

September 7, 2023

PROJECT PLAN

City of Saint Croix Falls, Wisconsin

Tax Incremental District No. 2



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 7, 2023
Public Hearing Held:	September 7, 2023
Approval by Plan Commission:	September 7, 2023
Adoption by Common Council:	September 25, 2023
Approval by the Joint Review Board:	To Be Determined

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 2 (“District”) is a proposed Blighted Area District comprising approximately 4.73 acres located in the downtown area of Saint Croix Falls. The District will be created to pay the costs of infrastructure and incentives (“Project”) that are required to revitalize downtown. In addition to the incremental property value that will be created, the City expects the Project will result in enhanced economic growth and job creation in Saint Croix Falls.

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$1,025,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Public Infrastructure, Site Improvements, Building Renovations/Historic Preservation, and Developers Incentives.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$4,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 23 of its allowable 27 years.

SUMMARY OF FINDINGS

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

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

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

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. As demonstrated in the Economic Feasibility Study of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

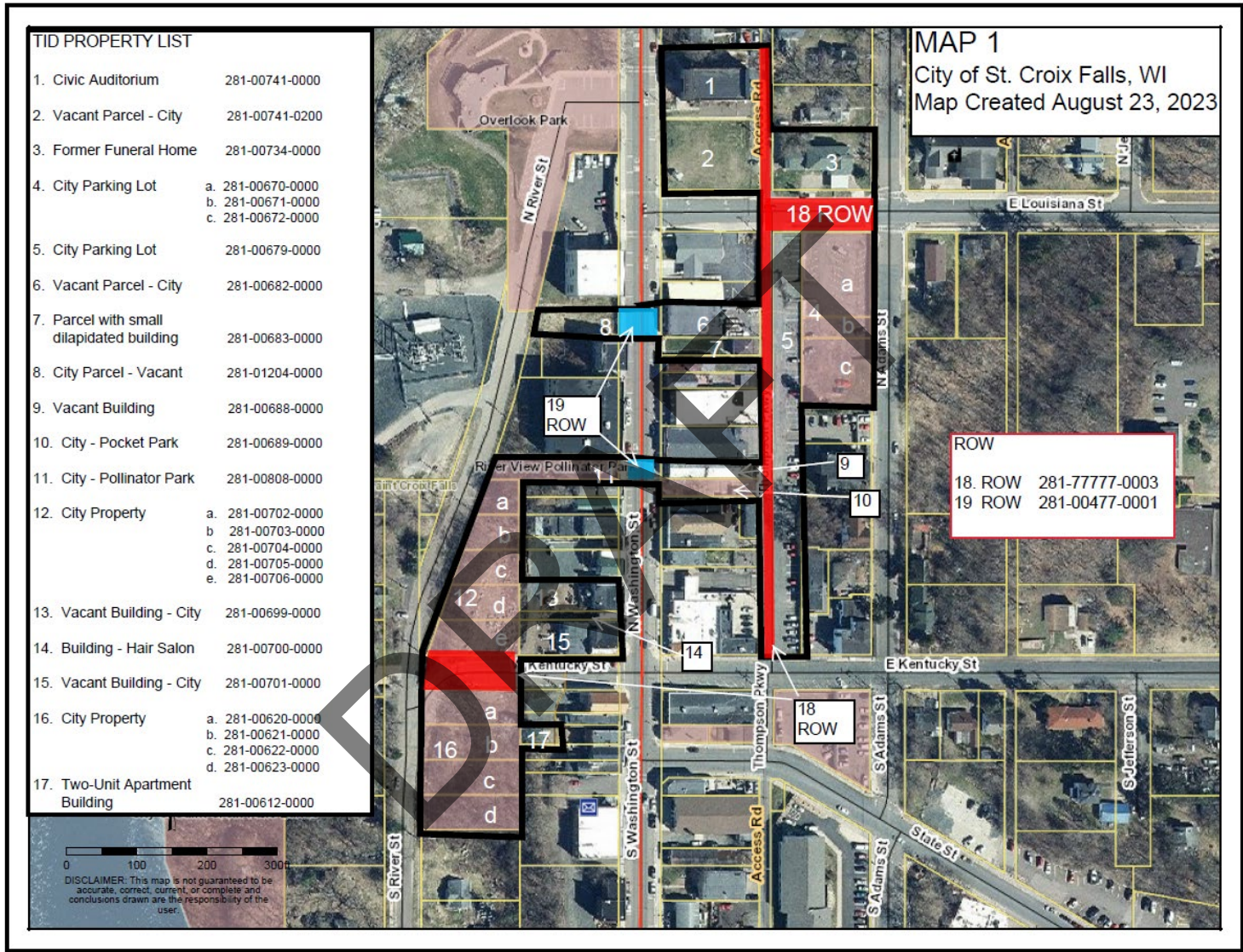
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

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SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

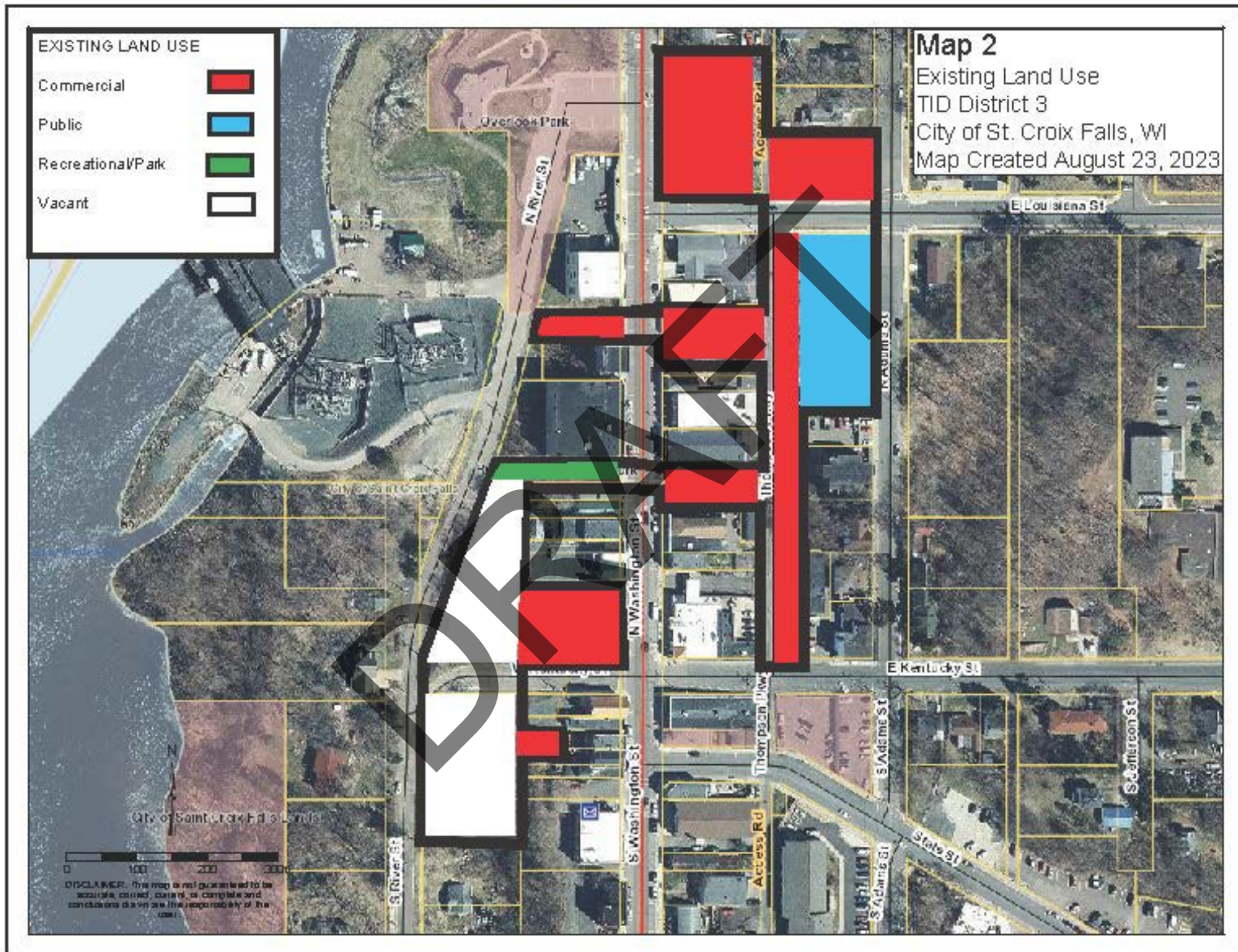
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SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

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SECTION 4: Preliminary Parcel List and Analysis

City of Saint Croix Falls, Wisconsin															
Tax Increment District #2															
Base Property Information															
Property Information				Assessment Information				Equalized Value				District Classification			
Map Ref #	Parcel Number	Owner	Total Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/ Conservation	Vacant
1	281-00741-0000	City of St. Croix Falls	0.65	0	0	0	0	68.59%	0	0	0	0	0.65		
2	281-00741-0200	City of St. Croix Falls	0.32	0	0	0	0	68.59%	0	0	0	0			0.32
3	281-00734-0000	LWWH Properties LLC	0.33	49,000	235,700	0	284,700	68.59%	71,437	343,625	0	415,062	0.33		
4	281-00670-0000	City of St. Croix Falls	0.28	0	0	0	0	68.59%	0	0	0	0	0.28		
5	281-00671-0000	City of St. Croix Falls	0.07	0	0	0	0	68.59%	0	0	0	0	0.07		
6	281-00672-0000	City of St. Croix Falls	0.23	0	0	0	0	68.59%	0	0	0	0	0.23		
7	281-00679-0000	City of St. Croix Falls	0.58	0	0	0	0	68.59%	0	0	0	0	0.58		
8	281-00682-0000	City of St. Croix Falls	0.16	38,600	11,800	0	50,400	68.59%	56,275	17,203	0	73,478			0.16
9	281-00683-0000	Donaghue Rentals LLC	0.08	22,700	4,100	0	26,800	68.59%	33,094	5,977	0	39,071	0.08		
10	281-01204-0000	City of St. Croix Falls	0.10	22,700	0	0	22,700	68.59%	33,094	0	0	33,094			0.10
11	281-00688-0000	Stephen A Balej	0.09	25,500	151,200	0	176,700	68.59%	37,176	220,433	0	257,609			0.09
12	281-00689-0000	City of St. Croix Falls	0.08	0	0	0	0	68.59%	0	0	0	0			0.08
13	281-00808-0100	City of St. Croix Falls	0.15	0	0	0	0	68.59%	0	0	0	0			0.15
14	281-00702-0000	City of St. Croix Falls	0.15	0	0	0	0	100.00%	0	0	0	0			0.15
15	281-00703-0000	City of St. Croix Falls	0.08	0	0	0	0	68.59%	0	0	0	0			0.08
16	281-00704-0000	City of St. Croix Falls	0.10	0	0	0	0	68.59%	0	0	0	0			0.10
17	281-00705-0000	City of St. Croix Falls	0.12	0	0	0	0	68.59%	0	0	0	0			0.12
18	281-00706-0000	City of St. Croix Falls	0.14	0	0	0	0	68.59%	0	0	0	0			0.14
19	281-00699-0000	City of St. Croix Falls	0.15	37,200	9,000	0	46,200	68.59%	54,234	13,121	0	67,355	0.15		
20	281-00700-0000	Barbara Fossum	0.04	11,300	26,200	0	37,500	68.59%	16,474	38,197	0	54,671			
21	281-00701-0000	City of St. Croix Falls	0.16	38,600	11,400	0	50,000	68.59%	56,275	16,620	0	72,895	0.16		
22	281-00620-0000	City of St. Croix Falls	0.16	0	0	0	0	68.59%	0	0	0	0	0.16		
23	281-00621-0000	City of St. Croix Falls	0.16	0	0	0	0	68.59%	0	0	0	0	0.16		
24	281-00622-0000	City of St. Croix Falls	0.16	0	0	0	0	68.59%	0	0	0	0	0.16		
25	281-00623-0000	City of St. Croix Falls	0.16	0	0	0	0	68.59%	0	0	0	0	0.16		
26	281-00612-0000	Troy W Huckell	0.03	1,600	67,800	0	69,400	68.59%	2,333	98,845	0	101,178	0.03		
Total Acreage			4.73	\$247,200	\$517,200	\$0	\$764,400		\$360,391	\$754,022	\$0		3.2	0.00	1.49
												67.65%	0.00%	31.50%	
												Estimated Base Value		\$1,114,412	

Actual base value certification of the territory will be based on January 1, 2023 assessed values.

SECTION 5: Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$764,400. This value is less than the maximum of \$36,024,852 in equalized value that is permitted for the City.

City of Saint Croix Falls, Wisconsin		
Tax Increment District #2		
Valuation Test Compliance Calculation		
District Creation Date	9/25/2023	0
	Valuation Data	
	Currently Available	
	2023	
Total EV (TID In)	300,207,100	
12% Test	36,024,852	
Increment of Existing TIDs	0	
Total Existing Increment	\$0	
Projected Base of New or Amended District	\$1,114,412	
Less Value of Any Underlying TID Parcels	0	
Total Value Subject to 12% Test	\$1,114,412	
Compliance	PASS	

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA (RDA) to be used for administration,

planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA (RDA) for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

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

Miscellaneous

Rail Spur

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

Projects Outside the Tax Increment District

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

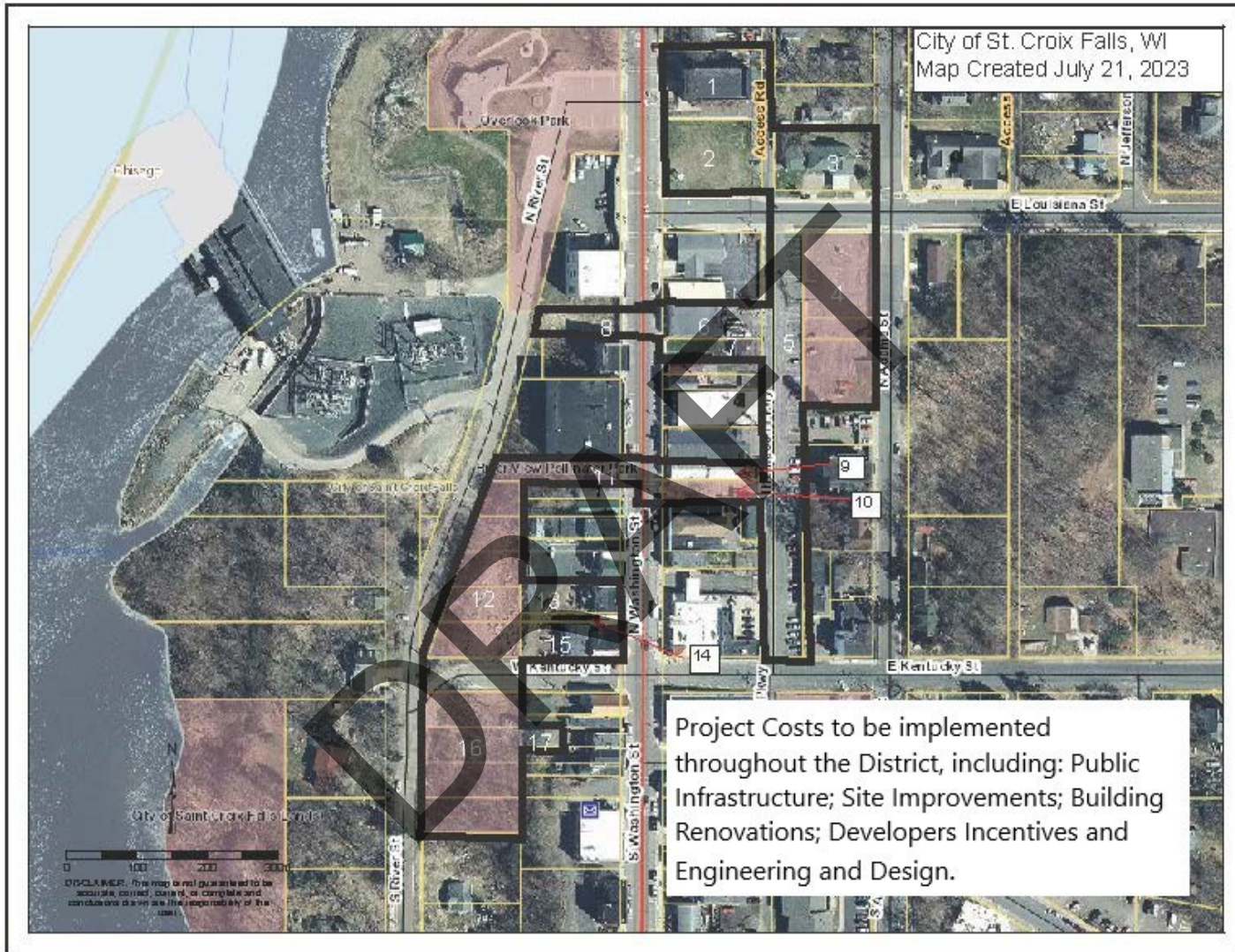
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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SECTION 8: Detailed List of Estimated Project Costs

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

City of Saint Croix Falls, Wisconsin							
Tax Increment District #2							
Estimated Project List							
Project ID	Project Name/Type	Phase I 2024	Phase II 2025	Phase III 2030	Phase IV 2032	Throughout	Total (Note 1)
1	Public Infrastructure	250,000					250,000
2	Public Infrastructure Grant Funding	(125,000)					(125,000)
3	Site Improvements		200,000				200,000
4	Site Improvements Grant Funding		(100,000)				(100,000)
5	Building Renovations/Historic Preservation			500,000			500,000
6	Building Renovations/Historic Preservation Grant Funding			(250,000)			(250,000)
7	Developers Incentives				500,000		500,000
8	Engineering & Design					50,000	50,000
Total Projects		\$125,000	\$100,000	\$250,000	\$500,000	\$50,000	\$1,025,000
Notes:							
Note 1 Project costs are estimates and are subject to modification							

SECTION 9:

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

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

Key Assumptions

The Project Costs the City plans to make are expected to create \$4,000,000 in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$15.69 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$1,502,103 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

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Table 1 - Development Assumptions

City of Saint Croix Falls, Wisconsin						
Tax Increment District #2						
Development Assumptions						
Construction Year		Actual	Downtown	Annual Total	Construction Year	
1	2023		1,000,000	1,000,000	2023	1
2	2024		1,000,000	1,000,000	2024	2
3	2025				2025	3
4	2026		750,000	750,000	2026	4
5	2027				2027	5
6	2028				2028	6
7	2029		750,000	750,000	2029	7
8	2030				2030	8
9	2031				2031	9
10	2032		500,000	500,000	2032	10
11	2033				2033	11
12	2034				2034	12
13	2035				2035	13
14	2036				2036	14
15	2037				2037	15
16	2038				2038	16
17	2039				2039	17
18	2040				2040	18
19	2041				2041	19
20	2042				2042	20
21	2043				2043	21
22	2044				2044	22
23	2045				2045	23
24	2046				2046	24
25	2047				2047	25
26	2048				2048	26
27	2049				2049	27
Totals		\$0	\$4,000,000	\$4,000,000		

Table 2 - Tax Increment Projection Worksheet

City of Saint Croix Falls, Wisconsin							
Tax Increment District #2							
Tax Increment Projection Worksheet							
Type of District	Blighted Area			Base Value	764,400		
District Creation Date	September 25, 2023			Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2023		Base Tax Rate	\$15.69		
Max Life (Years)	27			Rate Adjustment Factor			
Expenditure Period/Termination	22	9/25/2045					
Revenue Periods/Final Year	27	2051					
Eligible Recipient District	Yes			Taxable Discount Rate	1.50%		
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2023	1,000,000	2024		1,000,000	2025	\$15.69	15,688
2 2024	1,000,000	2025		2,000,000	2026	\$15.69	31,376
3 2025		2026		2,000,000	2027	\$15.69	31,376
4 2026	750,000	2027		2,750,000	2028	\$15.69	43,141
5 2027		2028		2,750,000	2029	\$15.69	43,141
6 2028		2029		2,750,000	2030	\$15.69	43,141
7 2029	750,000	2030		3,500,000	2031	\$15.69	54,907
8 2030		2031		3,500,000	2032	\$15.69	54,907
9 2031		2032		3,500,000	2033	\$15.69	54,907
10 2032	500,000	2033		4,000,000	2034	\$15.69	62,751
11 2033		2034		4,000,000	2035	\$15.69	62,751
12 2034		2035		4,000,000	2036	\$15.69	62,751
13 2035		2036		4,000,000	2037	\$15.69	62,751
14 2036		2037		4,000,000	2038	\$15.69	62,751
15 2037		2038		4,000,000	2039	\$15.69	62,751
16 2038		2039		4,000,000	2040	\$15.69	62,751
17 2039		2040		4,000,000	2041	\$15.69	62,751
18 2040		2041		4,000,000	2042	\$15.69	62,751
19 2041		2042		4,000,000	2043	\$15.69	62,751
20 2042		2043		4,000,000	2044	\$15.69	62,751
21 2043		2044		4,000,000	2045	\$15.69	62,751
22 2044		2045		4,000,000	2046	\$15.69	62,751
23 2045		2046		4,000,000	2047	\$15.69	62,751
24 2046		2047		4,000,000	2048	\$15.69	62,751
25 2047		2048		4,000,000	2049	\$15.69	62,751
26 2048		2049		4,000,000	2050	\$15.69	62,751
27 2049		2050		4,000,000	2051	\$15.69	62,751
Totals	\$4,000,000		-		Future Value of Increment		\$1,502,103
Notes:							
Actual results will vary depending on development, inflation of overall tax rates.							
NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).							

Financing and Implementation

Public Infrastructure in 2024 and Site Improvements in 2025 are expected to be financed with State Trust Fund Loans. Building Renovations/Historic Preservation projects are expected to be financed with cash as available starting in 2030. Developer Incentives starting in 2032 are shown in the Project Plan as pay-as-you-go payments to be financed with cash. The actual structure of the payments will be determined by negotiations in a developer’s agreement and authorized by the City Council.

All Project Costs and the projected financing plan proposed in the Plan are estimates and may change prior to implementation. All costs are subject to authorization by the City Council. **Table 3.** provides a summary of the District’s financing plan.

Table 3 - Financing Plan

Estimated Financing Plan			
	State Trust Fund Loan 2024	State Trust Fund Loan 2025	Totals
Projects			
Phase I	125,000		125,000
Phase II		100,000	100,000
Total Project Funds	<u>125,000</u>	<u>100,000</u>	<u>\$225,000</u>
Estimated Finance Related Expenses			
Costs of Issuance	5,000	5,000	
Total Financing Required	130,000	105,000	
Net Issue Size	\$130,000	\$105,000	\$235,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2048 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Saint Croix Falls, Wisconsin																	
Tax Increment District #2																	
Cash Flow Projection																	
Year	Projected Revenues		Expenditures									Balances			Year		
	Tax Increments	Total Revenues	State Trust Fund Loan 130,000 Dated Date: 06/01/24			State Trust Fund Loan 105,000 Dated Date: 06/01/25			Building Renovations	Developer Incentives	Engineering and Design	Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding
2023		-										15,000	15,000	(15,000)	(15,000)		2023
2024		-										2,500	2,500	(2,500)	(17,500)	130,000	2024
2025	15,688	15,688	5,101	5.75%	5,878							2,500	13,479	2,209	(15,291)	229,899	2025
2026	31,376	31,376	3,797	5.75%	7,182	4,121	5.75%	4,747				2,500	22,347	9,029	(6,263)	221,981	2026
2027	31,376	31,376	4,016	5.75%	6,963	3,067	5.75%	5,801				2,500	22,347	9,029	2,766	214,898	2027
2028	43,141	43,141	4,228	5.75%	6,751	3,228	5.75%	5,640			2,500	2,500	24,847	18,294	21,061	207,441	2028
2029	43,141	43,141	4,490	5.75%	6,489	3,429	5.75%	5,439			2,500	2,500	24,847	18,294	39,355	199,522	2029
2030	43,141	43,141	4,748	5.75%	6,231	3,627	5.75%	5,241	12,500		2,500	2,500	37,347	5,794	45,149	191,148	2030
2031	54,907	54,907	5,021	5.75%	5,958	3,835	5.75%	5,033	12,500		2,500	2,500	37,347	17,560	62,710	182,292	2031
2032	54,907	54,907	5,294	5.75%	5,685	4,042	5.75%	4,826	12,500	25,000	2,500	2,500	62,347	(7,440)	55,270	647,956	2032
2033	54,907	54,907	5,614	5.75%	5,365	4,288	5.75%	4,580	12,500	25,000	2,500	2,500	62,347	(7,440)	47,830	613,054	2033
2034	62,751	62,751	5,937	5.75%	5,042	4,535	5.75%	4,333	12,500	25,000	2,500	2,500	62,347	404	48,234	577,583	2034
2035	62,751	62,751	6,278	5.75%	4,701	4,795	5.75%	4,073	12,500	25,000	2,500	2,500	62,347	404	48,639	541,509	2035
2036	62,751	62,751	6,627	5.75%	4,352	5,061	5.75%	3,807	12,500	25,000	2,500	2,500	62,347	404	49,043	504,821	2036
2037	62,751	62,751	7,020	5.75%	3,959	5,362	5.75%	3,506	12,500	25,000	2,500	2,500	62,347	404	49,447	467,439	2037
2038	62,751	62,751	7,424	5.75%	3,555	5,670	5.75%	3,198	12,500	25,000	2,500	2,500	62,347	404	49,851	429,345	2038
2039	62,751	62,751	7,851	5.75%	3,128	5,996	5.75%	2,872	12,500	25,000	2,500	2,500	62,347	404	50,255	390,498	2039
2040	62,751	62,751	8,295	5.75%	2,684	6,334	5.75%	2,534	12,500	25,000	2,500	2,500	62,347	404	50,659	350,869	2040
2041	62,751	62,751	8,779	5.75%	2,200	6,705	5.75%	2,162	12,500	25,000	2,500	2,500	62,347	404	51,064	310,385	2041
2042	62,751	62,751	9,284	5.75%	1,695	7,091	5.75%	1,777	12,500	25,000	2,500	2,500	62,347	404	51,468	269,010	2042
2043	62,751	62,751	9,818	5.75%	1,161	7,499	5.75%	1,369	12,500	25,000	2,500	2,500	62,347	404	51,872	226,694	2043
2044	62,751	62,751	10,380	5.75%	599	7,927	5.75%	941	12,500	25,000	2,500	2,500	62,347	404	52,276	183,386	2044
2045	62,751	62,751				8,386	5.75%	482	12,500	25,000	2,500	2,500	51,368	11,383	63,659	150,000	2045
2046	62,751	62,751							50,000	25,000	5,000	2,500	82,500	(19,749)	43,910	125,000	2046
2047	62,751	62,751								25,000		2,500	27,500	35,251	79,161	100,000	2047
2048	62,751	62,751								25,000		2,500	27,500	35,251	114,412	75,000	2048
2049	62,751	62,751								25,000		2,500	27,500	35,251	149,663	50,000	2049
2050	62,751	62,751								25,000		2,500	27,500	35,251	184,914	25,000	2050
2051	62,751	62,751								25,000		2,500	27,500	35,251	220,165	(0)	2051
Total	\$1,502,103	\$1,502,103	\$130,000		\$89,579	\$105,000		\$72,359	\$250,000	\$500,000	\$50,000	\$85,000	\$1,281,938				Total
Notes:														Projected TID Closure			

SECTION 10: Annexed Property

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

DRAFT

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

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

DRAFT

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for commercial development.

Building Codes and Ordinances

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

DRAFT

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

DRAFT

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

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

DRAFT

SECTION 15:

List of Estimated Non-Project Costs

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

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

The Plan includes the following non-project costs:

1. Public Infrastructure Grant Funding - \$125,000
2. Site Improvements Grant Funding - \$100,000
3. Building Renovations/Historic Preservation Grant Funding - \$250,000

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

Legal Opinion Found on Following Page.

DRAFT

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of St. Croix Falls
710 Highway 35 S
St. Croix Falls, Wisconsin 54024

RE: Project Plan for Tax Incremental District No. 2

Dear Mayor:

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

As City Attorney for the City of St. Croix Falls, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of St. Croix Falls Tax Incremental District No. 2 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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

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

City of Saint Croix Falls, Wisconsin Tax Increment District #2 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Statement of Taxes Data Year: 2022							
County	994,033					Percentage	21.30%
Technical College	81,249						1.74%
Municipality	1,367,541						29.31%
School District	2,223,688						47.65%
Total	\$4,666,511						
Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year	
2025	3,342	273	4,597	7,476	15,688	2025	
2026	6,683	546	9,195	14,951	31,376	2026	
2027	6,683	546	9,195	14,951	31,376	2027	
2028	9,190	751	12,643	20,558	43,141	2028	
2029	9,190	751	12,643	20,558	43,141	2029	
2030	9,190	751	12,643	20,558	43,141	2030	
2031	11,696	956	16,091	26,164	54,907	2031	
2032	11,696	956	16,091	26,164	54,907	2032	
2033	11,696	956	16,091	26,164	54,907	2033	
2034	13,367	1,093	18,389	29,902	62,751	2034	
2035	13,367	1,093	18,389	29,902	62,751	2035	
2036	13,367	1,093	18,389	29,902	62,751	2036	
2037	13,367	1,093	18,389	29,902	62,751	2037	
2038	13,367	1,093	18,389	29,902	62,751	2038	
2039	13,367	1,093	18,389	29,902	62,751	2039	
2040	13,367	1,093	18,389	29,902	62,751	2040	
2041	13,367	1,093	18,389	29,902	62,751	2041	
2042	13,367	1,093	18,389	29,902	62,751	2042	
2043	13,367	1,093	18,389	29,902	62,751	2043	
2044	13,367	1,093	18,389	29,902	62,751	2044	
2045	13,367	1,093	18,389	29,902	62,751	2045	
2046	13,367	1,093	18,389	29,902	62,751	2046	
2047	13,367	1,093	18,389	29,902	62,751	2047	
2048	13,367	1,093	18,389	29,902	62,751	2048	
2049	13,367	1,093	18,389	29,902	62,751	2049	
2050	13,367	1,093	18,389	29,902	62,751	2050	
2051	13,367	1,093	18,389	29,902	62,751	2051	
	\$319,969	\$26,153	\$440,198	\$715,783	\$1,502,103		
Notes: The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.							