with the intent of this Project Plan and the City of Tomah Comprehensive Plan, as implemented through City Zoning and Building Ordinances.

Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects

The City of Tomah intends to implement a number of public works projects that will positively impact business, residential, and conservancy use in TID #9. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through January 9th, 2033), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. The following is a statement of the kind of projects which are eligible expenditures within the District.

A. Infrastructure for (Re)Development of the District:

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID #9. Street infrastructure includes associated bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, pedestrian signals (e.g. Rectangular Rapid Flash Beacons), signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle,

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bicycle and pedestrian traffic. Alleyways are considered streets within the definition of this Project Plan.

2. Pedestrian and bicycle path construction.
3. Construct, upgrade, relocate, or abandon obsolete sanitary sewer system components and related appurtenances.
4. Construct, upgrade relocate, or abandon obsolete storm water drainage facilities and related appurtenances.
5. Construct, upgrade, relocate, or abandon obsolete water system components and related appurtenances.
6. Construct, upgrade, relocate, or abandon obsolete primary and secondary electric service including above or below ground electric distribution lines and related appurtenances.
7. Construct, upgrade, relocate, or abandon obsolete natural gas service and related appurtenances.
8. Construct, upgrade, relocate, or abandon obsolete telecommunication, fiber optic, and/or cable television service including above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements:

Streetscaping improvements designed to improve the aesthetics of the District including installation of landscaping, gateway, wayfinding, and street signage. This includes replacement of the existing gateway/wayfinding sign for the business park at the corner of Sime Ave. and USH 12 and the installation of new gateway/wayfinding signs on Industrial Ave off of I-94.

C. Site Improvements:

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives; parking areas/facilities; landscaping; signage; entryway features; walkways; lighting; fencing; remodeling, rehabilitating, or expanding existing buildings; razing buildings; stripping topsoil; grading; compacted granular fill; topsoil replacement; soil stabilization; streambank stabilization; relocating power lines, utilities; and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; purchase of wetland credits; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects:

This may include, but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

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F. Development Funds/Incentives:

Payments made at the City Council's discretion to assist private developers in projects that carry out the goals of this Project Plan, the City's Comprehensive Plan, or other adopted City plans including land within the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the City. Costs related to reviewing developer incentive applications and creating development agreements are eligible project expenses.

G. Planning, Promotion & Economic Development:

Promotion and development of TID #9 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to the creation of this Project Plan and all future amendments to the Project Plan are an eligible project expense. In addition, the proportionate costs related to the creation or amendment of other City planning or engineering studies which include land area within the District are an eligible project expense.

H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA):

The City may provide funds to a CDA or RDA to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. At the time this Project Plan was created no CDA or RDA existed within the City so funding was not allocated to this project.

I. Administrative/Organizational Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID #9, and others directly involved with the projects over the life of the District. Also included as an eligible administrative cost is all creation, amendment and annual fees charged by the Wisconsin Department of Revenue related to the District.

J. Allocation of Excess Tax Increment from TID #9 (donor TID) to TID #8 (recipient TID):

The timing and amount of any future allocation payments shall be made at the discretion of the City Council. Allocation payments will end with the closure of either TID.

K. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #9 projects.

L. Equipment Purchases (Added in 2021)

Eligible equipment purchases include but are not limited to ladder fire trucks, street sweepers, snowplows, sanitary jet/vacuum trucks, dump trucks, paving equipment, front-end loader, backhoe, lawn mowers, high boom or other equipment deemed necessary to support the TID.

M. Tomah Owner-Occupied Housing Rehabilitation (TOOHAP) (Added in 2021)

To maintain the City's existing housing stock as an adequate and affordable option for residents, the City will create a housing rehabilitation forgivable loan program using TIF funds. This program is for projects where the property owner occupies one of the units. Eligible properties include any properties with permitted residential units within the TIF district and within the ½ mile boundary per Wisconsin Statutes Section 66.1105(2)(f)(1)(n).

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The City will provide matching funds for structural repairs or other improvements necessary to comply with local building codes.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #9. These projects may be implemented by the City Council in varying degrees in response to development needs and will be guided by the TID #9 Project Plan, the City's Comprehensive Plan, other existing plans and policies of the City, and public input.

A map identifying project locations in TID #9 is provided in Appendix A. As stated on the map, Projects A-K may occur anywhere within the boundaries of the District as authorized by the City Council. Locations of projects shown on the map are preliminary and subject to change based on final engineering design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

1. The project area is located within the City's corporate boundaries; and
2. The projects are an eligible TID expenditure within this Project Plan; and
3. The expenditure must be made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

The one-half mile boundary of TID #9 is illustrated on the Project Locations Map in Appendix A. Any of the projects listed in this Project Plan may occur within the half-mile boundary of TID #9, upon adoption of this Project Plan and authorization by the City Council. Note, there is an existing wayfinding/gateway sign for the business park at the corner of Sime Ave. and USH 12 on City owned land. The location of the existing sign appears to lay just outside of the 1/2-mile boundary by a distance of less than 200 feet; however, the parcel on which the sign lies is within the 1/2-mile boundary. Given the proximity of the sign to the 1/2-mile boundary, and its purpose to support development and businesses within the District, by virtue of adoption of this Project Plan the Joint Review Board acknowledges the City may use future tax increment to improve or replace the existing gateway/wayfinding sign as the sole purpose of this sign is to serve the District, particularly since Wisconsin Statutes Section 66.1105(2)(f)1.k allows expenditures outside the 1/2-mile boundary for amenities on streets outside the district if the improvement is necessitated by the project plan for the district.

Section V. List of Estimated Project Costs & Expenditures

Table 3 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

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Table 3: Estimated Project Costs & Expenditures

Project Categories	Estimated Project Cost	TID Share of Cost
A. Infrastructure for (Re)Development of the District	\$2,940,000	\$2,940,000
B. Streetscaping Improvements	\$50,000	\$50,000
C. Site Improvements	\$0	\$0
D. Environmental Studies and Remediation	\$25,000	\$25,000
E. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$0	\$0
F. Development Funds/Incentives	\$15,427,542	\$15,427,542
G. Planning, Promotion & Development	\$61,750	\$61,750
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0	\$0
I. Administrative/Organizational Costs	\$61,750	\$61,750
J. Allocation Payments to TID #8*	\$427,164	\$427,164
K. Financing Costs	\$3,868,745	\$3,868,745
Subtotal	\$ 22,861,951	\$22,861,951

**Note the actual amount of tax increment allocated to TID #8 will be based on the actual performance of TID #9. The analysis in Table 6 projects \$427,164 in surplus tax increment when TID #9 closes. The City Council may transfer excess tax increment on an annual basis based on the actual performance of TID #9.*

All costs in Table 3 are stated in 2018 prices and are preliminary estimates. The City should pursue grant, or low interest loan, programs to help share project costs included in this Project Plan, as appropriate. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2018 and the time of construction/implementation, such as higher than anticipated construction or financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another. Some project costs such as Real Estate Acquisition or Site Improvements do not include a TID Share Cost. This Project Plan assumes that activities/costs associated with these types of project expenditures would be included as part of a Development Incentive to a private entity (i.e. the City provides a development incentive to offset a developer's cost for real estate acquisition or site improvements). The City reserves the right to relocate funding from Development Incentives, or other project categories, to these other categories for the purpose of the City completing real estate acquisition or site improvements for the purposes of carrying out the objectives of this Project Plan.

The City Council may fund specific project cost items shown in Table 3 (e.g. Development Incentives) in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID #9. For example, this Project Plan assume the City provides 20% of the Estimated Growth in New Development Value in the form of a Development Incentive (refer to Table 4). However, this does not obligate the City to provide 20% of future assessment growth to development projects. The City may fund individual projects to a greater or lesser extent. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future tax increment revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID #9 is limited to January 9th, 2018 through January 9th, 2033. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the

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proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated.

Section VI. Ineligible / Estimated Non-Project Costs

No ineligible project costs were identified at the time this Project Plan was considered for adoption. The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include 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, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost. **No non-project costs were identified at the time this Project Plan was considered for adoption.**

Section VII. Economic Feasibility

The projected income of TID #9 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #9, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

The TID is projected to realize \$76,160,349 in new value over its anticipated 20-year life (2018-2038). This new value is projected to come from the development of vacant parcels, expansions of existing structures and redevelopment of underutilized parcels within the District (Refer to Table 4). The determination of parcels identified for new development is based, in part, on discussions with City staff regarding potential development opportunities, and an analysis of the condition and assessment utilization of parcels within the District. It is

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anticipated that some of the parcels listed in Table 4 may not experience any redevelopment during the TID life time, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known redevelopment projects, land listed for sale, public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 4.

The identification of Types of New Development in Table 4 is not an indication of the zoning of property or allowable uses. Identification of proposed Types of New Development does not compel, or in any way obligate, the City to approve future redevelopment requests for these areas. However, those Types of New Development assumed in Table 4 are based on the City's Comprehensive Plan and existing zoning within the District. The City may consider other uses than those envisioned within this Project Plan for any particular parcel without amending this Project Plan. The City's Comprehensive Plan and Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the City a change in the City's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan. However, any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District as required under Wis. Stat. 66.1105.

Table 4: Estimated Value of New (Re)Development

Parcel ID from Map 1	Assumed Type of New Development	Total Acres	Base Value	Assumed Construction Values	Est. Growth in New Development Value	Estimated Construction Year
37	Industrial Expansion	27.60	\$ 6,545,100	\$ 9,700,000	\$ 9,700,000	2018
26	Parking Lot Addition	2.50	\$ 413,100	\$ 50,000	\$ 50,000	2018
34	Mini Storage	2.20	\$ 35,100	\$ 137,500	\$ 137,500	2019
19	Industrial Expansion	11.35	\$ 388,300	\$ 250,000	\$ 250,000	2020
7	New Industrial Business	18.34	\$ 2,063,100	\$ 4,140,303	\$ 4,140,303	2021
14-18	New Industrial Business	26.92	\$ 1,094,100	\$ 13,644,529	\$ 12,550,429	2023
40-45	New Industrial Business	13.95	\$ 1,258,900	\$ 7,357,651	\$ 6,098,751	2025
1	New Industrial Business	19.66	\$ 258,000	\$ 6,034,022	\$ 5,776,022	2027
56	New Industrial Business	13.47	\$ 192,100	\$ 5,707,088.08	\$ 5,514,988	2029
47-52	New Industrial Business	36.17	\$ 1,574,400	\$ 21,478,653	\$ 19,904,253	2031
9-11	New Industrial Business	15.17	\$ 94,000	\$ 9,371,964	\$ 9,277,964	2033
39	New Industrial Business	5.49	\$ 769,100	\$ 3,529,239	\$ 2,760,139	2035
Total		192.84	\$ 14,685,300	\$ 81,400,949	\$ 76,160,349	

Inflation Rate

Annual property value inflation is assumed to be 0.50% over the life of the District. The annual average inflation rate for the United States from 1999 to 2017 has been 2.3%, and 1.7% from 2012 through 2017 (www.usinflationcalculator.com). During this same period the Consumer Price Index has averaged a 2.0% annual percentage increase, and 1.0% in the past five years (Bureau of Labor Statistics). Using a 0.50% annual inflation rate for property assessment values will provide a conservative estimate of projected tax increment.

Full Value Tax Rate

The analysis in Table 5 assumes that the tax rate will increase annually at a rate of 0.50%, starting with the 2016 net mill rate of \$23.55 per thousand dollars of assessment value and increasing to \$25.89 in 2038. Since

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year 2000, the tax rate for the City has ranged from a low of \$20.33 in 2007 to a high of 30.79 in 2000. Using a 0.5% annual inflation rate for property taxes will provide a conservative estimate of projected tax increment.

Table 5 (page 13) presents the projected income for TID #9 commencing in 2018 and running over the remaining life of the District). The Base Value, or year one value, of the District is estimated to be \$37,046,100, excluding personal property (note 2018 assessment values were not available at the time this Project Plan was adopted). Nine parcels are tax exempt, five of which are City owned and used for public purposes. Note, under Act 254 signed into law in 2016, City-owned property is excluded from the base value calculation for the District (i.e. market rate values are no longer required for any municipal owned property that is not used for a municipal purpose when calculating the Base Value, provided the property was not acquired within one year prior to the TID creation date). None of the City-owned parcels were acquired within one-year of the creation date of the District.

Over the life of the TID the projected total amount of tax increment collected is estimated to be \$22,861,161 (Column J, Table 5). This projected tax increment will be used to pay for public works projects within the District described in Section IV and V of this Project Plan.

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Table 5: Projected Income

City of Tomah		TID #9								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2018	\$37,046,100	\$9,750,000	\$46,796,100	\$0	\$46,796,100	\$9,750,000	2019	\$23.55	\$229,567	2020
2019	\$46,796,100	\$137,500	\$46,933,600	\$233,981	\$47,167,581	\$10,121,481	2020	\$23.66	\$239,505	2021
2020	\$47,167,581	\$250,000	\$47,417,581	\$235,838	\$47,653,418	\$10,607,318	2021	\$23.78	\$252,257	2022
2021	\$47,653,418	\$4,140,303	\$51,793,721	\$238,267	\$52,031,989	\$14,985,889	2022	\$23.90	\$358,167	2023
2022	\$52,031,989	\$0	\$52,031,989	\$260,160	\$52,292,148	\$15,246,048	2023	\$24.02	\$366,207	2024
2023	\$52,292,148	\$12,550,429	\$64,842,577	\$261,461	\$65,104,038	\$28,057,938	2024	\$24.14	\$677,315	2025
2024	\$65,104,038	\$0	\$65,104,038	\$325,520	\$65,429,558	\$28,383,458	2025	\$24.26	\$688,599	2026
2025	\$65,429,558	\$6,098,751	\$71,528,310	\$327,148	\$71,855,458	\$34,809,358	2026	\$24.38	\$848,718	2027
2026	\$71,855,458	\$0	\$71,855,458	\$359,277	\$72,214,735	\$35,168,635	2027	\$24.50	\$861,765	2028
2027	\$72,214,735	\$5,776,022	\$77,990,757	\$361,074	\$78,351,831	\$41,305,731	2028	\$24.63	\$1,017,208	2029
2028	\$78,351,831	\$0	\$78,351,831	\$391,759	\$78,743,590	\$41,697,490	2029	\$24.75	\$1,031,989	2030
2029	\$78,743,590	\$5,514,988	\$84,258,578	\$393,718	\$84,652,296	\$47,606,196	2030	\$24.87	\$1,184,118	2031
2030	\$84,652,296	\$0	\$84,652,296	\$423,261	\$85,075,558	\$48,029,458	2031	\$25.00	\$1,200,619	2032
2031	\$85,075,558	\$19,904,253	\$104,979,811	\$425,378	\$105,405,188	\$68,359,088	2032	\$25.12	\$1,717,354	2033
2032	\$105,405,188	\$0	\$105,405,188	\$527,026	\$105,932,214	\$68,886,114	2033	\$25.25	\$1,739,247	2034
2033	\$105,932,214	\$9,277,964	\$115,210,178	\$529,661	\$115,739,839	\$78,693,739	2034	\$25.37	\$1,996,806	2035
2034	\$115,739,839	\$0	\$115,739,839	\$578,699	\$116,318,538	\$79,272,438	2035	\$25.50	\$2,021,547	2036
2035	\$116,318,538	\$2,760,139	\$119,078,677	\$581,593	\$119,660,270	\$82,614,170	2036	\$25.63	\$2,117,300	2037
2036	\$119,660,270	\$0	\$119,660,270	\$598,301	\$120,258,571	\$83,212,471	2037	\$25.76	\$2,143,297	2038
2037	\$120,258,571	\$0	\$120,258,571	\$601,293	\$120,859,864	\$83,813,764	2038	\$25.89	\$2,169,578	2039
2038	\$120,859,864	\$0	\$120,859,864	\$604,299	\$121,464,163	\$84,418,063	2039	\$26.02	x	2040
TOTAL		\$76,160,349		\$8,257,714					\$22,861,161	

ASSUMPTION

1. Refer to Table 4
2. 0.5% inflation of assessment values over the life of the TID
3. 0.5% inflation of tax rate over the life of the TID

TID DATES

Creation Date: January 9th, 2018
 Expenditure Period: January 9th, 2033
 Termination Date: January 9th, 2038

The numbers presented in Table 5 are estimates subject to change based upon actual development and construction activity in the District and changes to property assessment and tax rates. Nothing contained herein shall be construed as a guarantee of tax increment by MSA.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI

Table 6 (page 15) presents the projected annual and total performance of the District. There are three critical components in determining the future performance of the TID: the amount of annual revenue (see Table 5), the cost and timing of public improvement projects, and the terms of debt service associated with these projects. In projecting the future performance of TID #9, assumptions were made for each of the above-mentioned critical components. These assumptions are described below.

Schedule of Public Improvements/Debt Issuance

Table 6 includes \$18,442,542 in anticipated Capital Expenditures (Column M). Over the life of the TID the projected total amount of debt service on these capital expenditures is estimated at \$22,311,287 (Column N). This includes principal costs and interest on debt. Table 6 assumes the City will incur new debt in support of the TID on 12 different occasions. The timing of debt occurrence is coordinated with anticipated public works (Table 3) and private redevelopment projects (“development incentives”, see Table 4). Public works projects include decommissioning the lift station at the corner of Sime Ave. and Townline Rd. in 2024; gateway and wayfinding signage in 2024; street and utility reconstructions of Plastic Ave in 2024, Cardinal Ave/Rusch St. in 2026, and Toro St./Martin Ave. in 2028. Terms of debt issuance include the following assumptions:

1. 2018, \$500,000 @ 4.25% interest fixed over 15 years plus \$2,250,000 under a Develop Financed TIF Agreement (i.e. pay-go)
2. 2020, \$50,000 @ 4.00% interest fixed over 10 years
3. 2021, \$828,061 @ 4.00% interest fixed over 10 years
4. 2023, \$2,510,086 @ 4.50% interest fixed over 10 years
5. 2024, \$575,000 @ 4.50% interest fixed over 10 years
6. 2025, \$1,219,750 @ 4.75% interest fixed over 10 years
7. 2026, \$975,000 @ 4.75% interest fixed over 10 years
8. 2027, \$1,155,204 @ 5.00% interest fixed over 10 years
9. 2028, \$1,440,000 @ 5.00% interest fixed over 10 years
10. 2029, \$1,102,998 @ 4.50% interest fixed over 5 years
11. 2031, \$3,980,851 @ 4.50% interest fixed over 5 years
12. 2033, \$1,855,893 @ 4.50% interest fixed over 5 years

The timing, amount, and methods of financing are general assumptions for the purposes of estimating the economic feasibility of the Project Plan. The values in Table 6 should not be construed as commitments by the City to finance any particular TID project. In addition, it is assumed that any Annual Cash Flow deficits in the TID will be made whole by the City’s General Fund. Table 6 assumes the General Fund charges interest to the TID Fund at a rate of 4.04% for annual advances (the current Wisconsin Local Government Investment Pool rate, plus 3.0%). The principal on any annual advances would be paid back by the TID prior to termination. The timing of projects and amount of debt occurrence may vary from that described in Table 6 and the City is not obligated to complete all of the proposed projects listed in the Project Plan. Unless the District is formally extended, projects must be undertaken before January 9th, 2033 to remain TID-eligible expenses.

Other Costs

Table 6 includes a separate column for other TID eligible reimbursable costs for which debt issuance isn’t anticipated such as Project Categories G (Planning) and I (Administration/Organizational Costs).

Other Income

Includes other income received in support of the TID, for example computer aid, grants funds for public works projects, etc. To provide a more conservative performance analysis no additional other income is assumed.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI

Estimated Interest on Income

Equal to the previous year's TIF Increment Balance (Column T) multiplied by 0.5%. Interest is calculated only if there is a positive TIF Increment Balance.

Table 6 presents the projected performance for TID #9 over the life of the District. Given the projected income and expenditure assumptions the District is expected to close with a positive cash flow of **\$427,164**. Note, Tables 5 and 6 assume the City adopts the termination resolution between May 16, 2038 and May 15, 2039; therefore, the TID would receive a final tax increment payment in year 2039 (for 2038 taxes).

Table 6: Performance Analysis

City of Tomah					TID #9				
L	M	N	O	P	Q	R	S	T	U
PAYMENT	CAPITAL	ANNUAL	ADMIN &	TOTAL	TAX	OTHER	EST.	ANNUAL	TID
YEAR	EXPENDITURE	DEBT	OTHER	USES	INCREMENT	INCOME	INVESTM	CASH FLOW	FUND
	COSTS ¹	SERVICE ²	COSTS ³	TID FUNDS	COLLECTED		INCOME ⁵		BALANCE
2018	\$2,750,000	\$0	\$13,500	\$13,500	\$0	\$0	\$0	(\$13,500)	(\$13,500)
2019	\$0	\$545	\$5,000	\$5,545	\$0	\$0	\$0	(\$5,545)	(\$19,045)
2020	\$50,000	\$228,576	\$5,000	\$233,576	\$229,567	\$0	\$0	(\$4,009)	(\$23,055)
2021	\$828,061	\$228,738	\$5,000	\$233,738	\$239,505	\$0	\$0	\$5,767	(\$17,288)
2022	\$0	\$234,580	\$5,000	\$239,580	\$252,257	\$0	\$0	\$12,677	(\$4,611)
2023	\$2,510,086	\$334,672	\$5,000	\$339,672	\$358,167	\$0	\$0	\$18,495	\$13,884
2024	\$575,000	\$334,486	\$5,000	\$339,486	\$366,207	\$0	\$69	\$26,790	\$40,674
2025	\$1,219,750	\$646,656	\$5,000	\$651,656	\$677,315	\$0	\$203	\$25,863	\$66,537
2026	\$975,000	\$718,166	\$5,000	\$723,166	\$688,599	\$0	\$333	(\$34,234)	\$32,303
2027	\$1,155,204	\$871,632	\$5,000	\$876,632	\$848,718	\$0	\$162	(\$27,753)	\$4,550
2028	\$1,440,000	\$994,304	\$5,000	\$999,304	\$861,765	\$0	\$23	(\$137,516)	(\$132,966)
2029	\$1,102,998	\$1,146,708	\$5,000	\$1,151,708	\$1,017,208	\$0	\$0	(\$134,501)	(\$267,466)
2030	\$0	\$1,335,423	\$5,000	\$1,340,423	\$1,031,989	\$0	\$0	(\$308,434)	(\$575,900)
2031	\$3,980,851	\$1,594,642	\$5,000	\$1,599,642	\$1,184,118	\$0	\$0	(\$415,525)	(\$991,425)
2032	\$0	\$1,480,645	\$5,000	\$1,485,645	\$1,200,619	\$0	\$0	(\$285,026)	(\$1,276,451)
2033	\$1,855,593	\$2,224,176	\$10,000	\$2,234,176	\$1,717,354	\$0	\$0	(\$516,822)	(\$1,793,273)
2034	\$0	\$2,245,056	\$5,000	\$2,250,056	\$1,739,247	\$0	\$0	(\$510,809)	(\$2,304,082)
2035	\$0	\$2,323,513	\$5,000	\$2,328,513	\$1,996,806	\$0	\$0	(\$331,707)	(\$2,635,789)
2036	\$0	\$2,018,645	\$5,000	\$2,023,645	\$2,021,547	\$0	\$0	(\$2,097)	(\$2,637,886)
2037	\$0	\$1,865,264	\$5,000	\$1,870,264	\$2,117,300	\$0	\$0	\$247,036	(\$2,390,849)
2038	\$0	\$842,031	\$10,000	\$852,031	\$2,143,297	\$0	\$0	\$1,291,266	(\$1,099,583)
2039	\$0	\$642,831	\$0	\$642,831	\$2,169,578	\$0	\$0	\$1,526,747	\$427,164
TOTAL	\$18,442,542	\$22,311,287	\$123,500	\$22,434,787	\$22,861,161	\$0	\$790		

ASSUMPTION

1. Capital Expenditures (Projects A-F)
2. Includes Principal & Interest on Capital Expenditure and Interest on General Fund Advances @ 4.04% of Annual TID Fund Deficit
3. Administration Costs (Project Types G-I)
4. Other Income (Land Sales, Grants, Intergovernmental Revenue, etc.)
5. Interest on Investment Income = 0.5%

TID DATES

Creation Date: January 9th, 2018
 Expenditure Period: January 9th, 2033
 Termination Date: January 9th, 2038

The numbers presented in Table 6 are estimates subject to change based upon the actual performance of the District and City approval of specific TID eligible expenditures. The timing of projects, expenditure totals, and debt occurrence may vary from that described in Table 6 and the City is not obligated to complete all of the proposed projects listed in the Project Plan.

Note that the assumptions used to create Table 5 and Table 6 illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within the TID's maximum life. Any excess tax increment may be allocated from TID #9 to TID #8.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

The value of the District when it terminates in 2038 is projected to be \$121,464,163 (Column F, Table 5), or a growth of assessed values of \$84,418,063 (Column G, Table 5). This development would likely not occur, or would likely occur at significantly lower values or timeframes, but for the creation of the District. TID #9 is a mechanism to make improvements in an area of Tomah which is in need of rehabilitation and redevelopment to promote industrial, commercial, and mixed use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, public safety, and community vitality which will result from the projects planned in TID #9. Table 7 (page 16) provides a summary of the impact on overlying taxing jurisdictions over the life of the District.

Table 7: Analysis of Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
City	36.35%	\$317,028	\$1,148,481	\$831,454	\$8,308,985
County	24.10%	\$210,214	\$761,533	\$551,319	\$5,509,507
School	31.36%	\$273,550	\$990,976	\$717,427	\$7,169,477
Tech	7.02%	\$61,200	\$221,707	\$160,507	\$1,603,998
Lake District	0.42%	\$3,649	\$13,219	\$9,570	\$95,636
State	0.76%	\$6,622	\$23,989	\$17,367	\$173,557
Total	100.00%	\$872,263	\$3,159,906	\$2,287,643	\$22,861,161

Section VIII. Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID #9 as of January 1, 2017 is \$37,046,100, excluding personal property. The City has one other active TID, TID #8, with a value increment as of January 1, 2017 of \$1,793,500. The total municipal equalized value as of January 1, 2017 for the City is \$663,382,400. Table 7 indicates that creation of TID #9 may bring the City's TID to total municipal value ratio to approximately 5.85%, well within the 12% limit.

Table 8: Equalized Value Test

Total Assessed Value of TID #9 Parcels (as of January 1, 2017), excluding Personal Property	\$ 37,046,100
Aggregate Value Increment of All Active TIF Districts (as of January 1, 2017)	\$ 1,793,500
Total Value	\$ 38,839,600
Total Municipal Equalized Value (as of January 1, 2017)	\$ 663,382,400
12% Test - Compliance	5.85%

**2018 Assessment data not available at the time this Project Plan was adopted.*

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

Section IX. Methods of Financing¹ & Timetable

Financing Methods

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. Based on the City's 2017 total municipal equalized value this limit would be \$33,169,120. According to the City Treasurer, beginning in 2018 the City has existing general debt obligations of \$19,177,223, or 2.9% of the total municipal equalized value. Using this data, the current remaining debt capacity of the City is about \$13,991,897. Therefore, the City should have sufficient debt capacity to advance funds to TID #9 as needed to cover annual TID fund deficits should it arise.

The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms. Possible funding sources for TID eligible expenditures include any of the following:

- A. General Obligation Borrowing. General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.
- B. General Obligation Bonding. General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of these bonds make them more attractive for larger projects.
- C. Mortgage Revenue Bonds. Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.
- D. Special Assessment "B" Bonds. Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.
- E. Federal/State Loan and Grant Programs. The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

¹ The listing of potential financing options is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #9 projects.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9

City of Tomah, WI

- F. General Fund Expenditures. The City may choose to pay for some projects using advances from General Fund revenues. Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the General Fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.
- G. Utility Fund Expenditures. The City may choose to pay for some projects using advances from Utility Fund revenues (e.g. Water, Sewer, Stormwater). Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the appropriate utility fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.
- H. Developer Financed TIF Agreements. Another option to pay for TID eligible expenditures is through a Developer Funded or Pay-As-You-Go TIF Agreement. Under this option the Developer borrows funds that the City would have borrowed under a traditional developer's agreement to complete an improvement project. The Developer is refunded through payments by the City, including possible interest charges, as increment is generated from the improvement project.

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

Financing Timetable

The City Council is not mandated to make improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #9 is January 9th, 2018 through January 9th, 2033.

Section X. Relocation

Although relocation is currently not anticipated, if relocation were to become necessary in the future as a result of proposed projects in TID #9, the following is the method proposed by the City, or Community Development Authority/Redevelopment Authority, for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (WDOA) on Relocation Benefits. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section XI. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #9 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix H.

Project Plan – Amendment No. 1 to Tax Incremental Finance District No. 9
City of Tomah, WI

Section XII. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Value of New Development: The estimated growth in tax assessment value attributed to new development or redevelopment of parcels in the TID. Calculated by subtracting the base value of parcels from an estimated post (re)development equalized value.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved Project Plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the unextended maximum life of the TID.

Non-Project Costs: As part of the Project Plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the Project Plan.

Tax Increment Value: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Project Plan

Amendment No. 1 of Tax Incremental Finance District No. 10

City of Tomah, WI
Project No. 67011

Drafted:
Date of City Council Approval: TBD

TID #10:

District Type: Mixed-Use

Creation Date: 05/08/2018

Expenditure Period: 05/08/2033

Termination Date: 05/08/2038



Project Plan – Amendment No. 1 of Tax Incremental Finance District No. 10

City of Tomah, WI

Project No. 67007

Prepared by:

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**Note Appendix B-H will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Project Plan – Amendment No. 1 of Tax Incremental Finance District No. 10
City of Tomah, WI

Section I. Introduction and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating a Tax Increment Finance District (TID). The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID Project Plan. A three-phased approval process is required to adopt TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board (JRB).

Table 1: Project Schedule

Date	Meeting/Action
March 8 & 15, 2018	Notice of Public Hearing
March 22, 2018	JRB meeting: election of chair and public member
March 22, 2018	Public Hearing
March 22, 2018	Planning Commission Meeting
May 8, 2018	City Council Meeting
May 22, 2018	JRB Meeting: final approval
By October 31, 2018	Project Plan submitted to the Wisconsin Department of Revenue (WIDOR) for Certification

The Project Plan for TID #10 in the City of Tomah, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector (re)development and investments within the boundaries of TID #10 and the area within ½-mile of TID #10.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the projects, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #10 to have a 15-year expenditure period (i.e. through May 8, 2033) and a maximum life of 20 years (i.e. through May 8, 2038). The District boundary may be amended only four times during the life of the TID under current law. In addition, the City may also amend the project types and costs at any time during the 15-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment. At the time this Project Plan was created allocation of future excess tax increments from TID #10 (Donor) to TID #8 (Recipient) was an approved project expenditure. As such TID #10 cannot receive the standard extension to its maximum life under 66.1105(6)(f)4, Wis. Stats. It is the intent of the City to continually monitor State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Tomah.

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As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the creation TID #10 in the City of Tomah.

Section II. Statement of Purpose & Orderly Development

The specific purpose of TID #10 is to carry out various (re)development and urban renewal projects within the District, or within 0.5 miles of the boundary of the District in support of tax base growth, business and employee retention and expansion, and infrastructure improvements. TID #10 is being proposed as a “Mixed Use” TIF District and generally includes properties in the City of Tomah west of Superior Ave., east of W. Clifton Ave., north of I-90 and south of W. Logan St. The TID includes land within the vicinity of the planned new Tomah Memorial Hospital and Gundersen Medical Clinic (refer to Appendix A for a map of the District). Creation of the District supports one of the City’s goals in its Comprehensive Plan to *retain, expand, create, and attract businesses that strengthen and diversify the local economy, grow the tax base, and enhance employee wages and benefits*. Creation of the TID also supports four of the City’s 10 in 10 List (ten actions to complete in the next 10 years) as identified in the Comprehensive Plan:

- Build a recreational facility with indoor pool, fitness areas, community room space, etc.
- Extend a bike/walking trail around Lake Tomah and provide additional trails to major destinations in the City.
- Attract and develop additional large employers with good wages and benefits.
- Attract and develop more businesses on the south side of the City.

Figure 1 (page 3) provides aerial image of the land within and around TID #10. For a number of years Tomah Memorial Hospital has been exploring the possibility of building a new and modern facility to meet the growing demands of the health care business. Since opening in 1952, the current hospital at 321 Butts Avenue has undergone building expansions in 1964, 1994 and 2004. However, the location no longer allows for future growth. In January 2014, the City of Tomah approved an annexation petition for approximately 33 acres of land the Hospital had purchased off of Gopher Ave. on the City’s south side. In January 2017 the City approved an annexation petition for an additional 1.3 acres of property the Hospital had purchased in the same location. In May 2018 (prior to adoption of this Project Plan), the City approved a final annexation petition for an additional 10.39 acres of property the Hospital purchased in the same location. Together the approximately 45-acre site encompasses the location of a planned 140,000 square foot three-story hospital and 50,000 sq. ft. community/wellness facility (refer to Figure 2).

Gundersen Health Systems is also proposing to build a new two-story 77,000 square foot medical office building on the hospital site to replace its 25,000 square foot clinic on Tomah’s north end (1330 North Superior Ave.) built in 1995. The City of Tomah is also exploring the possibility of locating a new County Nursing Home on the west side of the planned hospital site (~\$16M construction value). Together these developments would encompass a south side health care complex serving the needs of both the City, Monroe County, and broader region with convenient access via I-90. Ground breaking on the new \$66M Hospital occurred in September of 2017 and is slated to be completed in 2019. Ground breaking on the new \$22M Clinic is expected to occur in 2018 with completion in 2019. A wellness/community facility, including an indoor swimming pool, is not part of immediate construction plans unless a

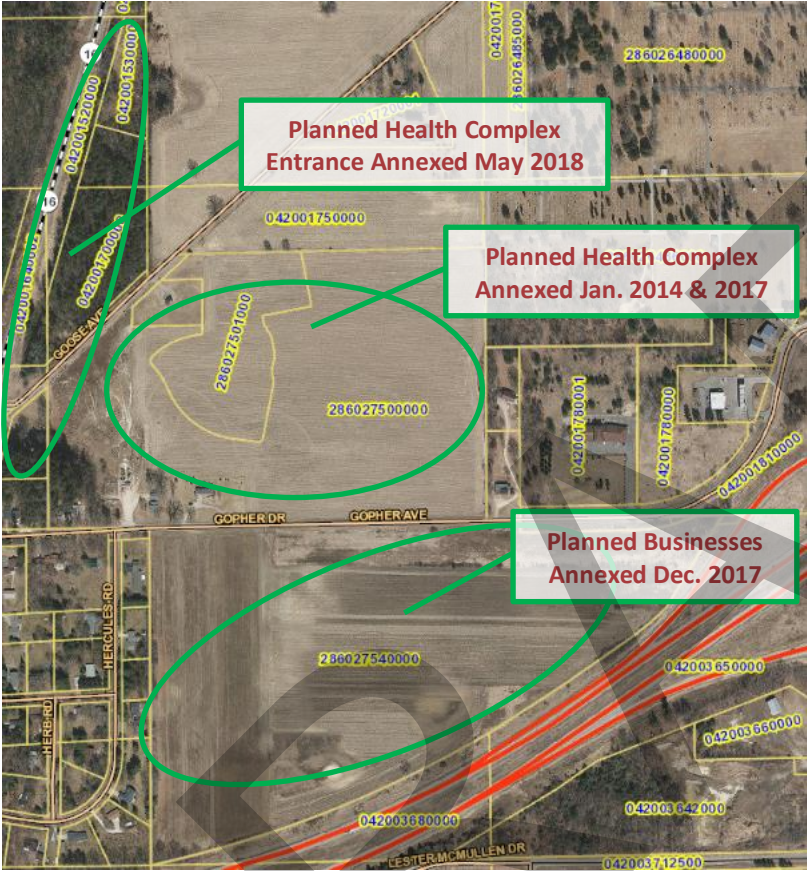


An architect's drawing of the Gundersen Clinic that's expected to be completed in mid-2019.

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significant benefactor comes forward. Hospital officials are still actively seeking partnerships to take on that part of the project.

Figure 1: TID #10 Annexation History



In 2017, the City also approved an annexation petition for 44 acres of land on the south side of Gopher Ave. adjacent to the planned health care complex. The Future Land Use Map for the City's Comprehensive Plan identifies this area for future Business Park Development. The City anticipates that the new medical facilities will create increase demand for additional commercial and retail business such as a hotel and restaurants.

Figure 2: Conceptual Tomah Memorial Hospital Site Map



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In order to facility the planned development the City will need to complete a number of public works to improve roadways and bring sanitary and water services to the properties. A significant portion of these costs are being reimbursed by Tomah Memorial Hospital, with the City's desire to use tax increment to fund the remaining balance. In addition, the City has been working toward its goal, as expressed in the Comprehensive Plan, to extend the existing Tomah Recreation Trail from its terminus at the Tomah Aquatic Center around the south side of the City and the west side of Lake Tomah to its point of beginning. Extension of the trail to the planned health care facilities would not only help achieve this goal but also provide an alternative mode of transportation to reach the planned community/wellness facility. The City has also expressed a desire through their Downtown Master Plan to improve the street lighting and streetscaping along Superior Ave. from I-90 as this is a primary entrance into the community; however its current condition is not as inviting. The planned health care facilities only emphasizes the need to improve the lighting and wayfinding along Superior Ave. on the south side of the City. Finally, there are a few adjacent platted and unplatted residential lots that have been vacant for a number of years. The City desires to improve the infrastructure adjacent to these lots to spur development and to improve access from the northern neighborhood to the medical facilities.

The City also desires to allow the potential allocation of future excess tax increment from TID #10 to the City's other existing TID #8. TID #8 was created in 2015 as a rehabilitation/conversation district for the purposes of facilitating rehabilitation and redevelopment within Downtown Tomah. By establishing TID #10 as a donor TID the City Council will have the authority to transfer excess increment from TID #10 to TID #8 for the purposes of facilitating development projects and improving the performance of TID #8. The Council will still have the ability to close TID #10 early and is not obligated to transfer any or all excess tax increment.

The City recognizes that without the creation of TID #10 the City would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes that by using tax increment financing to offset some costs, the municipality may convince developers and businesses to make improvements to private development within the District that may not otherwise occur, or would occur to a lesser extent. The creation of TID #10 will encourage the development of a new regional health care complex, supporting new jobs and economic development while also providing opportunities to use excess tax increment to support the City's other existing TID #8. It is for these reasons that the City of Tomah is creating TID #10.

Summary of Findings

In creating TID #10, the City of Tomah has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- ✓ The District is contiguous and contains only whole units of parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundaries of the District include annexed territory that was not within the boundaries of the City within the last three years. As such, the City pledges that the Town of Tomah shall receive an amount equal to the property taxes the Town levied on the territory for each of the next five years; and
- ✓ The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. The creation date of the district for purpose of allocating tax increment is January 1, 2018; and
- ✓ Not less than 50% of the real property in the District is suitable for Mixed-Use development within the meaning of State Statute §66.1105(2)(cm); and

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- ✓ Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
- ✓ The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
- ✓ The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- ✓ The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- ✓ The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- ✓ The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- ✓ TID No. 10 and TID No. 8 have the same overlaying taxing jurisdictions; and
- ✓ The Project Plan for TID No. 10 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- ✓ TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- ✓ That the allocation of excess tax increment from the District directly serves to promote redevelopment, rehabilitation, conservation and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- ✓ The Project Plan for the District is feasible; and
- ✓ Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
- ✓ The development described in the Project Plan would not occur, or would occur to a lesser extent, without the creation of TID #10.

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Section III. District Description

TID #10 is being created as a Mixed-Use TIF District.

Boundary Description

A map depicting the boundary of the District is provided in Appendix A. The formal boundary description of TID #10 is provided in Appendix B. The area of the District is approximately 168 acres, including 31 parcels. Table 2 provides a list of parcel numbers and associated attributes as of year 2017.

Table 2: TID #10 Parcel List

MAP ID	PARCEL #	OWNER	ASSESSMENT CLASSIFICATION	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	EXISTING LAND USE	Zoning	FUTURE LAND USE	ACRES
1	286027540000	TOMAH ASSOCIATES	4	\$ 8,400	\$ -	\$ 8,400	Agriculture	A-1 Agriculture	Business Park	43.98
2	286027500000	TOMAH MEMORIAL HOSPITAL INC	1,4,7	\$ 195,000	\$ 511,300.00	\$ 706,300	Vacant	I Institutional	Public and Institutional	32.04
3	286027501000	TOMAH MEMORIAL HOSPITAL INC	1,4,7	\$ 1,200	\$ -	\$ 1,200	Vacant	I Institutional	Public and Institutional	6.40
4	286027510000	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	I Institutional	Public and Institutional	1.00
5	286026486000	OAK GROVE CEMETERY ASSOCIATION OF TOMAH	X4	\$ -	\$ -	\$ -	Public and Institutional	R-1 Single-Family Residential	Public and Institutional	18.85
6	286026480000	CEMETERY	X4	\$ -	\$ -	\$ -	Public and Institutional	R-1 Single-Family Residential	Public and Institutional	25.56
7	286026485000	D&R BAILEY ESTATES LLC	4,5	\$ 300	\$ -	\$ 300	Right-of-Way	R-1 Single-Family Residential	Transportation	2.03
8	286026390000	D&R BAILEY ESTATES LLC	1	\$ 10,100	\$ -	\$ 10,100	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.99
9	286026392500	JAMES R STEELE REVOCABLE TRUST	1	\$ 10,100	\$ -	\$ 10,100	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.99
10	286026400000	HOLMES RESIDUARY TRUST	1	\$ 5,300	\$ -	\$ 5,300	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.38
11	286025710000	D&R BAILEY ESTATES LLC	1	\$ 3,600	\$ -	\$ 3,600	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.21
12	286025700000	JAMES R STEELE REVOCABLE TRUST	1	\$ 3,900	\$ -	\$ 3,900	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.23
13	286025690000	WELCH FAMILY REVOCABLE TRUST	1	\$ 3,900	\$ -	\$ 3,900	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.23
14	286025670000	ROY C JR BURKHALTER	1	\$ 38,000	\$ 244,700.00	\$ 282,700	Single Family Residential	R-1 Single-Family Residential	Medium Density Residential	0.46
15	286025660000	RAE ANN M SIEKERT	1	\$ 21,000	\$ 115,500.00	\$ 136,500	Single Family Residential	R-1 Single-Family Residential	Medium Density Residential	0.25
16	286003882000	WELCH FAMILY REVOCABLE TRUST	1	\$ 29,600	\$ 163,500.00	\$ 193,100	Single Family Residential	R-1 Single-Family Residential	Medium Density Residential	0.92
17	286003840000	D&R BAILEY ESTATES LLC	1,5	\$ 2,400	\$ -	\$ 2,400	Agriculture/Right-of-Way/Vacant	R-1 Single-Family Residential	Transportation/MDR/HDR	15.85
18	286003830000	KENYON PROPERTIES LLC	1	\$ 19,700	\$ -	\$ 19,700	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.25
19	286003850000	MATTHEW CALLIS	1	\$ 4,100	\$ 5,700.00	\$ 9,800	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.25
20	286003850001	DILLIN L LAFFERTY	1	\$ 4,000	\$ -	\$ 4,000	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.25
21	286003842000	ROBERT L LAUFENBERG	1	\$ 5,700	\$ -	\$ 5,700	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.38
22	286003845000	D&R BAILEY ESTATES LLC	1	\$ 5,600	\$ -	\$ 5,600	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.35
23	286004360000	D&R BAILEY ESTATES LLC	1	\$ 20,000	\$ -	\$ 20,000	Vacant	R-1 Single-Family Residential	Medium Density Residential	0.34
24	286003841501	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Right-of-Way	R-1 Single-Family Residential	Medium Density Residential	0.32
25	286003820000	ASSEMBLY OF GOD CHURCH	X4	\$ -	\$ -	\$ -	Public and Institutional	R-1 Single-Family Residential	Medium Density Residential	3.63
26	286003841500	CITY OF TOMAH	X4	\$ -	\$ -	\$ -	Right-of-Way	R-1 Single-Family Residential	Medium Density Residential	1.51
27	042001520000	MONROE COUNTY	X3	\$ -	\$ -	\$ -	Right-of-Way	A-1 Agriculture	Transportation	2.59
28	042001530000	TOMAH MEMORIAL HOSPITAL INC	6	\$ 3,500	\$ -	\$ 3,500	Woodland	A-1 Agriculture	Planned Neighborhood	1.51
29	042001532000	TOMAH MEMORIAL HOSPITAL INC	6	\$ 2,900	\$ -	\$ 2,900	Woodland	A-1 Agriculture	Planned Neighborhood	1.21
30	042001700000	TOMAH MEMORIAL HOSPITAL INC	6	\$ 9,500	\$ -	\$ 9,500	Woodland	A-1 Agriculture	Planned Neighborhood	3.97
31	042001660000	TOMAH MEMORIAL HOSPITAL INC	1	\$ 10,700	\$ 108,700.00	\$ 119,400	Single Family Residential	A-1 Agriculture	Planned Neighborhood	1.13
				\$ 418,500	\$ 1,149,400	\$ 1,567,900				168.00

*2018 Assessment data was not available/certified at the time this Project Plan was approved. Parcels with Map ID 27-31 had not yet been designated with a City of Tomah parcel number at the time this Project Plan was approved.

Existing Land Uses and Property Conditions

The Existing Land Use Map in Appendix A includes the existing uses of property in the District. The land area in the District is comprised of approximately 1.6% Single Family Residential properties (4 parcels), 7.1% Right-of-Way (4 parcels), 26.2% Vacant (14 parcels), 29.2% Public & Institutional (4 parcels), 4.0% Woodlands (3 parcels), and 31.8% Agriculture (2 parcels). Most of the vacant parcels are platted for future residential development with the exception of the Tomah Memorial Hospital (Map ID #2). The Public & Institutional uses include the City's Well #9, a cemetery and a church, the latter two included in order to maintain the continuity of the District as it relates to planned infrastructure improvements. In addition, according to the Wisconsin Department of Natural Resources Surface Water Data Viewer there are some designated mapped wetlands within the boundaries of the District; however, these wetlands do not break the continuity of the District boundary.

Zoning

The City of Tomah is zoned in accordance with an ordinance formally adopted by the City Council. A map identifying the zoning of property within the District at the time this Project Plan was adopted is included in

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Appendix A. In addition, according to the Federal Emergency Management Association's Federal Insurance Rate Map, Panel 55081C0571F none of the properties within the District include designated 100-year floodplain areas.

Future Land Use

The Future Land Use Map in Appendix A includes the future land use designations of property in the District as depicted from the City of Tomah Comprehensive Land Use Plan (last amended January 10, 2017). The Comprehensive Plan identifies most of the existing vacant platted properties within the District as "Medium Density Residential", with one parcel (Map ID #17) identified for "High Density Residential". New public and institutional uses encompass Map ID parcel #2 and #3 (planned medical complex). Map ID parcel #1 is expected to develop for "Business Park" uses. The Comprehensive Plan describes Business Park areas as suitable for B-1 Office Business, B-2 Highway Business, M-1 Limited Mixed-Use and M-2 General Mixed-Use zoning. The total percentage of the District devoted to retail uses is estimated to be 25-30% and encompasses mainly Map ID #1.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinances

No Official Map, Zoning Ordinance, or Building Code changes are necessary to create this District. Individual redevelopment proposals may require changes in zoning designations consistent with the intent of this Project Plan and the City of Tomah Comprehensive Plan, as implemented through City Zoning and Building Ordinances. For example, the City anticipates Map ID #1 will be rezoned in 2018 to either the B-1 or B-2 Districts as part of petitions for commercial development approval. Other existing A-1 Agriculture Zoned properties (Map ID 27-31) may also be rezoned in the future to accommodate requests for redevelopment of these parcels.

Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects

The City of Tomah intends to implement a number of public works projects that will positively impact business, residential, and recreation use in TID #10. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through May 8, 2033), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. The following is a statement of the kind of projects which are eligible expenditures within the District.

A. Infrastructure for (Re)Development of the District:

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID #10. Street infrastructure includes associated bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, pedestrian signals (e.g. Rectangular Rapid Flash Beacons), signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic. Alleyways are considered streets within the definition of this Project Plan.
2. Pedestrian and bicycle path construction.
3. Construct, upgrade, relocate, or abandon obsolete sanitary sewer system components and related appurtenances.

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4. Construct, upgrade relocate, or abandon obsolete storm water drainage facilities and related appurtenances.
5. Construct, upgrade, relocate, or abandon obsolete water system components and related appurtenances.
6. Construct, upgrade, relocate, or abandon obsolete primary and secondary electric service including above or below ground electric distribution lines and related appurtenances.
7. Construct, upgrade, relocate, or abandon obsolete natural gas service and related appurtenances.
8. Construct, upgrade, relocate, or abandon obsolete telecommunication, fiber optic, and/or cable television service including above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements:

Streetscaping improvements designed to improve the aesthetics of the District including installation of landscaping, gateway, wayfinding, and street signage. This includes the installation of new gateway/wayfinding signs off of I-90.

C. Site Improvements:

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives; parking areas/facilities; landscaping; signage; entryway features; walkways; lighting; fencing; remodeling, rehabilitating, or expanding existing buildings; razing buildings; stripping topsoil; grading; compacted granular fill; topsoil replacement; soil stabilization; streambank stabilization; relocating power lines, utilities; and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; purchase of wetland credits; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects:

This may include, but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

F. Development Funds/Incentives:

Payments made at the City Council's discretion to assist private developers in projects that carry out the goals of this Project Plan, the City's Comprehensive Plan, or other adopted City plans including land within the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. No cash grants or loans will be provided until a developer agreement has been signed between the

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developer and the City. Costs related to reviewing developer incentive applications and creating development agreements are eligible project expenses.

G. Planning, Promotion & Economic Development:

Promotion and development of TID #10 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to the creation of this Project Plan and all future amendments to the Project Plan are an eligible project expense. In addition, the proportionate costs related to the creation or amendment of other City planning or engineering studies which include land area within the District are an eligible project expense.

H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA):

The City may provide funds to a CDA or RDA to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. At the time this Project Plan was created allocation of funds to a CDA or RDA was not anticipated so funding was not allocated to this project in Table 3; however, it remains an eligible expense.

I. Administrative/Organizational Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID #10, and others directly involved with the projects over the life of the District. Also included as an eligible administrative cost is all creation, amendment and annual fees charged by the Wisconsin Department of Revenue related to the District.

J. Allocation of Excess Tax Increment from TID #10 (donor TID) to TID #8 (recipient TID):

The timing and amount of any future allocation payments shall be made at the discretion of the City Council. Allocation payments will end with the closure of either TID.

K. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #10 projects.

L. Equipment Purchases (Added in 2021)

Eligible equipment purchases include but are not limited to ladder fire trucks, street sweepers, snowplows, sanitary jet/vacuum trucks, dump trucks, paving equipment, front-end loader, backhoe, lawn mowers, high boom or other equipment deemed necessary to support the TID.

M. Tomah Owner-Occupied Housing Rehabilitation (TOOHAP) (Added in 2021)

To maintain the City's existing housing stock as an adequate and affordable option for residents, the City will create a housing rehabilitation forgivable loan program using TIF funds. This program is for projects where the property owner occupies one of the units. Eligible properties include any properties with permitted residential units within the TIF district and within the ½ mile boundary per Wisconsin Statutes Section 66.1105(2)(f)(1)(n). The City will provide matching funds for structural repairs or other improvements necessary to comply with local building codes.

The project types listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #10. These projects may be implemented by the City Council in varying

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degrees in response to development needs and will be guided by the TID #10 Project Plan, the City's Comprehensive Plan, other existing plans and policies of the City, and public input.

A map identifying project locations in TID #10 is provided in Appendix A. As stated on the map, Projects A-K may occur anywhere within the boundaries of the District as authorized by the City Council. Locations of projects shown on the map are preliminary and subject to change based on final engineering design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

1. The project area is located within the City's corporate boundaries; and
2. The projects are an eligible TID expenditure within this Project Plan; and
3. The expenditure must be made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

The one-half mile boundary of TID #10 is illustrated on the Project Locations Map in Appendix A. Any of the projects listed in this Project Plan may occur within the half-mile boundary of TID #10, upon adoption of this Project Plan and authorization by the City Council. Note, the majority of the proposed extension of the Tomah Recreational Trail from the Tomah Aquatic Center to the planned Tomah Memorial Hospital/Community Wellness Facility falls within the ½-mile boundary and is thus the proportionate share of the project within the 0.5-mile boundary is an eligible project expenditure. In addition, 100% of the proposed street lighting improvements along Superior Ave. from Gopher Ave. to Clifton Street are within the 0.5-mile boundary and are thus an eligible project expenditure. Also, portions of the planned reconstruction of Hollister Ave., Schaller Street, View Street, Dawnee Street, McAdams Drive, and Glenview Drive fall within the District boundary, but 100% within the ½-mile boundary of the District. These road reconstructions are planned to serve properties within the District directly, or indirectly (alternative routes to the planned health complex), and are thus included as eligible expenditures in this Project Plan.

Section V. List of Estimated Project Costs & Expenditures

Table 3 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

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Table 3: Estimated Project Costs & Expenditures

Project Categories	Estimated Project Cost	TID Share of Cost
A. Infrastructure for (Re)Development of the District	\$7,054,400	\$6,407,500
B. Streetscaping Improvements	\$50,000	\$50,000
C. Site Improvements	\$250,000	\$250,000
D. Environmental Studies and Remediation	\$92,500	\$92,500
E. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$450,000	\$437,000
F. Development Funds/Incentives	\$1,960,238	\$1,960,238
G. Planning, Promotion & Development	\$101,750	\$101,750
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0	\$0
I. Administrative/Organizational Costs	\$101,750	\$101,750
J. Allocation Payments to TID #8*	\$1,000,000	\$1,000,000
K. Financing Costs	\$4,757,436	\$4,757,436
Subtotal	\$ 15,818,073	\$15,158,173

**Note the actual amount of tax increment allocated to TID #8 will be based on the actual performance of TID #10. The analysis in Table 6 projects \$9,042,616 in surplus tax increment when TID #10 closes. The City Council may transfer excess tax increment on an annual basis based on the actual performance of TID #10.*

All costs in Table 3 are stated in 2018 prices and are preliminary estimates. The City should pursue grant, or low interest loan, programs to help share project costs included in this Project Plan, as appropriate. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2018 and the time of construction/implementation, such as higher than anticipated construction or financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

The City Council may fund specific project cost items shown in Table 3 (e.g. Development Incentives) in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID #10. For example, this Project Plan assume the City provides 5% of the Estimated Growth in New Development Value for commercial and multi-family developments in the form of a Development Incentive (refer to Table 4). However, this does not obligate the City to provide 5% of future assessment growth to development projects. The City may fund individual projects to a greater or lesser extent. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future tax increment revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID #10 is limited to May 8, 2018 through May 8, 2033. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated.

Section VI. Ineligible / Estimated Non-Project Costs

Project Plan – Amendment No. 1 of Tax Incremental Finance District No. 10

City of Tomah, WI

No ineligible project costs were identified at the time this Project Plan was considered for adoption. The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include 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, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost. Table 3 and 6 identifies several non-project costs including:

- A portion (63%) of the planned Gopher Ave reconstruction project lies outside of the City's municipal boundary and therefore only 37% of the total project cost is an eligible expenditure. Tax increment may only be used to pay for that portion of these projects located within the City limits at the time of completion of the project.
- A portion (13%) of the proposed extension of the Tomah Recreation Trail (Phase 1) is not located within ½-mile of the District and therefore only 87% of the total project cost is an eligible expenditure.

Section VII. Economic Feasibility

The projected income of TID #10 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #10, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

The TID is projected to realize \$60,467,043 in new value over its anticipated 20-year life (2018-2038). This new value is projected to come from the development of vacant parcels within the District (Refer to Table 4). It is possible that some of the parcels listed in Table 4 may not experience any redevelopment during the TID life

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time. Estimated Construction Years are also an approximation based, in part, on the anticipated schedule of known development projects (e.g. Gundersen Clinic), land being offered for sale (e.g. Map ID #1), public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 4.

The identification of Types of New Development in Table 4 is not an indication of the zoning of property or allowable uses. Identification of proposed Types of New Development does not compel, or in any way obligate, the City to approve future redevelopment requests for these areas. However, those Types of New Development assumed in Table 4 are based on the City's Comprehensive Plan, existing zoning within the District, any conversations with perspective developers. The City may consider other uses than those envisioned within this Project Plan for any particular parcel without amending this Project Plan. The City's Comprehensive Plan and Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the City a change in the City's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan.

Inflation Rate

Annual property value inflation is assumed to be 0.50% over the life of the District. The annual average inflation rate for the United States from 1999 to 2017 has been 2.1%, and 1.2% from 2012 through 2017 (www.usinflationcalculator.com). During this same period the Consumer Price Index has averaged a 2.0% annual percentage increase, and 1.0% in the past five years (Bureau of Labor Statistics). Using a 0.50% annual inflation rate for property assessment values will provide a conservative estimate of projected tax increment.

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Table 4: Estimated Value of New (Re)Development

Parcel ID from Map 1	Assumed Type of New Development	Total Acres	Base Value	Assumed Improvement Value	Est. Growth in New Development Value	Estimated Construction Year
2 & 3	Hospital/Clinic/Nursing Home	38.44	\$ 1,200	\$ 17,600,000	\$ 17,598,800	2019
1	Commercial - Hotel	8.00	\$ 1,528	\$ 10,000,000	\$ 9,998,472	2019
1	Commercial - Restaurant	2.00	\$ 1,528	\$ 1,400,000	\$ 1,398,472	2019
1	Commercial - Office/Retail	2.00	\$ 1,528	\$ 3,000,000	\$ 2,998,472	2020
1	Commercial - Big Box (e.g. Home Improvement)	10.00	\$ 1,528	\$ 3,788,513	\$ 3,786,985	2020
8	S.F. Residential	0.99	\$ 10,100	\$ 263,547	\$ 253,447	2021
1	Commercial - Big Box (e.g. Grocery)	9.00	\$ 1,528	\$ 7,875,000	\$ 7,873,472	2021
9	S.F. Residential	0.99	\$ 10,100	\$ 268,418	\$ 258,318	2022
10	S.F. Residential	0.38	\$ 5,300	\$ 273,387	\$ 268,087	2023
11	S.F. Residential	0.21	\$ 3,600	\$ 278,454	\$ 274,854	2024
12	S.F. Residential	0.23	\$ 3,900	\$ 283,623	\$ 279,723	2025
17	S.F. Residential x 2 (north of Dawnee)	0.72	\$ 156	\$ 577,792	\$ 577,636	2026
17	M.F. Residential (south of Dawnee)	2.35	\$ 508	\$ 4,296,955	\$ 4,296,447	2027
17	M.F. Residential (south of Dawnee)	2.35	\$ 508	\$ 4,382,894	\$ 4,382,386	2028
17	M.F. Residential (south of Dawnee)	2.35	\$ 508	\$ 4,470,552	\$ 4,470,044	2029
18	S.F. Residential	0.25	\$ 19,700	\$ 288,896	\$ 269,196	2026
19	S.F. Residential	0.25	\$ 9,800	\$ 294,274	\$ 284,474	2027
20	S.F. Residential	0.25	\$ 4,000	\$ 299,759	\$ 295,759	2028
21	S.F. Residential	0.38	\$ 5,700	\$ 305,354	\$ 299,654	2029
22	S.F. Residential	0.35	\$ 5,600	\$ 311,061	\$ 305,461	2030
23	S.F. Residential	0.34	\$ 20,000	\$ 316,883	\$ 296,883	2031
Total		81.807	\$ 108,320	\$ 60,575,363	\$ 60,467,043	

Full Value Tax Rate

The analysis in Table 5 (page 14) assumes that the tax rate will increase annually at a rate of 0.50%, starting with the 2017 net mill rate of \$22.14 per thousand dollars of assessment value and increasing to \$25.89 in 2038. Since year 2000, the tax rate for the City has ranged from a low of \$22.14 in 2017 to a high of 30.79 in 2000. Using a 0.5% annual inflation rate for property taxes will provide a conservative estimate of projected tax increment.

Table 5 presents the projected income for TID #10 commencing in 2018 and running over the remaining life of the District). The Base Value, or year one value, of the District is estimated to be \$1,567,900, excluding personal property (note 2018 assessment values were not certified at the time this Project Plan was adopted). Seven parcels are tax exempt, three of which are City owned and used for public purposes. Note, under Act 254 signed into law in 2016, City-owned property is excluded from the base value calculation for the District (i.e. market rate values are no longer required for any municipal owned property that is not used for a municipal purpose when calculating the Base Value, provided the property was not acquired within one year prior to the TID creation date). None of the City-owned parcels were acquired within one-year of the creation date of the District.

Over the life of the TID the projected total amount of tax increment collected is estimated to be \$23,868,552 (Column J, Table 5). This projected tax increment will be used to pay for public works projects within the District described in Section IV and V of this Project Plan.

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City of Tomah, WI

Table 5: Projected Income

City of Tomah		TID #10								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2018	\$1,567,900	\$0	\$1,567,900	\$0	\$1,567,900	\$0	2019	\$22.14	\$0	2020
2019	\$1,567,900	\$28,995,744	\$30,563,644	\$7,840	\$30,571,483	\$29,003,583	2020	\$22.25	\$645,381	2021
2020	\$30,571,483	\$2,998,472	\$33,569,955	\$152,857	\$33,722,813	\$32,154,913	2021	\$22.36	\$719,081	2022
2021	\$33,722,813	\$11,913,904	\$45,636,717	\$168,614	\$45,805,331	\$44,237,431	2022	\$22.47	\$994,229	2023
2022	\$45,805,331	\$258,318	\$46,063,649	\$229,027	\$46,292,675	\$44,724,775	2023	\$22.59	\$1,010,208	2024
2023	\$46,292,675	\$268,087	\$46,560,762	\$231,463	\$46,792,225	\$45,224,325	2024	\$22.70	\$1,026,599	2025
2024	\$46,792,225	\$274,854	\$47,067,080	\$233,961	\$47,301,041	\$45,733,141	2025	\$22.81	\$1,043,340	2026
2025	\$47,301,041	\$279,723	\$47,580,764	\$236,505	\$47,817,269	\$46,249,369	2026	\$22.93	\$1,060,392	2027
2026	\$47,817,269	\$846,832	\$48,664,101	\$239,086	\$48,903,187	\$47,335,287	2027	\$23.04	\$1,090,716	2028
2027	\$48,903,187	\$4,580,921	\$53,484,108	\$244,516	\$53,728,624	\$52,160,724	2028	\$23.16	\$1,207,915	2029
2028	\$53,728,624	\$4,678,146	\$58,406,770	\$268,643	\$58,675,413	\$57,107,513	2029	\$23.27	\$1,329,083	2030
2029	\$58,675,413	\$4,769,699	\$63,445,112	\$293,377	\$63,738,489	\$62,170,589	2030	\$23.39	\$1,454,153	2031
2030	\$63,738,489	\$305,461	\$64,043,950	\$318,692	\$64,362,643	\$62,794,743	2031	\$23.51	\$1,476,095	2032
2031	\$64,362,643	\$296,883	\$64,659,525	\$321,813	\$64,981,339	\$63,413,439	2032	\$23.62	\$1,498,092	2033
2032	\$64,981,339	\$0	\$64,981,339	\$324,907	\$65,306,245	\$63,738,345	2033	\$23.74	\$1,513,296	2034
2033	\$65,306,245	\$0	\$65,306,245	\$326,531	\$65,632,777	\$64,064,877	2034	\$23.86	\$1,528,654	2035
2034	\$65,632,777	\$0	\$65,632,777	\$328,164	\$65,960,940	\$64,393,040	2035	\$23.98	\$1,544,167	2036
2035	\$65,960,940	\$0	\$65,960,940	\$329,805	\$66,290,745	\$64,722,845	2036	\$24.10	\$1,559,836	2037
2036	\$66,290,745	\$0	\$66,290,745	\$331,454	\$66,622,199	\$65,054,299	2037	\$24.22	\$1,575,663	2038
2037	\$66,622,199	\$0	\$66,622,199	\$333,111	\$66,955,310	\$65,387,410	2038	\$24.34	\$1,591,650	2039
2038	\$66,955,310	\$0	\$66,955,310	\$334,777	\$67,290,086	\$65,722,186	2039	\$24.46	x	2040
TOTAL		\$60,467,043		\$5,255,143					\$23,868,552	

ASSUMPTION

1. Refer to Table 4
2. 0.5% inflation of assessment values over the life of the TID
3. 0.5% inflation of tax rate over the life of the TID

TID DATES

Creation Date: April 10th, 2018
Expenditure Period: April 10th, 2033
Termination Date: April 10th, 2038

The numbers presented in Table 5 are estimates subject to change based upon actual development and construction activity in the District and changes to property assessment and tax rates. Nothing contained herein shall be construed as a guarantee of tax increment by MSA.

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Table 7 (page 16) presents the projected annual and total performance of the District. There are three critical components in determining the future performance of the TID: the amount of annual revenue (see Table 5), the cost and timing of public improvement projects (see Table 6), and the terms of debt service associated with these projects. In projecting the future performance of TID #10, assumptions were made for each of the above-mentioned critical components. These assumptions are described below.

Schedule of Public Improvements/Debt Issuance

Table 7 includes \$9,197,238 in anticipated Capital Expenditures (Column M). Over the life of the TID the projected total amount of debt service on these capital expenditures is estimated at \$13,954,673 (Column N). This includes principal costs and interest on debt. Table 7 assumes the City will incur new debt in support of the TID on five different occasions. The timing of debt occurrence is coordinated with anticipated public works (Table 6) and private redevelopment projects.

Table 6: Preliminary Schedule of Public Works Projects

Phase 1 Projects ~ 2018	Total Cost	TID Share
New Access Road to Hospital/Clinic from STH 16	\$ 600,000	\$ 600,000
Land Acquisition (NH)	\$ 250,000	\$ 250,000
Well #9 Abandonment	\$ 50,000	\$ 50,000
Environmental Studies	\$ 5,000	\$ 5,000
TID Share	\$ 905,000	\$ 905,000
Phase 2 Projects ~ 2019	Total Cost	TID Share
Gopher Reconstruction & Utilities	\$ 1,000,000	\$ 370,000
Site Improvements (NH)	\$ 250,000	\$ 250,000
Gateway Signs (x2) and Wayfinding by Interstate Ramps	\$ 50,000	\$ 50,000
Environmental Studies	\$ 11,000	\$ 11,000
Development Incentives	\$ 569,847	\$ 569,847
TID Share	\$ 1,880,847	\$ 1,250,847
Phase 3 Projects ~ 2020	Total Cost	TID Share
Hollister Street Reconstruction & Utilities	\$ 1,199,200	\$ 1,199,200
Glenview Street Reconstruction & Utilities	\$ 446,800	\$ 446,800
McAdams Street Reconstruction & Utilities	\$ 284,400	\$ 284,400
Dawnee Street Reconstruction & Utilities	\$ 999,600	\$ 999,600
View Street Reconstruction & Utilities	\$ 836,400	\$ 836,400
Schaller Street Reconstruction & Utilities	\$ 808,000	\$ 808,000
Environmental Studies	\$ 30,000	\$ 30,000
Tomah Recreational Trail, Phase 1 (Aquatic Center to Hospital)	\$ 130,000	\$ 113,100
Land/Easement Acquisition for Trail	\$ 100,000	\$ 87,000
RRFB on Superior Ave.	\$ 35,000	\$ 35,000
Superior Ave. Street Lighting	\$ 400,000	\$ 400,000
Development Incentives	\$ 732,946	\$ 732,946
TID Share	\$ 6,002,346	\$ 5,972,446
Phase 4 Projects ~ 2025	Total Cost	TID Share
Environmental Studies	\$ 32,500	\$ 32,500
Tomah Recreational Trail, Phase 2 (Hospital to Fairgrounds)	\$ 130,000	\$ 130,000
Land/Easement Acquisition for Trail	\$ 50,000	\$ 50,000
RRFB on Clifton	\$ 45,000	\$ 45,000
Development Incentives	\$ 657,444	\$ 657,444
TID Share	\$ 914,944	\$ 914,944
Phase 5 Projects ~ 2030	Total Cost	TID Share
Environmental Studies	\$ 14,000	\$ 14,000
Tomah Recreational Trail, Phase 3 (Fairgrounds to Winnebago Park)	\$ 90,000	\$ 90,000
Land/Easement Acquisition for Trail	\$ 50,000	\$ 50,000
TID Share	\$ 154,000	\$ 154,000

Terms of debt issuance include the following assumptions:

1. 2018, \$905,000 @ 4.50% interest fixed over 20 years
2. 2019, \$1,250,847 @ 4.50% interest fixed over 15 years
3. 2020, \$5,972,446 @ 5.00% interest fixed over 15 years
4. 2025, \$914,944 @ 5.0% interest fixed over 10 years
5. 2030, \$154,000 @ 5.00% interest fixed over 5 years

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City of Tomah, WI

The timing, amount, and methods of financing are general assumptions for the purposes of estimating the economic feasibility of the Project Plan. The values in Table 6 and 7 should not be construed as commitments by the City to finance any particular TID project. In addition, it is assumed that any Annual Cash Flow deficits in the TID will be made whole by the City's General Fund. Table 7 assumes the General Fund charges interest to the TID Fund at a rate of 4.04% for annual advances (the current Wisconsin Local Government Investment Pool rate, plus 3.0%). The principal on any annual advances would be paid back by the TID prior to termination. The timing of projects and amount of debt occurrence may vary from that described in Table 6 and 7 and the City is not obligated to complete all of the proposed projects listed in the Project Plan. Unless the District is formally extended, projects must be undertaken before May 8, 2033 to remain TID-eligible expenses.

Other Costs

Table 6 includes a separate column for other TID eligible reimbursable costs for which debt issuance isn't anticipated such as Project Categories G (Planning) and I (Administration/Organizational Costs).

Other Income

Includes other income received in support of the TID, for example computer aid, grants funds for public works projects, etc. Tomah Memorial Hospital is providing the City a payment of \$1.2M to offset road and utility projects related to serving their site. Approximately \$475,000 of the \$1.2M was previously allocated to an extension of sanitary sewer to the development site in 2017, prior to the TID creation. An additional \$630,000 is assumed to be allocated to non-TID funds for the payment of those portions of the Gopher Avenue reconstruction that are outside of the TID & City. The remaining balance, \$95,000, is shown as an Other Income payment to the TID in year 2018.

Estimated Interest on Income

Equal to the previous year's TIF Increment Balance (Column T) multiplied by 0.5%. Interest is calculated only if there is a positive TIF Increment Balance.

Table 7 presents the projected performance for TID #10 over the life of the District. Given the projected income and expenditure assumptions the District is expected to close with a positive cash flow of **\$9,042,616**. Note, Tables 5 and 7 assume the City adopts the termination resolution between May 16, 2038 and May 15, 2039; therefore, the TID would receive a final tax increment payment in year 2039 (for 2038 taxes). Based on these assumptions the District would have a sufficient TID Fund Balance to retire all outstanding debt in year 2034.

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Table 7: Performance Analysis

City of Tomah TID #10									
L	M	N	O	P	Q	R	S	T	U
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS ¹	ANNUAL DEBT SERVICE ²	ADMIN & OTHER COSTS ³	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	OTHER INCOME ⁴	EST. INVESTM INCOME ⁵	ANNUAL CASH FLOW	TID FUND BALANCE
2018	\$905,000	\$0	\$13,500	\$13,500	\$0	\$ 95,000	\$0	\$81,500	\$81,500
2019	\$1,250,847	\$0	\$10,000	\$10,000	\$0	\$0	\$408	(\$9,593)	\$71,908
2020	\$5,972,446	\$68,706	\$10,000	\$78,706	\$0	\$0	\$360	(\$78,346)	(\$6,439)
2021	\$0	\$251,636	\$10,000	\$261,636	\$645,381	\$0	\$0	\$383,745	\$377,306
2022	\$0	\$818,132	\$10,000	\$828,132	\$719,081	\$0	\$1,887	(\$107,165)	\$270,141
2023	\$0	\$818,132	\$10,000	\$828,132	\$994,229	\$0	\$1,351	\$167,447	\$437,589
2024	\$0	\$818,132	\$10,000	\$828,132	\$1,010,208	\$0	\$2,188	\$184,263	\$621,852
2025	\$914,944	\$818,132	\$10,000	\$828,132	\$1,026,599	\$0	\$3,109	\$201,576	\$823,428
2026	\$0	\$818,132	\$10,000	\$828,132	\$1,043,340	\$0	\$4,117	\$219,324	\$1,042,752
2027	\$0	\$934,585	\$10,000	\$944,585	\$1,060,392	\$0	\$5,214	\$121,021	\$1,163,773
2028	\$0	\$934,585	\$10,000	\$944,585	\$1,090,716	\$0	\$5,819	\$151,950	\$1,315,723
2029	\$0	\$934,585	\$10,000	\$944,585	\$1,207,915	\$0	\$6,579	\$269,909	\$1,585,632
2030	\$154,000	\$934,585	\$10,000	\$944,585	\$1,329,083	\$0	\$7,928	\$392,426	\$1,978,058
2031	\$0	\$934,585	\$10,000	\$944,585	\$1,454,153	\$0	\$9,890	\$519,458	\$2,497,516
2032	\$0	\$969,459	\$10,000	\$979,459	\$1,476,095	\$0	\$12,488	\$509,124	\$3,006,640
2033	\$0	\$969,459	\$15,000	\$984,459	\$1,498,092	\$0	\$15,033	\$528,666	\$3,535,305
2034	\$0	\$969,459	\$5,000	\$974,459	\$1,513,296	\$0	\$17,677	\$556,514	\$4,091,819
2035	\$0	\$969,459	\$5,000	\$974,459	\$1,528,654	\$0	\$20,459	\$574,654	\$4,666,473
2036	\$0	\$786,789	\$5,000	\$791,789	\$1,544,167	\$0	\$23,332	\$775,710	\$5,442,183
2037	\$0	\$68,706	\$5,000	\$73,706	\$1,559,836	\$0	\$27,211	\$1,513,341	\$6,955,525
2038	\$0	\$68,706	\$1,015,000	\$1,083,706	\$1,575,663	\$0	\$34,778	\$526,735	\$7,482,260
2039	\$0	\$68,706	\$0	\$68,706	\$1,591,650	\$0	\$37,411	\$1,560,356	\$9,042,616
TOTAL	\$9,197,238	\$13,954,673	\$1,203,500	\$15,158,173	\$23,868,552	\$95,000	\$237,237		

ASSUMPTION

- Capital Expenditures (Projects A-F)
- Includes Principal & Interest on Capital Expenditure and Interest on General Fund Advances @ 4.04% of Annual TID Fund Deficit
- Administration Costs (Project Types G-I)
- Other Income (Land Sales, Grants, Intergovernmental Revenue, Hospital Public Works Payment, etc.)
- Interest on Investment Income = 0.5%

TID DATES

Creation Date: April 10th, 2018
 Expenditure Period: April 10th, 2033
 Termination Date: April 10th, 2038

The numbers presented in Table 7 are estimates subject to change based upon the actual performance of the District and City approval of specific TID eligible expenditures. The timing of projects, expenditure totals, and debt occurrence may vary from that described in Table 6 and the City is not obligated to complete all of the proposed projects listed in the Project Plan.

Note that the assumptions used to create Table 5 and Table 7 illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within the TID's maximum life. Note, under the assumptions in this plan \$1,000,000 in excess tax increment would be allocated from TID #10 to TID #8 (shown in year 2038). The final amount and timing of transfers will be authorized by the City Council based on the actual performance of the District.

The value of the District when it terminates in 2038 is projected to be \$67,290,086 (Column F, Table 5), or a growth of assessed values of \$65,722,186 (Column G, Table 5). This development would likely not occur, or would likely occur at significantly lower values or timeframes, but for the creation of the District. TID #10 is a mechanism to make improvements in an area of Tomah to promote mixed-use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property

Project Plan – Amendment No. 1 of Tax Incremental Finance District No. 10

City of Tomah, WI

values, job growth, and community vitality which will result from the projects planned in TID #10. Table 8 (page 16) provides a summary of the impact on overlying taxing jurisdictions over the life of the District.

Table 8: Analysis of Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
City	35.76%	\$12,415	\$588,688	\$576,274	\$8,535,735
County	27.07%	\$9,398	\$445,630	\$436,232	\$6,461,444
School	29.86%	\$10,367	\$491,578	\$481,211	\$7,127,675
Tech	7.03%	\$2,442	\$115,782	\$113,340	\$1,678,785
Lake District	0.27%	\$94	\$4,477	\$4,383	\$64,914
Total	100.00%	\$34,715	\$1,646,155	\$1,611,440	\$23,868,552

Section VIII. Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID #10 as of January 1, 2017 is \$1,567,900, excluding personal property. In 2018, the City also adopted a new TID #9 with a total assessed value of \$37,046,100, excluding personal property. The City has one other active TID, TID #8, with a value increment as of January 1, 2017 of \$1,793,500. The total municipal equalized value as of January 1, 2017 for the City is \$663,382,400. Table 9 indicates that creation of TID #10 may bring the City's TID to total municipal value ratio to approximately 6.09%, well within the 12% limit.

Table 9: Equalized Value Test

Total Assessed Value of TID #10 Parcels (as of January 1, 2017), excluding Personal Property	\$ 1,567,900
Total Assessed Value of TID #9 Parcels (as of January 1, 2017), excluding Personal Property	\$ 37,046,100
Aggregate Value Increment of All Active TIF Districts (as of January 1, 2017)	\$ 1,793,500
Total Value	\$ 40,407,500
Total Municipal Equalized Value (as of January 1, 2017)	\$ 663,382,400
12% Test - Compliance	6.09%

*2018 Assessment data not available at the time this Project Plan was adopted.

Section IX. Methods of Financing¹ & Timetable

Financing Methods

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. Based on the City's 2017 total municipal equalized value this limit would be \$33,169,120. According to the City Treasurer, beginning in 2018 the City has existing general debt obligations of \$19,177,223, or 2.9% of the total municipal equalized value. Using this data, the current

¹ The listing of potential financing options is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #10 projects.

Project Plan – Amendment No. 1 of Tax Incremental Finance District No. 10

City of Tomah, WI

remaining debt capacity of the City is about \$13,991,897. Therefore, the City should have sufficient debt capacity to advance funds to TID #10 as needed to cover annual TID fund deficits should it arise.

The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms. Possible funding sources for TID eligible expenditures include any of the following:

- A. General Obligation Borrowing. General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.
- B. General Obligation Bonding. General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of these bonds make them more attractive for larger projects.
- C. Mortgage Revenue Bonds. Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.
- D. Special Assessment "B" Bonds. Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.
- E. Federal/State Loan and Grant Programs. The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.
- F. General Fund Expenditures. The City may choose to pay for some projects using advances from General Fund revenues. Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the General Fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.
- G. Utility Fund Expenditures. The City may choose to pay for some projects using advances from Utility Fund revenues (e.g. Water, Sewer, Stormwater). Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the appropriate utility fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin Local Government Investment Pool rate, plus 3.0%.

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- H. Developer Financed TIF Agreements. Another option to pay for TID eligible expenditures is through a Developer Funded or Pay-As-You-Go TIF Agreement. Under this option the Developer borrows funds that the City would have borrowed under a traditional developer's agreement to complete an improvement project. The Developer is refunded through payments by the City, including possible interest charges, as increment is generated from the improvement project.

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

Financing Timetable

The City Council is not mandated to make improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #10 is May 8, 2018 through May 8, 2033.

Section X. Relocation

Although relocation is currently not anticipated, if relocation were to become necessary in the future as a result of proposed projects in TID #10, the following is the method proposed by the City, or Community Development Authority/Redevelopment Authority, for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (WDOA) on Relocation Benefits. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section XI. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #10 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix H.

Section XII. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Value of New Development: The estimated growth in tax assessment value attributed to new development or redevelopment of parcels in the TID. Calculated by subtracting the base value of parcels from an estimated post (re)development equalized value.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

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Expenditure Period: The time during which expenses may be incurred for the implementation of the approved Project Plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the unextended maximum life of the TID.

Non-Project Costs: As part of the Project Plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the Project Plan.

Tax Increment Value: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

PROJECT PLAN

Creation of Tax Incremental Finance District #11

City of Tomah, WI

Project #00067007

Drafted: ____

District Type
Creation Date
Expenditure Period
Termination Date
Remaining Territory Amendments

Mixed-Use
July 20, 2021
July 20, 2036
July 20, 2041
4

PROJECT PLAN
Creation of Tax Incremental Finance District #11
City of Tomah, WI
Project #00067007

Prepared by:

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**Note Appendix A-H will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Section 1. TIF Process and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts for the City of Tomah. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Planning Commission at which TIF information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create and amend TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Tomah Tax Incremental Finance District #11 process:

Table 1: Project Schedule

Date	Meeting/Action
June 15, 2021	First Joint Review Board Meeting
June 24, 2021	Public Hearing with Planning and Zoning Commission
June 24, 2021	Planning and Zoning Commission Approval
July 20, 2021	City Council Approval
August 11, 2021	Joint Review Board Approval
October 31, 2021	Base Packet Submitted to Dept. of Revenue for Certification

The Project Plan for TID #11 in the City of Tomah, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector (re)development and investments within the boundaries of TID #11 and the area within ½-mile of TID #11.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the projects, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #11 to have a 15-year expenditure period (i.e. through July 20, 2036) and a maximum life of 20 years (i.e. through July 20, 2041). The District boundary may be amended only four times during the life of the TID under current law. In addition, the City may also amend the project types and costs at any time during the 15-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment. At the time this Project Plan was created allocation of future excess tax increments from TID #11 (Donor) to TID #8 (Recipient) was an approved project expenditure. As such TID #11 cannot receive the standard extension to its maximum life

under 66.1105(6)(f)4, Wis. Stats. It is the intent of the City to continually monitor State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Tomah.

As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the creation TID #11 in the City of Tomah.

DRAFT

Section 2. Introduction and Purpose

The City of Tomah has identified a need to expand its economic base through business development. To promote development, the City is seeking to designate a geographical area lying within its corporate limits as Tax Incremental Finance District (TID) #11. The creation of TID #11 will allow the City to make certain public improvements to the designated area so that business growth can occur. Anticipated growth, combined with the City's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the City to attract and retain potential development and encourage further private investment in local businesses. The business development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions.

Summary of Findings

In creating TID #11, the City of Tomah has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- The District is contiguous and contains only whole parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein; and
- The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. The creation date of the district for purpose of allocating tax increment is January 1, 2021; and
- Not less than 50% of the real property in the District is suitable for "mixed-use development" within the meaning of State Statute §66.1105(2)(cm); and
- Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
- The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
- The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and

- TID #11 and TID #8 have the same overlaying taxing jurisdictions; and
- The Project Plan for TID #11 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID #8; and
- TID #8 was created upon a finding that not less than 50% of the real property in TID #8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- That the allocation of excess tax increment from the District directly serves to promote redevelopment, rehabilitation, conservation and blight elimination activities in TID #8 and is likely to enhance significantly the value of real property in TID #8; and
- The Project Plan for the District is feasible; and
- Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
- The development described in the Project Plan would not occur, or would occur to a lesser extent, without the creation of TID #11.

Section 3. District Description

Tax Incremental District #11 is being created by the City of Tomah as a “Mixed-Use District” under the authority provided by Wisconsin Statute Section 66.1105. The City of Tomah finds that at least 50%, by area, of real property within the District is suitable for mixed-use development. The District is generally located on the City’s northside along the WIS 21 corridor. The area includes the Interstate 94/WIS 21 interchange, Mudd Creek, and LaGrange Elementary School.

Boundary Description

The boundary for the newly designated TID #11 was established using the following criteria:

1. The proposed TID #11 would be generally located on the City’s northside. The area includes the Interstate 94/WIS 21 interchange, Mudd Creek, and LaGrange Elementary School.
2. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City did not exceed 12% of the total value of equalized taxable property within the City at the time of creation.
3. The District is contiguous and contains only whole parcels.
4. A map identifying the boundaries for the newly designated TID #11 is provided in Appendix A.
5. The formal boundary description of the territory for inclusion to TID #11 is provided in Appendix B.

Tax Parcels

A list of the whole tax parcel numbers within TID #11 is provided in Appendix I and illustrated on the TID #11 Parcels Map in Appendix A.

Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID #11 as of January 1, 2021 is \$3,108,400. The City has three existing TIF districts, TID #8, TID #9 and TID #10, with a value increment as of January 1, 2021 of \$49,965,400. TID #8 is being amended to include \$2,272,400 in additional value in 2021 and is included in the 12% calculation. The total municipal equalized value as of January 1, 2021 for the City is \$775,354,200. Table 2 indicates that creation of TID #11 may bring the City's TID to total municipal value ratio to approximately 7.14%, within the 12% limit.

Table 2: Equalized Value Test

12% Calculation - Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2021)	\$775,354,200
Maximum Allowable TID Property Value (12%)	\$93,042,504
12% Test - Compliance	
Existing TIF Value Increment	\$49,965,400
New Value Added to TID No. 8	\$2,272,400
New Value Added to TID No. 11	\$3,108,400
Total Values	\$55,346,200
Percentage	7.14%

Section 4. Statement of Kind, Number, and Location of Public Works & Other Projects

The City of Tomah intends to implement a number of public works projects that will positively impact business and community related development in the newly designated TID #11 area. These projects will be undertaken within the 15-year expenditure period of the TID's existence, subject to change based upon the relative needs of the City and the ability of the newly designated District to recoup expenses through the generation of tax increment. **These projects may be undertaken within TID #11 or within ½ mile of the TID #11 boundary, per 2007 Wisconsin Act 57 § 2.** A brief description of each project is provided below.

TID #11 Public Works Projects

The City of Tomah intends to implement a number of public works projects that will positively impact business, residential, and recreation use in TID #11. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through July 20, 2036), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. The following is a statement of the kind of projects which are eligible expenditures within the District.

A. Infrastructure for (Re)Development of the District:

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID #11. Street infrastructure includes associated bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, pedestrian signals (e.g. Rectangular Rapid Flash Beacons), signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic. Alleyways are considered streets within the definition of this Project Plan.
2. Pedestrian and bicycle path construction.
3. Construct, upgrade, relocate, or abandon obsolete sanitary sewer system components and related appurtenances.
4. Construct, upgrade relocate, or abandon obsolete storm water drainage facilities and related appurtenances.
5. Construct, upgrade, relocate, or abandon obsolete water system components and related appurtenances.
6. Construct, upgrade, relocate, or abandon obsolete primary and secondary electric service including above or below ground electric distribution lines and related appurtenances.
7. Construct, upgrade, relocate, or abandon obsolete natural gas service and related appurtenances.
8. Construct, upgrade, relocate, or abandon obsolete telecommunication, fiber optic, and/or cable television service including above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements:

Streetscaping improvements designed to improve the aesthetics of the District including installation of landscaping, gateway, wayfinding, and street signage. This includes the installation of new gateway/wayfinding signs off of I-94.

C. Site Improvements:

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives; parking areas/facilities; landscaping; signage; entryway features; walkways; lighting; fencing; remodeling, rehabilitating, or expanding existing buildings; razing buildings; stripping topsoil; grading; compacted granular fill; topsoil replacement; soil stabilization; streambank stabilization; relocating power lines, utilities; and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; purchase of wetland credits; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects:

This may include, but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

F. Development Funds/Incentives:

Payments made at the City Council's discretion to assist private developers in projects that carry out the goals of this Project Plan, the City's Comprehensive Plan, or other adopted City plans including land within the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the City. Costs related to reviewing developer incentive applications and creating development agreements are eligible project expenses.

G. Planning, Promotion & Economic Development:

Promotion and development of TID #11 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to the

creation of this Project Plan and all future amendments to the Project Plan are an eligible project expense. In addition, the proportionate costs related to the creation or amendment of other City planning or engineering studies which include land area within the District are an eligible project expense.

H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA):

The City may provide funds to a CDA or RDA to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. At the time this Project Plan was created allocation of funds to a CDA or RDA was not anticipated so funding was not allocated to this project; however, it remains an eligible expense.

I. Equipment Purchases

Eligible equipment purchases include but are not limited to ladder fire trucks, street sweepers, snowplows, sanitary jet/vacuum trucks, dump trucks, paving equipment, front-end loader, backhoe, lawn mowers, high boom or other equipment deemed necessary to support the TID.

J. Tomah Owner-Occupied Housing Rehabilitation (TOOHAP)

To maintain the City's existing housing stock as an adequate and affordable option for residents, the City will create a housing rehabilitation forgivable loan program using TIF funds. This program is for projects where the property owner occupies one of the units. Eligible properties include any properties with permitted residential units within the TIF district and within the ½ mile boundary per Wisconsin Statutes Section 66.1105(2)(f)(1)(n). The City will provide matching funds for structural repairs or other improvements necessary to comply with local building codes.

K. Administrative/Organizational Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID #11, and others directly involved with the projects over the life of the District. Also included as an eligible administrative cost is all creation, amendment and annual fees charged by the Wisconsin Department of Revenue related to the District.

L. Allocation of Excess Tax Increment from TID #11 (donor TID) to TID #8 (recipient TID):

The timing and amount of any future allocation payments shall be made at the discretion of the City Council. Allocation payments will end with the closure of either TID.

M. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID #11 projects.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID #11. These projects may be implemented by the City Council in varying degrees in response to development needs and will be guided by the

TID #11 Project Plan, the City's Comprehensive Plan, other existing plans and policies of the City, and public input.

A map identifying project locations in TID #11 is provided in Appendix A. As stated on the map, Projects A-M may occur anywhere within the boundaries of the District as authorized by the City Council. Locations of projects shown on the map are preliminary and subject to change based on final engineering design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

- The project area is located within the City's corporate boundaries; and
- The projects are an eligible TID expenditure within this Project Plan; and
- The expenditure must be made within the expenditure period; and

The one-half mile boundary of TID #11 is illustrated on the Project Locations Map in Appendix A. Any of the projects listed in this Project Plan may occur within the half-mile boundary of TID #11, upon adoption of this Project Plan and authorization by the City Council and Joint Review Board.

TID #11 Project Cost Summary

Table 3 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

Table 3: Proposed TID Project Costs

Project	Amount
A. Infrastructure for (Re)Development of the District	\$150,000
B. Streetscaping Improvements	\$200,000
C. Site Improvements	\$787,853
D. Environmental Studies and Remediation	\$25,000
E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$100,000
F. Development Funds/Incentives	\$6,412,604
G. Planning, Promotion & Economic Development	\$25,000
H. Contributions to CDA/RDA	\$0
I. Equipment Purchases	\$250,000
J. Owner-Occupied Housing Rehabilitation (OOHAP)	\$300,000
K. Administrative/Organizational Costs	\$400,000
L. Allocation of Excess Tax Increment from TID #11 (donor TID) to TID #8 (recipient TID):	\$150,000
M. Financing Costs	\$1,931,381
Grand Total	\$10,731,838

All costs are stated in 2021 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2021 and the time of construction/implementation, such as higher than anticipated financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID #11 is limited to July 20, 2021 through July 20, 2036. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated. This allocation of increments is preliminary and is subject to adjustment based upon the implementation of the Plan.

Section 5. Ineligible / Estimated Non-Project Costs

No ineligible project costs were identified at the time this Project Plan was considered for adoption. The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include 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, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost. **No non-project costs were identified at the time this Project Plan was considered for adoption.**

Section 6. Economic Feasibility

The economic feasibility of TID #11 depends on the tax incremental revenue generated from within the TID. There are three critical components in determining the economic feasibility of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #11, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

A Tomah TID #11 Tax Incremental Forecast has been prepared and is presented on pages 15 and 16. It is projected that the City will receive approximately \$10,731,938 in tax increment through the year 2041.

New Development Activities

The TID is projected to realize \$33,929,120 in new value over its anticipated 20-year life. This new value is projected to come from the development of commercial uses within the TID (refer to Table 4). This new value is projected to come from development of vacant parcels within the TID. It is possible that some of the parcels may not experience any redevelopment during the TID's life. Estimated construction years are also an approximation. The value of new construction is based on average improvement values of similar land uses along the WIS 21 corridor and the average value of the hotels in the corridor.

Table 4: Projected Development Activities

Land Use Class	Acres	Estimated Growth in Value	Estimated Construction Year
Commercial	5.21	\$5,435,736	2022
Commercial	1.80	\$2,111,188	2022
Commercial	0.80	\$938,306	2023
Commercial	1.80	\$2,111,188	2024
Commercial	1.75	\$1,825,823	2024
Commercial	0.80	\$938,306	2025
Commercial	1.80	\$2,111,188	2026
Commercial	2.31	\$2,410,086	2026
Commercial	2.00	\$2,086,655	2026
Commercial	0.80	\$938,306	2027
Commercial	1.80	\$2,111,188	2028
Commercial	0.80	\$938,306	2029
Commercial	1.80	\$2,111,188	2030
Commercial	2.08	\$2,170,121	2030
Commercial	0.80	\$938,306	2031
Commercial	0.80	\$938,306	2033
Industrial	0.96	\$1,000,000	2034
Commercial	0.80	\$938,306	2035
Commercial	0.80	\$938,306	2037
Commercial	0.80	\$938,306	2039
TOTALS	30.5	\$33,929,120	

Inflation Rate

Annual property value inflation is assumed to be 0.50% over the life of the District. The annual average inflation rate for the United States from 2000-2020 has been 2.1%, and 1.5% from 2015 through 2020 (www.usinflationcalculator.com). Using a 0.50% annual inflation rate for property assessment values will provide a conservative estimate of projected tax increment.

Full Value Tax Rate

The analysis in Table 5 (page 15) assumes that the tax rate will increase annually at a rate of 0.50%, starting with the 2020 net mill rate of \$21.98 per thousand dollars of assessment value and increasing to \$24.29 in 2041. Using a 0.5% annual inflation rate for property taxes will provide a conservative estimate of projected tax increment.

Projected Income & Annual Performance

Table 5 presents the projected income for TID #11 commencing in 2021 and running over the 20-year life of the District to the year 2041. Table 6 presents the proposed annual performance analysis.

Table 5: TID #11 Projected Income

Year	Cumulative Value Increment	Inflation Increment	New Development	New Development Increment	Annual Value Increment	Tax Rate	Tax Increments
2021	\$0	\$0			\$0	\$21.98	\$0
2022	\$0	\$0	\$7,546,924		\$0	\$22.09	\$0
2023	\$0	\$0	\$938,306		\$0	\$22.20	\$0
2024	\$0	\$0	\$3,937,011	\$7,546,924	\$7,546,924	\$22.31	\$168,382
2025	\$7,546,924	\$37,735	\$938,306	\$938,306	\$976,041	\$22.42	\$191,110
2026	\$8,522,965	\$42,615	\$6,607,930	\$3,937,011	\$3,979,626	\$22.54	\$281,746
2027	\$12,502,592	\$62,513	\$938,306	\$938,306	\$1,000,819	\$22.65	\$305,821
2028	\$13,503,411	\$67,517	\$2,111,188	\$6,607,930	\$6,675,447	\$22.76	\$459,290
2029	\$20,178,858	\$100,894	\$938,306	\$938,306	\$1,039,201	\$22.87	\$485,358
2030	\$21,218,058	\$106,090	\$4,281,309	\$2,111,188	\$2,217,279	\$22.99	\$538,758
2031	\$23,435,337	\$117,177	\$938,306	\$938,306	\$1,055,483	\$23.10	\$565,837
2032	\$24,490,820	\$122,454		\$4,281,309	\$4,403,764	\$23.22	\$670,920
2033	\$28,894,583	\$144,473	\$938,306	\$938,306	\$1,082,779	\$23.34	\$699,542
2034	\$29,977,362	\$149,887	\$1,000,000		\$149,887	\$23.45	\$706,555
2035	\$30,127,249	\$150,636	\$938,306	\$938,306	\$1,088,942	\$23.57	\$735,754
2036	\$31,216,192	\$156,081		\$1,000,000	\$1,156,081	\$23.69	\$766,817
2037	\$32,372,273	\$161,861	\$938,306	\$938,306	\$1,100,168	\$23.81	\$796,842
2038	\$33,472,440	\$167,362			\$167,362	\$23.92	\$804,830
2039	\$33,639,802	\$168,199	\$938,306	\$938,306	\$1,106,505	\$24.04	\$835,460
2040	\$34,746,308	\$173,732			\$173,732	\$24.16	\$843,835
2041	\$34,920,039	\$174,600		\$938,306	\$1,112,906	\$24.29	\$875,082
		\$2,103,826	\$33,929,120	\$33,929,120			\$10,731,938

Last Year for Project Expenditures 2036

Assumptions

- The total amount of new development construction over the life of the TID is \$33,929,120.
- The annual rate of inflation is assumed to be 0.50% over the life of the district.
- The tax rate is assumed to increase by 0.50% over the life of the district (based on the 2020 tax rate \$21.98).
- Analysis assumes the TID expires at the end of the 20-year period without a 3-year extension.

Project Plan-Creation of Tax Incremental Finance District #11
City of Tomah

Table 6: TID #11 Projected Annual Performance

Year	Tax Increment	Project Principal	Annual Debt Service	Total Expenditures	Annual Balance	Total Balance
2021		\$1,187,853	\$292,239	\$292,239	(\$292,239)	(\$292,239)
2022		\$3,075,000	\$637,324	\$637,324	\$637,324	(\$929,563)
2023		\$100,000	\$673,359	\$673,359	\$673,359	(\$1,602,922)
2024	\$168,382	\$25,000	\$412,667	\$412,667	\$244,285	(\$1,847,207)
2025	\$191,110	\$3,930,422	\$868,934	\$868,934	\$677,824	(\$2,525,031)
2026	\$281,746		\$820,399	\$820,399	\$538,653	(\$3,063,684)
2027	\$305,821	\$300,000	\$879,013	\$879,013	\$573,192	(\$3,636,876)
2028	\$459,290	\$182,182	\$899,809	\$899,809	\$440,519	(\$4,077,395)
2029	\$485,358		\$899,809	\$899,809	\$414,451	(\$4,491,847)
2030	\$538,758		\$899,809	\$899,809	\$361,051	(\$4,852,898)
2031	\$565,837		\$861,033	\$861,033	\$295,196	(\$5,148,094)
2032	\$670,920		\$831,033	\$831,033	\$160,113	(\$5,308,207)
2033	\$699,542		\$488,509	\$488,509	\$211,033	(\$5,097,174)
2034	\$706,555		\$488,509	\$488,509	\$218,046	(\$4,879,129)
2035	\$735,754		\$488,509	\$488,509	\$247,245	(\$4,631,884)
2036	\$766,817		\$62,685	\$62,685	\$704,132	(\$3,927,752)
2037	\$796,842		\$62,685	\$62,685	\$734,157	(\$3,193,595)
2038	\$804,830		\$62,685	\$62,685	\$742,145	(\$2,451,451)
2039	\$835,460		\$41,889	\$41,889	\$793,570	(\$1,657,880)
2040	\$843,835		\$41,889	\$41,889	\$801,946	(\$855,934)
2041	\$875,082		\$19,048	\$19,048	\$856,034	\$100
	\$10,731,938	\$8,800,457	\$10,731,838	\$10,731,838		

Last Date for Project Expenditures 7/20/2036

TID Termination Date 7/20/2041

Impact on Overlying Taxing Jurisdictions

Table 7 shows the division of the estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID #11.

Table 7: Impact of Overlying Taxing Jurisdictions

<i>Jurisdiction</i>	<i>Taxes Collected in 2020</i>	<i>% Share of Taxes in 2020</i>	<i>Share of Projected Increment</i>
<i>City of Tomah</i>	\$5,615,452	36.9%	\$3,956,767
<i>Monroe County</i>	\$3,530,114	23.2%	\$2,487,394
<i>Tomah Area School District</i>	\$5,083,751	33.4%	\$3,582,120
<i>Western Technical College</i>	\$1,001,470	6.6%	\$705,657
	\$15,230,787	100%	\$10,731,938

Source: Wisconsin Department of Revenue "Town, Village, and City Taxes-2019."

Section 7. Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

N. A | General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

O. B | General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

P. C | Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

Q. D | Special Assessment "B" Bonds

Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

R. E | Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

Section 8. Proposed Zoning Changes

The City of Tomah is zoned in accordance with an ordinance formally adopted by the City Council. Based on the current zoning classifications within TID #11, it might be necessary to rezone agricultural land to commercial. This rezoning will be consistent with the future land use map in the City's Comprehensive Plan.

Section 9. Proposed Changes in the Development Plan, Map, Codes & Ordinance

The creation of TID #11 will not require any changes to the existing community development plans or the City's municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

Section 10. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the City or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section 11. How Creating the TID Promotes Orderly Development of Municipality

TID #11 will promote orderly development in the City of Tomah by marketing and attracting economic activity to a specified area. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

Section 12. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #11 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix H.

To Be Provided Upon Review of All Documents.

Section 13. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs: As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

RESOLUTION NO. _____

**CITY OF TOMAH PLANNING COMMISSION
RESOLUTION APPROVING TERRITORY AND PROJECT PLAN AMENDMENT NO. 2 OF TAX
INCREMENTAL FINANCE DISTRICT NO. 8
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the designated area; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Amendment No. 2 to the Project Plan and Territory of Tax Incremental Finance District No. 8 (herein "Project Plan" and "District") on June 24, 2021; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and

WHEREAS, at least 15 days prior to the date said public hearing, owners of property identified as rehabilitation/conservation in the amended area of the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing the boundary, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

- A. The name of the District is Tax Increment Finance District No. 8, a rehabilitation and conservation district; and

- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2021; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- G. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- H. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- I. The Project Plan for the District is feasible;
- J. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- K. The Planning Commission finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 8.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment No. 2 Project Plan for Tax Incremental Finance District No. 8, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the City Council for the City of Tomah, Monroe County, Wisconsin.

Dated this 24th day of June 2021.

RESOLUTION NO. _____

**CITY OF TOMAH PLANNING COMMISSION
RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 9
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 9; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 9 (herein "Project Plan" and "District") on June 24, 2021 at which time interested parties were afforded a reasonable opportunity to express their views on the amended Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and Tomah Lake District; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing the boundary, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how the amendment of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

- 1. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
- 2. The amendment date of the District is January 1, 2021; and
- 3. Not less than 50% of the real property in the District is suitable for industrial development within the meaning of State Statute §66.1101 and has been zoned for industrial use; and

4. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District; and
5. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
6. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
7. The project costs directly serve to promote orderly development consistent with the purposes for which the District is amended; and
8. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
9. The Project Plan for the District is feasible; and
10. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
11. The development described in the Project Plan would not occur without the amendment to TID No. 9.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment No. 1 Project Plan for Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the City Council for the City of Tomah, Monroe County, Wisconsin.

Dated this 24th day of June 2021.

RESOLUTION NO. _____

**CITY OF TOMAH PLANNING COMMISSION
ALLOCATION OF EXCESS TAX INCREMENT FROM
TAX INCREMENT FINANCE DISTRICT NO. 11 TO NO. 8
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, blight removal, infrastructure improvements, and broaden the property tax base in Tax Increment District No. 8 and Tax Increment District No. 11; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan for Tax Incremental Finance District No. 11 (herein "Project Plan" and "District") on June 24, 2021 at which time interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan and District; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and Tomah Lake District; and

WHEREAS, the Project Plan to create TID No. 11, which is attached to this Resolution and incorporated herein by reference, includes as an eligible expenditure the allocation of future excess tax increment from TID No. 11 (the "Donor TID") to TID No. 8 (the "Recipient TID"); and

WHEREAS, the Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

- A. TID No. 11 and TID No. 8 have the same overlaying taxing jurisdictions; and
- B. The Project Plan for TID No. 11 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- C. TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- D. That the allocation of excess tax increment from the District directly serves to promote redevelopment, rehabilitation, conservation and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- E. Once the donor amendment is established the District cannot receive the standard extension to its maximum life under Wisconsin State Statutes 66.1105(6)(f)4.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for the District, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the City Council for the City of Tomah, Monroe County, Wisconsin.

Dated this 24th day of June 2021.

RESOLUTION NO. _____

**CITY OF TOMAH PLANNING COMMISSION
RESOLUTION APPROVING PROJECT PLAN AMENDMENT NO. 1 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 10
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 10; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 10 (herein "Project Plan" and "District") on June 24, 2021 at which time interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan and District; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and Tomah Lake District; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects;
- I. Contains a statement indicating how the amendment of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

1. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes; and
2. The amendment date of the District is January 1, 2021; and
3. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
4. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
5. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:

- Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
6. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
 7. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
 8. The project costs directly serve to promote orderly development consistent with the purposes for which the District is amended; and
 9. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
 10. The Project Plan for the District is feasible; and
 11. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
 12. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment to TID No. 10.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment No. 1 Project Plan for Tax Incremental Finance District No. 10, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the amended Project Plan for adoption by the City Council for the City of Tomah, Monroe County, Wisconsin.

Dated this 24th day of June 2021.

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
RESOLUTION APPROVING TERRITORY AMENDMENT #2 AND PROJECT PLAN AMENDMENT #2
OF TAX INCREMENTAL FINANCE DISTRICT #8
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Territory and Project Plan Amendment #2 of Tax Incremental Finance District #8 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District #8 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council;
- C. Prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and
- D. At least 15 days prior to the date of said public hearing, owners of property identified for inclusion in the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination.

WHEREAS, the City of Tomah desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects;

- I. Contains a statement indicating how amendment of the District promotes the development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the City Council makes the following findings:

- A. The name of the District is Tax Increment Finance District #8, a rehabilitation and conservation district; and
- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District include annexed territory that was not within the boundaries of the City within the last three years. As such, the City pledges to pay the Town of Tomah an amount equal to the property taxes the Town levied on the territory for each of the next five years; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2021; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- G. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- H. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- I. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- J. The Project Plan for the District is feasible;
- K. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- L. The City Council finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District #8.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment #2 Project Plan for Tax Incremental Finance District #8, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. ____

**CITY OF TOMAH CITY COUNCIL
 APPROVING ALLOCATION OF EXCESS TAX INCREMENT FROM
 TAX INCREMENTAL FINANCE DISTRICT NO. 11 TO NO. 8
 CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed creation of Tax Incremental Finance District No. 11 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 11 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District.

WHEREAS, the City of Tomah desires to promote development, job creation, blight removal, infrastructure improvements, broaden and increase the property tax base in Tax Increment District No. 11 and Tax Increment District No. 8; and

WHEREAS, the Project Plan to create TID No. 11, which is attached to this Resolution and incorporated herein by reference, includes as an eligible expenditure the allocation of future excess tax increment from TID No. 11 (the "Donor TID") to TID No. 8 (the "Recipient TID"); and

WHEREAS, the Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and

- I. Contains a statement indicating how creation of the District promotes the development of the City.
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

- 1. TID No. 11 and TID No. 8 have the same overlaying taxing jurisdictions; and
- 2. The Project Plan for TID No. 11 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- 3. TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- 4. That the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- 5. Once the donor amendment is established the District cannot request or receive an extension to its maximum life under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
APPROVING AMENDMENT NO. 1 OF
TAX INCREMENTAL FINANCE DISTRICT NO. 9
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 9 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how amending the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

1. The name of the District shall be Tax Increment Finance District No. 9, an Industrial type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include any annexed territory that was not within the boundaries of the City within the last three years; and
3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the amendment date shall be January 1, 2021; and
5. Not less than 50% of the real property in the District is suitable for industrial development within the meaning of State Statute §66.1101 and has been zoned for industrial use; and
6. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District; and
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District;
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
13. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment of TID No. 9.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 of Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
 APPROVING AMENDMENT NO. 1 OF
 TAX INCREMENTAL FINANCE DISTRICT NO. 10
 CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 10 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 10 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how the amendment of the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

1. The name of the District shall be Tax Increment Finance District No. 10, a Mixed Use type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes; and
3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan Amendment. For purposes of allocating tax increment the creation date shall be January 1, 2021; and
5. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
6. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
7. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
8. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
9. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
10. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
11. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
12. The Project Plan for the District is feasible; and
13. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
14. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment to TID No. 10

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 to Tax Incremental Finance District No. 10, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan Amendment for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY COUNCIL
RESOLUTION APPROVING CREATION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 11
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 11; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 11 (herein "Project Plan" and "District") on June 24, 2021 after notice as required by law; and

WHEREAS, prior to publication of notice of said public hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and

WHEREAS, after the public hearing was held the Planning Commission recommended adoption of the Project Plan by resolution, subject to the approval of the City Council; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects; and
- I. Contains a statement indicating how creation of the District promotes the development of the City; and
- J. Includes an opinion of the City Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

tmp9262

1. The name of the District shall be "Tax Increment Finance District No. 11, City of Tomah", a mixed-use district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. No parcels being included in the proposed boundaries were annexed in the last three years; and
3. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2021; and
4. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
5. Newly platted residential development, as defined under State Statute §66.1105, will not exceed 35% of the area in the District; and
6. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
13. The development described in the Project Plan would not occur without the creation of TID No. 11.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11 and

creates Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July, 2021.

OFFERED BY:

APPROVED BY:

City Council Member

Mike Murray, Mayor

SECONDED BY:

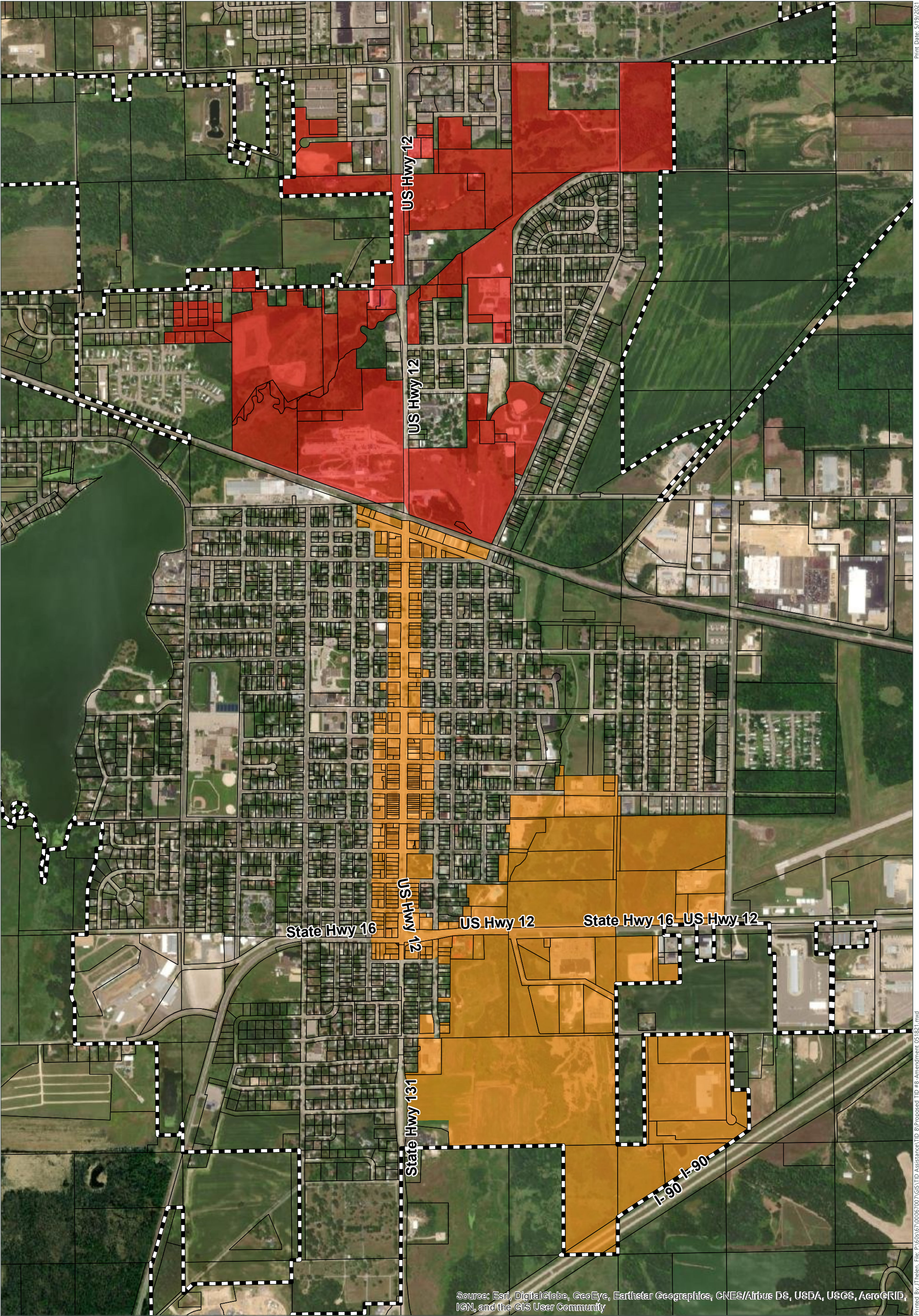
ATTESTED:

City Council Member

Rebecca Weyer, City Clerk

Voted Yes: _____

Voted No: _____



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Data Sources:
Monroe County
Imagry Provided by ESRI






LEGEND

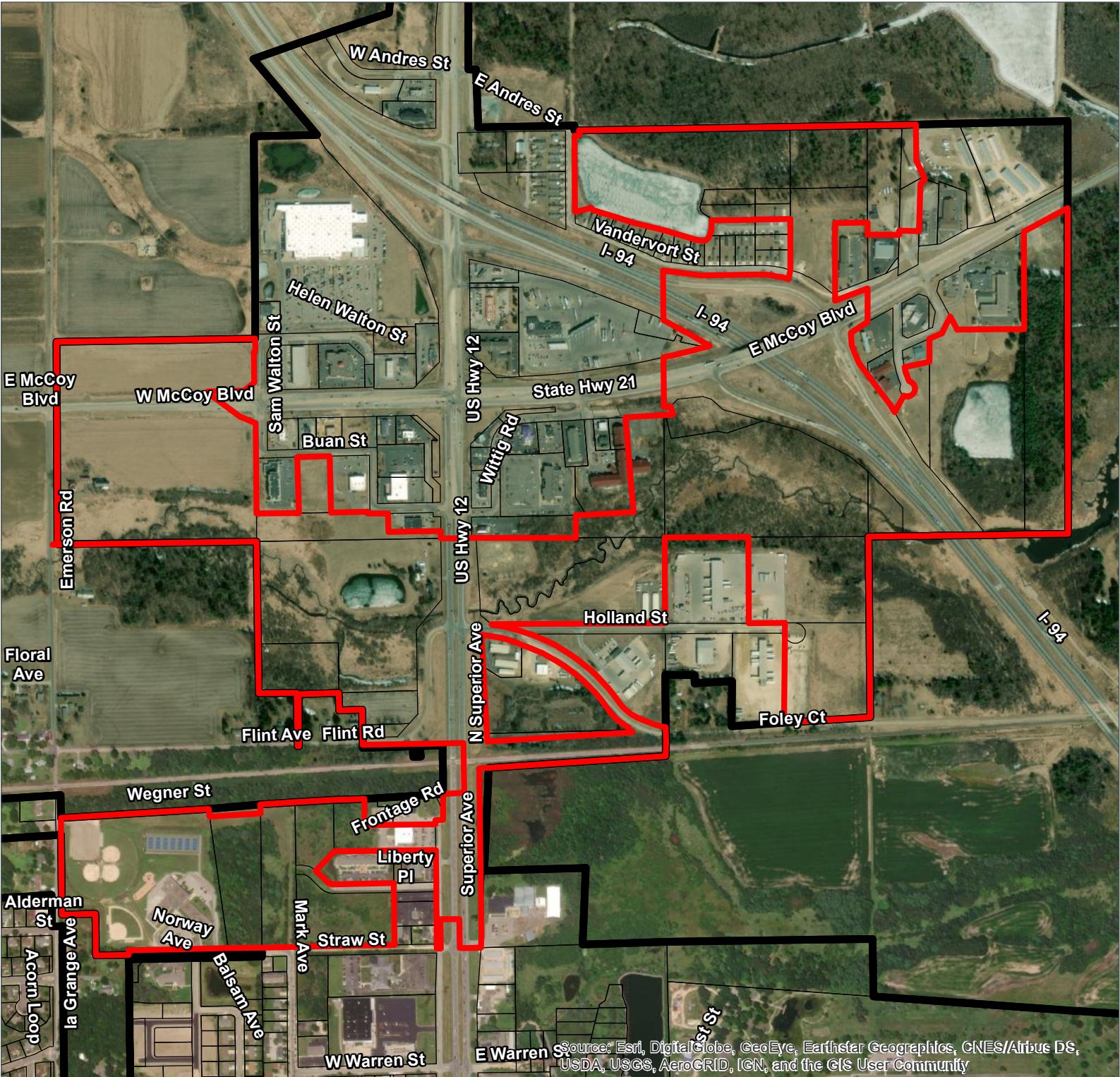
- City Limits
- TID #8 Boundary Amendment
- Parcels
- TID #8 Existing Boundary

City of Tomah
Monroe County, Wisconsin

Map 1: Proposed Boundary

City of Tomah
Monroe County, WI

-  City Limits
-  Parcels
-  TID #11 Bounday



Data Sources:
Monroe County
State of Wisconsin
Imagery Provided by ESRI

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
RESOLUTION APPROVING TERRITORY AMENDMENT #2 AND PROJECT PLAN AMENDMENT #2
OF TAX INCREMENTAL FINANCE DISTRICT #8
CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Territory and Project Plan Amendment #2 of Tax Incremental Finance District #8 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District #8 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council;
- C. Prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and
- D. At least 15 days prior to the date of said public hearing, owners of property identified for inclusion in the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination.

WHEREAS, the City of Tomah desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects;

- I. Contains a statement indicating how amendment of the District promotes the development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the City Council makes the following findings:

- A. The name of the District is Tax Increment Finance District #8, a rehabilitation and conservation district; and
- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District include annexed territory that was not within the boundaries of the City within the last three years. As such, the City pledges to pay the Town of Tomah an amount equal to the property taxes the Town levied on the territory for each of the next five years; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2021; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
- G. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- H. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- I. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- J. The Project Plan for the District is feasible;
- K. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- L. The City Council finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District #8.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Amendment #2 Project Plan for Tax Incremental Finance District #8, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
 APPROVING AMENDMENT NO. 1 OF
 TAX INCREMENTAL FINANCE DISTRICT NO. 9
 CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 9 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for Tax Incremental Finance District No. 9 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how amending the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

1. The name of the District shall be Tax Increment Finance District No. 9, an Industrial type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include any annexed territory that was not within the boundaries of the City within the last three years; and
3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the amendment date shall be January 1, 2021; and
5. Not less than 50% of the real property in the District is suitable for industrial development within the meaning of State Statute §66.1101 and has been zoned for industrial use; and
6. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District; and
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District;
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
13. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment of TID No. 9.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 of Tax Incremental Finance District No. 9, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY OF TOMAH CITY COUNCIL
 APPROVING AMENDMENT NO. 1 OF
 TAX INCREMENTAL FINANCE DISTRICT NO. 10
 CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed Amendment No. 1 of Tax Incremental Finance District No. 10 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 10 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District; and

WHEREAS, the City desires to promote development, job growth, blight removal, infrastructure improvements, broaden and increase the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects; and
- I. Contains a statement indicating how the amendment of the District promotes the development of the City; and
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

1. The name of the District shall be Tax Increment Finance District No. 10, a Mixed Use type district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes; and
3. The boundaries of the District as described in the original project plan are not changing through this amendment; and
4. The amendment date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan Amendment. For purposes of allocating tax increment the creation date shall be January 1, 2021; and
5. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
6. Newly platted residential development, as defined under Wis. Stat. 66.1105, will not exceed 35% of the area in the District; and
7. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
8. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
9. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
10. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
11. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
12. The Project Plan for the District is feasible; and
13. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
14. The development described in the Project Plan would not occur, or would occur to a lesser extent, without the amendment to TID No. 10

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Amendment No. 1 to Tax Incremental Finance District No. 10, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan Amendment for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.

RESOLUTION NO. _____

**CITY COUNCIL
RESOLUTION APPROVING CREATION OF
TAX INCREMENTAL FINANCE DISTRICT NO. 11
CITY OF TOMAH, WISCONSIN**

WHEREAS, the City of Tomah desires to promote development, job growth, infrastructure improvements, and broaden the property tax base in the designated area of Tax Incremental Finance District No. 11; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on the proposed Project Plan and Tax Incremental Finance District No. 11 (herein "Project Plan" and "District") on June 24, 2021 after notice as required by law; and

WHEREAS, prior to publication of notice of said public hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the City of Tomah, Tomah Area School District, Western Technical College, and Monroe County; and

WHEREAS, after the public hearing was held the Planning Commission recommended adoption of the Project Plan by resolution, subject to the approval of the City Council; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing boundary of the District, existing land use, zoning, future land use, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by District projects; and
- I. Contains a statement indicating how creation of the District promotes the development of the City; and
- J. Includes an opinion of the City Attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

tmpCEBC

1. The name of the District shall be "Tax Increment Finance District No. 11, City of Tomah", a mixed-use district; and
2. The boundaries of the District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. Boundaries include only those whole units of property that are assessed for general tax purposes. No parcels being included in the proposed boundaries were annexed in the last three years; and
3. The creation date of the District for purposes of determining the expenditure and termination periods shall be the date upon which the City Council approves a resolution adopting the Project Plan. For purposes of allocating tax increment the creation date shall be January 1, 2021; and
4. Not less than 50% of the real property in the District is suitable for mixed-use development, as defined under State Statute §66.1105(2)(cm); and
5. Newly platted residential development, as defined under State Statute §66.1105, will not exceed 35% of the area in the District; and
6. The City will only allow tax increment revenue to be spent on newly platted residential development in the District if one of the following three applies:
 - Density of the residential housing is at least three (3) units per acre, or
 - Residential housing is located in a conservation subdivision, as defined in sec. 66.1027(1)(a), Wis. Stats., or
 - Residential housing is located in a traditional neighborhood development, as defined in sec. 66.1027(1)(c), Wis. Stats.
7. The estimated percentage of territory within the District that will be devoted to retail business at the end of the maximum expenditure period is not anticipated to exceed 35 percent of the area of the District; and
8. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
9. The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
10. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
11. The Project Plan for the District is feasible; and
12. Improvements to the District are likely to encourage and promote conformity with the City's planning policies and procedures; and
13. The development described in the Project Plan would not occur without the creation of TID No. 11.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11 and

creates Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July, 2021.

OFFERED BY:

APPROVED BY:

City Council Member

Mike Murray, Mayor

SECONDED BY:

ATTESTED:

City Council Member

Rebecca Weyer, City Clerk

Voted Yes: _____

Voted No: _____

RESOLUTION NO. ____

**CITY OF TOMAH CITY COUNCIL
 APPROVING ALLOCATION OF EXCESS TAX INCREMENT FROM
 TAX INCREMENTAL FINANCE DISTRICT NO. 11 TO NO. 8
 CITY OF TOMAH, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Tomah, Monroe County, Wisconsin has held a public hearing on June 24, 2021 on the proposed creation of Tax Incremental Finance District No. 11 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 11 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Tomah (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan; and
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council; and
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Tomah School District, Western Technical College, Monroe County, and the Tomah Lake District.

WHEREAS, the City of Tomah desires to promote development, job creation, blight removal, infrastructure improvements, broaden and increase the property tax base in Tax Increment District No. 11 and Tax Increment District No. 8; and

WHEREAS, the Project Plan to create TID No. 11, which is attached to this Resolution and incorporated herein by reference, includes as an eligible expenditure the allocation of future excess tax increment from TID No. 11 (the "Donor TID") to TID No. 8 (the "Recipient TID"); and

WHEREAS, the Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District; and
- B. Contains an economic feasibility study; and
- C. Contains a detailed list of estimated project costs; and
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred; and
- E. Includes maps showing existing uses, conditions of real property, and proposed improvements of real property in such District; and
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances; and
- G. Contains a list of estimated non-project costs; and
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project; and

- I. Contains a statement indicating how creation of the District promotes the development of the City.
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes.

WHEREAS, the City Council makes the following findings:

- 1. TID No. 11 and TID No. 8 have the same overlaying taxing jurisdictions; and
- 2. The Project Plan for TID No. 11 demonstrates that the District's current and projected increment is sufficient to pay off all costs incurred by the District and provides enough surplus revenue to pay some of the costs for the recipient TID No. 8; and
- 3. TID No. 8 was created upon a finding that not less than 50% of the real property in TID No. 8 is blighted or in need of rehabilitation, thus allowing a Type 3 Paragraph (f) Allocation Amendment under Wisconsin State Statutes 66.1105(6)(f)2; and
- 4. That the allocation of excess tax increment from the District directly serves to promote redevelopment and blight elimination activities in TID No. 8 and is likely to enhance significantly the value of real property in TID No. 8; and
- 5. Once the donor amendment is established the District cannot request or receive an extension to its maximum life under current State Statutes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tomah, Monroe County, Wisconsin hereby approves and adopts the Project Plan for Tax Incremental Finance District No. 11, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Tomah, Monroe County, Wisconsin.

Dated this 20th day of July 2021.



819 Superior Ave
Tomah, WI 54660
608.374.7400

"The Gateway to Cranberry Country"
City Clerk Becki Weyer
City Treasurer Molly Powell

Mayor Mike Murray
City Administrator
Bradley J. Hanson

Item 13.

July 13, 2021

STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

American Rescue Plan Act of 2021 (ARPA)

Summary and Background Information:

Pausing what expenditure, the City should take with the ARPA funds has proven a wise decision and we appreciate that guidance. After numerous conversations, attended web meetings, and discussions with League of Wisconsin Municipalities, the City's Auditor, and Financial Advisor we have learned many restrictions, limitations, and what the City of Tomah actually will receive.

Staff has met regarding ARPA and the City is slated to receive a total of \$983,570.41, with \$491,785.20 already in the City's accounts and in 2022 the City will receive \$491,785.20. The list before Council is the recommended spending ideas of staff after a number of internal meetings and many cuts from the list of suggestions. We have prioritized what we believe are the most important for 2021 and what we believe can wait until 2022. The entire list of recommended projects, which we believe has under gone a solid vetting process is before you to consider, with the items we believe or change as you believe is in the best interest and benefit to the City, which also meet within the four indicated criteria of spending within ARPA. The four areas are at the top of the ARPA recommended expenditure projects sheet.

Finally, as mentioned previously, we have met numerous times with the League and the City's Auditor and Financial Advisors to ensure our recommended projects are in compliance with ARPA requirements.

Fiscal Note:

The fiscal impact to the City is neutral, but positive in a manner that the City has received this funding in 2021 to be used immediately, with spending to be completed no later than 2024.

Recommendation:

Approve the recommended spending items as submitted by staff, or as amended.

Decision Urgency:

There is no urgency with this agenda item and it can be delayed until another Council meeting if that is the desire of the Council.

Department Director

Date

Bradley J. Hanson
City Administrator

July 13, 2021
Date

League of Wisconsin Municipalities – 2021 Tomah's American Rescue Plan Act (ARPA) of 2021 Allocation:	\$ 1,860,000.00
Department Directors proposed expenditures above underline in below list for 2021:	\$ 1,849,835.48

Dis-allowable uses: to repay debt, General Fund operational/expense items, remote/video work from home, federal funding match requirements.

Funds anticipated to State in May 2021, and shortly following thereafter to non-entitled City's such as Tomah.

ITEMS UNDER CONSIDERATION FOR ARPA FUNDING & MEETING IMPOSED RESTRICTIONS:	CIP	COSTS
City Hall: remodel/remote door locks & security/COVID barriers		\$ 180,000.00
City Hall: Council Chamber video system and sound system for broadcasted & publicly attended meetings		\$ 20,000.00
City Hall: New vehicle for employee use/training puposes		\$ 50,000.00
City Hall: Website re-developed for City		\$ 21,000.00
City Hall/Police Department: Safety & Security Video System		\$ 30,000.00
City Wide: Department Directors video conference systems		\$ 12,000.00
City Wide: essential workers reimbursement for work (hourly only \$300.00 FT - \$150.00 PT & Seasonal)		\$ 40,000.00
Community Wide: Shared use path along southside of Fair St from Hollister to Butts St		\$ 100,000.00
Community Wide: TID Housing (TOOHAP) assistance Funding seed money		\$ 60,000.00
Community Wide: Touchless Cross-Walk Signals Downtown & School Safety for Crossing Streets	2022	\$ 125,000.00
Community Wide: Museum Support (Fund Raising Reimbursement due to COVID-19 Window Replacement)		\$ 6,000.00
Library: Basement & Foundational Repair	2024	\$ 100,000.00
Library: Building Front Steps	2022	\$ 52,000.00
Library: New Sign	2024	\$ 45,000.00
Parks & Recreation: Recreation Park hands free faucets		\$ 9,000.00
Parks & Recreation: Room Tax lost revenue, must use calculations, & up to (1/2 to Chamber):	2021	\$ 324,835.48
Police Department: Additional response vehicle		\$ 60,000.00
Police Department: Combined Tactical Unit Conversion	2022	\$ 15,000.00
Police Department: Generator replaced		\$ 150,000.00
Police Department: Officer Civil Disturbance Gear		\$ 30,000.00
Police Department: ATV/UTV Vehicle for use on trails & events		\$ 30,000.00
Public Safety: Emergency Services Building assistance	2022	\$ 120,000.00
Public Safety: New Director response vehicle	2022	\$ 50,000.00
Public Safety: ATV/UTV Vehicle for use on trails & events	2022	\$ 30,000.00
Public Works: (Streets) Snow Plow & Dump Truck (2021)	2022	\$ 150,000.00
Senior Center: Transportation vehicle for volunteer drivers		\$ 40,000.00

Staff Committee Preparation Report

Agenda Item:

Restructure of Public Safety (Ambulance Department): Creation of a full-time Position of Public Safety Executive Assistant

Summary and Background Information

The City of Tomah and the Tomah Area Ambulance Service has been transformed over the past year. The current position of the billing clerk is not at the correct pay grade for the responsibilities that this position is tasked to perform. We have no back-up support for this position at this current time and the annual number of calls continues to increase. There is also a need for help when it comes to administrative assistance on the Fire Department side of the business as well. I would ask that the current position of the billing clerk be named and restructure with the appropriate pay grade wage adjustment.

The Public Safety Services is a vital and a necessary component of our city and service area. It is imperative that it be run in an organized and professional manner. The position is considered hourly in the proposed Grade of I.

Fiscal Notes: The Ambulance Department currently has approximately \$1.33M in the unreserved and undesignated fund balance.

Recommendation: The Tomah Area Ambulance Commission has recommended to move forward with this change and am requesting the Council approve the Resolution to create the Full time position of Public Safety Executive Assistant with a wage Grade I and to abolish the Tomah Area Ambulance Bookkeeper Position. The position will be posted in accordance with other new positions in the City. It is also requested the Committee of the Whole/Council approve the job description as presented.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A CHANGE IN THE 2021 CITY OF TOMAH
POSITION COUNT BY THE ABOLISHMENT OF THE TOMAH AREA AMBULANCE
BOOKKEEPER POSITION AND THE CREATION OF A FULL TIME ADMINISTRATIVE
ASSISTANT TO THE PUBLIC SAFETY DIRECTOR.**

WHEREAS, the Common Council of the City of Tomah hereby authorizes a change in the 2021 City of Tomah position count by the abolishment of one full time Ambulance Service Bookkeeper;

WHEREAS, the Common Council of the City of Tomah hereby authorizes the creation of one additional full time Administrative Assistant to the Public Safety Director;

WHEREAS, the Common Council of the City of Tomah hereby determines that the current Bookkeeper job description is not sufficient to serve the needs of the Ambulance Service or the Public Safety Director;

WHEREAS, the Common Council of the City of Tomah establishes the Administrative Assistant to the Public Safety Director wages as Grade I with benefits as defined in the City of Tomah Personnel Manual Policy, and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City of Tomah Common Council does hereby authorize a change in the 2021 City of Tomah Position Count by the abolishment of one full time Ambulance Service Bookkeeper and the creation of one additional full time Administrative Assistant to the Public Safety Director position as described above

Dated this ____20th____ day of July, 2021.

Michael Murray, Mayor

ATTEST:

Rebecca Weyer, City Clerk

STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

Renewal of “Indoor/Outdoor” Cabaret License for The Bank Bar

Summary and Background Information:

(Appropriate Documentation Attached)

Indoor/Outdoor Cabaret License July 1, 2021 through June 30, 2022

The Bank Bar (M & M Vending Amusements, LLC) has requested to apply for the renewal cabaret license for the period of July 1, 2021 through June 30, 2021.

Fiscal Note:

The revenue generated to the City of Tomah by issuance of this license is \$85.00.

Recommendation:

The license application has been reviewed and completed. It is requested that the Committee of the Whole recommend the Common Council to approve the issuance of the cabaret license renewal to The Bank Bar for the license period of July 1, 2021 through June 30, 2022.

Respectfully submitted by:

Berta A. Downs

Committee: Committee of the Whole & Common Council

Meeting Date: July 19 & 20, 2021

Original: ☐

License Fee: \$85 ✓

Renewal: ☐

License Period: July 1, 2021 to June 30, 2022

Receipt #: 5000555

City of Tomah Application for Indoor/Outdoor Combination Cabaret LicenseLegal/Real Name: M+M ~~Event~~ Vending Amusement LLC

Address of above: 911 Charles Dr. Tomah WI 54660

Trade name of business: Bank Bar

Address of premises to be licensed: 1015 Superior Ave Tomah WI 54660

Business phone number: 608 372 2277

Detailed description of cabaret area to be licensed: BAR & BEER GARDEN

Premises are owned by: Jay Larsen & Tracy Gleson

Address of owner: 911 Charles Dr.

Name of Cabaret Manager (First, Middle & Last): Jay R Larsen

Home address of Cabaret Manager: 911 Charles Dr.

Home phone number of Cabaret Manager: 608 387 9796

Daytime phone number of Cabaret Manager: 387 9796

Date of Birth of Cabaret Manager: 10/21/70

Other business to be conducted upon the premises:

Nature of entertainment: BANDS & DJ.

Maximum Number of Anticipated Occupants in Licensed Outdoor Cabaret Area: 100

MUST HAVE OBTAINED AUTHORIZATION FOR OUTDOOR FACILITY FROM THE PLANNING COMMISSION AND COUNCIL TO BE ELIGIBLE FOR INDOOR/OUTDOOR COMBINATION LICENSE. ATTACH DETAILED DESCRIPTION OF OUTDOOR EVENT AREA AND ATTACH A DIMENSIONAL DRAWING. Detailed description and dimensional drawing **MUST** include dimensions of area, where the fencing is placed, where entrance(s) and exit(s) are and size of each, dimensions of tent (if a tent is used), and placement of port-a-potties if required.

The above hereby makes application for a license to operate an Indoor/Outdoor Combination Cabaret in the City of Tomah pursuant to provisions of Chapters 4 and 6 of the Code of Ordinances for the City of Tomah.


Signature of Applicant

OFFICE USE ONLY: cc: Inspection, Police Chief & Fire Chief Upon Receipt of Application

For original applications: Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:  Date: 7/9/2021

Granted: _____ License #: _____

PERSONAL DATA SHEET
(PLEASE PRINT ALL INFORMATION)

Item 15.

Each Officer AND Manager/Person in Charge must complete all the information and must indicate if they have been convicted of any of the following within the last ten (10) years: a felony, a misdemeanor, a statutory violation punishable by forfeiture or a county or municipal ordinance violation. If none, write "none".

Name of Manager/Person in Charge: LARSEN JAY RICHARD

(LAST, FIRST & FULL MIDDLE NAME)

Home Address: 911 Charles Dr Touch

(STREET ADDRESS, CITY, STATE & ZIP)

Date of Birth: 1/21/70 Home Phone: 608 3879196 Daytime Phone: _____

Violations: _____

Name of Officer: _____

(LAST, FIRST & FULL MIDDLE NAME)

Home Address: _____

(STREET ADDRESS, CITY, STATE & ZIP)

Date of Birth: _____ Home Phone: _____ Daytime Phone: _____

Violations: _____

Name of Officer: _____

(LAST, FIRST & FULL MIDDLE NAME)

Home Address: _____

(STREET ADDRESS, CITY, STATE & ZIP)

Date of Birth: _____ Home Phone: _____ Daytime Phone: _____

Violations: _____

Name of Officer: _____

(LAST, FIRST & FULL MIDDLE NAME)

Home Address: _____

(STREET ADDRESS, CITY, STATE & ZIP)

Date of Birth: _____ Home Phone: _____ Daytime Phone: _____

Violations: _____

Name of Officer: _____

(LAST, FIRST & FULL MIDDLE NAME)

Home Address: _____

(STREET ADDRESS, CITY, STATE & ZIP)

Date of Birth: _____ Home Phone: _____ Daytime Phone: _____

Violations: _____

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00 Pd 6/29/2021 # 500537
☐ Town ☐ Village ☒ City of Tomah

Application Date: 6-10-2021
 County of Monroe

The named organization applies for: (check appropriate box(es).)

- ☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning August 14 and ending August 14 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Tomah Fire Dept
 (b) Address 819 Superior Ave Tomah WI
 (Street) ☐ Town ☐ Village ☒ City

(c) Date organized 1871

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Tim Adler
 Vice President Dale Trowbridge
 Secretary Tim Larkin
 Treasurer Tim Larkin

(g) Name and address of manager or person in charge of affair:

Dale Trowbridge 110 E. Carroll St. Tomah, WI 54660

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Rec Park 1625 Butts Ave Tomah WI 54660
 (b) Lot Gold Building Block _____
 (c) Do premises occupy all or part of building? Yes
 (d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: N/A

3. Name of Event

(a) List name of the event Wild Turkey Federation
 (b) Dates of event August 14 2021

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Dale Trowbridge
 (Signature / Date)

Tomah Fire Dept 608 343-4388
 (Name of Organization)

Date Filed with Clerk 6-10-2021

Date Reported to Council or Board July 19th & 20th, 2021

Date Granted by Council _____

License No. _____

**RESOLUTION DESIGNATING PUBLIC DEPOSITORY AND AUTHORIZING
WITHDRAWAL OF COUNTY, CITY, VILLAGE, TOWN OR
SCHOOL DISTRICT MONEYS**

(Not for use by City or County of Milwaukee)

CITY OF TOMAH _____, Wisconsin
(Municipality)

RESOLVED, that Citizens Community Federal N.A. (the "Bank"), qualified as a public depository under Ch. 34, Wis. Stats., is hereby designated as a depository in which the funds of this Municipality may from time to time be deposited; that the following described account(s) be opened and maintained in the name of this Municipality with the Bank subject to the rules and regulations of the Bank from time to time in effect; that the person(s) and the number thereof designated by title opposite the following designation of account(s) is hereby authorized, for and on behalf of this Municipality, to sign order checks as provided in § 66.0607 (3), Wisconsin Statutes, for payment or withdrawals of money from said account(s) and to issue instructions regarding the same and to endorse for deposit, negotiation, collection or discount by Bank any and all checks, drafts, notes, bills, certificates of deposit or other instruments or orders for the payment of money owned or held by said Municipality; that the endorsement for the deposit may be in writing, by stamp, or otherwise, with or without designation of signature of the person so endorsing; and that any officer, agent or employee of this Municipality is hereby authorized to make oral or written requests of the Bank for the transfer of funds or money between accounts maintained by the Municipality at the Bank.

Name or Type of Account	Number of Signatures Required	Type or Print Titles of Authorized Persons
1. <u>PUBLIC FUNDS CIVIC CHECKING INT</u>	<u>ONE</u>	<u>MOLLY ANNE POWELL</u> <u>SCOTT RICHARD HOLUM</u>
2. _____	_____	_____ _____ _____
3. _____	_____	_____ _____ _____
4. _____	_____	_____ _____ _____

This Resolution includes all of the provisions on the reverse side.

This is to Certify, that the foregoing is a true and correct copy of resolutions duly and legally adopted by the governing body of the Municipality at an open legal meeting held on the _____ day of _____ and said resolutions are now in full force and effect.

Signed and sealed this _____ day of _____

(NO) *
SEAL

(Clerk)

The undersigned member of the governing body not authorized to sign order checks certifies that the foregoing is a correct copy of a resolution passed is therein set forth.

*(Strike if not applicable)

Title: _____

IMPORTANT

This Form, together with Signature Card, applies to all counties, cities, villages, towns and school districts except the County of Milwaukee and the City of Milwaukee. For Milwaukee County see § 66.0607(2) Wisconsin Statutes, and for the City of Milwaukee, see § 66.0607(5), Wisconsin Statutes.

Use Forms WBA 102 for Public Depository Accounts of all other public entities.

Facsimile signatures are permitted on checks drawn against these accounts, in accordance with § 66.0607(3), Wisconsin Statutes.

The original and one copy of this resolution is for the depository bank, and, if the treasurer is under Corporate Surety, one copy is for the Surety Company, with a copy to be retained by the local clerk.

To be countersigned by the Chief Executive Officer (County Board Chairman, City Mayor or Manager, Town Chairman, Village President, School District President).

The counter-signature on checks of the Chief Executive Officer of the county, city, village or town may be eliminated by ordinance. In such case, a copy of the ordinance, certified by the clerk, should be attached hereto.

School district order checks must carry the signature of the clerk, treasurer and president. In school districts having 5 or more school board members, the actual signature of any board member other than the clerk or treasurer may be used in place of the president's signature.

FURTHER RESOLVED, that the Bank be and is hereby authorized and directed to honor, certify, pay and charge to any of the accounts of this Municipality, all order checks for the payment, withdrawal or transfer of funds or money deposited in these accounts or to the credit of this Municipality for whatever purpose or to whomever payable, including requests for conversion of such instruments into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any persons signing such instrument or payable to or for the credit of any other officer, agent or employee of this Municipality, when signed, accepted, endorsed or approved as evidenced by original or facsimile signature by the person(s), and the number thereof, designated by title opposite the designation of the accounts described in the foregoing resolution, and to honor any request(s) made in accordance with the foregoing resolution, whether written or oral, and including but not limited to, request(s) made by telephone or other electronic means, for the transfer of funds or money between accounts maintained by this Municipality at the Bank, and the Bank shall not be required or under any duty to inquire as to the circumstances of the issuance or use of any such instrument or request or the application or use of proceeds thereof.

FURTHER RESOLVED, that the Bank be and is hereby authorized to comply with any process, summons, order, injunction, execution, distraint, levy, lien, or notice of any kind (hereafter called "Process") received by or served upon the Bank by which, in the Bank's opinion, another person or entity claims an interest in any of these accounts and Bank may, at its option and without liability, thereupon refuse to honor orders to pay or withdraw sums from these accounts and may hold the balance therein until Process is disposed of to Bank's satisfaction.

FURTHER RESOLVED, that any one of the persons holding the offices of this Municipality designated above is hereby authorized (1) to receive for and on behalf on this Municipality, securities, currency or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to give receipt therefor, and the Bank is hereby authorized to make delivery of such property in accordance herewith, (2) to sell, transfer, endorse for sale of otherwise authorize the sale of transfer of securities or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to receive and/or apply the proceeds of any such sale to the credit of this Municipality in any such manner as he/she/they deem(s) proper, and the Bank is hereby authorized to make a sale or transfer of any of the aforementioned property in accordance herewith, and (3) pursuant to § 34.07, Wisconsin Statutes, to accept such security and to execute such documents as said officer deems proper and necessary to secure the funds of this Municipality and to issue instructions regarding the same.

FURTHER RESOLVED, that this Municipality assumes full responsibility for any and all payments made or any other actions taken by the Bank in reliance upon the signatures, including facsimiles thereof, of any person or persons holding the offices of this Municipality designated above regardless of whether or not the use of a facsimile signature was unlawful or unauthorized and regardless of by whom or by what means the purported signature or facsimile signature may have been affixed to any instrument of such signature resemble the specimen or facsimile signatures provided to the Bank, for refusing to honor any signatures not provided to the Bank, for honoring any requests for transfer of funds or money between account or for the instructions for the persons designated in the foregoing resolutions regarding security for the accounts notwithstanding any inconsistent requirements of this Municipality not expressed in the foregoing resolutions, and that this Municipality agrees to indemnify and hold harmless the Bank against any and all claims, demands, losses, costs, damages or expenses suffered or incurred by the Bank resulting from or arising out of any such payment or other action, subject to § 893.80, Wisconsin Statutes.

FURTHER RESOLVED, that the Clerk of this Municipality be and hereby is authorized and directed to certify to the Bank the foregoing resolutions, that the provisions thereof are in conformity with law, the names, incumbencies and specimen or facsimile signature(s) on signature cards of the officer or officers named therein, and that the foregoing resolutions and signature cards and the authority thereby conferred shall remain in full force and effect until this Municipality notifies the Cashier of the Bank to the contrary in writing; and the Bank may conclusively presume that such resolutions and signature cards are in effect and that the persons identified therein from time to time as officers of the Municipality have been duly elected or appointed to and continue to hold such offices.

STAFF COMMITTEE PREPARATION REPORT

Agenda Item:

Request from Kelsey's and Smoke's Elbow Room Bars for Extension of Alcohol Beverage Licenses for Special Event on August 14, 2021 and Closing of the Alleyway

Summary and Background Information:

(Appropriate Documentation Attached)

Annually, Kelsey's Bar at 201 Superior Ave and Smoke's Elbow Room Bar at 114 W Benton St host a "Customer Appreciation" event and wish to block off the alleyway for the day and extend their alcohol beverage licenses to the fenced-in area.

This event is scheduled for August 14, 2021 and will be fenced off with access only from inside each establishment. Alcoholic beverages will be served inside both establishments and there will be various games in the outside fenced off area. Fencing would be installed in the morning and taken-down on or before 10 p.m.

This event has been occurring for many years without incident.

The Bars are requesting to close off the alley way and extend their Class "B" Fermented Malt Beverage License and "Class B" Liquor License to allow alcoholic beverages into the outside designated area for the event.

Barricades are dropped off the day before.

Fiscal Note:

No fiscal impact to the city, other than re-printing the extended license for the special event.

Recommendation:

It is requested that the Committee of the Whole recommend the Common Council approve the request to extend the Class "B" Fermented Malt Beverage Licenses and "Class B" Liquor Licenses for Smoke's Elbow Room Bar and Kelsey's Bar to include the fenced in area between the two establishments and authorize closing of the alley for the special event hosted on August 14, 2021.

Respectfully submitted by:

Berta A. Downs

Committee: Committee of the Whole & Common Council

Meeting Date: July 19 & 20, 2021

CITY OF TOMAH

819 SUPERIOR AVENUE
TOMAH, WI 54660
OFFICE (608) 374-7420 FAX (608) 374-7424

REQUEST TO APPEAR BEFORE COMMITTEE

DATE OF REQUEST: 8/14/21 7/6/2021
NAME: Kelsey's LLC / Smokes Elbow
ADDRESS: 201 Superior Ave Tomah, WI 54660
PHONE #: 372-322/ E MAIL ADDRESS: KelseyStomah@gmail.com
COMMITTEE NAME: Committee of the Whole / Common Council
COMMITTEE DATE: July 19th + 20th, 2021

AGENDA ITEM AND DESCRIPTION/EXPLANATION:

We want to close the alley
between our bars and put on
a customer appreciation. With
extending our licenses to that
area. Event 8/14/2021

Dave Perini
Per Perini

This form must be submitted to the appropriate department head at least ONE WEEK PRIOR to the scheduled date of the Committee/Council meeting. This is to ensure that the requested item is placed on the agenda prior to the agenda being sent out. If you have additional information, please attach it to this form.

RESOLUTION NO : _____

RESOLUTION AUTHORIZING
PAYMENT OF MONTHLY BILLS

Be it resolved by the Common Council of the City of Tomah that the Committee of the Whole has reviewed the monthly bills and recommends the City Council approve said bills as follows:

1. Pre-Paid Checks:	2021	\$1,257,398.56	Check #'s:	130132-130456
2. Payroll:		\$406,754.18	Dir Dep #'s:	
3. Wire/ACH Transfers:		\$48,816.85		
4. Invoices:				
Total:		<u>\$1,712,969.59</u>		

Mayor_____
Clerk

Requested by: Finance Department

Submitted by: Committee of the Whole

July 9, 2021

CITY OF TOMAH

Payment Approval Report - For Council Approval

Page: 1

Report dates: 6/1/2021-7/9/2021

Jul 09, 2021 04:05PM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amount	Date Paid
5 ALARM FIRE & SAFETY EQUIPMENT							
4	5 ALARM FIRE & SAFETY EQUIP	206875-1	WARRANTY SCBA REPAIR	06/11/2021	01-52200-3400 FIRE PROTECTION OP	38.81	06/11/2021
Total 5 ALARM FIRE & SAFETY EQUIPMENT:						38.81	
A.D. STARR SPORTS							
7	A.D. STARR SPORTS	218037	USA TATTOO 12 COMPOSITE 52 COR	05/11/2021	01-55300-3400 REC PROGRAMS OPE	344.94	06/18/2021
Total A.D. STARR SPORTS:						344.94	
ACE HARDWARE							
11	ACE HARDWARE	595948	SAWZALL BLADE SET	06/25/2021	01-55401-3400 RECREATION PARK O	21.99	06/25/2021
11	ACE HARDWARE	596350	BATTERIES/WALL CLOCK/PAINT BRUS	06/25/2021	01-55200-3400 OTHER PARKS OPERA	34.16	06/25/2021
11	ACE HARDWARE	597245	BATTERIES, SANITIZER WIPES	06/11/2021	01-55200-3400 OTHER PARKS OPERA	59.96	06/11/2021
11	ACE HARDWARE	597405	SHELF/FASTENERS/DUST PAN	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	33.28	06/11/2021
11	ACE HARDWARE	597406	SHELF	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	3.99	06/11/2021
11	ACE HARDWARE	597729	BATTERIES	06/02/2021	01-53311-3402 HWY/ST MAINT OP SU	17.95	06/18/2021
11	ACE HARDWARE	597737	DRILL BIT, TORX BIT, LAWN/GARDEN	06/03/2021	01-53311-3402 HWY/ST MAINT OP SU	37.56	06/18/2021
11	ACE HARDWARE	597751	GARDEN FLAG HOLDER	06/03/2021	10-55110-3100 LIBRARY OFFICE SUP	28.77	06/18/2021
11	ACE HARDWARE	597756	APRON WAIST	06/03/2021	10-55110-3100 LIBRARY OFFICE SUP	5.97	06/18/2021
11	ACE HARDWARE	597772	HOSE	06/04/2021	01-52200-3400 FIRE PROTECTION OP	42.99	06/18/2021
11	ACE HARDWARE	597797	FANS/ANT BAIT	06/25/2021	01-51600-3400 GENERAL BLDGS OPE	124.95	06/25/2021
11	ACE HARDWARE	597860	GLOVES/BOLT SNAPS	06/25/2021	01-55402-3400 AQUATIC CENTER OP	84.68	06/25/2021
11	ACE HARDWARE	597877	HOUSE KEY/PLANT FOOD/WIPES	06/25/2021	01-55200-3400 OTHER PARKS OPERA	51.74	06/25/2021
11	ACE HARDWARE	597885	TROWELS/MORTAR MIX/WHEELBARR	06/25/2021	14-57620-8200 TID 8 PARKS OUTLAY	145.86	06/25/2021
11	ACE HARDWARE	597900	BLOWOFF DUSTER 134A	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	8.59	06/18/2021
11	ACE HARDWARE	597947	MINERAL SPIRITS / BRUSH BOTTLE P	06/14/2021	01-53311-3502 HWY/ST MAINT REP/M	72.55	06/18/2021
11	ACE HARDWARE	597949	ACE BAG 13 GAL 45 CT DRAW	06/14/2021	01-51600-3400 GENERAL BLDGS OPE	17.98	06/18/2021
11	ACE HARDWARE	598038	HOSE/ANT BAIT/WIPES	06/25/2021	01-55200-3400 OTHER PARKS OPERA	96.97	06/25/2021
11	ACE HARDWARE	598070	DRILL BIT	06/25/2021	03-52300-3400 AMBULANCE OPERATI	28.99	06/25/2021
11	ACE HARDWARE	598104	PRUNING SEAL	06/25/2021	01-53311-3405 HWY/ST MAINT OP SU	13.98	06/25/2021
11	ACE HARDWARE	598456	HEAT SHRINK TUBE KIT	07/09/2021	03-52300-3400 AMBULANCE OPERATI	13.99	07/09/2021
Total ACE HARDWARE:						946.90	
ADT SECURITY SERVICES							
13	ADT SECURITY SERVICES	851641805	SECURITY SERVICES JUN1-AUG31 20	05/26/2021	01-51600-2900 GENERAL BLDGS SER	158.82	06/18/2021
Total ADT SECURITY SERVICES:						158.82	

CITY OF TOMAH

Payment Approval Report - For Council Approval

Page: 2

Report dates: 6/1/2021-7/9/2021

Jul 09, 2021 04:05PM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amount	Date Paid
ADVERTISING CONCEPT LLC							
19	ADVERTISING CONCEPT LLC	92010	POOL SHIRTS	07/02/2021	01-55200-3400 OTHER PARKS OPERA	544.00	07/02/2021
19	ADVERTISING CONCEPT LLC	92010	LIME SHOCK SHIRTS	07/02/2021	01-55200-3400 OTHER PARKS OPERA	323.00	07/02/2021
Total ADVERTISING CONCEPT LLC:						867.00	
AIR DOCTORS LLC							
21	AIR DOCTORS LLC	0050730	FREON AND LABOR	06/11/2021	01-55200-3500 OTHER PARKS REPAI	347.00	06/18/2021
21	AIR DOCTORS LLC	0050733	NORTH SIDE FIRE - 3 TON EVAPORAT	07/02/2021	01-52200-3500 FIRE PROTECTION RE	748.00	07/02/2021
Total AIR DOCTORS LLC:						1,095.00	
AIRGAS USA LLC							
24	AIRGAS USA LLC	9978981842	CYLINDER RENTAL- ARGON, OXYGEN	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	98.91	06/11/2021
24	AIRGAS USA LLC	9979729588	CYLINDER RENTAL- ARGON, OXYGEN	06/25/2021	01-53311-3402 HWY/ST MAINT OP SU	101.49	06/25/2021
Total AIRGAS USA LLC:						200.40	
ALL AMERICAN DO-IT CENTER							
27	ALL AMERICAN DO-IT CENTER	10036/3	RENTAL - INSULATOR	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	494.89	06/11/2021
27	ALL AMERICAN DO-IT CENTER	10078/3	RENTAL - INSULATOR RETURN CREDI	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	73.98	06/11/2021
27	ALL AMERICAN DO-IT CENTER	8972/3	REBAR - SUMP PUMP LINE	06/11/2021	01-53441-3400 STRM SEWR MAINT O	47.92	06/11/2021
Total ALL AMERICAN DO-IT CENTER:						468.83	
ALLIANT ENERGY/WPL							
30	ALLIANT ENERGY/WPL	0108530000 07	JUNE 2021 - 1220 SUPERIOR	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	37.57	07/09/2021
30	ALLIANT ENERGY/WPL	0269200000 07	JUNE 2021 - GLENDALE BLDG	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	18.08	07/09/2021
30	ALLIANT ENERGY/WPL	0296130000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	130.76	07/09/2021
30	ALLIANT ENERGY/WPL	0305500000 06	MAY 2021 GARAGE	06/11/2021	01-53311-2210 HWY/ST MAINT UTIL-E	149.20	06/11/2021
30	ALLIANT ENERGY/WPL	0305500000 07	JUNE 2021 - MONOWAU GARAGE	07/09/2021	01-53311-2210 HWY/ST MAINT UTIL-E	150.06	07/09/2021
30	ALLIANT ENERGY/WPL	0448140000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	510.74	07/09/2021
30	ALLIANT ENERGY/WPL	0513010000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	96.02	07/09/2021
30	ALLIANT ENERGY/WPL	0698200000 06	MAY 2021 DAM	06/11/2021	02-56910-2210 LAKE UTIL-ELECTRIC	206.64	06/11/2021
30	ALLIANT ENERGY/WPL	0806110000 07	JUNE 2021 - GLENDALE PARK	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	127.37	07/09/2021
30	ALLIANT ENERGY/WPL	1025100000 07	JUNE 2021 - BRANDON AVE PLUGIN	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	63.25	07/09/2021
30	ALLIANT ENERGY/WPL	1392750000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	120.78	07/09/2021
30	ALLIANT ENERGY/WPL	14240000 07/0	JUNE 2021 - LIBRARY	07/09/2021	10-55110-2210 LIBRARY UTIL-ELECTR	826.54	07/09/2021
30	ALLIANT ENERGY/WPL	2131000000 07	JUNE 2021 - CAROL AVE	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	39.80	07/09/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-55200-2210 OTHER PARKS UTIL-E	781.87	06/18/2021

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30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-55401-2210 RECREATION PARK U	1,516.15	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-55402-2210 AQUATIC CENTER UTI	368.22	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-55300-2210 REC PROGRAMS UTIL	36.82	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-52100-2210 LAW ENFORCE UTIL E	1,461.12	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-55402-2210 AQUATIC CENTER UTI	32.59	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-52900-2210 OTHER PUBLIC SA UTI	18.54	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	10-55110-2210 LIBRARY UTIL-ELECTR	560.80	06/18/2021
30	ALLIANT ENERGY/WPL	2131000000-0	MAY 2021	06/02/2021	01-52100-2210 LAW ENFORCE UTIL E	17.84	06/18/2021
30	ALLIANT ENERGY/WPL	2243740000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	166.41	07/09/2021
30	ALLIANT ENERGY/WPL	2447130000 06	MAY 2021 SENIOR CTR	06/25/2021	12-55500-2210 SR & DISAB UTIL-ELE	569.60	06/25/2021
30	ALLIANT ENERGY/WPL	2940650000 06	MAY 2021 PW	06/11/2021	01-53311-2210 HWY/ST MAINT UTIL-E	59.89	06/11/2021
30	ALLIANT ENERGY/WPL	2940650000 07	JUNE 2021 - E MILWAUKEE	07/09/2021	01-53311-2210 HWY/ST MAINT UTIL-E	64.10	07/09/2021
30	ALLIANT ENERGY/WPL	3229430000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	77.04	07/09/2021
30	ALLIANT ENERGY/WPL	3716320000 06	MAY 2021 AIRPORT	06/11/2021	01-53510-2210 AIRPORT UTIL-ELECT	23.25	06/11/2021
30	ALLIANT ENERGY/WPL	3716320000 07	JUNE 2021 - AIRPORT	07/09/2021	01-53510-2210 AIRPORT UTIL-ELECT	20.37	07/09/2021
30	ALLIANT ENERGY/WPL	3774710000 07	JUNE 2021 - HARRISON ST RESTROO	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	191.53	07/09/2021
30	ALLIANT ENERGY/WPL	3781840000 07	JUNE 2021 - WOODARD AVE	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	168.90	07/09/2021
30	ALLIANT ENERGY/WPL	3966840000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	263.78	07/09/2021
30	ALLIANT ENERGY/WPL	4309800000 06	MAY 2021 FIRE	06/11/2021	01-52200-2210 FIRE PROTECTION UT	183.22	06/11/2021
30	ALLIANT ENERGY/WPL	4309800000 07	JUNE 2021 - FIRE	07/09/2021	01-52200-2210 FIRE PROTECTION UT	294.70	07/09/2021
30	ALLIANT ENERGY/WPL	4452240000 07	JUNE 2021 - POOL	07/09/2021	01-55402-2210 AQUATIC CENTER UTI	2,472.27	07/09/2021
30	ALLIANT ENERGY/WPL	4498340000 06	MAY 2021 E MIL	06/11/2021	01-53420-2900 STREET LIGHTING SE	16.70	06/11/2021
30	ALLIANT ENERGY/WPL	4498340000 07	JUNE 2021 - E MILWAUKEE LIGHT	07/09/2021	01-53420-2900 STREET LIGHTING SE	17.27	07/09/2021
30	ALLIANT ENERGY/WPL	5096920000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	142.42	07/09/2021
30	ALLIANT ENERGY/WPL	5122340000 07	JUNE 2021 - LAKE PARK	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	30.85	07/09/2021
30	ALLIANT ENERGY/WPL	5243440000 06	MAY 2021 CITY HALL	06/11/2021	01-51600-2210 GENERAL BLDGS UTIL	829.84	06/11/2021
30	ALLIANT ENERGY/WPL	5243440000 07	JUNE 2021 - CITY HALL	07/09/2021	01-51600-2210 GENERAL BLDGS UTIL	1,415.55	07/09/2021
30	ALLIANT ENERGY/WPL	5276700000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	224.65	07/09/2021
30	ALLIANT ENERGY/WPL	5303120000 06	MAY 2021 MONOWAY ST SIGNAL	06/11/2021	01-53420-2900 STREET LIGHTING SE	29.21	06/11/2021
30	ALLIANT ENERGY/WPL	5303120000 07	JUNE 2021 - E MONOWAU SIGNAL	07/09/2021	01-53420-2900 STREET LIGHTING SE	30.70	07/09/2021
30	ALLIANT ENERGY/WPL	5305120000 07	JUNE 2021 - CAROL AVE SHELTER	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	17.61	07/09/2021
30	ALLIANT ENERGY/WPL	5400530000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	28.50	07/09/2021
30	ALLIANT ENERGY/WPL	5491010000 07	JUNE 2021 - SCHOOL HOUSE	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	21.88	07/09/2021
30	ALLIANT ENERGY/WPL	5563800000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	28.50	07/09/2021
30	ALLIANT ENERGY/WPL	5582240000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	98.63	07/09/2021
30	ALLIANT ENERGY/WPL	5683030000 06	MAY 2021 HWY 12	06/11/2021	01-53510-2210 AIRPORT UTIL-ELECT	19.46	06/11/2021
30	ALLIANT ENERGY/WPL	5683030000 07	JUNE 2021 - AIRPORT	07/09/2021	01-53510-2210 AIRPORT UTIL-ELECT	37.77	07/09/2021
30	ALLIANT ENERGY/WPL	5817900000 07	JUNE 2021 - BUTTS PARK	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	62.40	07/09/2021
30	ALLIANT ENERGY/WPL	6301650000 07	JUNE 2021 - SKATE PARK	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	17.27	07/09/2021
30	ALLIANT ENERGY/WPL	6426740000 07	JUNE 2021 - BRANDON AVE BLDG	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	24.74	07/09/2021

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30	ALLIANT ENERGY/WPL	6617650000 06	MAY 2021 HOUSING OFFICE	06/25/2021	12-55500-2210 SR & DISAB UTIL-ELE	41.07	06/25/2021
30	ALLIANT ENERGY/WPL	672190000 060	MAY 2021 W MILWAUKEE	06/11/2021	01-53420-2900 STREET LIGHTING SE	16.70	06/11/2021
30	ALLIANT ENERGY/WPL	6721900000 07	JUNE 2021 - MILWAUKEE ST	07/09/2021	01-53420-2900 STREET LIGHTING SE	17.27	07/09/2021
30	ALLIANT ENERGY/WPL	6863310000 07	JUNE 2021 - N GLENDALE	07/09/2021	01-55300-2210 REC PROGRAMS UTIL	149.56	07/09/2021
30	ALLIANT ENERGY/WPL	6960540000 06	MAY 2021 PW	06/11/2021	01-53311-2210 HWY/ST MAINT UTIL-E	17.04	06/11/2021
30	ALLIANT ENERGY/WPL	6960540000 07	JUNE 2021 - E MILWAUKEE TAG	07/09/2021	01-53311-2210 HWY/ST MAINT UTIL-E	17.39	07/09/2021
30	ALLIANT ENERGY/WPL	7127140000 07	JUNE 2021 - BRANDON AVE RESTRO	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	17.27	07/09/2021
30	ALLIANT ENERGY/WPL	7132920000 06	MAY 2021 AIRPORT	06/11/2021	01-53510-2210 AIRPORT UTIL-ELECT	23.97	06/11/2021
30	ALLIANT ENERGY/WPL	7132920000 07	JUNE 2021 - AIRPORT	07/09/2021	01-53510-2210 AIRPORT UTIL-ELECT	25.98	07/09/2021
30	ALLIANT ENERGY/WPL	7312600000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	97.81	07/09/2021
30	ALLIANT ENERGY/WPL	7545230000 05	MAY 2021 STREET LIGHTS	06/11/2021	01-53420-2900 STREET LIGHTING SE	10,382.70	06/11/2021
30	ALLIANT ENERGY/WPL	7545230000 06	JUNE 2021 STREET LIGHTS	07/09/2021	01-53420-2900 STREET LIGHTING SE	10,501.51	07/09/2021
30	ALLIANT ENERGY/WPL	7625640000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	18.99	07/09/2021
30	ALLIANT ENERGY/WPL	7675010000 06	MAY 2021 AIRPORT	06/11/2021	01-53510-2210 AIRPORT UTIL-ELECT	110.68	06/11/2021
30	ALLIANT ENERGY/WPL	7675010000 07	JUNE 2021 - AIRPORT	07/09/2021	01-53510-2210 AIRPORT UTIL-ELECT	105.31	07/09/2021
30	ALLIANT ENERGY/WPL	7699530000 07	JUNE 2021 - BATH HOUSE	07/09/2021	01-55402-2210 AQUATIC CENTER UTI	63.81	07/09/2021
30	ALLIANT ENERGY/WPL	7845440000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	116.67	07/09/2021
30	ALLIANT ENERGY/WPL	7892520000 07	JUNE 2021 - LAKESIDE DR PARK	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	19.34	07/09/2021
30	ALLIANT ENERGY/WPL	7906820000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	224.57	07/09/2021
30	ALLIANT ENERGY/WPL	7916150000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	392.01	07/09/2021
30	ALLIANT ENERGY/WPL	80983300000 0	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	264.89	07/09/2021
30	ALLIANT ENERGY/WPL	8270300000 06	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	69.58	07/09/2021
30	ALLIANT ENERGY/WPL	8935750000 07	JUNE 2021 - FAIRGROUNDS	07/09/2021	01-55401-2210 RECREATION PARK U	189.28	07/09/2021
30	ALLIANT ENERGY/WPL	9101020000 06	MAY 2021 ARTHUR ST	06/11/2021	03-52300-2210 AMBULANCE UTIL-ELE	316.68	06/11/2021
30	ALLIANT ENERGY/WPL	9361920000 06	MAY 2021 W JACKSTON ST SIGNAL	06/11/2021	01-53420-2900 STREET LIGHTING SE	28.79	06/11/2021
30	ALLIANT ENERGY/WPL	9361920000 07	JUNE 2021 - W JACKSON SIGNAL	07/09/2021	01-53420-2900 STREET LIGHTING SE	30.48	07/09/2021
30	ALLIANT ENERGY/WPL	9589110000 07	JUNE 2021 - GLENDALE SHED	07/09/2021	01-55200-2210 OTHER PARKS UTIL-E	33.97	07/09/2021
30	ALLIANT ENERGY/WPL	9815010000 06	MAY 2021 SENIOR CTR APT	06/25/2021	12-55500-2210 SR & DISAB UTIL-ELE	113.00	06/25/2021
30	ALLIANT ENERGY/WPL	9924620000 06	MAY 2021 PW	06/11/2021	01-53311-2210 HWY/ST MAINT UTIL-E	160.12	06/11/2021
30	ALLIANT ENERGY/WPL	9924620000 07	JUNE 2021 - E MILWAUKEE	07/09/2021	01-53311-2210 HWY/ST MAINT UTIL-E	162.30	07/09/2021
Total ALLIANT ENERGY/WPL:						38,648.51	
ALLIED COOPERATIVE							
32	ALLIED COOPERATIVE	029164	PRAMITOL & CORNERSTONE PLUS	06/25/2021	01-53311-3405 HWY/ST MAINT OP SU	495.00	06/25/2021
32	ALLIED COOPERATIVE	029327	PRAMITOL	06/25/2021	01-53311-3405 HWY/ST MAINT OP SU	420.00	06/25/2021
32	ALLIED COOPERATIVE	81349	CRACK SEALING	06/11/2021	01-53311-3405 HWY/ST MAINT OP SU	80.00	06/11/2021
32	ALLIED COOPERATIVE	81557	BOTTLE FILL/FORKLIFT FILL	06/11/2021	01-53311-3405 HWY/ST MAINT OP SU	56.00	06/11/2021
32	ALLIED COOPERATIVE	81830	CRACK SEALING	06/11/2021	01-53311-3405 HWY/ST MAINT OP SU	80.00	06/11/2021
32	ALLIED COOPERATIVE	81847	BULK PASTURE MIX	06/11/2021	01-53311-3405 HWY/ST MAINT OP SU	250.00	06/11/2021

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Total ALLIED COOPERATIVE:						1,381.00	
ALLSTATE PETERBILT OF TOMAH							
34	ALLSTATE PETERBILT OF TOM	5203112947	BRAKES PETERBILT 520	07/09/2021	01-53635-3500 RECYCLING REPAIR &	446.11	07/09/2021
34	ALLSTATE PETERBILT OF TOM	5204163909	STARTER 39MT 12 PIN	06/10/2021	01-53620-3500 REFUSE & GARB REP	332.63	06/18/2021
34	ALLSTATE PETERBILT OF TOM	5204164087	SWITCH BATTERY DISC. & PRESSUR	06/14/2021	01-53620-3500 REFUSE & GARB REP	164.19	06/18/2021
34	ALLSTATE PETERBILT OF TOM	5206112904	STARTER FOR PETERBILT 250	06/25/2021	01-53620-3500 REFUSE & GARB REP	289.31	06/25/2021
Total ALLSTATE PETERBILT OF TOMAH:						1,232.24	
ALZHEIMER'S ASSOCIATION							
2129	ALZHEIMER'S ASSOCIATION	20210708	REFUND SHELTER RENTAL FEE	07/09/2021	01-46720 PARKS	109.00	07/09/2021
2129	ALZHEIMER'S ASSOCIATION	20210708	REFUND SHELTER RENTAL FEE	07/09/2021	01-23188 PARK IMPROVEMENT FUND	10.00	07/09/2021
2129	ALZHEIMER'S ASSOCIATION	20210708	REFUND SHELTER RENTAL FEE	07/09/2021	01-24210 SALES TAX PAYABLE	6.00	07/09/2021
Total ALZHEIMER'S ASSOCIATION:						125.00	
ARTISAN DESIGNS							
2112	ARTISAN DESIGNS	20052248	FOUNTAIN PUMP - GILLETT PARK	06/11/2021	01-55200-3500 OTHER PARKS REPAI	190.00	06/11/2021
Total ARTISAN DESIGNS:						190.00	
ARTS TREE & LAWN SERVICE LLC							
54	ARTS TREE & LAWN SERVICE L	882	ASH TREE REMOVAL	06/11/2021	01-55200-3500 OTHER PARKS REPAI	4,375.50	06/11/2021
Total ARTS TREE & LAWN SERVICE LLC:						4,375.50	
ASHLAND COUNTY SHERIFF							
55	ASHLAND COUNTY SHERIFF	01-23301-2021	REISSUE OLD WARRANT CHECK TO	06/01/2021	01-23301 COURT DEPOSIT-FINE-TRE	200.50	06/11/2021
Total ASHLAND COUNTY SHERIFF:						200.50	
AT&T MOBILITY							
1960	AT&T MOBILITY	287299452785	MAY 2021 PD	06/11/2021	01-52100-2230 LAW ENFORCE UTIL T	525.76	06/11/2021
1960	AT&T MOBILITY	287303055526	MAY 2021 FIRE	06/11/2021	01-52200-2230 FIRE PROTECTION UT	221.07	06/11/2021
1960	AT&T MOBILITY	287303055526	JUN 2021 WIRELESS-FIRE	07/09/2021	01-52200-2230 FIRE PROTECTION UT	221.07	07/09/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-15610 DUE FROM WATER	2,301.11	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-15620 DUE FROM SEWER	73.74-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-51600-2230 GENERAL BLDGS UTIL	118.69-	06/11/2021

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amount	Date Paid
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-53311-2230 HWY/ST MAINT UTIL-T	118.69-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-53311-2230 HWY/ST MAINT UTIL-T	73.31	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-53100-2230 ADMN-HWY/STREET U	12.13-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-53100-2230 ADMN-HWY/STREET U	39.56-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-51415-2230 ADMINISTRATOR UTIL-	98.69-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	118.69-	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	73.32	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-55200-2230 OTHER PARKS UTIL-T	73.32	06/11/2021
1960	AT&T MOBILITY	287303055944	MAY 2021 PW	06/11/2021	01-55200-2230 OTHER PARKS UTIL-T	73.32	06/11/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-15610 DUE FROM WATER	3,392.99	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-15620 DUE FROM SEWER	129.82	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-51600-2230 GENERAL BLDGS UTIL	40.63	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-53311-2230 HWY/ST MAINT UTIL-T	40.62	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-53311-2230 HWY/ST MAINT UTIL-T	36.62	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-53100-2230 ADMN-HWY/STREET U	27.41	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-53100-2230 ADMN-HWY/STREET U	13.54	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-51415-2230 ADMINISTRATOR UTIL-	45.63	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-52400-2230 INSPECTION UTIL-TEL	40.63	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-52400-2230 INSPECTION UTIL-TEL	36.63	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	36.63	07/09/2021
1960	AT&T MOBILITY	287303055944	JUNE 2021 PW	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	36.63	07/09/2021
1960	AT&T MOBILITY	287303135348	DAM CAMERA ROUTER	06/11/2021	01-52200-2230 FIRE PROTECTION UT	32.99	06/11/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	19.25	06/11/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #2	06/11/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	06/11/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #3	06/11/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	06/11/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #4	06/11/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	06/11/2021
1960	AT&T MOBILITY	287303135348	DAM CAMERA ROUTER	07/09/2021	01-52200-2230 FIRE PROTECTION UT	32.99	07/09/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA	07/09/2021	01-53311-3402 HWY/ST MAINT OP SU	19.25	07/09/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #2	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	07/09/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #3	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	07/09/2021
1960	AT&T MOBILITY	287303135348	ARLO CAMERA #4	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	19.25	07/09/2021
1960	AT&T MOBILITY	287303615675	REFUND AMBULANCE	06/11/2021	03-52300-2230 AMBULANCE UTIL-TEL	721.66-	06/11/2021
1960	AT&T MOBILITY	287304964031	MAY 2021 608-696-7465	05/23/2021	01-52100-2230 LAW ENFORCE UTIL T	54.21	06/18/2021
Total AT&T MOBILITY:						6,412.40	
AUTO VALUE TOMAH							
61	AUTO VALUE TOMAH	302661	FREON	06/02/2021	01-53620-3500 REFUSE & GARB REP	8.49	06/18/2021
61	AUTO VALUE TOMAH	522175644	BATTERY	06/11/2021	01-55200-3500 OTHER PARKS REPAI	160.99	06/11/2021
61	AUTO VALUE TOMAH	522175655	CIGARETTE PLUG 12V	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	3.49	06/11/2021

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61	AUTO VALUE TOMAH	522176346	FUEL FILTER	06/04/2021	01-53620-3400 REFUSE & GARB OPE	48.26	06/18/2021
61	AUTO VALUE TOMAH	522176634	FEMALE MAXI BLUE	06/08/2021	01-53311-3502 HWY/ST MAINT REP/M	4.99	06/18/2021
61	AUTO VALUE TOMAH	522177252	MINI BLADE FUSE	06/25/2021	01-55200-3500 OTHER PARKS REPAI	4.49	06/25/2021
61	AUTO VALUE TOMAH	522177539	TRACTOR PARTS	06/25/2021	01-53311-3402 HWY/ST MAINT OP SU	12.99	06/25/2021
61	AUTO VALUE TOMAH	522177706	QT PM ATF	06/25/2021	01-53311-3402 HWY/ST MAINT OP SU	8.98	06/25/2021
Total AUTO VALUE TOMAH:						252.68	
BAKER & TAYLOR LLC							
69	BAKER & TAYLOR LLC	2035953868	24 BOOKS	06/11/2021	10-55110-3460 LIBRARY CHILDRENS	217.67	06/11/2021
69	BAKER & TAYLOR LLC	2035967187	14 BOOKS	06/11/2021	10-55110-3460 LIBRARY CHILDRENS	86.73	06/11/2021
69	BAKER & TAYLOR LLC	2036022266	26 BOOKS	07/02/2021	10-55110-3420 LIBRARY ADULT DEPT	369.45	07/02/2021
69	BAKER & TAYLOR LLC	2036022266	26 BOOKS	07/02/2021	10-55110-3460 LIBRARY CHILDRENS	8.18	07/02/2021
69	BAKER & TAYLOR LLC	2036028653	1 BOOK	07/09/2021	10-55110-3420 LIBRARY ADULT DEPT	33.25	07/09/2021
69	BAKER & TAYLOR LLC	2036028653	6 BOOKS	07/09/2021	10-55110-3460 LIBRARY CHILDRENS	67.21	07/09/2021
69	BAKER & TAYLOR LLC	2036041508	6 BOOKS	07/09/2021	10-55110-3420 LIBRARY ADULT DEPT	103.25	07/09/2021
69	BAKER & TAYLOR LLC	2036041508	6 BOOKS	07/09/2021	10-55110-3460 LIBRARY CHILDRENS	82.54	07/09/2021
69	BAKER & TAYLOR LLC	H55488410	FILM	06/11/2021	10-55110-3420 LIBRARY ADULT DEPT	28.79	06/11/2021
Total BAKER & TAYLOR LLC:						997.07	
BAN-KOE COMPANIES							
74	BAN-KOE COMPANIES	4991	FIRE SYSTEM MONITORING	05/03/2021	01-51600-2900 GENERAL BLDGS SER	360.00	06/18/2021
Total BAN-KOE COMPANIES:						360.00	
BAUMGART, EMIL							
218	BAUMGART, EMIL	2105	MAY 2021 INSPECTION PROFESIONAL	05/31/2021	01-52400-2100 INSPECTION PROF SE	10,630.00	06/18/2021
218	BAUMGART, EMIL	2106	INSPECTION PROF SERVICES - JUNE	07/09/2021	01-52400-2100 INSPECTION PROF SE	500.00	07/09/2021
Total BAUMGART, EMIL:						11,130.00	
BEACON ATHLETICS LLC							
77	BEACON ATHLETICS LLC	0526742-IN	BALLFIELD EQUIPMENT	06/11/2021	01-55300-3400 REC PROGRAMS OPE	1,060.00	06/11/2021
Total BEACON ATHLETICS LLC:						1,060.00	
BECKER, JEREMY							
1752	BECKER, JEREMY	06152021	CONTINUING EDUCATION	06/25/2021	03-52300-3350 AMBULANCE TRAININ	159.99	06/25/2021

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Total BECKER, JEREMY:						159.99	
BELCO VEHICLE SOLUTIONS LLC							
1210	BELCO VEHICLE SOLUTIONS L	6094	TOMAH PD TACTICAL UNIT	07/09/2021	01-57210-8400 GENERAL LAW ENFOR	3,987.56	07/09/2021
Total BELCO VEHICLE SOLUTIONS LLC:						3,987.56	
BENEFIT PLAN ADMINISTRATORS							
2	BENEFIT PLAN ADMINISTRATO	5414	FLEX SPEND ACCT ADMIN FEE-JUNE	06/11/2021	01-51980-3400 OTHER GEN. GOV. OP	142.50	06/11/2021
Total BENEFIT PLAN ADMINISTRATORS:						142.50	
BERNIE BUCHNER INC							
81	BERNIE BUCHNER INC	868919	REPLACE AIR HANDLING MUNICIPAL	07/09/2021	08-57190-8300 GEN GOVT OUTLAY E	57,158.04	07/09/2021
Total BERNIE BUCHNER INC:						57,158.04	
BEST KEPT PORTABLES LLC							
84	BEST KEPT PORTABLES LLC	1278	PORTABLES-BOY SCOUT CABIN	06/11/2021	01-55200-3400 OTHER PARKS OPERA	180.00	06/11/2021
84	BEST KEPT PORTABLES LLC	1347	PORTABLES- BLOYER FIELD	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	30.48	06/11/2021
84	BEST KEPT PORTABLES LLC	1641	PORTABLES - WINNEBAGO, REC PAR	07/09/2021	01-55200-3400 OTHER PARKS OPERA	525.00	07/09/2021
84	BEST KEPT PORTABLES LLC	911	PORTABLES - GLENDALE PARK AND	06/25/2021	01-55200-3400 OTHER PARKS OPERA	237.47	06/25/2021
84	BEST KEPT PORTABLES LLC	936	PORTABLES- BLOYER FIELD	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	189.90	06/11/2021
Total BEST KEPT PORTABLES LLC:						1,162.85	
BOB HONEL							
1735	BOB HONEL	JULY 16, 2021	1 HOUR MUSIC PROGRAM	07/02/2021	12-55500-3410 SR & DISAB OP SUP-	75.00	07/02/2021
Total BOB HONEL:						75.00	
BOBCAT OF THE COULEE REGION INC							
1060	BOBCAT OF THE COULEE REGI	01-45135	68" CUTTING EDGE	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	264.40	06/11/2021
1060	BOBCAT OF THE COULEE REGI	APRIL 28, 202	NEW BOBCAT T62	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	43,333.00	06/11/2021
1060	BOBCAT OF THE COULEE REGI	APRIL 28, 202	TRADE-IN BOBCAT T550	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	40,833.00-	06/11/2021
Total BOBCAT OF THE COULEE REGION INC:						2,764.40	

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BOND TRUST SERVICES CORPORATION							
95	BOND TRUST SERVICES CORP	7/1/2021	FISCAL CHARGES 2021A	07/09/2021	07-58290-6562 FIS CHG 2021A	669.00	07/09/2021
95	BOND TRUST SERVICES CORP	7/1/2021	FISCAL CHARGES 2021B	07/09/2021	07-58290-6563 FIS CHG 2021B	669.00	07/09/2021
95	BOND TRUST SERVICES CORP	7/1/2021	FISCAL CHARGES 2021C	07/09/2021	07-58290-6564 FIS CHG 2021C	669.00	07/09/2021
Total BOND TRUST SERVICES CORPORATION:						2,007.00	
BOUND TREE MEDICAL LLC							
96	BOUND TREE MEDICAL LLC	84027753	AMBULANCE OPERATING SUPPLIES	06/11/2021	03-52300-3400 AMBULANCE OPERATI	769.88	06/11/2021
96	BOUND TREE MEDICAL LLC	84049230	NEEDLELESS CONNECTOR AND SMA	06/11/2021	03-52300-3400 AMBULANCE OPERATI	531.85	06/11/2021
96	BOUND TREE MEDICAL LLC	84070492	AMBULANCE SUPPLIES	05/24/2021	03-52300-3400 AMBULANCE OPERATI	1,052.78	06/18/2021
96	BOUND TREE MEDICAL LLC	84082476	AMBULANCE SUPPLIES	06/03/2021	03-52300-3400 AMBULANCE OPERATI	306.40	06/18/2021
Total BOUND TREE MEDICAL LLC:						2,660.91	
BRAUN THYSSENKRUPP ELEVATOR LLC							
100	BRAUN THYSSENKRUPP ELEVA	18181	BRONZE-MSN	06/11/2021	01-52100-3550 LAW ENFORCE BUILDI	563.95	06/11/2021
100	BRAUN THYSSENKRUPP ELEVA	18612	2ND QTR BRONZE	07/09/2021	01-51600-2900 GENERAL BLDGS SER	665.78	07/09/2021
Total BRAUN THYSSENKRUPP ELEVATOR LLC:						1,229.73	
BROOKS TRACTOR INC							
1393	BROOKS TRACTOR INC	464961	AIR COMPRESSOR REPAIRS	06/25/2021	01-53311-3502 HWY/ST MAINT REP/M	2,870.19	06/25/2021
Total BROOKS TRACTOR INC:						2,870.19	
CALEB FITZMAURICE							
2103	CALEB FITZMAURICE	20210608-2	MUSIC PROGRAM AT SC	06/01/2021	12-55500-3410 SR & DISAB OP SUP-	100.00	06/11/2021
2103	CALEB FITZMAURICE	JULY 23, 2021	1 HOUR MUSIC	07/02/2021	12-55500-3410 SR & DISAB OP SUP-	100.00	07/02/2021
Total CALEB FITZMAURICE:						200.00	
CARRICO AQUATIC RESOURCES INC							
121	CARRICO AQUATIC RESOURCE	202111828	SUMMER WATER MANAGEMENT AGR	06/11/2021	01-55402-3400 AQUATIC CENTER OP	3,560.96	06/11/2021
121	CARRICO AQUATIC RESOURCE	20212236	PALINTEST TABLETS	06/11/2011	01-55402-3400 AQUATIC CENTER OP	86.70	06/11/2021
Total CARRICO AQUATIC RESOURCES INC:						3,647.66	
CASH							
1388	CASH	210601	POOL START-UP CASH 2021	06/01/2021	01-46722 AQUATIC CENTER	200.00	06/01/2021

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Total CASH:						200.00	
CBS SQUARED INC							
1666	CBS SQUARED INC	8301	CDBG APPLICATION	06/25/2021	01-52200-2100 FIRE PROTECTION PR	2,373.07	06/25/2021
1666	CBS SQUARED INC	8302	CDBG ENVIRONMENTAL PROFESSIO	06/25/2021	01-52200-2100 FIRE PROTECTION PR	2,472.50	06/25/2021
Total CBS SQUARED INC:						4,845.57	
CENTURYLINK							
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-52100-2230 LAW ENFORCE UTIL T	648.21	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51200-2230 JUDICIAL UTIL-TELEP	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51520-2230 TREASURER UTIL-TEL	74.08	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51415-2230 ADMINISTRATOR UTIL-	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51420-2230 CITY CLERK UTIL-TEL	37.05	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51100-2230 LEGISLATIVE UTIL-TEL	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51530-2230 ASSESSOR UTIL-TELE	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51410-2230 MAYOR UTIL-TELEPH	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-52400-2230 INSPECTION UTIL-TEL	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-53100-2230 ADMN-HWY/STREET U	61.73	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-15610 DUE FROM WATER	24.69	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-15620 DUE FROM SEWER	24.69	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	37.04	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-52200-2230 FIRE PROTECTION UT	18.52	07/09/2021
1837	CENTURYLINK	230709680	SHARED BILLING MAY 2021	07/09/2021	01-51520-2230 TREASURER UTIL-TEL	38.24	07/09/2021
128	CENTURYLINK	301310967 061	MAY 2021 CRIME STOPPERS	06/25/2021	01-52100-2230 LAW ENFORCE UTIL T	26.00	06/25/2021
128	CENTURYLINK	301313462 052	MAY 2021 POLICE	06/11/2021	01-52100-2230 LAW ENFORCE UTIL T	787.38	06/11/2021
128	CENTURYLINK	301313462 06/	JUN 2021 PD	07/09/2021	01-52100-2230 LAW ENFORCE UTIL T	787.38	07/09/2021
128	CENTURYLINK	301313463 052	MAY 2021 CITY HALL	06/11/2021	01-51600-2230 GENERAL BLDGS UTIL	33.21	06/11/2021
128	CENTURYLINK	301313463 06/	JUN 2021 CITY HALL	07/09/2021	01-51600-2230 GENERAL BLDGS UTIL	33.21	07/09/2021
128	CENTURYLINK	301313466 6/2	JUN 2021 - COURT	07/09/2021	01-51200-2230 JUDICIAL UTIL-TELEP	65.94	07/09/2021
128	CENTURYLINK	301313466-21	JUNE 2021 BILLING	05/21/2021	01-51200-2230 JUDICIAL UTIL-TELEP	32.97	06/11/2021
128	CENTURYLINK	301313468 052	MAY 2021 ELEVATOR PHONE	06/11/2021	01-51600-2230 GENERAL BLDGS UTIL	38.71	06/11/2021
128	CENTURYLINK	301313468 06/	JUN 2021 ELEVATOR	07/09/2021	01-51600-2230 GENERAL BLDGS UTIL	77.42	07/09/2021
128	CENTURYLINK	301313471 052	MAY 2021 PW	06/11/2021	01-53510-2230 AIRPORT UTIL-TELEP	66.42	06/11/2021
128	CENTURYLINK	301313471 06/	JUN 2021 AIRPORT	07/09/2021	01-53510-2230 AIRPORT UTIL-TELEP	132.84	07/09/2021
128	CENTURYLINK	301313476 052	MAY 2021 DAM	06/11/2021	02-56910-2230 LAKE UTIL-TELEPHON	66.42	06/11/2021
128	CENTURYLINK	301313476 06/	JUN 2021 DAM	07/09/2021	02-56910-2230 LAKE UTIL-TELEPHON	132.84	07/09/2021
128	CENTURYLINK	301313477 052	MAY 2021 PW GARAGE	06/11/2021	01-53311-2230 HWY/ST MAINT UTIL-T	248.93	06/11/2021
128	CENTURYLINK	301313477 06/	JUN 2021 PW GARAGE	07/09/2021	01-53311-2230 HWY/ST MAINT UTIL-T	497.86	07/09/2021

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128	CENTURYLINK	301313478 06/	JUN 2021 REC BUILDINGS	07/09/2021	01-55401-3400 RECREATION PARK O	189.90	07/09/2021
128	CENTURYLINK	301313478-20	MAY 2021 BILLING	05/21/2021	01-55300-2230 REC PROGRAMS UTIL	94.95	06/11/2021
128	CENTURYLINK	301313478-20	MAY 2021 BILLING	05/21/2021	01-55402-2230 AQUATIC CENTER UTI	94.95	06/11/2021
128	CENTURYLINK	301313479 06/	JUN 2021 PARKS	07/09/2021	01-55200-2230 OTHER PARKS UTIL-T	43.16	07/09/2021
128	CENTURYLINK	301313479-20	MAY 2021 BILLING	05/21/2021	01-55200-2230 OTHER PARKS UTIL-T	43.16	06/11/2021
128	CENTURYLINK	301313480 06/	JUN 2021 CDBG	07/09/2021	04-56600-2230 CDBG-ADMIN UTIL-TE	57.01	07/09/2021
128	CENTURYLINK	301313480 06/	JUN 2021 TPHA	07/09/2021	01-15210 DUE FROM HOUSING	57.01	07/09/2021
128	CENTURYLINK	301313480-20	MAY 2021 BILLING CDBG / TPHA	05/21/2021	04-56600-2230 CDBG-ADMIN UTIL-TE	57.01	06/11/2021
128	CENTURYLINK	301313480-20	MAY 2021 BILLING CDBG / TPHA	05/21/2021	01-15210 DUE FROM HOUSING	57.01	06/11/2021
128	CENTURYLINK	301313481 052	MAY 2021 AMBULANCE	06/11/2021	03-52300-2230 AMBULANCE UTIL-TEL	78.31	06/11/2021
128	CENTURYLINK	301313481 06/	JUN 2021 AMBULANCE	07/09/2021	03-52300-2230 AMBULANCE UTIL-TEL	156.62	07/09/2021
128	CENTURYLINK	301313484 06/	JUN 2021 LIBRARY	07/09/2021	10-55110-2230 LIBRARY UTIL-TELEPH	368.90	07/09/2021
128	CENTURYLINK	301313484-06	MAY-JUN 2021	05/21/2021	10-55110-2230 LIBRARY UTIL-TELEPH	184.45	06/18/2021
128	CENTURYLINK	301313485 052	MAY 2021 SENIOR CENTER	06/11/2021	12-55500-2230 SR & DISAB UTIL-TELE	76.21	06/11/2021
128	CENTURYLINK	467438700 052	MAY 2021 PARKS	06/11/2021	01-55401-3400 RECREATION PARK O	132.51	06/11/2021
128	CENTURYLINK	467438700 06/	JUN 2021 REC	07/09/2021	01-55300-2230 REC PROGRAMS UTIL	77.25	07/09/2021
128	CENTURYLINK	467438700 06/	JUN 2021 POOL	07/09/2021	01-55402-2230 AQUATIC CENTER UTI	77.26	07/09/2021
Total CENTURYLINK:						5,948.57	
CHARTER COMMUNICATIONS							
129	CHARTER COMMUNICATIONS	000591606012	SERVICES 06/01/2021-06/30/2021 POLI	06/01/2021	01-52100-2230 LAW ENFORCE UTIL T	57.74	06/18/2021
129	CHARTER COMMUNICATIONS	000591606012	SERVICES 06/01/2021-06/30/2021 CITY	06/01/2021	01-51450-2900 COMPUTER SERV CO	57.73	06/18/2021
129	CHARTER COMMUNICATIONS	001804206012	SERVICES 06/01/2021-06/30/2021 LIBR	06/01/2021	10-55110-2900 LIBRARY SERV CONTR	104.98	06/18/2021
129	CHARTER COMMUNICATIONS	001804207012	SERVICES 07/01/21 - 07/31/21 LIBRAR	07/09/2021	10-55110-2900 LIBRARY SERV CONTR	104.98	07/09/2021
129	CHARTER COMMUNICATIONS	003910505182	SERVICES 5/18/21-6/17/21 SC	05/18/2021	12-55500-2200 SR & DISAB UTIL-GAS	169.44	06/11/2021
129	CHARTER COMMUNICATIONS	003910506182	SERVICES 6/18/21-7/17/21 - SC	07/02/2021	12-55500-2200 SR & DISAB UTIL-GAS	169.44	07/02/2021
Total CHARTER COMMUNICATIONS:						664.31	
CHASING DAYLIGHT ANIMAL SHELTER							
132	CHASING DAYLIGHT ANIMAL S	JULY 5, 2021	JUNE 2021 STRAY CATS/KITTENS	07/09/2021	01-52100-3400 LAW ENFORCE OPER	140.00	07/09/2021
132	CHASING DAYLIGHT ANIMAL S	JUN0001	MAY 2021 STRAY CATS/KITTENS	06/03/2021	01-52100-3400 LAW ENFORCE OPER	70.00	06/18/2021
Total CHASING DAYLIGHT ANIMAL SHELTER:						210.00	
CLAYS SEPTIC SERVICE LLC							
143	CLAYS SEPTIC SERVICE LLC	0625	RODDING SEWER - CITY HALL	07/09/2021	01-51600-3500 GENERAL BLDGS REP	275.00	07/09/2021
143	CLAYS SEPTIC SERVICE LLC	13588	RODDING SEWER - CITY HALL	06/11/2021	01-51600-3500 GENERAL BLDGS REP	300.00	06/11/2021

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Total CLAYS SEPTIC SERVICE LLC:						575.00	
CLIFTON LARSON ALLEN LLP							
2054	CLIFTON LARSON ALLEN LLP	2836624	INTERIM BILLING AUDIT	06/08/2021	01-51540-2100 SPEC ACCOUNTING P	9,082.50	06/11/2021
2054	CLIFTON LARSON ALLEN LLP	2878049	INTERIM BILLING AUDIT	06/11/2021	01-51540-2100 SPEC ACCOUNTING P	1,050.00	06/11/2021
Total CLIFTON LARSON ALLEN LLP:						10,132.50	
COMMERCIAL RECREATION SPECIALISTS							
1917	COMMERCIAL RECREATION SP	0017566	PRESS /N PLAY ACTIVATOR KIT	06/04/2021	01-55402-3500 AQUATIC CENTER REP	404.00	06/18/2021
Total COMMERCIAL RECREATION SPECIALISTS:						404.00	
COMPLETE OFFICE OF WISCONSIN INC							
157	COMPLETE OFFICE OF WISCO	236357	INKCART	05/05/2021	01-53311-3100 HWY/ST MAINT OFFIC	51.78	06/11/2021
157	COMPLETE OFFICE OF WISCO	94061	LABELS AND MAGNETS	05/28/2021	01-51420-3100 CITY CLERK OFFICE S	46.55	06/18/2021
Total COMPLETE OFFICE OF WISCONSIN INC:						98.33	
CONSOLIDATED ENERGY COMPANY							
436	CONSOLIDATED ENERGY COM	119 05052021	APRIL 2021 FUEL-#119	06/11/2021	01-55200-3400 OTHER PARKS OPERA	815.65	06/11/2021
436	CONSOLIDATED ENERGY COM	119 06072021	MAY 2021 FUEL - #119	06/21/2021	01-55200-3400 OTHER PARKS OPERA	995.32	06/25/2021
436	CONSOLIDATED ENERGY COM	121 06072021	MAY 2021 FUEL-#121	07/02/2021	01-53311-3401 HWY/ST MAINT OP SU	3,542.56	07/02/2021
436	CONSOLIDATED ENERGY COM	121 06072021	MAY 2021 FUEL-#121	07/02/2021	01-53620-3400 REFUSE & GARB OPE	1,244.72	07/02/2021
436	CONSOLIDATED ENERGY COM	121 06072021	MAY 2021 FUEL-#121	07/02/2021	01-53635-3400 RECYCLING OPERATI	813.63	07/02/2021
436	CONSOLIDATED ENERGY COM	121-20210608-	APRIL 2021 FUEL-#121	05/05/2021	01-53311-3401 HWY/ST MAINT OP SU	2,655.22	06/11/2021
436	CONSOLIDATED ENERGY COM	121-20210608-	APRIL 2021 FUEL-#121	05/05/2021	01-53620-3400 REFUSE & GARB OPE	1,276.02	06/11/2021
436	CONSOLIDATED ENERGY COM	121-20210608-	APRIL 2021 FUEL-#121	05/05/2021	01-53635-3400 RECYCLING OPERATI	800.00	06/11/2021
436	CONSOLIDATED ENERGY COM	416 06/07/2021	MAY 2021 FUEL-#416	07/09/2021	01-52200-3400 FIRE PROTECTION OP	680.73	07/09/2021
436	CONSOLIDATED ENERGY COM	416-20210608-	APRIL 2021 FUEL-#416	05/05/2021	01-52200-3400 FIRE PROTECTION OP	642.76	06/11/2021
Total CONSOLIDATED ENERGY COMPANY:						13,466.61	
CONWAY SHIELD							
862	CONWAY SHIELD	0475577	F1781-G GLOBE	05/27/2021	01-57220-8300 FIRE OUTLAY EQUIPM	938.00	06/18/2021
Total CONWAY SHIELD:						938.00	

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CORE & MAIN LP							
1265	CORE & MAIN LP	P022888	POOL REPAIR	06/25/2021	01-55402-3500 AQUATIC CENTER REP	1,350.00	06/25/2021
Total CORE & MAIN LP:						1,350.00	
CORE DISTINCTION GROUP LLC							
2066	CORE DISTINCTION GROUP LL	1204	STUDY RETAINER	05/14/2021	14-56700-2100 TID 8 EC DEV PROF S	2,250.00	06/11/2021
2066	CORE DISTINCTION GROUP LL	1204	STUDY RETAINER	05/14/2021	18-56700-2100 TID 10 EC DEV PROF S	2,250.00	06/11/2021
Total CORE DISTINCTION GROUP LLC:						4,500.00	
CORRIE BLASCHKE							
2102	CORRIE BLASCHKE	20210608-1	PRIZES MADE FOR THE ADULT READI	06/02/2021	10-55111-3100 LIB TRUST OFFICE SU	250.00	06/11/2021
Total CORRIE BLASCHKE:						250.00	
COUNTY MATERIALS CORP							
171	COUNTY MATERIALS CORP	3571870-00	ADJ RINGS	06/11/2021	01-53441-3400 STRM SEWR MAINT O	1,350.00	06/11/2021
Total COUNTY MATERIALS CORP:						1,350.00	
GRAM'S COMPUTER CENTER LLC							
173	GRAM'S COMPUTER CENTER L	5422	PRINTER SERVICE CALL	06/11/2021	03-52300-2100 AMBULANCE PROF SE	92.00	06/11/2021
Total GRAM'S COMPUTER CENTER LLC:						92.00	
CRESCENT LANDSCAPE SUPPLY, INC.							
2125	CRESCENT LANDSCAPE SUPP	025777	PLAYGROUND CHIPS - REC PARK	07/02/2021	01-55401-3400 RECREATION PARK O	1,710.00	07/02/2021
Total CRESCENT LANDSCAPE SUPPLY, INC.:						1,710.00	
CULLIGAN							
29	CULLIGAN	588-09755810-	MAY 2021 BOTTLED WATER	05/31/2021	01-51600-3400 GENERAL BLDGS OPE	44.25	06/18/2021
29	CULLIGAN	588100147697	APR 2021 BOTTLED WATER-ADMINIS	07/02/2021	01-51415-3100 ADMINISTRATOR OFFI	56.71	07/02/2021
Total CULLIGAN:						100.96	
DAS HEALTH							
1721	DAS HEALTH	2021474	ELECTRONIC CLAIMS	06/11/2021	03-52300-2900 AMBULANCE SERV CO	105.61	06/11/2021
1721	DAS HEALTH	2023076	CHANGE HEALTHCARE	05/31/2021	03-52300-2900 AMBULANCE SERV CO	106.18	06/18/2021

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Total DAS HEALTH:						211.79	
DATA FINANCIAL INC							
187	DATA FINANCIAL INC	KPJ052521-2	WYCOM SIGNATURE CHANGE	06/11/2021	01-51520-3100 TREASURER OFFICE	345.00	06/11/2021
Total DATA FINANCIAL INC:						345.00	
David Jones							
2101	David Jones	05252021	1HR MUSIC	06/04/2021	12-55500-3410 SR & DISAB OP SUP-	50.00	06/04/2021
Total David Jones:						50.00	
DAVID SCHOEBERL							
2120	DAVID SCHOEBERL	20210618-01	REFUND BARTENDER PMT	06/25/2021	01-44100 BUSINESS & OCCUPATIONA	30.00	06/25/2021
Total DAVID SCHOEBERL:						30.00	
DEAN'S REFRIGERATION & HEATING LLC							
189	DEAN'S REFRIGERATION & HEA	48204	A/C REPAIRS - LIBRARY	06/11/2021	10-55110-3500 LIBRARY REPAIR & MA	62.77	06/11/2021
Total DEAN'S REFRIGERATION & HEATING LLC:						62.77	
DELTA DENTAL							
1777	DELTA DENTAL	JULY 2021	DENTAL INSURANCE PREMIUM JUL 2	06/25/2021	01-21597 EE DEDUCTIONS-DENTAL	593.24	06/25/2021
Total DELTA DENTAL:						593.24	
DEMCO INC							
191	DEMCO INC	6941316	BOOK SUPPORT/LABEL	06/11/2021	10-55110-3100 LIBRARY OFFICE SUP	674.81	06/11/2021
191	DEMCO INC	6955545	BOOK SUPPORTS/LABEL PROTECTO	06/11/2021	10-55110-3100 LIBRARY OFFICE SUP	86.47	06/11/2021
Total DEMCO INC:						761.28	
DEPARTMENT OF PUBLIC INSTRUCTION							
1514	DEPARTMENT OF PUBLIC INST	INV-01668-N8Y	2021 WISCAT	11/10/2020	10-57610-8350 LIB OUTLAY COMPUTE	200.00	06/11/2021
Total DEPARTMENT OF PUBLIC INSTRUCTION:						200.00	

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DG COMPUTER SERVICE							
197	DG COMPUTER SERVICE	1474	LABOR AND EQUIPMENT	06/03/2021	01-53510-3500 AIRPORT REPAIR & M	154.90	06/18/2021
Total DG COMPUTER SERVICE:						154.90	
DIRECTV							
1280	DIRECTV	013901916X21	MAY BILLING-PARK & REC	05/07/2021	01-55401-3400 RECREATION PARK O	160.99	06/11/2021
Total DIRECTV:						160.99	
DNR ACCOUNTS RECEIVABLE							
2110	DNR ACCOUNTS RECEIVABLE	370-00000193	ER REVIEW 21-157	06/11/2021	08-57331-8500 CAPITAL PROJECT HW	75.00	06/11/2021
Total DNR ACCOUNTS RECEIVABLE:						75.00	
DON'S PLUMBING SERVICE INC							
205	DON'S PLUMBING SERVICE INC	S12748	POOL HEATER REPAIR	07/09/2021	01-55402-3500 AQUATIC CENTER REP	241.50	07/09/2021
Total DON'S PLUMBING SERVICE INC:						241.50	
DYNAMIC LIFECYCLE INNOVATIONS							
2123	DYNAMIC LIFECYCLE INNOVATI	I-61058	RECYCLING	06/25/2021	01-53635-2900 RECYCLING SERV CO	1,145.43	06/25/2021
Total DYNAMIC LIFECYCLE INNOVATIONS:						1,145.43	
EMC INSURANCE COMPANIES							
214	EMC INSURANCE COMPANIES	D-16470064	POLICY CHANGE	05/27/2021	01-51932-5140 HIGHWAY INS AUTO IN	1,498.00	06/18/2021
214	EMC INSURANCE COMPANIES	D-16600330	POLICY CHANGE	06/09/2021	04-56600-2100 CDBG-ADMIN PROF S	69.00	06/18/2021
Total EMC INSURANCE COMPANIES:						1,567.00	
EMERGENCY LIGHTING & ELECTRONICS							
2113	EMERGENCY LIGHTING & ELEC	210187	WHELEN CLEAR LENS	06/11/2021	03-52300-3400 AMBULANCE OPERATI	52.55	06/11/2021
Total EMERGENCY LIGHTING & ELECTRONICS:						52.55	
EMERGENCY MEDICAL PRODUCTS INC							
216	EMERGENCY MEDICAL PRODU	2249318	AMBULANCE SUPPLIES	06/11/2021	03-52300-3400 AMBULANCE OPERATI	1,930.20	06/11/2021
216	EMERGENCY MEDICAL PRODU	2249319	DYNAREX COLD PACKS	06/11/2021	03-52300-3400 AMBULANCE OPERATI	16.72	06/11/2021
216	EMERGENCY MEDICAL PRODU	2249856	ONDANSETRON	06/11/2021	03-52300-3400 AMBULANCE OPERATI	41.05	06/11/2021

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216	EMERGENCY MEDICAL PRODU	2253573	AMBULANCE SUPPLIES	06/11/2021	03-52300-3400 AMBULANCE OPERATI	994.57	06/11/2021
216	EMERGENCY MEDICAL PRODU	2254792	AMBULANCE SUPPLIES	06/11/2021	03-52300-3400 AMBULANCE OPERATI	552.84	06/11/2021
216	EMERGENCY MEDICAL PRODU	2257134	NITROSTAT	06/11/2021	03-52300-3400 AMBULANCE OPERATI	14.99	06/11/2021
216	EMERGENCY MEDICAL PRODU	2257624	AMBULANCE SUPPLIES	05/24/2021	03-52300-3400 AMBULANCE OPERATI	1,488.63	06/18/2021
216	EMERGENCY MEDICAL PRODU	2259765	AMBULANCE SUPPLIES	06/02/2021	03-52300-3400 AMBULANCE OPERATI	1,036.85	06/18/2021
216	EMERGENCY MEDICAL PRODU	2259766	AMBULANCE SUPPLIES	06/02/2021	03-52300-3400 AMBULANCE OPERATI	205.90	06/18/2021
216	EMERGENCY MEDICAL PRODU	2260171	NALOXONE	06/04/2021	03-52300-3400 AMBULANCE OPERATI	385.00	06/18/2021
216	EMERGENCY MEDICAL PRODU	2261049	PRESSURE INFUSER	06/25/2021	03-52300-3400 AMBULANCE OPERATI	64.95	06/25/2021
216	EMERGENCY MEDICAL PRODU	2261104	MEDICAL SUPPLIES	06/25/2021	03-52300-3400 AMBULANCE OPERATI	1,890.48	06/25/2021
216	EMERGENCY MEDICAL PRODU	2262344	LORAZEPAM	07/09/2021	03-52300-3400 AMBULANCE OPERATI	110.58	07/09/2021
216	EMERGENCY MEDICAL PRODU	2264136	AMBULANCE SUPPLIES	07/09/2021	03-52300-3400 AMBULANCE OPERATI	2,833.52	07/09/2021
216	EMERGENCY MEDICAL PRODU	2264137	DYNAREX COLD PACKS/SANI-CLOTH	07/09/2021	03-52300-3400 AMBULANCE OPERATI	133.26	07/09/2021
216	EMERGENCY MEDICAL PRODU	2264232	MIDAZOLAM	07/09/2021	03-52300-3400 AMBULANCE OPERATI	39.16	07/09/2021
Total EMERGENCY MEDICAL PRODUCTS INC:						11,738.70	
EMMONS & OLIVER RESOURCES INC							
1640	EMMONS & OLIVER RESOURC	W1841-0003-5	JOB# W1841-0003 GREEN ACRES FLO	05/18/2021	01-56900-2100 OTH CONSV & DEV PR	857.25	06/11/2021
1640	EMMONS & OLIVER RESOURC	W1841-0004-1	JOB# W1841-0004 COUNCIL CREEK F	07/09/2021	01-56900-2100 OTH CONSV & DEV PR	1,051.50	07/09/2021
Total EMMONS & OLIVER RESOURCES INC:						1,908.75	
EO JOHNSON CO							
220	EO JOHNSON CO	INV932290	SERVICE CONTRACT NO. 54968-01 5/	04/15/2021	01-53311-3100 HWY/ST MAINT OFFIC	96.00	06/25/2021
220	EO JOHNSON CO	INV945678	SERVICE CONTRACT NO. 52452-01 04	05/12/2021	10-55110-2900 LIBRARY SERV CONTR	66.72	06/18/2021
220	EO JOHNSON CO	INV949770	SERVICE CONTRACT 52452-01 LIBRA	05/17/2021	10-55110-2900 LIBRARY SERV CONTR	63.00	06/18/2021
220	EO JOHNSON CO	INV949790	SERVICE CONTRACT NO. 54968-01 06	05/17/2021	01-53311-3100 HWY/ST MAINT OFFIC	96.00	06/25/2021
220	EO JOHNSON CO	INV952993	SERVICE CONTRACT NO. 49316-01 4/	06/11/2021	01-52100-2900 LAW ENFORCE SERV	271.22	06/25/2021
220	EO JOHNSON CO	INV962255	SERVICE CONTRACT 5245201 LIBRAR	07/09/2021	10-55110-2900 LIBRARY SERV CONTR	26.85	07/09/2021
220	EO JOHNSON CO	INV963993	SERVICE CONTRACT 5245201 LIBRAR	07/09/2021	10-55110-2900 LIBRARY SERV CONTR	63.00	07/09/2021
220	EO JOHNSON CO	INV964026	SERVICE CONTRACT 54968-01 STREE	06/25/2021	01-53311-2900 HWY/ST MAINT SERV	96.00	06/25/2021
220	EO JOHNSON CO	INV969391	SERVICE CONTRACT 152221 - POLIC	07/09/2021	01-52100-2900 LAW ENFORCE SERV	209.24	07/09/2021
Total EO JOHNSON CO:						988.03	
EVANS PRINT + MEDIA GROUP							
225	EVANS PRINT + MEDIA GROUP	61690-202106	NOTICES AND MINUTES	06/02/2021	01-51100-3200 LEGISLATIVE PUB & S	144.41	06/11/2021
225	EVANS PRINT + MEDIA GROUP	63248	LEGAL MINUTES	06/03/2021	01-51420-3200 CITY CLERK PUB & SU	75.18	06/18/2021
225	EVANS PRINT + MEDIA GROUP	63248	LEGAL MINUTES	06/03/2021	01-51100-3200 LEGISLATIVE PUB & S	447.41	06/18/2021

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Total EVANS PRINT + MEDIA GROUP:						667.00	
EVEREST EMERGENCY VEHICLES INC							
226	EVEREST EMERGENCY VEHICL	P05563	GFCI OUTLET	06/11/2021	03-52300-3500 AMBULANCE REPAIR	49.40	06/11/2021
Total EVEREST EMERGENCY VEHICLES INC:						49.40	
EVIDENT, INC.							
2127	EVIDENT, INC.	179497A	FINGERPRINT REAGENT/DISTILLED	07/09/2021	01-52100-3400 LAW ENFORCE OPER	52.69	07/09/2021
Total EVIDENT, INC.:						52.69	
FAIRCHILD EQUIPMENT							
1763	FAIRCHILD EQUIPMENT	Z58497	SKYJACK-QUARTERLY INSPECTION	06/11/2021	01-53311-2900 HWY/ST MAINT SERV	177.56	06/11/2021
Total FAIRCHILD EQUIPMENT:						177.56	
FAMILY SUPPORT REGISTRY							
1656	FAMILY SUPPORT REGISTRY	08041305JV00	CHILD SUPPORT WITHHOLDINGS-PP	05/07/2021	01-21590 OTHER EMPLOYEE DEDUC	275.53	06/11/2021
1656	FAMILY SUPPORT REGISTRY	08041305JV00	CHILD SUPPORT WITHHOLDINGS-PP	05/21/2021	01-21590 OTHER EMPLOYEE DEDUC	275.53	06/11/2021
1656	FAMILY SUPPORT REGISTRY	1656 06182021	CHILD SUPPORT WITHHOLDINGS-PP	06/25/2021	01-21590 OTHER EMPLOYEE DEDUC	275.53	06/25/2021
1656	FAMILY SUPPORT REGISTRY	7/2/2021	CHILD SUPPORT WITHHOLDINGS-PP	07/09/2021	01-21590 OTHER EMPLOYEE DEDUC	275.53	07/09/2021
Total FAMILY SUPPORT REGISTRY:						1,102.12	
FARRELL EQUIPMENT & SUPPLY CO INC							
241	FARRELL EQUIPMENT & SUPPL	INV000000011	BOX STATE WHISKERS	06/11/2021	01-53311-3405 HWY/ST MAINT OP SU	79.99	06/11/2021
Total FARRELL EQUIPMENT & SUPPLY CO INC:						79.99	
FASTENAL COMPANY							
242	FASTENAL COMPANY	WITOM198879	CASE OF WATER	06/11/2021	01-53311-3409 HWY/ST MAINT OP SU	49.00	06/11/2021
242	FASTENAL COMPANY	WITOM199376	12 STEEL SHOVELS	07/09/2021	01-53311-3402 HWY/ST MAINT OP SU	108.52	07/09/2021
Total FASTENAL COMPANY:						157.52	
FIRELINE SPRINKLER CORPORATION							
250	FIRELINE SPRINKLER CORPOR	25958-21	ICE CENTER REPAIRS	06/11/2021	01-55401-3500 RECREATION PARK R	831.73	06/11/2021
250	FIRELINE SPRINKLER CORPOR	60447-21	ANNUAL FIRE SPRINKLER INSPECTIO	05/27/2021	01-51600-2900 GENERAL BLDGS SER	360.00	06/18/2021

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250	FIRELINE SPRINKLER CORPOR	60636-21	ANNUAL FIRE SPRINKLER INSPECTIO	05/27/2021	01-52100-3550 LAW ENFORCE BUILDI	360.00	06/18/2021
Total FIRELINE SPRINKLER CORPORATION:						1,551.73	
FIRST DUE FIRE SUPPLY							
2121	FIRST DUE FIRE SUPPLY	21-098	IDENTIFIRE MSA GI	06/25/2021	01-52200-3400 FIRE PROTECTION OP	396.00	06/25/2021
Total FIRST DUE FIRE SUPPLY:						396.00	
FIRST SUPPLY LLC-LA CROSSE							
255	FIRST SUPPLY LLC-LA CROSSE	3139235-00	BALL VALVE	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	23.75	06/11/2021
255	FIRST SUPPLY LLC-LA CROSSE	3150884-00	102-EZ WHT TRAP WRAP KIT	06/01/2021	01-53510-3500 AIRPORT REPAIR & M	36.26	06/18/2021
Total FIRST SUPPLY LLC-LA CROSSE:						60.01	
FISTA, INC							
2114	FISTA, INC	15667	CHAINSAW SAFETY TRAINING	06/11/2021	01-53311-3350 HWY/ST MAINT TRAINI	1,300.00	06/11/2021
Total FISTA, INC:						1,300.00	
FURLANO, JARROD							
810	FURLANO, JARROD	JULY 9, 2021	EDUCATION REIMBURSEMENT	07/09/2021	01-52100-3360 LAW ENFORCE EDUC	900.00	07/09/2021
Total FURLANO, JARROD:						900.00	
GERKE EXCAVATING INC							
274	GERKE EXCAVATING INC	48344	SILT FENCE - PLAYGROUND	06/11/2021	08-57620-8100 CAPITAL PROJECT PA	880.00	06/11/2021
274	GERKE EXCAVATING INC	48899	BASE COURSE PLAYGROUND PARKI	06/11/2021	08-57620-8100 CAPITAL PROJECT PA	3,195.11	06/11/2021
Total GERKE EXCAVATING INC:						4,075.11	
GHD SERVICES INC							
275	GHD SERVICES INC	1113372	SOLID WASTE DISP PRO SERVICES T	06/25/2021	13-53630-2100 SOLID WASTE DISP P	8,133.57	06/25/2021
Total GHD SERVICES INC:						8,133.57	
GOLDEN WEST INDUSTRIAL SUPPLY							
2115	GOLDEN WEST INDUSTRIAL SU	2107506	RECHARGEABLE FLASHLIGHT/POLI	06/11/2021	01-52100-3500 LAW ENFORCE REPAI	287.63	06/11/2021

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Total GOLDEN WEST INDUSTRIAL SUPPLY:						287.63	
GRAY ELECTRIC LLC							
287	GRAY ELECTRIC LLC	29522	REPAIR BALLFIELD LIGHTS	06/11/2021	01-55300-3400 REC PROGRAMS OPE	500.00	06/11/2021
Total GRAY ELECTRIC LLC:						500.00	
GREATER TOMAH AREA CHAMBER							
634	GREATER TOMAH AREA CHAM	8876	NO PLACE LIKE HOME MIXER	06/25/2021	01-51100-3400 LEGISLATIVE OPERATI	200.00	06/25/2021
634	GREATER TOMAH AREA CHAM	APRIL 2021	APRIL 2021 ROOM TAX	06/25/2021	16-21101 DUE TO CHAMBER OF COM	21,801.49	06/25/2021
Total GREATER TOMAH AREA CHAMBER:						22,001.49	
GREEN OASIS-EAU CLAIRE							
290	GREEN OASIS-EAU CLAIRE	980096	IRRIGATION SYSTEM START-UP-SOC	07/02/2021	01-55200-3500 OTHER PARKS REPAI	547.93	07/02/2021
Total GREEN OASIS-EAU CLAIRE:						547.93	
GUTHRIE FIRE & SECURITY LLC							
296	GUTHRIE FIRE & SECURITY LL	5196781	ALARM MONITORING-AMBULANCE	06/01/2021	03-52300-2900 AMBULANCE SERV CO	36.00	06/11/2021
296	GUTHRIE FIRE & SECURITY LL	720907278 062	ALARM MONITORING-AMBULANCE 07	07/09/2021	03-52300-2900 AMBULANCE SERV CO	36.00	07/09/2021
Total GUTHRIE FIRE & SECURITY LLC:						72.00	
HAGEN SPORTS NETWORK							
299	HAGEN SPORTS NETWORK	2106	TAPING	06/01/2021	01-51100-3200 LEGISLATIVE PUB & S	250.00	06/18/2021
299	HAGEN SPORTS NETWORK	2106	TAPING	06/01/2021	01-51410-3200 MAYOR PUB & SUBSC	125.00	06/18/2021
299	HAGEN SPORTS NETWORK	JULY 2021	JULY 2021 TAPING	07/02/2021	01-51100-3200 LEGISLATIVE PUB & S	250.00	07/02/2021
299	HAGEN SPORTS NETWORK	JULY 2021	JULY 2021 TAPING	07/02/2021	01-51410-3200 MAYOR PUB & SUBSC	125.00	07/02/2021
Total HAGEN SPORTS NETWORK:						750.00	
HALLMAN LINDSAY							
301	HALLMAN LINDSAY	AA073298	WHITE GOAL LINES	06/11/2021	01-55300-3400 REC PROGRAMS OPE	459.60	06/11/2021
Total HALLMAN LINDSAY:						459.60	
HARTJE TIRE & SERVICE CENTER							
305	HARTJE TIRE & SERVICE CENT	40-84343	CAT 926M LOADER SERVICE	06/01/2021	01-53311-3501 HWY/ST MAINT REP/M	982.20	06/18/2021

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305	HARTJE TIRE & SERVICE CENT	JUN0010	CREDIT ON ACCOUNT	06/16/2021	01-53311-3501 HWY/ST MAINT REP/M	50.00-	06/18/2021
Total HARTJE TIRE & SERVICE CENTER:						932.20	
HILLSBORO EQUIPMENT INC							
311	HILLSBORO EQUIPMENT INC	235850	REPAIR - JOHN DEERE 6105M	07/02/2021	01-53311-3502 HWY/ST MAINT REP/M	138.89	07/02/2021
Total HILLSBORO EQUIPMENT INC:						138.89	
HILLYARD/HUTCHINSON							
312	HILLYARD/HUTCHINSON	604325305	PARK SUPPLIES	06/11/2021	01-55200-3400 OTHER PARKS OPERA	380.62	06/11/2021
312	HILLYARD/HUTCHINSON	604358607	SOAP, URINAL SCREEN, TOWEL ROLL	06/14/2021	01-55200-3400 OTHER PARKS OPERA	666.09	06/18/2021
312	HILLYARD/HUTCHINSON	700464242	REC PARK SCRUBBER REPAIR	06/11/2021	01-55401-3500 RECREATION PARK R	346.94	06/11/2021
Total HILLYARD/HUTCHINSON:						1,393.65	
HOLIDAY WHOLESALE							
317	HOLIDAY WHOLESALE	9734549	TOWEL	06/11/2021	01-52100-3550 LAW ENFORCE BUILDI	74.20	06/11/2021
317	HOLIDAY WHOLESALE	9741532	TOWEL TORK ADV	06/08/2021	01-53311-3408 HWY/ST MAINT OP SU	60.60	06/11/2021
317	HOLIDAY WHOLESALE	9746595	TOWEL TORK ADV	06/11/2021	01-53311-3408 HWY/ST MAINT OP SU	90.00	06/11/2021
317	HOLIDAY WHOLESALE	9748555	TOWEL TORK ADV	06/11/2021	01-53311-3408 HWY/ST MAINT OP SU	30.85	06/11/2021
Total HOLIDAY WHOLESALE:						255.65	
HORST DISTRIBUTING INC							
1401	HORST DISTRIBUTING INC	89945-000	BELT	06/11/2021	01-55200-3500 OTHER PARKS REPAI	64.51	06/11/2021
Total HORST DISTRIBUTING INC:						64.51	
IRON MOUNTAIN							
336	IRON MOUNTAIN	DRCG113	CALL IN OFFSITE SHRED	05/31/2021	01-51420-2900 CITY CLERK SERV CO	60.13	06/18/2021
Total IRON MOUNTAIN:						60.13	
IRONCORE INC							
337	IRONCORE INC	IC46586	MONTHLY BILLING FOR MAY 2021	06/11/2021	01-51450-2900 COMPUTER SERV CO	2,454.00	06/11/2021
Total IRONCORE INC:						2,454.00	

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JAMI IVERSON							
2109	JAMI IVERSON	20210608-10	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	35.00	06/11/2021
Total JAMI IVERSON:						35.00	
JENNI ECKELBERG							
2108	JENNI ECKELBERG	20210608-9	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	45.00	06/11/2021
Total JENNI ECKELBERG:						45.00	
JESSIFFANY CANIE SERVICES LLC							
1092	JESSIFFANY CANIE SERVICES	21092	NARCOTIC CERTIFICATION	06/25/2021	01-52100-3350 LAW ENFORCE TRAINI	35.00	06/25/2021
Total JESSIFFANY CANIE SERVICES LLC:						35.00	
JOHN FABICK TRACTOR CO							
348	JOHN FABICK TRACTOR CO	MILC00000206	140M AWD MOTOGRADER	05/25/2021	08-57324-8300 CAPITAL PROJECT HW	292,390.00	06/18/2021
348	JOHN FABICK TRACTOR CO	PILC0030443	HOSE	05/24/2021	01-53311-3502 HWY/ST MAINT REP/M	345.44	06/18/2021
348	JOHN FABICK TRACTOR CO	SIEP0004082	SERVICE GXG03747 GENERATOR	06/25/2021	01-52100-3550 LAW ENFORCE BUILDI	1,164.72	06/25/2021
348	JOHN FABICK TRACTOR CO	SIEP0004084	SERVICE GN 9484800100 TRUCK	06/04/2021	01-51600-2900 GENERAL BLDGS SER	1,242.92	06/18/2021
348	JOHN FABICK TRACTOR CO	SIEP0004149	REPLACE HEATER LINES - POLICE TR	07/09/2021	01-52100-3550 LAW ENFORCE BUILDI	1,193.96	07/09/2021
Total JOHN FABICK TRACTOR CO:						296,337.04	
JOHN SHUCK PLUMBING & REPAIR LLC							
354	JOHN SHUCK PLUMBING & REP	13236	REPAIR PARK BATHROOMS	06/11/2021	01-55200-3500 OTHER PARKS REPAI	325.02	06/11/2021
354	JOHN SHUCK PLUMBING & REP	13248	REPAIR REC PARK	06/11/2021	01-55401-3500 RECREATION PARK R	237.29	06/11/2021
354	JOHN SHUCK PLUMBING & REP	13268	BRASS BALL VALVE 3"	05/27/2021	01-55402-3500 AQUATIC CENTER REP	634.58	06/18/2021
354	JOHN SHUCK PLUMBING & REP	13299	GLENDALE PARK REPAIR	07/02/2021	01-55200-3500 OTHER PARKS REPAI	105.00	07/02/2021
Total JOHN SHUCK PLUMBING & REPAIR LLC:						1,301.89	
KELLER, STEVEN							
828	KELLER, STEVEN	JUN0006	MEAL REIMBURSEMENT	06/01/2021	01-52100-3350 LAW ENFORCE TRAINI	29.85	06/18/2021
Total KELLER, STEVEN:						29.85	
KEVIN MATTSON							
1672	KEVIN MATTSON	20210608-4	MUSIC-1HR @ KUPPER RATSCH SENI	06/01/2021	12-55500-3410 SR & DISAB OP SUP-	65.00	06/11/2021
1672	KEVIN MATTSON	JULY 9, 2021	1 HOUR MUSIC	07/02/2021	12-55500-3410 SR & DISAB OP SUP-	75.00	07/02/2021

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Total KEVIN MATTSON:						140.00	
KIMBERLY NEIL							
2106	KIMBERLY NEIL	20210608-7	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	90.00	06/11/2021
Total KIMBERLY NEIL:						90.00	
KIMPTON TRUCK SERVICE INC							
370	KIMPTON TRUCK SERVICE INC	E49688	BRAKE REPAIR	06/11/2021	01-53620-3500 REFUSE & GARB REP	89.25	06/11/2021
370	KIMPTON TRUCK SERVICE INC	E50882	REPAIRS PETE 91712	07/09/2021	01-53635-3500 RECYCLING REPAIR &	734.02	07/09/2021
Total KIMPTON TRUCK SERVICE INC:						823.27	
KWIK TRIP CREDIT DEPT							
375	KWIK TRIP CREDIT DEPT	00057542-MAY	MAY 2021 FUEL	06/02/2021	01-52100-3400 LAW ENFORCE OPER	2,912.36	06/18/2021
375	KWIK TRIP CREDIT DEPT	00421945-210	MAY 2021-AMBULANCE	06/01/2021	03-52300-3400 AMBULANCE OPERATI	3,377.50	06/18/2021
375	KWIK TRIP CREDIT DEPT	349111-060221	MAY FUEL	06/02/2021	01-55200-3400 OTHER PARKS OPERA	389.41	06/18/2021
375	KWIK TRIP CREDIT DEPT	57542 06/30/21	JUNE 2021 FUEL POLICE	07/09/2021	01-52100-3400 LAW ENFORCE OPER	3,336.01	07/09/2021
Total KWIK TRIP CREDIT DEPT:						10,015.28	
LA CROSSE TRIBUNE							
1333	LA CROSSE TRIBUNE	116-00066832	SILVER MEMBERSHIP 2021 - QUARTE	07/09/2021	01-51100-3200 LEGISLATIVE PUB & S	43.99	07/09/2021
Total LA CROSSE TRIBUNE:						43.99	
LARKIN'S GMC INC							
387	LARKIN'S GMC INC	10192 06/30/21	REPAIRS	07/09/2021	01-52200-3500 FIRE PROTECTION RE	570.11	07/09/2021
387	LARKIN'S GMC INC	31224	WRECKER SERVICE	06/11/2021	01-52100-3500 LAW ENFORCE REPAI	85.00	06/11/2021
387	LARKIN'S GMC INC	31420	TRANSMISSION LINE AND FILTER RO	06/11/2021	03-52300-3500 AMBULANCE REPAIR	95.00	06/11/2021
387	LARKIN'S GMC INC	77845	PARKS TRUCK REPAIR	06/11/2021	01-55200-3500 OTHER PARKS REPAI	351.35	06/11/2021
387	LARKIN'S GMC INC	77865	REPAIRS	06/11/2021	01-52200-3500 FIRE PROTECTION RE	56.35	06/11/2021
387	LARKIN'S GMC INC	78017	2008 GMC K2500 HINGE REPAIR AND	05/10/2021	01-55200-3500 OTHER PARKS REPAI	342.96	06/18/2021
387	LARKIN'S GMC INC	78027	SERVICE 2018 FORD ECONOLINE	06/11/2021	03-52300-3500 AMBULANCE REPAIR	277.52	06/11/2021
387	LARKIN'S GMC INC	78045	SERVICE 2017 FORD E450 SUPER (W	06/11/2021	03-52300-3500 AMBULANCE REPAIR	3,627.33	06/11/2021
Total LARKIN'S GMC INC:						5,405.62	

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LAWSON PRODUCTS INC							
390	LAWSON PRODUCTS INC	9308505310	SALES ORDER 7575384	06/03/2021	01-53311-3502 HWY/ST MAINT REP/M	289.52	06/18/2021
Total LAWSON PRODUCTS INC:						289.52	
LEMONWEIR VALLEY TELEPHONE							
395	LEMONWEIR VALLEY TELEPHO	608-372-6189	MAY 2021 BILLING-AMBULANCE	06/01/2021	03-52300-2230 AMBULANCE UTIL-TEL	576.70	06/11/2021
395	LEMONWEIR VALLEY TELEPHO	631700 060120	JUN 2021 BILLING - AIRPORT	06/11/2021	01-53510-2240 AIRPORT UTIL-CBL/INT	90.60	06/11/2021
395	LEMONWEIR VALLEY TELEPHO	631700 070121	JULY BILLING - AIRPORT	07/02/2021	01-53510-2230 AIRPORT UTIL-TELEP	90.60	07/02/2021
395	LEMONWEIR VALLEY TELEPHO	690500 07/01/2	JULY 2021 BILLING - POLICE	07/09/2021	01-52100-2210 LAW ENFORCE UTIL E	350.00	07/09/2021
395	LEMONWEIR VALLEY TELEPHO	690500-2106	JUN 2021 BILLING - POLICE	06/01/2021	01-52100-2230 LAW ENFORCE UTIL T	175.00	06/18/2021
395	LEMONWEIR VALLEY TELEPHO	690500-2106	JUN 2021 BILLING - CH	06/01/2021	01-51450-2900 COMPUTER SERV CO	175.00	06/18/2021
395	LEMONWEIR VALLEY TELEPHO	692200 060120	JUN 2021 BILLING - FIRE	06/11/2021	01-52200-2230 FIRE PROTECTION UT	130.76	06/11/2021
395	LEMONWEIR VALLEY TELEPHO	692200 070121	JULY 2021 BILLING - FIRE	07/02/2021	01-52200-2230 FIRE PROTECTION UT	130.09	07/02/2021
395	LEMONWEIR VALLEY TELEPHO	721400 070121	JUN 2021 BILLING - PARKS	07/02/2021	01-55200-2240 OTHER PARKS UTIL-C	90.60	07/02/2021
395	LEMONWEIR VALLEY TELEPHO	802300 070121	JULY 2021 BILLING - AMBULANCE	07/02/2021	03-52300-2230 AMBULANCE UTIL-TEL	536.16	07/02/2021
395	LEMONWEIR VALLEY TELEPHO	809500 060120	JUN 2021 BILLING - STREET	06/11/2021	01-53311-2230 HWY/ST MAINT UTIL-T	90.60	06/11/2021
395	LEMONWEIR VALLEY TELEPHO	809500 070121	JULY 2021 BILLING - STREET	07/02/2021	01-53311-2230 HWY/ST MAINT UTIL-T	90.60	07/02/2021
395	LEMONWEIR VALLEY TELEPHO	999-372-1785	MAY 2021 BILLING	06/01/2021	01-55200-3250 OTHER PARKS ASSOC	90.60	06/11/2021
Total LEMONWEIR VALLEY TELEPHONE:						2,617.31	
LEXISNEXIS RISK DATA MANAGEMENT INC							
396	LEXISNEXIS RISK DATA MANAG	1378284-2021	MAY 2021 CONTRACT FEE	05/31/2021	01-52100-2900 LAW ENFORCE SERV	33.00	06/18/2021
1557	LEXISNEXIS RISK DATA MANAG	1679640-2021	APRIL - JUNE #1679640	07/09/2021	01-51520-2900 TREASURER'S SERVIC	206.88	07/09/2021
1557	LEXISNEXIS RISK DATA MANAG	1679640-2021	APRIL - JUNE #1679640	07/09/2021	03-52300-2900 AMBULANCE SERV CO	206.88	07/09/2021
Total LEXISNEXIS RISK DATA MANAGEMENT INC:						446.76	
LOFFLER COMPANIES							
1391	LOFFLER COMPANIES	3726957	SERVICE CONTRACT#C7565IIII 4/24/2	06/11/2021	01-51420-2900 CITY CLERK SERV CO	127.20	06/11/2021
1391	LOFFLER COMPANIES	3749636	TC65 - 6/15/21	07/09/2021	01-51420-2900 CITY CLERK SERV CO	42.28	07/09/2021
Total LOFFLER COMPANIES:						169.48	
LUBE TECH & PARTNERS LLC							
2030	LUBE TECH & PARTNERS LLC	2630684	TRACKING # 90521905	06/01/2021	01-53311-3402 HWY/ST MAINT OP SU	18,179.90	06/18/2021
Total LUBE TECH & PARTNERS LLC:						18,179.90	

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MATHY CONSTRUCTION COMPANY							
416	MATHY CONSTRUCTION COMP	5200019191	186 COLD MIX	05/29/2021	01-53311-3404 HWY/ST MAINT OP SU	2,356.04	06/18/2021
416	MATHY CONSTRUCTION COMP	5200019229	186 MIX	06/05/2021	01-53311-3404 HWY/ST MAINT OP SU	634.90	06/18/2021
416	MATHY CONSTRUCTION COMP	5200019278	2488.98 MIX	07/09/2021	01-53311-3404 HWY/ST MAINT OP SU	2,488.98	07/09/2021
416	MATHY CONSTRUCTION COMP	5200019300	40.56 TON MIX	07/09/2021	01-53311-3404 HWY/ST MAINT OP SU	2,534.59	07/09/2021
416	MATHY CONSTRUCTION COMP	5200019300	127.29 MIX - 100 BLOCK W. MONROE	07/09/2021	01-53311-3404 HWY/ST MAINT OP SU	7,954.36	07/09/2021
Total MATHY CONSTRUCTION COMPANY:						15,968.87	
MAYO CLINIC							
1921	MAYO CLINIC	700007673 052	PHYSICAL/TESTING FOR J. BLACKHA	06/11/2021	01-52100-2100 LAW ENFORCE PROF	243.00	06/11/2021
Total MAYO CLINIC:						243.00	
MEDLINE INDUSTRIES, INC.							
2124	MEDLINE INDUSTRIES, INC.	1954844901	AMBULANCE SUPPLIES	07/02/2021	03-52300-3400 AMBULANCE OPERATI	461.68	07/02/2021
Total MEDLINE INDUSTRIES, INC.:						461.68	
MELISSA GUTHMILLER							
2107	MELISSA GUTHMILLER	20210608-8	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	35.00	06/11/2021
Total MELISSA GUTHMILLER:						35.00	
MEREDITH GROVESTEN							
2105	MEREDITH GROVESTEN	20210608-6	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	35.00	06/11/2021
Total MEREDITH GROVESTEN:						35.00	
METCO							
430	METCO	192913	SERVICE-TROUBLESHOOT PUMP	06/11/2021	01-53510-3430 AIRPORT FUEL	1,518.41	06/11/2021
430	METCO	70263-2	INSTALLATION OF NEW QT M4000	06/11/2021	01-53510-3430 AIRPORT FUEL	3,078.44	06/11/2021
Total METCO:						4,596.85	
MILDE APPRAISAL SERVICE LLC							
437	MILDE APPRAISAL SERVICE LL	2106	JUNE 2021 ASSESSOR PROF SERVIC	06/01/2021	01-51530-2100 ASSESSOR PROF SER	3,400.00	06/18/2021
437	MILDE APPRAISAL SERVICE LL	2107	JULY 2021 ASSESSOR PROF SERVICE	07/09/2021	01-51530-2100 ASSESSOR PROF SER	3,400.00	07/09/2021

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Total MILDE APPRAISAL SERVICE LLC:						6,800.00	
MISSISSIPPI WELDERS SUPPLY COMPANY INC							
442	MISSISSIPPI WELDERS SUPPL	3536178	OXYGEN	06/11/2021	03-52300-3400 AMBULANCE OPERATI	36.92	06/18/2021
442	MISSISSIPPI WELDERS SUPPL	441111	COMPRESSED OXYGEN	07/02/2021	03-52300-3400 AMBULANCE OPERATI	90.14	07/02/2021
442	MISSISSIPPI WELDERS SUPPL	441367	OXYGEN	06/02/2021	03-52300-3400 AMBULANCE OPERATI	124.21	06/18/2021
442	MISSISSIPPI WELDERS SUPPL	441386	OXYGEN	06/09/2021	03-52300-3400 AMBULANCE OPERATI	62.84	06/18/2021
442	MISSISSIPPI WELDERS SUPPL	441406	COMPRESSED OXYGEN	06/25/2021	03-52300-3400 AMBULANCE OPERATI	29.33	06/25/2021
Total MISSISSIPPI WELDERS SUPPLY COMPANY INC:						343.44	
MLJ LAWN MOWING & SNOW REMOVAL LLC							
443	MLJ LAWN MOWING & SNOW R	1021	MOWING	06/04/2021	01-53640-2900 NUISANCE SERV CON	700.00	06/18/2021
Total MLJ LAWN MOWING & SNOW REMOVAL LLC:						700.00	
MODERN DISPOSAL SYSTEMS LLC							
444	MODERN DISPOSAL SYSTEMS	500,121319	APRIL 2021 RECYCLING SERVICE CO	06/11/2021	01-53635-2900 RECYCLING SERV CO	1,800.57	06/11/2021
444	MODERN DISPOSAL SYSTEMS	500,121372	BOY SCOUT CABIN DUMPSTER	06/11/2021	14-57620-8200 TID 8 PARKS OUTLAY	2,750.27	06/11/2021
444	MODERN DISPOSAL SYSTEMS	500,122307	RECYCLING	05/31/2021	01-53635-2900 RECYCLING SERV CO	752.47	06/18/2021
444	MODERN DISPOSAL SYSTEMS	500,123273	JUNE 2021 RECYCLING SERVICE CO	07/09/2021	01-53635-2900 RECYCLING SERV CO	2,748.93	07/09/2021
Total MODERN DISPOSAL SYSTEMS LLC:						8,052.24	
MONROE CO CLERK OF COURTS							
447	MONROE CO CLERK OF COUR	202100550	WARRANT - A. GREENDEER	06/25/2021	01-23301 COURT DEPOSIT-FINE-TRE	500.00	06/25/2021
447	MONROE CO CLERK OF COUR	202100732	WARRANT - V. ROUSE	06/25/2021	01-23301 COURT DEPOSIT-FINE-TRE	100.00	06/25/2021
447	MONROE CO CLERK OF COUR	202100821	WARRANT - E. ORGAN	07/09/2021	01-23301 COURT DEPOSIT-FINE-TRE	100.00	07/09/2021
Total MONROE CO CLERK OF COURTS:						700.00	
MONROE CO HIGHWAY DEPARTMENT							
452	MONROE CO HIGHWAY DEPAR	APRIL 2021	DRUG & ALCOHOL TESTING	06/11/2011	01-53311-2900 HWY/ST MAINT SERV	273.00	06/11/2021
Total MONROE CO HIGHWAY DEPARTMENT:						273.00	
MONROE CO REGISTER OF DEEDS							
460	MONROE CO REGISTER OF DE	4025873	RECORDING FEE	06/11/2021	04-56600-3200 CDBG-ADMIN PUB & S	30.00	06/11/2021

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Total MONROE CO REGISTER OF DEEDS:						30.00	
MONROE CO SOLID WASTE							
461	MONROE CO SOLID WASTE	002-0521	MAY 2021 SOLID WASTE DISP	06/01/2021	01-53630-5300 SOLID WSTE DISP RE	13,190.00	06/18/2021
Total MONROE CO SOLID WASTE:						13,190.00	
MONROE CO TREASURER							
454	MONROE CO TREASURER	454	JUNE MUNICIPAL COURT MONTHLY R	07/09/2021	01-24300 COUNTY JAIL ASSESSMENT	1,754.59	07/09/2021
454	MONROE CO TREASURER	JUNE 2020 SE	JUNE SETTLEMENT 2020	06/11/2021	09-24400 DUE TO OTHER TAXING UNI	298,679.01	06/11/2021
454	MONROE CO TREASURER	MAY 2021 MU	MAY MUNICIPAL COURT REPORT 202	06/11/2021	01-24300 COUNTY JAIL ASSESSMENT	2,049.48	06/11/2021
Total MONROE CO TREASURER:						302,483.08	
MORGAN SCHARLAU							
2122	MORGAN SCHARLAU	06/25/2021	MILEAGE - 450 MILES @ \$0.56	06/25/2021	03-52300-3300 AMBULANCE TRAVEL	252.00	06/25/2021
Total MORGAN SCHARLAU:						252.00	
MSA PROFESSIONAL SERVICES INC							
467	MSA PROFESSIONAL SERVICE	R00067007.0 -	TID#8 AMENDMENT & GENERAL PLAN	07/09/2021	14-56700-2100 TID 8 EC DEV PROF S	1,967.12	07/09/2021
467	MSA PROFESSIONAL SERVICE	R00067007.0 -	TID #11 PROJECT PLANNING	07/09/2021	06-56700-2100 ECONOMIC DEVEL PR	2,336.25	07/09/2021
467	MSA PROFESSIONAL SERVICE	R00067007.0 -	TID #8 AMENDMENT AND GENERAL P	07/09/2021	18-56700-2100 TID 10 EC DEV PROF S	2,421.70	07/09/2021
Total MSA PROFESSIONAL SERVICES INC:						6,725.07	
MUNICIPAL CODE CORPORATION							
472	MUNICIPAL CODE CORPORATI	10-4637	ONLINE CODE HOSTING 6/1/2021 - 5/3	06/02/2021	01-51420-2100 CITY CLERK PROF SE	550.00	06/11/2021
Total MUNICIPAL CODE CORPORATION:						550.00	
NAME TAPE FACTORY							
1201	NAME TAPE FACTORY	6256	SHIRTS AND PATCHES	06/11/2021	03-52300-1390 AMBULANCE OTH EMP	40.70	06/11/2021
Total NAME TAPE FACTORY:						40.70	
NAPA - CENTRAL WISCONSIN AUTO PARTS							
475	NAPA - CENTRAL WISCONSIN A	608069	SWEEPER PARTS	03/16/2021	01-53311-3502 HWY/ST MAINT REP/M	190.94	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	608087	ROLLER PARTS	03/16/2021	01-53311-3402 HWY/ST MAINT OP SU	47.46	06/18/2021

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475	NAPA - CENTRAL WISCONSIN A	608109	AIR FILTER	03/17/2021	01-53311-3402 HWY/ST MAINT OP SU	13.56	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	608560	FEMALE FEMALE HOMER IS A PO	03/26/2021	01-53311-3502 HWY/ST MAINT REP/M	6.46	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	610681	HYD HOSE FITTING/SCRUB WIPES/8	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	105.71	06/11/2021
475	NAPA - CENTRAL WISCONSIN A	610734	HYD HOSE FITTING/8MXTXREEL	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	90.22	06/11/2021
475	NAPA - CENTRAL WISCONSIN A	610739	HYD HOSE FITTING	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	22.15	06/11/2021
475	NAPA - CENTRAL WISCONSIN A	610746	HYD HOSE FITTING	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	22.15	06/11/2021
475	NAPA - CENTRAL WISCONSIN A	610808	SWITCH/BATTERY CABLE	06/11/2021	01-52200-3500 FIRE PROTECTION RE	98.39	06/11/2021
475	NAPA - CENTRAL WISCONSIN A	611034	AVL R-134A W GAUGE	06/02/2021	01-53620-3500 REFUSE & GARB REP	24.99	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611087	BUGS-B-GONE GALLON	06/03/2021	03-52300-3400 AMBULANCE OPERATI	57.98	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611299	BATTERY-FIRE DEPT.	06/09/2021	01-52200-3500 FIRE PROTECTION RE	252.12	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611304	THERM 1 3 4 IN 0-220F	06/09/2021	01-53311-3502 HWY/ST MAINT REP/M	16.56	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611304	CREDIT ON THE ACCOUNT	06/09/2021	01-53311-3502 HWY/ST MAINT REP/M	15.33	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611304	GLASS CLEANER 18OZ/SOLDERING/	06/09/2021	01-53311-3402 HWY/ST MAINT OP SU	85.86	06/18/2021
475	NAPA - CENTRAL WISCONSIN A	611550	GLASS CLEANER 18OZ/SOLDERING/	07/09/2021	01-53311-3402 HWY/ST MAINT OP SU	85.86	07/09/2021
475	NAPA - CENTRAL WISCONSIN A	611564	GUNK CARB MEDIC	06/25/2021	01-52200-3400 FIRE PROTECTION OP	13.38	06/25/2021
475	NAPA - CENTRAL WISCONSIN A	611642	DRY OIL	07/09/2021	01-53311-3402 HWY/ST MAINT OP SU	184.60	07/09/2021
475	NAPA - CENTRAL WISCONSIN A	612370	ANTIFREEZE	07/09/2021	01-52200-3400 FIRE PROTECTION OP	20.98	07/09/2021
Total NAPA - CENTRAL WISCONSIN AUTO PARTS:						1,143.60	
NATIONAL ELEVATOR INSPECTION SERVICES							
477	NATIONAL ELEVATOR INSPECTI	0425152	NAT ELEV)ROUTINE INSPECTION 819	06/11/2021	01-51600-2900 GENERAL BLDGS SER	93.50	06/11/2021
477	NATIONAL ELEVATOR INSPECTI	0429595	ROUTINE INSPECTION-LIBRARY	06/07/2021	10-55110-2900 LIBRARY SERV CONTR	82.00	06/18/2021
Total NATIONAL ELEVATOR INSPECTION SERVICES:						175.50	
NELSON'S PLBG & ELECT.INC							
1641	NELSON'S PLBG & ELECT.INC	3111	2 RP TESTS AT SPLASH PAD	06/25/2021	01-55402-3500 AQUATIC CENTER REP	300.00	06/25/2021
Total NELSON'S PLBG & ELECT.INC:						300.00	
NICHOLSON, JANICE							
858	NICHOLSON, JANICE	20210618	REFUND BARTENDER PMT	06/25/2021	01-44100 BUSINESS & OCCUPATIONA	30.00	06/25/2021
Total NICHOLSON, JANICE:						30.00	
NICKS WELDING & FABRICATING, INC.							
2116	NICKS WELDING & FABRICATIN	2021-234	BOY SCOUT CABIN STEEL CONNECT	06/11/2021	14-57620-8200 TID 8 PARKS OUTLAY	5,355.45	06/11/2021

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Total NICKS WELDING & FABRICATING, INC.:						5,355.45	
OAKDALE AREA FIRST RESPONDERS							
497	OAKDALE AREA FIRST RESPON	72167	BASKET	07/02/2021	01-57220-8300 FIRE OUTLAY EQUIPM	330.00	07/02/2021
497	OAKDALE AREA FIRST RESPON	72169	3 MOBILE RADIOS/8 PORTABLES	07/02/2021	01-57220-8300 FIRE OUTLAY EQUIPM	650.00	07/02/2021
Total OAKDALE AREA FIRST RESPONDERS:						980.00	
OAKDALE ELECTRIC COOPERATIVE							
499	OAKDALE ELECTRIC COOPERA	30198001 0602	MAY 2021 - STREET LIGHTS	06/11/2021	01-53420-2900 STREET LIGHTING SE	333.00	06/11/2021
499	OAKDALE ELECTRIC COOPERA	30198001 07/0	JUNE 2021 STREET LIGHTS	07/09/2021	01-53420-2900 STREET LIGHTING SE	333.00	07/09/2021
499	OAKDALE ELECTRIC COOPERA	30198002 0602	MAY 2021 POLICE DEPT	06/25/2021	01-52900-2210 OTHER PUBLIC SA UTI	35.87	06/25/2021
Total OAKDALE ELECTRIC COOPERATIVE:						701.87	
ON-TARGET PEST & WILDLIFE CONTROL LLC							
1256	ON-TARGET PEST & WILDLIFE	6003	COMMERCIAL SERVICE	06/11/2021	03-52300-2900 AMBULANCE SERV CO	40.00	06/11/2021
Total ON-TARGET PEST & WILDLIFE CONTROL LLC:						40.00	
PAUL SLOAN							
2117	PAUL SLOAN	06012021	EDUCATION REIMBURSEMENT	06/11/2021	01-52100-3360 LAW ENFORCE EDUC	1,135.00	06/11/2021
2117	PAUL SLOAN	JUN0003	MEAL REIMBURSEMENT	06/11/2021	01-52100-3400 LAW ENFORCE OPER	10.81	06/18/2021
Total PAUL SLOAN:						1,145.81	
PENNY J. PRECOUR ATTORNEY AT LAW S.C.							
469	PENNY J. PRECOUR ATTORNE	2106	JUNE 2021 LEGAL SERVICES	06/01/2021	01-51300-2100 LEGAL PROF SERVICE	2,700.00	06/18/2021
469	PENNY J. PRECOUR ATTORNE	2107	JULY 2021 LEGAL SERVICES	07/09/2021	01-51300-2100 LEGAL PROF SERVICE	2,700.00	07/09/2021
Total PENNY J. PRECOUR ATTORNEY AT LAW S.C.:						5,400.00	
PTM DOCUMENT SYSTEMS							
1347	PTM DOCUMENT SYSTEMS	0077068	2020 W-2'S & 1099 FORMS	12/10/2020	01-51520-3400 TREASURER OPERATI	297.54	06/11/2021
Total PTM DOCUMENT SYSTEMS:						297.54	
QT PETROLEUM ON DEMAND							
536	QT PETROLEUM ON DEMAND	86288	QTPOD)SERV AGREEMENT	05/27/2021	01-53510-2900 AIRPORT SERV CONT	1,425.00	06/11/2021

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Total QT PETROLEUM ON DEMAND:						1,425.00	
QUILL CORPORATION							
538	QUILL CORPORATION	16635522	LIBRARY PAPER	06/11/2021	10-55110-3100 LIBRARY OFFICE SUP	80.85	06/11/2021
538	QUILL CORPORATION	17111882	TONER	06/01/2021	03-52300-3400 AMBULANCE OPERATI	376.96	06/18/2021
538	QUILL CORPORATION	17289049	TOASTER	07/02/2021	03-52300-3400 AMBULANCE OPERATI	16.99	07/02/2021
538	QUILL CORPORATION	17305507	TOILET CLEANER	07/02/2021	03-52300-3400 AMBULANCE OPERATI	5.98	07/02/2021
538	QUILL CORPORATION	17579091	BATTERIES/SOAP	07/09/2021	03-52300-3400 AMBULANCE OPERATI	108.33	07/09/2021
Total QUILL CORPORATION:						589.11	
RECREATION SUPPLY CO INC							
545	RECREATION SUPPLY CO INC	418331	POOL HOUSE SUPPLIES	06/11/2021	01-55402-3400 AQUATIC CENTER OP	594.00	06/11/2021
Total RECREATION SUPPLY CO INC:						594.00	
REINDERS INC							
550	REINDERS INC	1874508-00	BELTS - MOWER	06/11/2021	01-55200-3500 OTHER PARKS REPAI	102.27	06/11/2021
550	REINDERS INC	1880275-00	SPRINKLER WIRELESS CONTROLLER	06/11/2021	01-55200-3500 OTHER PARKS REPAI	455.61	06/11/2021
550	REINDERS INC	1880819-00	SPRINKLER WIRELESS CONTROLLER	06/11/2021	01-55200-3500 OTHER PARKS REPAI	164.05	06/11/2021
550	REINDERS INC	1885987-00	HYDRAULIC HOSE	07/09/2021	01-55200-3500 OTHER PARKS REPAI	253.67	07/09/2021
550	REINDERS INC	1886486-00	MOWER REPAIR	07/09/2021	01-55200-3500 OTHER PARKS REPAI	167.92	07/09/2021
550	REINDERS INC	6002265-00	MOWER REPAIR - HYD LEAK	07/09/2021	01-55200-3500 OTHER PARKS REPAI	1,208.12	07/09/2021
Total REINDERS INC:						2,351.64	
RICK'S CERTIFIED AUTO OF TOMAH LLC							
555	RICK'S CERTIFIED AUTO OF TO	70221	EXHAUST PIPE	06/11/2021	01-52200-3500 FIRE PROTECTION RE	131.33	06/11/2021
555	RICK'S CERTIFIED AUTO OF TO	70476	ACETYLENE	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	26.78	06/18/2021
Total RICK'S CERTIFIED AUTO OF TOMAH LLC:						158.11	
RICKY HUGHART							
2104	RICKY HUGHART	20210608-5	REFUND GYMNASTICS - COVID	06/08/2021	01-46723 RECREATION PROGRAMS	35.00	06/11/2021
Total RICKY HUGHART:						35.00	
RIVER CITY READY MIX INC							
557	RIVER CITY READY MIX INC	1913	2 YD 4000 PSI EXTERIOR	07/09/2021	01-53441-3400 STRM SEWR MAINT O	286.00	07/09/2021

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557	RIVER CITY READY MIX INC	654 04202021	4000PSI	06/11/2021	01-53441-3400 STRM SEWR MAINT O	106.50	06/11/2021
557	RIVER CITY READY MIX INC	972	4000PSI EXTERIOR	05/10/2021	01-53441-3400 STRM SEWR MAINT O	207.00	06/18/2021
Total RIVER CITY READY MIX INC:						599.50	
RIVER STATES TRUCK & TRAILER							
558	RIVER STATES TRUCK & TRAIL	581565	REINFORCE UM9	06/11/2021	01-53311-3512 HWY/ST MAINT REP/M	36.75	06/11/2021
Total RIVER STATES TRUCK & TRAILER:						36.75	
RUNNING INC.							
1577	RUNNING INC.	24463	APRIL AND MAY 2021 SHARED RIDE	06/11/2021	11-53520-3300 MASS TRANSIT SHAR	63,516.91	06/11/2021
Total RUNNING INC.:						63,516.91	
SAFE-FAST INC							
569	SAFE-FAST INC	INV245843	BLACK SERIES TSHIRTS	06/11/2021	01-53311-3409 HWY/ST MAINT OP SU	920.88	06/11/2021
569	SAFE-FAST INC	INV246775	RAZOR SLIM DIGITAL MUFF	07/02/2021	01-53311-3409 HWY/ST MAINT OP SU	79.99	07/02/2021
Total SAFE-FAST INC:						1,000.87	
SCHAEFFER MANUFACTURING COMPANY							
572	SCHAEFFER MANUFACTURING	PC7501-INV1	SCHAEFFERS) ULTRA RED SUPREME	05/24/2021	01-53311-3402 HWY/ST MAINT OP SU	562.00	06/18/2021
572	SCHAEFFER MANUFACTURING	PC7508-INV1	PENETRO 90	06/08/2021	01-53311-3402 HWY/ST MAINT OP SU	415.20	06/18/2021
Total SCHAEFFER MANUFACTURING COMPANY:						977.20	
SECURIAN FINANCIAL GROUP INC							
577	SECURIAN FINANCIAL GROUP I	002832L	JULY 2021 LIFE INS PREMIUM	06/14/2021	01-21530 LIFE INSURANCE PAYABLE	2,656.77	06/18/2021
Total SECURIAN FINANCIAL GROUP INC:						2,656.77	
SHARI SARAZIN							
1765	SHARI SARAZIN	20210608-3	1 HOUR MUSIC PROGRAM	06/01/2021	12-55500-3410 SR & DISAB OP SUP-	150.00	06/11/2021
Total SHARI SARAZIN:						150.00	
SHERWIN INDUSTRIES INC							
581	SHERWIN INDUSTRIES INC	SS088564	HANDLE FOR BALL VALVE	06/11/2021	01-53311-3502 HWY/ST MAINT REP/M	139.27	06/11/2021
581	SHERWIN INDUSTRIES INC	SS089213	GUN ASSEMBLY LL5900	07/09/2021	01-53311-3502 HWY/ST MAINT REP/M	512.33	07/09/2021

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Total SHERWIN INDUSTRIES INC:						651.60	
SIRCHIE							
584	SIRCHIE	0501179-IN	TUBING W/ WHITE STRIPE	07/09/2021	01-52100-3400 LAW ENFORCE OPER	123.05	07/09/2021
Total SIRCHIE:						123.05	
SITARA LLC							
2119	SITARA LLC	4339	TAX OVERPAYMENT PARCEL 286-30-1	06/03/2021	01-24412 TAX REFUND OVER PAY	624.42	06/18/2021
Total SITARA LLC:						624.42	
SPIELBAUER FIREWORKS CO INC							
590	SPIELBAUER FIREWORKS CO I	04/29/2021	2021 FIREWORKS	06/25/2021	01-55300-2100 REC PROGRAMS PRO	9,000.00	06/25/2021
Total SPIELBAUER FIREWORKS CO INC:						9,000.00	
STAPLES							
2111	STAPLES	3475031266	OFFICE SUPPLIES	06/11/2021	01-52100-3100 LAW ENFORCE OFFIC	277.50	06/11/2021
2111	STAPLES	3476892014	INK STAMP	06/11/2021	01-52100-3100 LAW ENFORCE OFFIC	18.99	06/11/2021
2111	STAPLES	3478765988	TONER	06/02/2021	01-52100-3100 LAW ENFORCE OFFIC	189.30	06/18/2021
2111	STAPLES	3478910430	TONER	06/04/2021	01-52100-3100 LAW ENFORCE OFFIC	51.75	06/18/2021
Total STAPLES:						537.54	
STATE OF WISCONSIN-COURT							
599	STATE OF WISCONSIN-COURT	599	JUNE MUNICIPAL COURT FINANCIAL	07/09/2021	01-24240 COURT SURCHARGE DUE S	3,478.35	07/09/2021
599	STATE OF WISCONSIN-COURT	MAY 2021	MAY MUNICIPAL COURT FINANCIAL R	06/11/2021	01-24240 COURT SURCHARGE DUE S	4,491.04	06/11/2021
Total STATE OF WISCONSIN-COURT:						7,969.39	
STRAND ASSOCIATES INC							
602	STRAND ASSOCIATES INC	0171333	STRAND)PROJ 3524-008 GEN THRU 4/	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	958.48	06/11/2021
Total STRAND ASSOCIATES INC:						958.48	
SUMMIT COMPANIES							
9	SUMMIT COMPANIES	182002045	WATER GAUGE REPAIRS	06/11/2021	01-52200-3400 FIRE PROTECTION OP	43.00	06/11/2021
9	SUMMIT COMPANIES	182002257	ANNUAL FIRE EXT INSP-LIBRARY	06/11/2021	10-55110-2900 LIBRARY SERV CONTR	95.75	06/11/2021

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Total SUMMIT COMPANIES:						138.75	
SUPERIOR AUTOMOTIVE							
1597	SUPERIOR AUTOMOTIVE	26140	SERVICE 2021 FORE EXPLORER	06/11/2021	01-52100-3500 LAW ENFORCE REPAI	67.16	06/11/2021
1597	SUPERIOR AUTOMOTIVE	26207	SERVICE 2017 INTERCEPTOR	06/01/2021	01-52100-3500 LAW ENFORCE REPAI	63.55	06/18/2021
1597	SUPERIOR AUTOMOTIVE	26245	SERVICE 2020 POLICE INTERCEPTOR	06/04/2021	01-52100-3500 LAW ENFORCE REPAI	65.35	06/18/2021
1597	SUPERIOR AUTOMOTIVE	26254	SERVICE 2020 FORD EXPLORER	06/07/2021	01-52100-3500 LAW ENFORCE REPAI	67.16	06/18/2021
1597	SUPERIOR AUTOMOTIVE	26403	REPAIRS 2021 EXPLORER	07/09/2021	01-52100-3500 LAW ENFORCE REPAI	25.75	07/09/2021
Total SUPERIOR AUTOMOTIVE:						288.97	
SUPERIOR CHEMICAL CORP							
607	SUPERIOR CHEMICAL CORP	305579	CLEANING SUPPLIES	07/09/2021	01-55200-3400 OTHER PARKS OPERA	382.77	07/09/2021
Total SUPERIOR CHEMICAL CORP:						382.77	
SYMBOLARTS, LLC							
2049	SYMBOLARTS, LLC	0379939-IN	TOMAH PD PATCHES	06/04/2021	05-52110-3400 COMM SERVICE OP S	535.00	06/18/2021
2049	SYMBOLARTS, LLC	0382436-IN	TOMAH POLICE BADGES	07/09/2021	01-52100-1390 LAW ENFORCE OTHE	245.00	07/09/2021
Total SYMBOLARTS, LLC:						780.00	
T2 CONTRACTING LLC							
1638	T2 CONTRACTING LLC	1306.174	BOY SCOUT CABIN	06/11/2021	14-57620-8200 TID 8 PARKS OUTLAY	1,752.69	06/11/2021
Total T2 CONTRACTING LLC:						1,752.69	
TELEFLEX LLC							
1732	TELEFLEX LLC	9504075089	NEEDLE SETS	06/25/2021	03-52300-3400 AMBULANCE OPERATI	1,345.50	06/25/2021
Total TELEFLEX LLC:						1,345.50	
THE O'BRIEN AGENCY LLC							
859	THE O'BRIEN AGENCY LLC	78704	PAPER	06/11/2021	01-51420-3100 CITY CLERK OFFICE S	170.00	06/18/2021
Total THE O'BRIEN AGENCY LLC:						170.00	
THE POLICE & SHERIFFS PRESS INC							
620	THE POLICE & SHERIFFS PRES	149189	ID CARDS	07/09/2021	01-52100-2100 LAW ENFORCE PROF	339.15	07/09/2021

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Total THE POLICE & SHERIFFS PRESS INC:						339.15	
THE STATION FLORAL & GIFTS LLC							
622	THE STATION FLORAL & GIFTS	15 06/30/2021	PLANT TO JOHN HOLMES SERVICE	07/09/2021	01-51100-3400 LEGISLATIVE OPERATI	75.00	07/09/2021
Total THE STATION FLORAL & GIFTS LLC:						75.00	
TKK ELECTRONICS LLC							
633	TKK ELECTRONICS LLC	140867	HAVIS - DOCKING STATION AND LPS-	05/28/2021	01-57210-8300 LAW ENFORCE OUT E	806.00	06/18/2021
633	TKK ELECTRONICS LLC	140874	DELL LATITUDE 5420 RUGGED	06/07/2021	01-57210-8300 LAW ENFORCE OUT E	2,036.00	06/18/2021
Total TKK ELECTRONICS LLC:						2,842.00	
TOMAH AREA SCHOOL DISTRICT							
637	TOMAH AREA SCHOOL DISTRIC	JUNE 2020 SE	JUNE SETTLEMENT 2020	06/11/2021	09-24600 DUE TO SCHOOL DISTRICT	433,901.81	06/11/2021
637	TOMAH AREA SCHOOL DISTRIC	MAY 2021	MOBILE HOME FEES MAY 2021	06/25/2021	01-41140 MOBILE HOME FEES	1,704.14	06/25/2021
Total TOMAH AREA SCHOOL DISTRICT:						435,605.95	
TOMAH CASH STORE							
639	TOMAH CASH STORE	69612	INVOICES / LATE FEE 69612/69615/FC	04/29/2021	01-53311-3409 HWY/ST MAINT OP SU	347.44	06/18/2021
Total TOMAH CASH STORE:						347.44	
TOMAH HEALTH							
1744	TOMAH HEALTH	2003423 06/13/	BLOOD DRAWS - TOMAH PD MAY 21	07/09/2021	01-52100-3400 LAW ENFORCE OPER	138.50	07/09/2021
Total TOMAH HEALTH:						138.50	
TOMAH LUMBER INC							
646	TOMAH LUMBER INC	113315	AIRPORT SUPPLIES	01/20/2021	01-53510-3500 AIRPORT REPAIR & M	82.70	06/18/2021
646	TOMAH LUMBER INC	113324	AIRPORT SUPPLIES	01/22/2021	01-53510-3500 AIRPORT REPAIR & M	18.95	06/18/2021
646	TOMAH LUMBER INC	113326	AIRPORT SUPPLIES	01/22/2021	01-53510-3500 AIRPORT REPAIR & M	149.45	06/18/2021
646	TOMAH LUMBER INC	113358	AIRPORT SUPPLIES	01/28/2021	01-53510-3500 AIRPORT REPAIR & M	35.62	06/18/2021
646	TOMAH LUMBER INC	113361	AIRPORT SUPPLIES	01/28/2021	01-53510-3500 AIRPORT REPAIR & M	124.08	06/18/2021
646	TOMAH LUMBER INC	114192	TIMBERLINE SHINGLES - BOY SCOUT	06/11/2021	14-57620-8200 TID 8 PARKS OUTLAY	434.88	06/11/2021
646	TOMAH LUMBER INC	114214	PINE UNDERLAYMENT	06/11/2021	01-53510-3500 AIRPORT REPAIR & M	71.00	06/11/2021
646	TOMAH LUMBER INC	114311	CREDIT ON THE ACCOUNT	05/24/2021	01-53510-3500 AIRPORT REPAIR & M	50.19-	06/18/2021
646	TOMAH LUMBER INC	114400	PICTURE WINDOW	05/29/2021	01-53510-3500 AIRPORT REPAIR & M	1,821.44	06/18/2021

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646	TOMAH LUMBER INC	65.25	LAMINATE TOP	05/29/2021	01-53510-3500 AIRPORT REPAIR & M	65.25	06/18/2021
Total TOMAH LUMBER INC:						2,753.18	
TOMAH POLICE DEPARTMENT							
650	TOMAH POLICE DEPARTMENT	2021-01	REIMB. PETTY CASH	05/18/2021	01-52100-3100 LAW ENFORCE OFFIC	11.30	06/11/2021
Total TOMAH POLICE DEPARTMENT:						11.30	
TOMAH VAMC							
2130	TOMAH VAMC	06/23/2021	NAME PLATE	07/09/2021	01-52100-2100 LAW ENFORCE PROF	9.00	07/09/2021
Total TOMAH VAMC:						9.00	
TOMAH VETERANS AFFAIRS MEDICAL CENTER							
1410	TOMAH VETERANS AFFAIRS M	107ROV	MAILBOX PLATE AND LABOR	05/26/2021	01-52100-2100 LAW ENFORCE PROF	6.50	06/18/2021
Total TOMAH VETERANS AFFAIRS MEDICAL CENTER:						6.50	
TOMAH WATER & SEWER UTILITY							
658	TOMAH WATER & SEWER UTILI	JUN0002	MAY 2021 BILLING	06/05/2021	01-52100-2220 LAW ENFORCE UTIL W	218.24	06/18/2021
658	TOMAH WATER & SEWER UTILI	JUN0004	MAY 2021 BILLING 5403.1	06/05/2021	12-55500-2220 SR & DISAB UTIL-W&S	54.88	06/18/2021
658	TOMAH WATER & SEWER UTILI	JUN0005	MAY 2021 BILLING 67101.01	06/05/2021	12-55500-2220 SR & DISAB UTIL-W&S	34.14	06/18/2021
658	TOMAH WATER & SEWER UTILI	JUN0011	2373 MAY	06/16/2021	01-55300-2220 REC PROGRAMS UTIL	86.32	06/18/2021
658	TOMAH WATER & SEWER UTILI	JUN0012	854.01 MAY	06/05/2021	01-53311-2220 HWY/ST MAINT UTIL-W	22.60	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-55200-2220 OTHER PARKS UTIL-W	994.89	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-55401-2220 RECREATION PARK U	1,198.55	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-53311-2220 HWY/ST MAINT UTIL-W	222.92	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-55402-2220 AQUATIC CENTER UTI	9,321.53	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	03-52300-2220 AMBULANCE UTIL-W&	124.57	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	10-55110-2220 LIBRARY UTIL-W&S	139.39	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-55300-2220 REC PROGRAMS UTIL	72.72	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-52200-2220 FIRE PROTECTION UT	34.14	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY BILLING	06/05/2021	01-53510-2220 AIRPORT UTIL-W&S	23.77	06/18/2021
658	TOMAH WATER & SEWER UTILI	MAY2021-01	MAY 2021 BILLING	06/05/2021	01-51600-2220 GENERAL BLDGS UTIL	230.23	06/18/2021
Total TOMAH WATER & SEWER UTILITY:						12,778.89	
TOMAH WELDING & STEEL SUPPLY LLC							
660	TOMAH WELDING & STEEL SUP	18129	REPAIRS - TRUCK #38	06/11/2021	01-53311-3512 HWY/ST MAINT REP/M	1,500.00	06/11/2021

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660	TOMAH WELDING & STEEL SUP	18389	INSTALLATION	05/25/2021	01-53311-3402 HWY/ST MAINT OP SU	1,300.00	06/18/2021
Total TOMAH WELDING & STEEL SUPPLY LLC:						2,800.00	
TOWN & COUNTRY ENGINEERING INC							
662	TOWN & COUNTRY ENGINEERI	22735	ROLLER DAM REPAIRS	06/11/2021	02-56910-3500 LAKE REPAIR & MAINT	448.75	06/11/2021
Total TOWN & COUNTRY ENGINEERING INC:						448.75	
TRACTOR SUPPLY CREDIT PLAN							
665	TRACTOR SUPPLY CREDIT PLA	200671293	SPRAYER	05/26/2021	01-53311-3502 HWY/ST MAINT REP/M	10.99	06/18/2021
Total TRACTOR SUPPLY CREDIT PLAN:						10.99	
TRI-STATE BUSINESS MACHINES INC							
672	TRI-STATE BUSINESS MACHINE	513975	FINANCE CHARGE	03/31/2021	03-52300-2900 AMBULANCE SERV CO	4.88	06/18/2021
672	TRI-STATE BUSINESS MACHINE	518189	SERVICE CONTRACT NO. 102184-02 0	06/11/2021	01-51200-2900 JUDICIAL SERV CONT	19.44	06/11/2021
672	TRI-STATE BUSINESS MACHINE	518269	SERVICE CONTRACT 102184-05	05/25/2021	03-52300-2900 AMBULANCE SERV CO	342.24	06/18/2021
672	TRI-STATE BUSINESS MACHINE	518600	SERVICE CONTRACT NO.102853-02 5/	05/28/2021	01-52400-2900 INSPECTION SERV CO	44.75	06/11/2021
672	TRI-STATE BUSINESS MACHINE	L16770 050120	SERVICE CONTRACT NO I16770 4/23/2	06/11/2021	01-51200-2900 JUDICIAL SERV CONT	19.44	06/11/2021
Total TRI-STATE BUSINESS MACHINES INC:						430.75	
ULINE INC							
676	ULINE INC	134407844	WALL MOUNT EYEWASH STATION/FIR	06/25/2021	01-55402-3400 AQUATIC CENTER OP	476.56	06/25/2021
Total ULINE INC:						476.56	
UNIQUE SIGNS & DESIGNS							
681	UNIQUE SIGNS & DESIGNS	MAY 23, 2021	HOSE TRUCK LETTERING	06/11/2021	01-52200-3400 FIRE PROTECTION OP	95.47	06/11/2021
Total UNIQUE SIGNS & DESIGNS:						95.47	
USEMCO INC							
692	USEMCO INC	IN04045	FLOWER POT BRACKETS	06/11/2021	01-53420-2900 STREET LIGHTING SE	1,296.00	06/11/2021
692	USEMCO INC	IN04237	TROUBLESHOOT POOL PUMP	06/25/2021	01-55402-3500 AQUATIC CENTER REP	393.15	06/25/2021
Total USEMCO INC:						1,689.15	

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UW HEALTH							
2128	UW HEALTH	644026	PALS E-CARD FOR TOMAH CLASS 4/3	07/09/2021	03-52300-3350 AMBULANCE TRAININ	16.00	07/09/2021
Total UW HEALTH:						16.00	
VERIZON							
699	VERIZON	9880812303	MAY 2021	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	44.21	06/11/2021
699	VERIZON	9880812303	MAY 2021	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	54.22	06/11/2021
699	VERIZON	9880812303	MAY 2021	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	44.22	06/11/2021
699	VERIZON	9880812303	MAY 2021	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	44.22	06/11/2021
699	VERIZON	9880812303	MAY 2021	06/11/2021	01-52400-2230 INSPECTION UTIL-TEL	44.22	06/11/2021
Total VERIZON:						231.09	
VISION SERVICE PLAN							
1590	VISION SERVICE PLAN	812612153	JULY 2021 VISION INS PREMIUM	06/25/2021	01-21596 EE DEDUCTIONS-VSP VISIO	474.75	06/25/2021
Total VISION SERVICE PLAN:						474.75	
WALTER NEAS							
2118	WALTER NEAS	JUN0009	OVERPAYMENT FOR CITATION	06/14/2021	01-23301 COURT DEPOSIT-FINE-TRE	172.00	06/18/2021
Total WALTER NEAS:						172.00	
WAUKESHA COUNTY AREA TECHNICAL COLLEGE							
712	WAUKESHA COUNTY AREA TE	8013-APR	INVESTIGATIONS FURLANO PEDERS	06/01/2021	01-52100-3350 LAW ENFORCE TRAINI	250.00	06/18/2021
Total WAUKESHA COUNTY AREA TECHNICAL COLLEGE:						250.00	
WDATCP-LICENSE RENEWAL							
1174	WDATCP-LICENSE RENEWAL	129CJEYBCFK	POOL LICENSE RENEWAL	06/11/2021	01-55402-3400 AQUATIC CENTER OP	45.00	06/11/2021
1174	WDATCP-LICENSE RENEWAL	138CPOAA832	#138 CPOA-A832F8 POOL LICENSE R	06/11/2021	01-55402-3400 AQUATIC CENTER OP	175.00	06/11/2021
1174	WDATCP-LICENSE RENEWAL	138CPOAA832	#138 CPOA-A832JX POOL LICENSE R	06/11/2021	01-55402-3400 AQUATIC CENTER OP	250.00	06/11/2021
1174	WDATCP-LICENSE RENEWAL	138HSAT-7QX	#138 HSAT-7QXM27 POOL LICENSE R	06/11/2021	01-55402-3400 AQUATIC CENTER OP	250.00	06/11/2021
Total WDATCP-LICENSE RENEWAL:						720.00	
WDR							
1628	WDR	06042021	STARLYNN CLEMENTS	06/11/2021	03-13900 ALLOWANCE FOR DOUBTF	20.00	06/11/2021

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Total WDR:						20.00	
WE ENERGIES							
721	WE ENERGIES	0WG2141040	MAY 2021 SENIOR CTR	06/25/2021	12-55500-2200 SR & DISAB UTIL-GAS	26.91	06/25/2021
721	WE ENERGIES	0WG2200895	MAY 2021 HOUSING	06/25/2021	12-55500-2200 SR & DISAB UTIL-GAS	10.61	06/25/2021
721	WE ENERGIES	3729024632	MAY 2021	06/01/2021	01-53510-2200 AIRPORT UTIL-GAS	18.13	06/18/2021
721	WE ENERGIES	3729029545	MAY 2021	06/01/2021	01-52200-2200 FIRE PROTECTION UT	65.15	06/18/2021
721	WE ENERGIES	3729085169	MAY 2021	06/01/2021	03-52300-2200 AMBULANCE UTIL-GA	19.07	06/18/2021
721	WE ENERGIES	3729198267	MAY 2021	06/01/2021	01-55401-2200 RECREATION PARK U	969.77	06/18/2021
721	WE ENERGIES	3729478161	MAY 2021	06/01/2021	10-55110-2200 LIBRARY UTIL-GAS	134.83	06/18/2021
721	WE ENERGIES	3729502563	MAY 2021	06/01/2021	01-53311-2200 HWY/ST MAINT UTIL-G	193.12	06/18/2021
721	WE ENERGIES	3729533941	MAY 2021	06/01/2021	01-55200-2200 OTHER PARKS UTIL-G	104.39	06/18/2021
721	WE ENERGIES	3729539781	MAY 2021	06/01/2021	01-55402-2200 AQUATIC CENTER UTI	53.03	06/18/2021
721	WE ENERGIES	JUN0007	MAY 2021 PD	06/01/2021	01-52100-2200 LAW ENFORCE UTIL G	440.01	06/18/2021
721	WE ENERGIES	JUN0016	MAY 2021	06/01/2021	01-51600-2200 GENERAL BLDGS UTIL	193.18	06/18/2021
Total WE ENERGIES:						2,228.20	
WESTERN TECHNICAL COLLEGE							
728	WESTERN TECHNICAL COLLEG	IN10573	TRAINING	06/11/2021	01-52200-3350 FIRE PROTECTION TR	80.00	06/11/2021
728	WESTERN TECHNICAL COLLEG	IN10582	MORGAN SCHARLAU	06/11/2021	03-52300-3350 AMBULANCE TRAININ	1,100.15	06/11/2021
728	WESTERN TECHNICAL COLLEG	IN10655	FIREFIGHTER II - EHLERS, GIGOUS, L	07/09/2021	01-52200-3350 FIRE PROTECTION TR	320.00	07/09/2021
728	WESTERN TECHNICAL COLLEG	JUNE 2020 SE	JUNE SETTLEMENT 2020 TAXES	06/11/2021	09-24600 DUE TO SCHOOL DISTRICT	84,700.84	06/11/2021
Total WESTERN TECHNICAL COLLEGE:						86,200.99	
WESTPFAHL, BRITTNAY							
897	WESTPFAHL, BRITTNAY	062021	TRAINING 5/24-5/26	06/01/2021	01-52100-3350 LAW ENFORCE TRAINI	97.61	06/18/2021
Total WESTPFAHL, BRITTNAY:						97.61	
WI CHIEFS OF POLICE ASSOCIATION INC							
731	WI CHIEFS OF POLICE ASSOCI	5602	2021 MEMBERSHIP FURLANO	06/07/2021	01-52100-3250 LAW ENFORCE ASSN	80.00	06/18/2021
Total WI CHIEFS OF POLICE ASSOCIATION INC:						80.00	
WI DEPT OF AGRICULTURE, TRADE &							
734	WI DEPT OF AGRICULTURE, TR	115-000002194	WI DEPT AGJW&M CONTRACT INSPE	05/28/2021	01-52400-2100 INSPECTION PROF SE	6,800.00	06/11/2021

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Total WI DEPT OF AGRICULTURE, TRADE &:						6,800.00	
WI DEPT OF JUSTICE-CIB WORCS							
1184	WI DEPT OF JUSTICE-CIB WOR	202105	MAY 2021 RECORD CHECKS-ACCT#G	05/01/2021	01-51420-3200 CITY CLERK PUB & SU	252.00	06/11/2021
Total WI DEPT OF JUSTICE-CIB WORCS:						252.00	
WI DEPT OF TRANSPORTATION							
1285	WI DEPT OF TRANSPORTATION	395-00002201	BLOYER FIELD ARPT	06/01/2021	08-57351-8100 CAPITAL PROJECT AIR	82.92	06/18/2021
Total WI DEPT OF TRANSPORTATION:						82.92	
WI SCTF							
749	WI SCTF	2021-02	CHILD SUPPORT WITHHOLDINGS CIT	05/21/2021	01-21590 OTHER EMPLOYEE DEDUC	848.08	06/11/2021
749	WI SCTF	55200 06/18/20	CHILD SUPPORT WITHHOLDINGS CIT	06/25/2021	01-21590 OTHER EMPLOYEE DEDUC	848.08	06/25/2021
749	WI SCTF	55200-202106	CHILD SUPPORT WITHHOLDINGS CIT	05/07/2021	01-21590 OTHER EMPLOYEE DEDUC	848.08	06/11/2021
749	WI SCTF	7/2/2021	CHILD SUPPORT WITHHOLDINGS CIT	07/09/2021	01-21590 OTHER EMPLOYEE DEDUC	848.08	07/09/2021
Total WI SCTF:						3,392.32	
WIL-KIL PEST CONTROL							
754	WIL-KIL PEST CONTROL	4170841	COMMERCIAL MONTHLY-LIBRARY	06/04/2021	10-55110-2900 LIBRARY SERV CONTR	72.25	06/18/2021
754	WIL-KIL PEST CONTROL	4170931	COMMERCIAL - SEASONAL PARK SH	07/09/2021	01-55200-3400 OTHER PARKS OPERA	60.00	07/09/2021
Total WIL-KIL PEST CONTROL:						132.25	
WIRE PRO ELECTRIC LLC							
758	WIRE PRO ELECTRIC LLC	21517	WORK AT BLOYER AIRPORT	07/09/2021	01-53510-3500 AIRPORT REPAIR & M	1,698.50	07/09/2021
Total WIRE PRO ELECTRIC LLC:						1,698.50	
WITC SUPERIOR							
2126	WITC SUPERIOR	WITC--SF---60	FIELD TRAINING CLASS - DELANEY H	07/09/2021	01-52100-3350 LAW ENFORCE TRAINI	383.00	07/09/2021
Total WITC SUPERIOR:						383.00	
WOLF CONCRETE & CONSTRUCTION LLC							
770	WOLF CONCRETE & CONSTRU	2021-1	W. VETERANS CURB REPLACEMENT	06/11/2021	01-53441-3400 STRM SEWR MAINT O	607.50	06/11/2021
770	WOLF CONCRETE & CONSTRU	2021-1	601 N. SUPERIOR AVE REPLACEMEN	06/11/2021	01-53441-3400 STRM SEWR MAINT O	1,584.00	06/11/2021

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770	WOLF CONCRETE & CONSTRU	2021-2	130' REPLACEMENT CURB	05/27/2021	01-53311-3406 HWY/ST MAINT OP SU	3,159.00	06/18/2021
770	WOLF CONCRETE & CONSTRU	2021-3	MONROE ST-CURB AND GUTTER	06/25/2021	01-53311-3406 HWY/ST MAINT OP SU	10,254.60	06/25/2021
770	WOLF CONCRETE & CONSTRU	2021-3	MONROE ST-CURB AND GUTTER	06/25/2021	01-53432-2900 SIDEWALK MAINT SER	6,548.00	06/25/2021
770	WOLF CONCRETE & CONSTRU	2021-3	MONROE ST-CURB AND GUTTER	06/25/2021	01-53441-3400 STRM SEWR MAINT O	437.40	06/25/2021
Total WOLF CONCRETE & CONSTRUCTION LLC:						22,590.50	
WSFA							
751	WSFA	2021-2022	TIM ADLER MEMBERSHIP 2021-2022	06/01/2021	01-52200-3250 FIRE PROTECTION AS	925.00	06/18/2021
Total WSFA:						925.00	
ZARNOTH BRUSH WORKS INC							
779	ZARNOTH BRUSH WORKS INC	0184930-IN	ELGIN HD POLY CABLEWRAP BROOM	06/11/2021	01-53311-3402 HWY/ST MAINT OP SU	502.00	06/11/2021
Total ZARNOTH BRUSH WORKS INC:						502.00	
ZEE MEDICAL SERVICE							
780	ZEE MEDICAL SERVICE	54099880	CLEAN & SAFE DISPOSAL BOX	07/09/2021	01-53311-3409 HWY/ST MAINT OP SU	53.25	07/09/2021
Total ZEE MEDICAL SERVICE:						53.25	
ZINGLER MARKETING LLC							
782	ZINGLER MARKETING LLC	7151	HIGH TACK VINYL - TOMAH PD BADG	07/09/2021	05-52110-3400 COMM SERVICE OP S	72.00	07/09/2021
Total ZINGLER MARKETING LLC:						72.00	
Grand Totals:						1,664,396.18	

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Dated: _____

Mayor: _____ Murray, Mike

City Council: _____ Glynn, John

Pater, Nellie

Peterson, Dean

Kiefer, Lamont

Gigous, Adam

Koel, Mitchell

Yarrington, Richard

Zabinski, Shawn

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3RT NETWORKS							
2131	3RT NETWORKS	21585	ONBOARDING SERVICE	06/30/2021	01-51450-2900 COMPUTER SERV CO	5,067.00	
2131	3RT NETWORKS	21638	JULY 2021 MONTHLY MANAGED SERV	07/07/2021	01-51450-2900 COMPUTER SERV CO	6,570.00	
Total 3RT NETWORKS:						11,637.00	
5 ALARM FIRE & SAFETY EQUIPMENT							
4	5 ALARM FIRE & SAFETY EQUIP	205494-2	CAIRNS LEATHER FRONTS	06/18/2021	01-57220-8300 FIRE OUTLAY EQUIPM	575.92	
Total 5 ALARM FIRE & SAFETY EQUIPMENT:						575.92	
ACE HARDWARE							
11	ACE HARDWARE	598329	PROPANE FILL	06/30/2021	03-52300-3400 AMBULANCE OPERATI	31.98	
11	ACE HARDWARE	598359	MAG NUT DR/CONCRETE SCREW-SH	07/01/2021	01-53311-3508 HWY/ST MAINT REP/M	33.98	
11	ACE HARDWARE	598378	WHEEL CHOCK ROPE	07/01/2021	01-53311-3502 HWY/ST MAINT REP/M	13.99	
11	ACE HARDWARE	598468	TRASH CAN	07/07/2021	03-52300-3400 AMBULANCE OPERATI	19.99	
Total ACE HARDWARE:						99.94	
AUTO VALUE TOMAH							
61	AUTO VALUE TOMAH	522178411	CLR/MKR TRAILER LAMP	06/29/2021	01-53311-3502 HWY/ST MAINT REP/M	34.96	
61	AUTO VALUE TOMAH	522178438	FUNNEL-PLASTIC	06/29/2021	01-52200-3400 FIRE PROTECTION OP	11.99	
61	AUTO VALUE TOMAH	522178694	LARGE BORE SERVICE	07/02/2021	01-53311-3402 HWY/ST MAINT OP SU	41.99	
61	AUTO VALUE TOMAH	522178706	MULTI PURPOSE GR	07/02/2021	01-53311-3402 HWY/ST MAINT OP SU	19.99	
61	AUTO VALUE TOMAH	522178722	VALVE CORE TOOL	07/02/2021	01-53311-3402 HWY/ST MAINT OP SU	4.99	
61	AUTO VALUE TOMAH	522178808	DUAL CHUCK INFLATOR	07/06/2021	01-53311-3402 HWY/ST MAINT OP SU	62.95	
Total AUTO VALUE TOMAH:						176.87	
AVANTE HEALTH SOLUTIONS							
2132	AVANTE HEALTH SOLUTIONS	AR0079206	PUMP MODULES	06/25/2021	03-52300-3400 AMBULANCE OPERATI	619.99	
Total AVANTE HEALTH SOLUTIONS:						619.99	
BAKER & TAYLOR LLC							
69	BAKER & TAYLOR LLC	2035402240	BOOKS	08/05/2020	10-55110-3420 LIBRARY ADULT DEPT	230.75	
Total BAKER & TAYLOR LLC:						230.75	

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BLUEGLOBES LLC							
91	BLUEGLOBES LLC	Y72-55610	LAMPS	06/30/2021	01-53510-3400 AIRPORT OPERATING	510.08	
Total BLUEGLOBES LLC:						510.08	
CARRICO AQUATIC RESOURCES INC							
121	CARRICO AQUATIC RESOURCE	20212601	SUMMER WATER MANAGEMENT AGR	06/01/2021	01-55402-3400 AQUATIC CENTER OP	3,560.96	
121	CARRICO AQUATIC RESOURCE	20213478	SUMMER WATER MANAGEMENT AGR	07/01/2021	01-55402-3400 AQUATIC CENTER OP	3,560.96	
Total CARRICO AQUATIC RESOURCES INC:						7,121.92	
EMERGENCY LIGHTING & ELECTRONICS							
2113	EMERGENCY LIGHTING & ELEC	210233	WHELEN SUB ASSY REFL/LENS CLEA	06/29/2021	03-52300-3400 AMBULANCE OPERATI	93.28	
Total EMERGENCY LIGHTING & ELECTRONICS:						93.28	
EMERGENCY MEDICAL PRODUCTS INC							
216	EMERGENCY MEDICAL PRODU	2265522	AMBULANCE SUPPLIES	06/29/2021	03-52300-3400 AMBULANCE OPERATI	108.58	
Total EMERGENCY MEDICAL PRODUCTS INC:						108.58	
EO JOHNSON CO							
220	EO JOHNSON CO	INV950851	SERVICE CONTRACT NO. CN6897-01	06/11/2021	01-53620-3200 REFUSE & GARB PUB	414.30	06/11/2021
Total EO JOHNSON CO:						414.30	
EVANS PRINT + MEDIA GROUP							
225	EVANS PRINT + MEDIA GROUP	64575	LEGAL PUBLICATIONS	06/30/2021	01-51420-3200 CITY CLERK PUB & SU	195.94	
Total EVANS PRINT + MEDIA GROUP:						195.94	
FIRE PROTECTION SPECIALISTS							
247	FIRE PROTECTION SPECIALIST	1144558002	ANNUAL ALARM MONITORING SERVI	07/01/2021	01-55401-3500 RECREATION PARK R	420.00	
Total FIRE PROTECTION SPECIALISTS:						420.00	
GREATER TOMAH AREA CHAMBER							
634	GREATER TOMAH AREA CHAM	8887	LEAD MEMBERSHIP 2021	06/23/2021	01-51100-3250 LEGISLATIVE ASOC D	4,000.00	

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Total GREATER TOMAH AREA CHAMBER:						4,000.00	
HOLIDAY WHOLESALE							
317	HOLIDAY WHOLESALE	9795546	TISSUE/TOWEL/DEODERANT BLOCK-	06/30/2021	01-53311-3408 HWY/ST MAINT OP SU	211.80	
Total HOLIDAY WHOLESALE:						211.80	
INTERNATIONAL PAPER CO							
333	INTERNATIONAL PAPER CO	22600251-01-2	USEPA REGION 5 RESPONSE COSTS-	06/22/2021	01-53630-2100 SOLID WSTE DISP PR	3,083.28	
Total INTERNATIONAL PAPER CO:						3,083.28	
IRONCORE INC							
337	IRONCORE INC	IC46706	SUPPORT - TIER 1	06/30/2021	01-51450-2900 COMPUTER SERV CO	23.86	
Total IRONCORE INC:						23.86	
ISTATE TRUCK CENTER							
1526	ISTATE TRUCK CENTER	C271067908:0	BAND-FUEL TANK MNT/ISOLATOR	06/30/2021	01-53311-3512 HWY/ST MAINT REP/M	219.60	
Total ISTATE TRUCK CENTER:						219.60	
JOHN SHUCK PLUMBING & REPAIR LLC							
354	JOHN SHUCK PLUMBING & REP	13323	SEWER MACHINE AND LABOR	06/28/2021	01-55200-3500 OTHER PARKS REPAI	225.00	
354	JOHN SHUCK PLUMBING & REP	13324	POOL EYE WASH SERVICE	06/28/2021	01-55402-3500 AQUATIC CENTER REP	126.65	
Total JOHN SHUCK PLUMBING & REPAIR LLC:						351.65	
LARKIN'S GMC INC							
387	LARKIN'S GMC INC	78428	AMBULANCE SERVICE	06/30/2021	03-52300-3500 AMBULANCE REPAIR	72.38	
387	LARKIN'S GMC INC	78433	AMBULANCE SERVICE	06/30/2021	03-52300-3500 AMBULANCE REPAIR	91.38	
387	LARKIN'S GMC INC	78446	AMBULANCE SERVICE	06/30/2021	03-52300-3500 AMBULANCE REPAIR	72.38	
Total LARKIN'S GMC INC:						236.14	
MARTIN-MCALLISTER CONSULTING PSYC. INC							
850	MARTIN-MCALLISTER CONSUL	14016	PUBLIC SAFETY ASSESSMENT-N.GRI	06/30/2021	01-52100-2100 LAW ENFORCE PROF	1,100.00	

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Total MARTIN-MCALLISTER CONSULTING PSYC. INC:						1,100.00	
MATHY CONSTRUCTION COMPANY							
416	MATHY CONSTRUCTION COMP	5200019337	186 4MT5828SH MIX-100 BLOCK W. M	06/26/2021	01-53311-3404 HWY/ST MAINT OP SU	8,356.79	
416	MATHY CONSTRUCTION COMP	5200019376	186 4LT5828SH MIX	06/30/2021	01-53311-3404 HWY/ST MAINT OP SU	1,241.68	
Total MATHY CONSTRUCTION COMPANY:						9,598.47	
MINUTEMAN PRESS OF TOMAH							
441	MINUTEMAN PRESS OF TOMAH	28293	GARBAGE STICKERS LABELS	06/30/2021	01-53620-3400 REFUSE & GARB OPE	187.00	
Total MINUTEMAN PRESS OF TOMAH:						187.00	
MISSISSIPPI WELDERS SUPPLY COMPANY INC							
442	MISSISSIPPI WELDERS SUPPL	441467	OXYGEN	07/07/2021	03-52300-3400 AMBULANCE OPERATI	78.46	
Total MISSISSIPPI WELDERS SUPPLY COMPANY INC:						78.46	
NAPA - CENTRAL WISCONSIN AUTO PARTS							
475	NAPA - CENTRAL WISCONSIN A	612191	MOTOR TUNE-UP	06/29/2021	01-52200-3400 FIRE PROTECTION OP	15.98	
475	NAPA - CENTRAL WISCONSIN A	612208	ADDITIVE/TIR WET/METAL PLSH/ALU	06/30/2021	01-52200-3400 FIRE PROTECTION OP	36.90	
Total NAPA - CENTRAL WISCONSIN AUTO PARTS:						52.88	
RICK'S CERTIFIED AUTO OF TOMAH LLC							
555	RICK'S CERTIFIED AUTO OF TO	70707	OXYGEN	07/01/2021	01-53311-3402 HWY/ST MAINT OP SU	31.46	
555	RICK'S CERTIFIED AUTO OF TO	70765	TUBE	07/07/2021	01-52200-3400 FIRE PROTECTION OP	19.88	
Total RICK'S CERTIFIED AUTO OF TOMAH LLC:						51.34	
RUNNING INC.							
1577	RUNNING INC.	24614	JUNE 2021 SHARED RIDE TAXI SERVI	07/06/2021	11-53520-3400 SHARED RIDE OPERA	55,659.21	
1577	RUNNING INC.	24614	JUNE 2021 SHARED RIDE LESS MONT	07/06/2021	11-46350 MASS TRANSIT FARES	23,916.50-	
Total RUNNING INC.:						31,742.71	
TOMAH WATER & SEWER UTILITY							
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-55401-2220 RECREATION PARK U	1,501.35	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-55200-2220 OTHER PARKS UTIL-W	1,694.78	

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658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-55300-2220 REC PROGRAMS UTIL	9,495.31	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-53311-2220 HWY/ST MAINT UTIL-W	266.26	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-53510-2220 AIRPORT UTIL-W&S	23.77	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-51600-2220 GENERAL BLDGS UTIL	240.60	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-52200-2220 FIRE PROTECTION UT	34.14	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	03-52300-2220 AMBULANCE UTIL-W&	124.57	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	10-55110-2220 LIBRARY UTIL-W&S	129.02	
658	TOMAH WATER & SEWER UTILI	2107	JULY BILLING 5/28/2021-6/28/2021	07/02/2021	01-52100-2220 LAW ENFORCE UTIL W	218.24	
Total TOMAH WATER & SEWER UTILITY:						13,728.04	
TRI-STATE BUSINESS MACHINES INC							
672	TRI-STATE BUSINESS MACHINE	520598	SERVICE CONTRACT NO.102852-02 6/	06/29/2021	01-51200-2900 JUDICIAL SERV CONT	19.44	
Total TRI-STATE BUSINESS MACHINES INC:						19.44	
UTILITY SALES AND SERVICE							
693	UTILITY SALES AND SERVICE	0072356-IN	ANNUAL AERIAL/DIELECTRIC INSPEC	06/30/2021	01-53311-2900 HWY/ST MAINT SERV	700.00	
Total UTILITY SALES AND SERVICE:						700.00	
WE ENERGIES							
721	WE ENERGIES	0708538032-0	ACCT #0708538032-00001 5/29/2021 T	07/02/2021	10-55110-2200 LIBRARY UTIL-GAS	73.23	
Total WE ENERGIES:						73.23	
WI DEPT OF JUSTICE-CIB WORCS							
1184	WI DEPT OF JUSTICE-CIB WOR	202106	JUN 2021 RECORD CHECKS-ACCT#G	07/01/2021	01-51420-3200 CITY CLERK PUB & SU	196.00	
Total WI DEPT OF JUSTICE-CIB WORCS:						196.00	
Grand Totals:						87,858.47	

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Dated: _____

Mayor: _____ Murray, Mike

City Council: _____ Glynn, John

Pater, Nellie

Peterson, Dean

Kiefer, Lamont

Gigous, Adam

Koel, Mitchell

Yarrington, Richard

Zabinski, Shawn