

May 13, 2021 (Draft)

Project Plan

Tax Incremental District #16

Winter Street Business Park Project

City of Superior, Wisconsin

Organizational Joint Review Board Meeting Held:	May 19, 2021
Public Hearing Held:	May 19, 2021
Approval by Plan Commission:	May 19, 2021
Adoption by Common Council:	June 15, 2021
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 16 (“District”) is a proposed Mixed Use District comprising approximately 79.44 acres located (i) north of Railroad Street; (ii) southerly of Winter Street, and easterly of Susquehanna Avenue; (iii) property abutting Maryland Avenue north of Highway 2; and (iv) property south of Highway 2, east of Susquehanna Avenue and north of Belknap Street. The District will be created to pay for various public improvements and development incentives that are necessary to encourage development of industrial and commercial projects within the District.

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 \$5,700,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include public infrastructure such as streets, water, sewer, and stormwater projects; and development incentives to be paid for various new development projects throughout the life of the District.

Incremental Valuation

The City projects that new land and improvements value of approximately \$19,000,000 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 assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

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

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

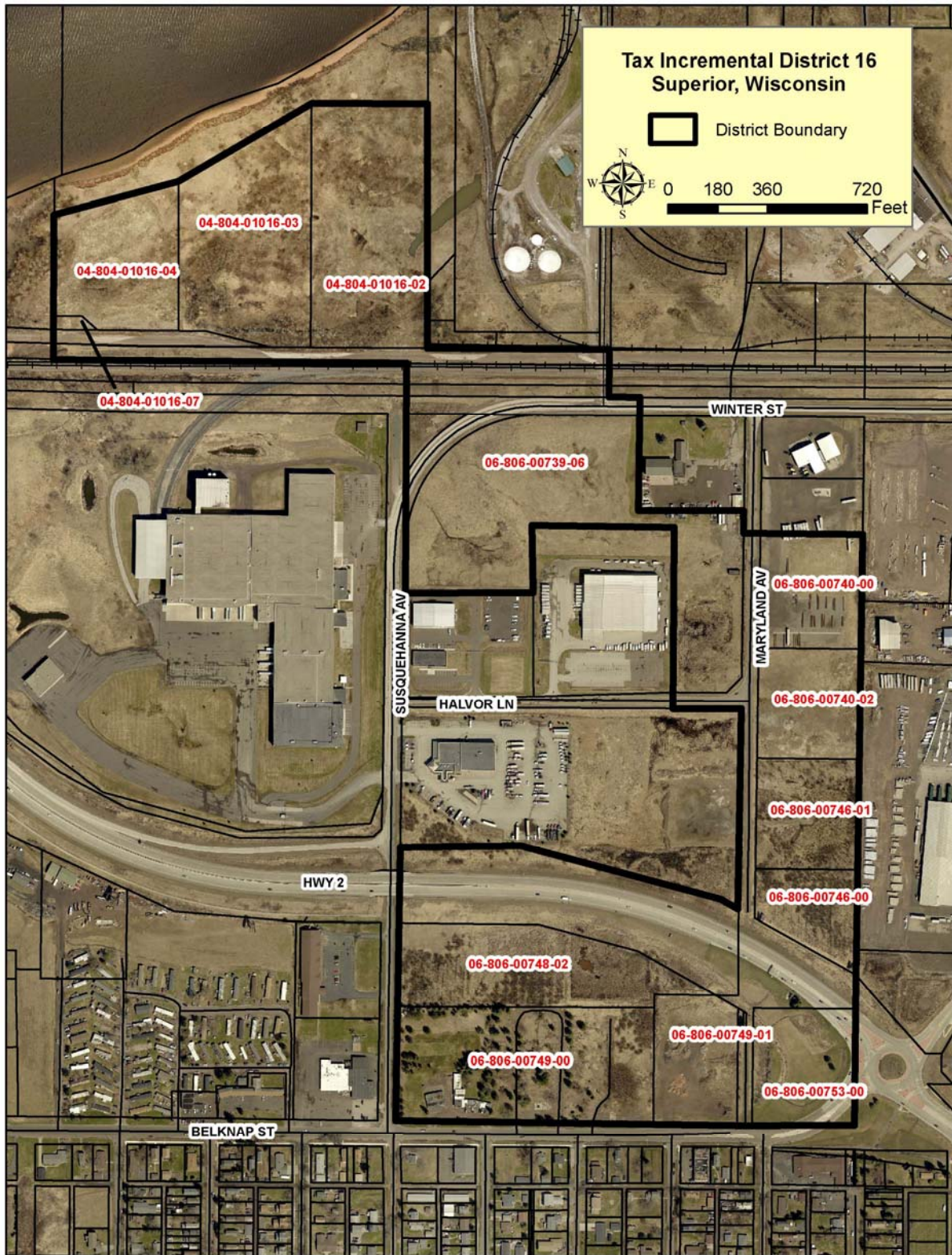
2. Given that the site has not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
3. 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.
4. 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.
5. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
6. Based on the foregoing finding, the District is designated as a mixed-use district.
7. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
8. 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.
9. 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.

10. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
12. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

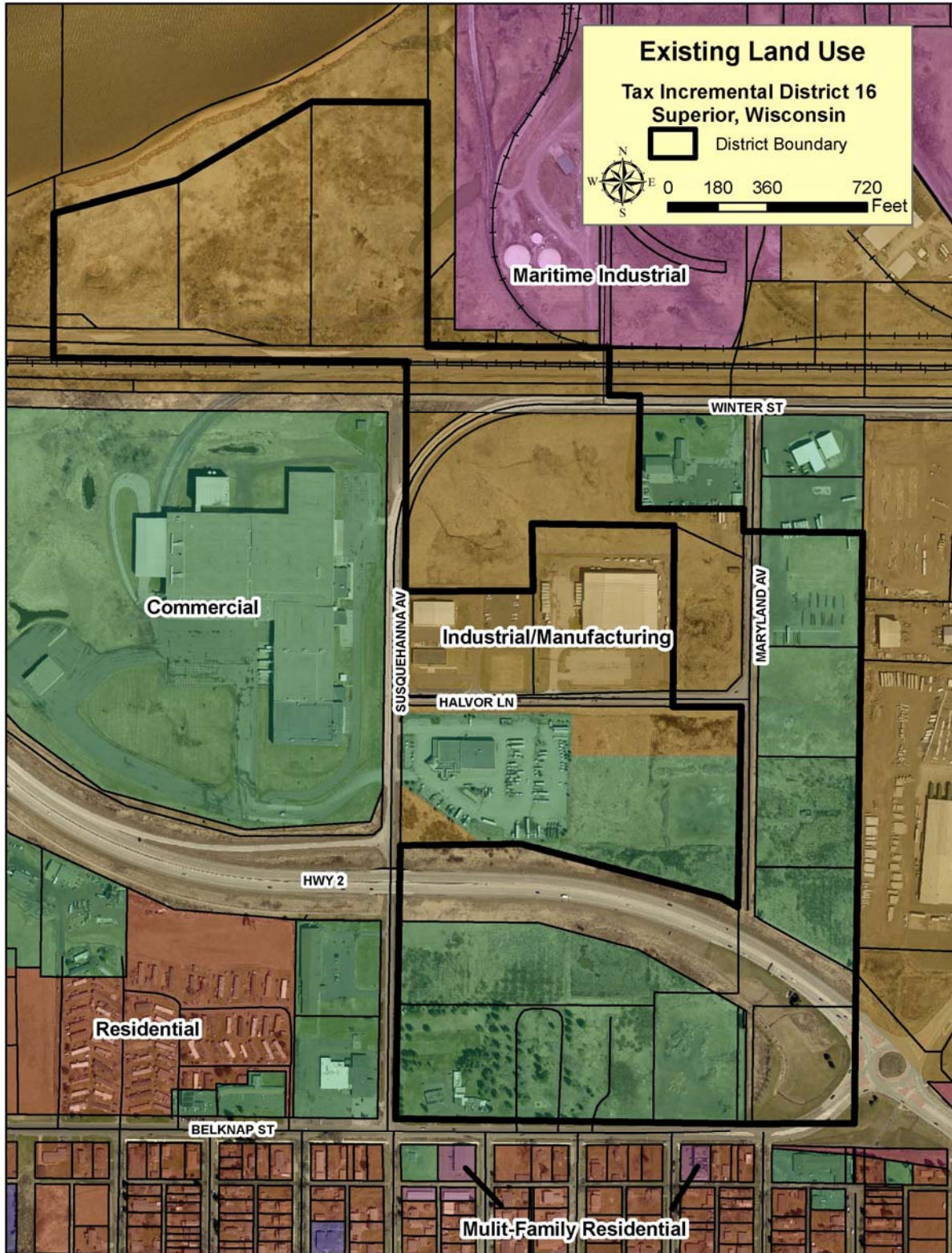
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Superior, Wisconsin																						
Tax Increment District #16																						
Base Property Information																						
Property Information							Assessment Information					Equalized Value					District Classification					
					Part of Existing TID? ...Indicate TID #																	
Map Ref #	Parcel Number	Street Address	Owner	Acreage		Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Institutional/ Other	Suitable for Mixed Use		
	04-804-01016-02	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	8.56	9	0	0	0	0	89.77%	0	0	0	0					8.56	8.56		
	04-804-01016-03	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	7.88	9	0	0	0	0	89.77%	0	0	0	0					7.88	7.88		
	04-804-01016-04	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	4.80	9	0	0	0	0	89.77%	0	0	0	0					4.80	4.80		
	04-804-01016-05	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	4.81	9	0	0	0	0	89.77%	0	0	0	0					4.81	4.81		
	04-804-01016-06	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	4.47	9	0	0	0	0	89.77%	0	0	0	0					4.47	4.47		
	04-804-01016-07	VACANT	REDEVELOPMENT AUTHORITY OF THE CITY OF SUPERIOR	0.15	9	0	0	0	0	89.77%	0	0	0	0					0.15	0.15		
	06-806-00739-06	VACANT	THOMPSON LAND COMPANY LLP	13.20	9	0	0	0	0	89.77%	0	0	0	0	13.20					13.20		
	06-806-00740-00	VACANT	SUE VINJE PROPERTIES LLC	3.50	9	126,100	0		126,100	89.77%	140,470	0	0	140,470		3.50				3.50		
	06-806-00740-02	VACANT	SUE VINJE PROPERTIES LLC	3.40	9	122,800	0		122,800	89.77%	136,794	0	0	136,794		3.40				3.40		
	06-806-00746-01	VACANT	MIDWEST COMMUNICATIONS INC	3.40	9	56,100	3,300		59,400	89.77%	62,493	3,676	0	66,169		3.40				3.40		
	06-806-00746-00	VACANT	OCI(N) CORP	3.16	9	41,700	0		41,700	89.77%	46,452	0	0	46,452		3.16				3.16		
	06-806-00753-00	VACANT	STATE OF WISCONSIN	3.60	9	0	0		0	89.77%	0	0	0	0					3.60	3.60		
	06-806-00748-02	VACANT	CITY OF SUPERIOR	6.18	9	0	0		0	89.77%	0	0	0	0					6.18	6.18		
	06-806-00749-00	3209 BELKNAP ST	MANNING MOTEL INC	8.87	9	429,700	250,100		679,800	89.77%	478,668	278,601	0	757,269		8.87				8.87		
	06-806-00749-01	1423 MARYLAND AVE	KIMMES, JOSEPH	3.46	9	308,800	0		308,800	89.77%	343,990	0	0	343,990		3.46				3.46		

The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 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 \$84,599,600. This value is less than the maximum of \$225,177,468 in equalized value that is permitted for the City.

City of Superior, Wisconsin	
Tax Increment District #16	
Valuation Test Compliance Calculation	
District Creation Date	6/15/2021
	Valuation Data Currently Available 2020
Total EV (TID In)	1,876,478,900
12% Test	225,177,468
Increment of Existing TIDs	
TID #7	13,513,600
TID #8	15,904,300
TID #9	21,580,500
TID #11	8,568,500
TID #13	25,023,800
TID #14	8,900
Total Existing Increment	84,599,600
Projected Base of New or Amended District	1,491,144
Less Value of Any Underlying TID Parcels	1,491,144
Total Value Subject to 12% Test	84,599,600
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. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to 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 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 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 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 RDA in the program manual. Any funds returned to the 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 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. The City does not intend to make any project cost expenditures outside 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.

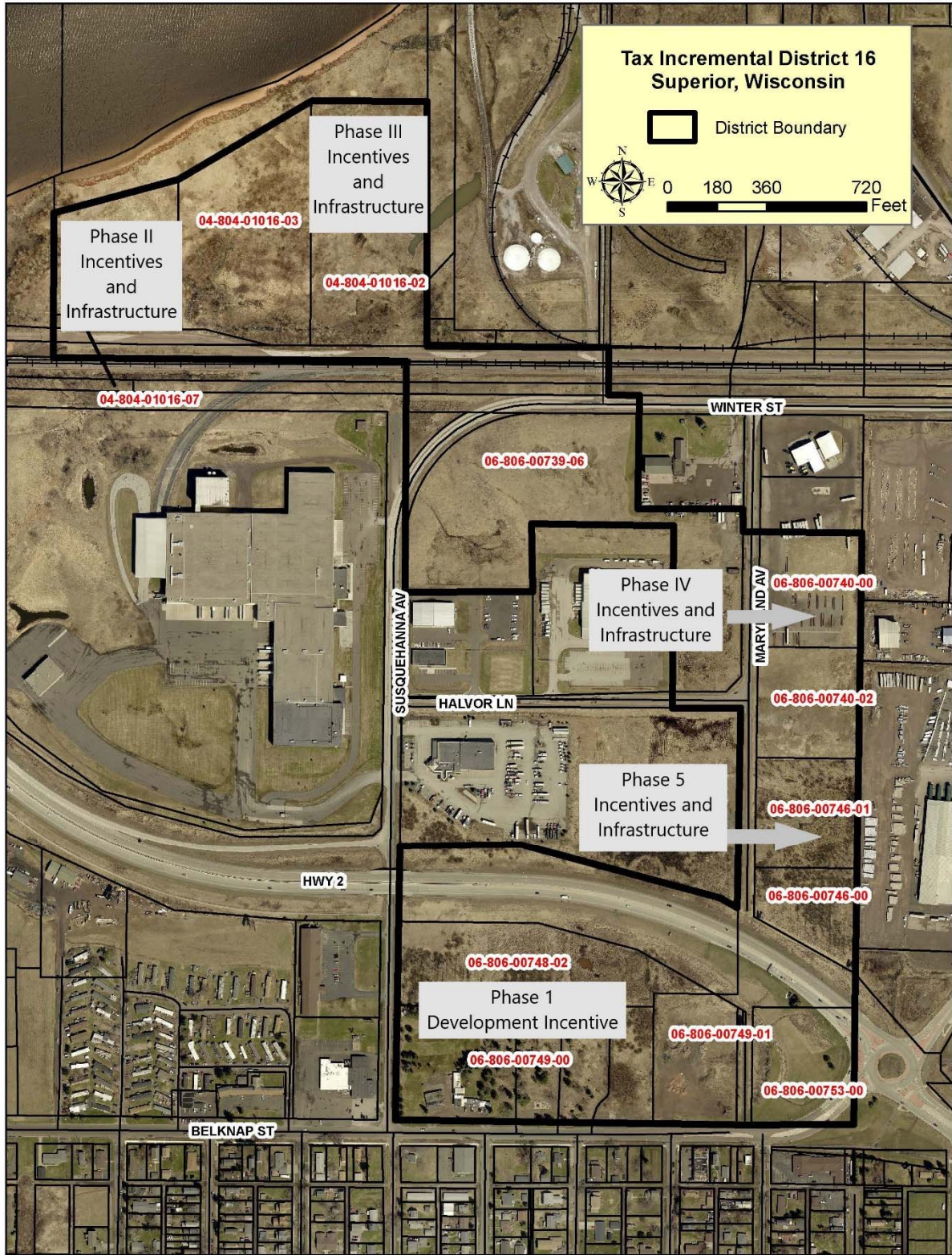
Financing Costs

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.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



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 Superior, Wisconsin

Tax Increment District #16

Estimated Project List

Project ID	Project Name/Type	Phase I 2023	Phase II 2025	Phase III 2027	Phase IV 2029	Phase V 2031	Total <small>(Note 1)</small>
1	Development Incentives	1,400,000	600,000	600,000	600,000	600,000	3,800,000
2	Infrastructure Projects <small>(Note 2)</small>		475,000	475,000	475,000	475,000	1,900,000
Total Projects		<u>1,400,000</u>	<u>1,075,000</u>	<u>1,075,000</u>	<u>1,075,000</u>	<u>1,075,000</u>	<u>5,700,000</u>

Notes:

Note 1

Project costs are estimates and are subject to modification

Note 2

Infrastructure costs include, but are not limited to, street, sewer, water, and stormwater improvements

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 \$19,000,000 in incremental value by 2031. 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 \$21.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$6,943,657 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of Superior, Wisconsin Tax Increment District #16 Development Assumptions									
Construction Year		Actual	Area A	Area B	Area C	Area D	Area E	Annual Total	Construction Year
1	2021		7,000,000					7,000,000	2021 1
2	2022							0	2022 2
3	2023			3,000,000				3,000,000	2023 3
4	2024							0	2024 4
5	2025				3,000,000			3,000,000	2025 5
6	2026							0	2026 6
7	2027					3,000,000		3,000,000	2027 7
8	2028							0	2028 8
9	2029						3,000,000	3,000,000	2029 9
10	2030							0	2030 10
11	2031							0	2031 11
12	2032							0	2032 12
13	2033							0	2033 13
14	2034							0	2034 14
15	2035							0	2035 15
16	2036							0	2036 16
17	2037							0	2037 17
18	2038							0	2038 18
19	2039							0	2039 19
20	2040							0	2040 20
Totals		0	7,000,000	3,000,000	3,000,000	3,000,000	3,000,000	19,000,000	

Table 2 – Tax Increment Projection Worksheet

City of Superior, Wisconsin										
Tax Increment District #16										
Tax Increment Projection Worksheet										
Type of District	Mixed Use				Base Value		1,491,144			
District Creation Date	June 15, 2021				Appreciation Factor				Apply to Base Value	
Valuation Date	Jan 1,	2021			Base Tax Rate		\$21.70			
Max Life (Years)	20				Rate Adjustment Factor					
Expenditure Period/Termination	15	6/15/2036								

	Construction	Value Added	Valuation	Inflation	Total	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV	Taxable NPV
	Year		Year	Increment	Increment				Calculation	Calculation
1	2021	7,000,000	2022	0	7,000,000	2023	\$21.70	151,893	151,893	145,257
2	2022	0	2023	0	7,000,000	2024	\$21.70	151,893	303,785	288,368
3	2023	3,000,000	2024	0	10,000,000	2025	\$21.70	216,989	520,774	489,791
4	2024	0	2025	0	10,000,000	2026	\$21.70	216,989	737,764	688,237
5	2025	3,000,000	2026	0	13,000,000	2027	\$21.70	282,086	1,019,850	942,404
6	2026	0	2027	0	13,000,000	2028	\$21.70	282,086	1,301,936	1,192,815
7	2027	3,000,000	2028	0	16,000,000	2029	\$21.70	347,183	1,649,119	1,496,458
8	2028	0	2029	0	16,000,000	2030	\$21.70	347,183	1,996,301	1,795,614
9	2029	3,000,000	2030	0	19,000,000	2031	\$21.70	412,280	2,408,581	2,145,612
10	2030	0	2031	0	19,000,000	2032	\$21.70	412,280	2,820,861	2,490,438
11	2031	0	2032	0	19,000,000	2033	\$21.70	412,280	3,233,140	2,830,167
12	2032	0	2033	0	19,000,000	2034	\$21.70	412,280	3,645,420	3,164,876
13	2033	0	2034	0	19,000,000	2035	\$21.70	412,280	4,057,700	3,494,639
14	2034	0	2035	0	19,000,000	2036	\$21.70	412,280	4,469,979	3,819,528
15	2035	0	2036	0	19,000,000	2037	\$21.70	412,280	4,882,259	4,139,616
16	2036	0	2037	0	19,000,000	2038	\$21.70	412,280	5,294,539	4,454,973
17	2037	0	2038	0	19,000,000	2039	\$21.70	412,280	5,706,818	4,765,670
18	2038	0	2039	0	19,000,000	2040	\$21.70	412,280	6,119,098	5,071,775
19	2039	0	2040	0	19,000,000	2041	\$21.70	412,280	6,531,378	5,373,357
20	2040	0	2041	0	19,000,000	2042	\$21.70	412,280	6,943,657	5,670,482
Totals		19,000,000		0		Future Value of Increment		6,943,657		

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

The City anticipates funding the necessary Development Incentives with pay-as-you-go contributions based on the amount of revenue generated by each development. The City anticipates contributing 75 percent of the tax increment revenue generated by each development per year up to a total of 20 percent of the taxable value of the development itself. Additionally, Infrastructure Costs required to make the area suitable for development are expected to be financed with State Trust Fund Loans administered by the State of Wisconsin. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of Superior, Wisconsin										
Tax Increment District #16										
Estimated Financing Plan										
	Municipal Revenue Obligation (MRO) 2023	State Trust Fund Loan 2025	Municipal Revenue Obligation (MRO) 2025	State Trust Fund Loan 2027	Municipal Revenue Obligation (MRO) 2027	State Trust Fund Loan 2029	Municipal Revenue Obligation (MRO) 2029	State Trust Fund Loan 2031	Municipal Revenue Obligation (MRO) 2031	Totals
Projects										
Phase I	1,400,000									1,400,000
Phase II		475,000	600,000							1,075,000
Phase III				475,000	600,000					1,075,000
Phase IV						475,000	600,000			1,075,000
Phase V								475,000	600,000	1,075,000
Total Project Funds	1,400,000	475,000	600,000	475,000	600,000	475,000	600,000	475,000	600,000	5,700,000
Estimated Finance Related Expenses										
Municipal Advisor		5,000		5,000		5,000		5,000		
Total Financing Required	1,400,000	480,000	600,000	480,000	600,000	480,000	600,000	480,000	600,000	
Net Issue Size	1,400,000	480,000	600,000	480,000	600,000	480,000	600,000	480,000	600,000	5,720,000

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 2042 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 Superior, Wisconsin																		
Tax Increment District #16																		
Cash Flow Projection																		
Year	Projected Revenues		Expenditures		Municipal Revenue Obligation		State Trust Fund Loan		Municipal Revenue Obligation		State Trust Fund Loan		Municipal Revenue Obligation		State Trust Fund Loan		Municipal Revenue Obligation	
	Tax Increments	Total Revenues	Dated Date: 06/01/23	Dated Date: 06/01/25	Dated Date: 06/01/25	Dated Date: 06/01/27	Dated Date: 06/01/27	Dated Date: 06/01/27	Dated Date: 06/01/27	Dated Date: 06/01/29	Dated Date: 06/01/29	Dated Date: 06/01/29	Dated Date: 06/01/29	Dated Date: 06/01/31	Dated Date: 06/01/31	Dated Date: 06/01/31	Dated Date: 06/01/31	Dated Date: 06/01/31
			Principal	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest
2021		0																
2022		0																
2023	151,893	151,893		113,919						48,823								
2024	151,893	151,893		113,919						48,823								
2025	216,989	216,989		113,919			48,823											
2026	216,989	216,989	113,919	26,997	4.00%	11,888	48,823											
2027	282,086	282,086	113,919	20,765	4.00%	18,120	48,823											
2028	282,086	282,086	113,919	21,548	4.00%	17,337	48,823	30,699	4.00%	11,941								
2029	347,183	347,183	113,919	22,457	4.00%	16,438	48,823	24,574	4.00%	17,976								
2030	347,183	347,183	113,919	23,356	4.00%	15,529	48,823	25,557	4.00%	16,993								
2031	412,280	412,280	113,919	24,290	4.00%	14,595	48,823	26,579	4.00%	15,970	48,823	29,592	4.00%	17,781				
2032	412,280	412,280	113,919	25,224	4.00%	13,661	48,823	27,601	4.00%	14,948	48,823	30,730	4.00%	16,642				
2033	412,280	412,280	113,919	26,271	4.00%	12,615	48,823	28,746	4.00%	13,803	48,823	32,005	4.00%	15,368				
2034	412,280	412,280	113,919	27,321	4.00%	11,564	48,823	29,896	4.00%	12,653	48,823	33,285	4.00%	14,088				
2035	412,280	412,280	32,967	28,414	4.00%	10,471	48,823	31,092	4.00%	11,458	48,823	34,616	4.00%	12,756				
2036	412,280	412,280		29,525	4.00%	9,360	48,823	32,308	4.00%	10,242	48,823	35,970	4.00%	11,403				
2037	412,280	412,280		30,732	4.00%	8,153	14,129	33,628	4.00%	8,922	48,823	37,439	4.00%	9,933				
2038	412,280	412,280		31,961	4.00%	6,924		34,973	4.00%	7,576	48,823	38,937	4.00%	8,435				
2039	412,280	412,280		33,240	4.00%	5,646		36,372	4.00%	6,178	14,129	40,495	4.00%	6,878				
2040	412,280	412,280		34,557	4.00%	4,328		37,834	4.00%	4,736		42,100	4.00%	5,272				
2041	412,280	412,280		35,951	4.00%	2,934		39,339	4.00%	3,210		43,798	4.00%	3,574				
2042	412,280	412,280		37,390	4.00%	1,496		40,913	4.00%	1,637		45,550	4.00%	1,822				
Total	6,943,657	6,943,657	1,400,000	480,000			600,000	480,000		158,241	600,000	480,000		135,840	600,000	480,000		113,994
Balances																		
			Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding											
2021			20,000	20,000	(20,000)	(20,000)	5,720,000											
2022			10,000	10,000	(10,000)	(30,000)	5,720,000											
2023			15,000	128,919	22,973	(7,027)	5,606,081											
2024			10,000	123,919	27,973	20,946	5,492,161											
2025			15,000	177,742	39,247	60,194	5,329,419											
2026			10,000	211,627	5,362	65,556	5,139,680											
2027			15,000	265,450	16,636	82,192	4,907,351											
2028			10,000	302,999	(30,913)	61,279	4,641,630											
2029			15,000	356,822	(9,639)	51,640	4,336,211											
2030			10,000	399,194	(52,011)	(171)	3,991,427											
2031			15,000	453,017	(40,737)	(41,088)	3,601,757											
2032			10,000	502,016	(89,736)	(130,844)	3,166,933											
2033			10,000	502,016	(89,736)	(220,580)	2,734,229											
2034			10,000	502,016	(89,736)	(310,316)	2,296,568											
2035			10,000	421,064	(8,784)	(319,101)	1,934,729											
2036			10,000	388,097	24,183	(294,918)	1,600,634											
2037			10,000	353,403	38,877	(226,041)	1,295,561											
2038			10,000	338,274	73,006	(163,035)	998,838											
2039			10,000	304,580	107,699	(55,336)	730,799											
2040			10,000	290,451	121,828	66,492	470,693											
2041			10,000	255,758	156,522	223,014	238,727											
2042			10,000	255,758	156,522	379,536	(9)											
Total			255,000	6,564,121														

Notes: The City may fund any annual deficits with advances from the General Fund. Advances will be repaid with interest according to policies set by the City.

SECTION 10:

Annexed Property

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

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for commercial and industrial development which will be established under the proposed mixed-use district.

Building Codes and Ordinances

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

SECTION 13:

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

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

SECTION 14:

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

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

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

Insert Signed Legal Opinion

SAMPLE

Mayor
City of Superior
1316 N 14th St
Superior, Wisconsin 54880

RE: Project Plan for Tax Incremental District #16

Dear Mayor:

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

As City Attorney for the City of Superior, 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 Superior Tax Incremental District #16 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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

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

City of Superior, Wisconsin

Tax Increment District #16

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:				2019	Percentage	
Douglas County				7,969,823	20.34%	
City of Superior				14,218,908	36.29%	
School District of Superior				16,351,785	41.73%	
Wisconsin Indianhead Technical College				643,535	1.64%	
Total				39,184,051		
	Douglas		School District	Wisconsin		
Revenue Year	County	City of Superior	of Superior	Indianhead	Technical	Revenue Year
2023	30,894	55,118	63,386	2,495	151,893	2023
2024	30,894	55,118	63,386	2,495	151,893	2024
2025	44,134	78,740	90,551	3,564	216,989	2025
2026	44,134	78,740	90,551	3,564	216,989	2026
2027	57,375	102,362	117,717	4,633	282,086	2027
2028	57,375	102,362	117,717	4,633	282,086	2028
2029	70,615	125,984	144,882	5,702	347,183	2029
2030	70,615	125,984	144,882	5,702	347,183	2030
2031	83,855	149,606	172,047	6,771	412,280	2031
2032	83,855	149,606	172,047	6,771	412,280	2032
2033	83,855	149,606	172,047	6,771	412,280	2033
2034	83,855	149,606	172,047	6,771	412,280	2034
2035	83,855	149,606	172,047	6,771	412,280	2035
2036	83,855	149,606	172,047	6,771	412,280	2036
2037	83,855	149,606	172,047	6,771	412,280	2037
2038	83,855	149,606	172,047	6,771	412,280	2038
2039	83,855	149,606	172,047	6,771	412,280	2039
2040	83,855	149,606	172,047	6,771	412,280	2040
2041	83,855	149,606	172,047	6,771	412,280	2041
2042	83,855	149,606	172,047	6,771	412,280	2042
	1,412,302	2,519,679	2,897,638	114,038	6,943,657	

Notes:

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