

December 18, 2024

PROJECT PLAN

City of Superior, Wisconsin

Tax Incremental District No. 19



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	December 18, 2024
Public Hearing Held:	December 18, 2024
Approval by Plan Commission:	December 18, 2024
Adoption by Common Council:	January 21, 2025
Approval by the Joint Review Board:	January 22, 2025

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 19 (“District”) is a proposed blighted area district comprising approximately 16.5 acres located at the former Lake Superior Elementary School site. The District will be created to pay the costs of Development Incentives and Streets and Utility Infrastructure needed (“Project”) to be developed by Lake Superior Apartments (“Developer”). The development will feature a 50-unit apartment project and related on-site parking area. In addition to the incremental property value that will be created, the City expects the Project will result in the new residential opportunities that are necessary in Superior.

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 \$4.55 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Development Incentives, Streets and Utility Extensions, Interest on Long-Term Debt, Financing Costs, and Ongoing Planning & Administrative Costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$12,550,000 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 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 Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

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. In making this determination, the City has considered that 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% 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).
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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Boundary Map

Parcel ID #118110681100

Lake Superior Elementary Tax Increment District #19

6200 East 3rd Street; Superior, WI



SECTION 3: **Map Showing Existing Uses and Conditions**

Map Found on Following Page.

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Existing Uses



Lake Superior Elementary Tax Increment District #19

6200 East 3rd Street; Superior, WI

SECTION 4: Preliminary Parcel List and Analysis

Parcel Number	Address	Owner	Acres	Blighted
11-811-06811-00	6200 E 3rd Street	Lake Superior Apartments, LLC	16.52	16.52

Parcel	Assessed Value			Equalized Value		
	Land	Improvement	Total	Land	Improvement	Total
11-811-06811-00	750,000	0	750,000	750,000	0	750,000
TOTALS	\$750,000	\$0	\$750,000	\$750,000	\$0	\$750,000

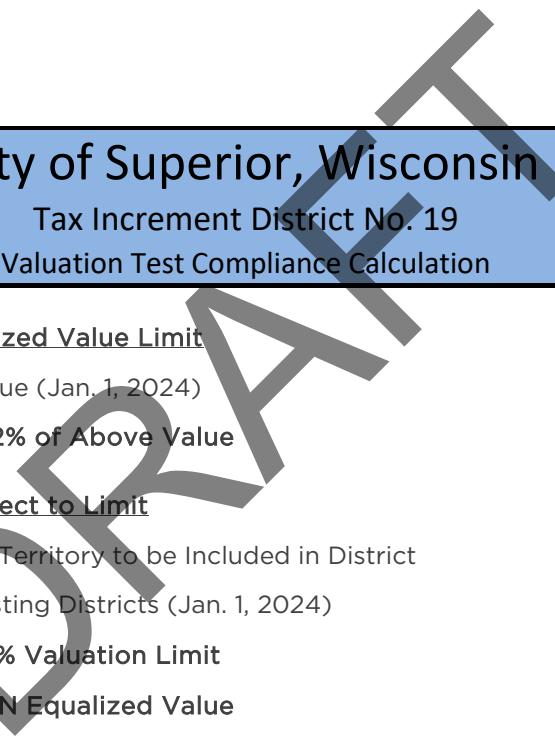
1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.

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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 \$78,679,100. This value is less than the maximum of \$343,239,168 in equalized value that is permitted for the City.



City of Superior, Wisconsin	
Tax Increment District No. 19	
Valuation Test Compliance Calculation	
<u>Calculation of City Equalized Value Limit</u>	
City TID IN Equalized Value (Jan. 1, 2024)	\$2,860,326,400
TID Valuation Limit @ 12% of Above Value	\$343,239,168
<u>Calculation of Value Subject to Limit</u>	
Estimated Base Value of Territory to be Included in District	\$750,000
Incremental Value of Existing Districts (Jan. 1, 2024)	\$77,929,100
Total Value Subject to 12% Valuation Limit	\$78,679,100
Total Percentage of TID IN Equalized Value	2.75%
Residual Value Capacity of TID IN Equalized Value	\$264,560,068

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 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

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. A portion of the Street and Utility Extensions may be implemented 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

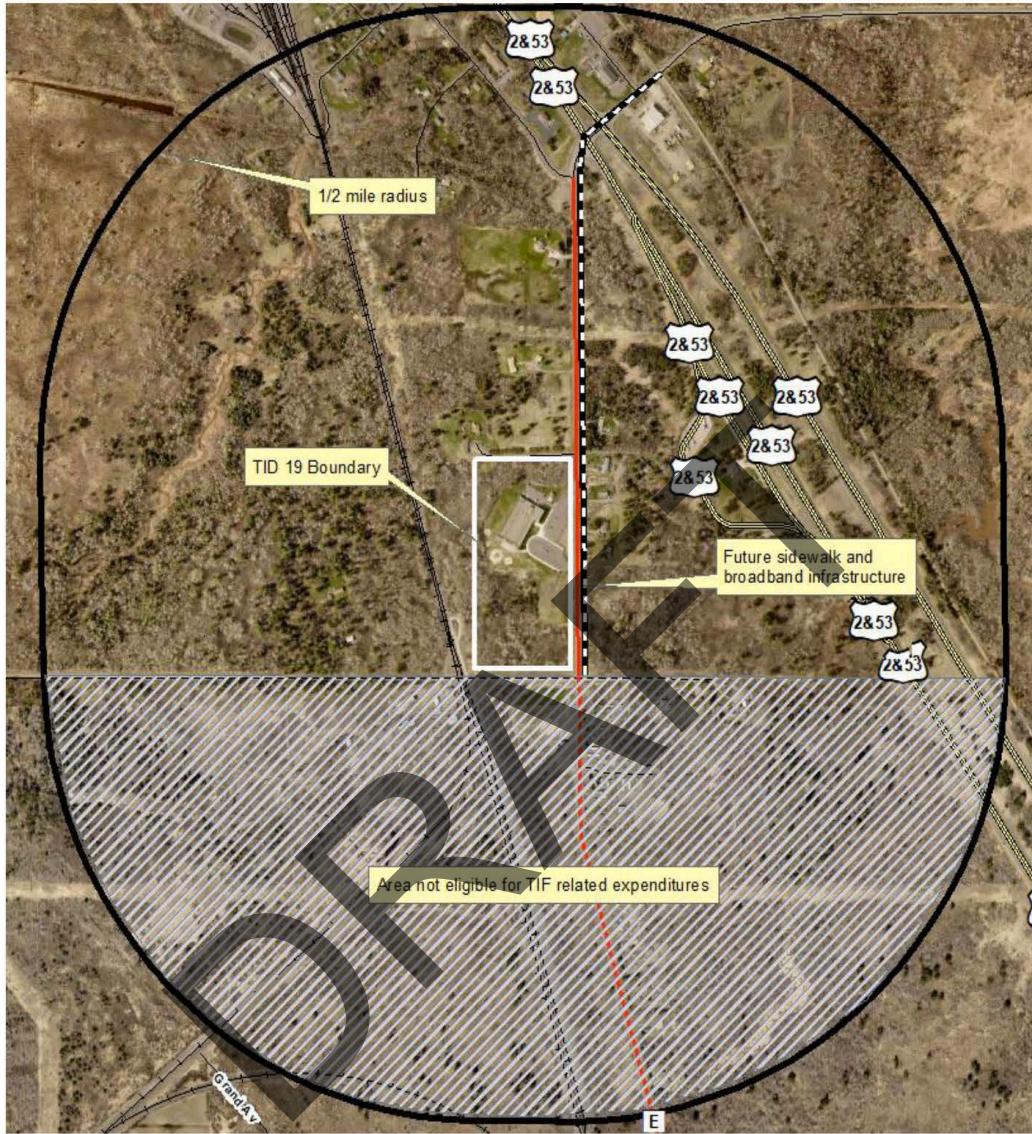
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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SECTION 7: **Map Showing Proposed Improvements and Uses**

Map Found on Following Page.

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Lake Superior Elementary Tax Increment District #19



Project Map #2: City Infrastructure

½ Mile Buffer

The City expects to pay development incentives to qualifying development projects within the TID and will incur administrative and other professional service expenses in the implementation of the Project Plan.



Future Uses



Lake Superior Elementary Tax Increment District #19

6200 East 3rd Street; Superior, WI

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 No. 19						
Detailed List of Estimated Project Costs						
Project ID	Project Name/Type	Est. Cost				Totals
		Phase I	Phase II	Phase III	Phase IV	
1	Development Incentives	1,018,314	1,486,764			2,505,078
2	Streets and Utility Extensions			513,000	890,000	1,403,000
3	Interest on Long Term Debt			170,720	293,810	464,530
4	Financing Costs			10,000	10,000	20,000
5	Ongoing Planning & Administrative Costs				160,000	160,000
Total Projects		<u>\$1,018,314</u>	<u>\$1,486,764</u>	<u>\$693,720</u>	<u>\$1,193,810</u>	<u>\$4,552,608</u>
Notes: Utility Extensions may include, but are not limited to Broadband and Fiber Extensions.						

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 \$12,550,000 million in incremental value by 2028. 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 \$14.75 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$4,688,175 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 Superior, Wisconsin Tax Increment District No. 19 Development Assumptions						
	Construction Year	Phase 1	Phase 2	Annual Total	Construction Year	
1	2025	5,550,000			5,550,000	2025 1
2	2026			-	2026 2	
3	2027			-	2027 3	
4	2028		7,000,000	7,000,000	2028 4	
5	2029			-	2029 5	
6	2030			-	2030 6	
7	2031			-	2031 7	
8	2032			-	2032 8	
9	2033			-	2033 9	
10	2034			-	2034 10	
11	2035			-	2035 11	
12	2036			-	2036 12	
13	2037			-	2037 13	
14	2038			-	2038 14	
15	2039			-	2039 15	
16	2040			-	2040 16	
17	2041			-	2041 17	
18	2042			-	2042 18	
19	2043			-	2043 19	
20	2044			-	2044 20	
21	2045			-	2045 21	
22	2046			-	2046 22	
23	2047			-	2047 23	
24	2048			-	2048 24	
25	2049			-	2049 25	
26	2050			-	2050 26	
27	2051			-	2051 27	
Totals		\$5,550,000	\$7,000,000	\$12,550,000		

Table 2 – Tax Increment Projection Worksheet

City of Superior, Wisconsin Tax Increment District No. 19 Tax Increment Projection Worksheet							
Type of District	Blighted Area			Base Value			
District Creation Date		January 21, 2025		750,000			
Valuation Date	Jan 1,	2025		0.00%			
Max Life (Years)		27					
Expenditure Period/Termination	22	1/21/2047					
Revenue Periods/Final Year	27	2053					
Extension Eligibility/Years	Yes	3					
Eligible Recipient District		Yes					
Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2025	5,550,000	2026	-	5,550,000	2027	\$14.75	81,861
2 2026	-	2027	-	5,550,000	2028	\$14.75	81,861
3 2027	-	2028	-	5,550,000	2029	\$14.75	81,861
4 2028	7,000,000	2029	-	12,550,000	2030	\$14.75	185,108
5 2029	-	2030	-	12,550,000	2031	\$14.75	185,108
6 2030	-	2031	-	12,550,000	2032	\$14.75	185,108
7 2031	-	2032	-	12,550,000	2033	\$14.75	185,108
8 2032	-	2033	-	12,550,000	2034	\$14.75	185,108
9 2033	-	2034	-	12,550,000	2035	\$14.75	185,108
10 2034	-	2035	-	12,550,000	2036	\$14.75	185,108
11 2035	-	2036	-	12,550,000	2037	\$14.75	185,108
12 2036	-	2037	-	12,550,000	2038	\$14.75	185,108
13 2037	-	2038	-	12,550,000	2039	\$14.75	185,108
14 2038	-	2039	-	12,550,000	2040	\$14.75	185,108
15 2039	-	2040	-	12,550,000	2041	\$14.75	185,108
16 2040	-	2041	-	12,550,000	2042	\$14.75	185,108
17 2041	-	2042	-	12,550,000	2043	\$14.75	185,108
18 2042	-	2043	-	12,550,000	2044	\$14.75	185,108
19 2043	-	2044	-	12,550,000	2045	\$14.75	185,108
20 2044	-	2045	-	12,550,000	2046	\$14.75	185,108
21 2045	-	2046	-	12,550,000	2047	\$14.75	185,108
22 2046	-	2047	-	12,550,000	2048	\$14.75	185,108
23 2047	-	2048	-	12,550,000	2049	\$14.75	185,108
24 2048	-	2049	-	12,550,000	2050	\$14.75	185,108
25 2049	-	2050	-	12,550,000	2051	\$14.75	185,108
26 2050	-	2051	-	12,550,000	2052	\$14.75	185,108
27 2051	-	2052	-	12,550,000	2053	\$14.75	185,108
Totals	\$12,550,000						Future Value of Increment \$4,688,175

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives will be financed with a pay-as-you-go structure based on a percentage of the amount of tax increment revenue that is generated by each proposed development. Street and Utility Extensions are anticipated to be financed with General Obligation Promissory Notes in 2030 and 2042, respectively. **Table 3.** provides a summary of the District's financing plan.

Table 3 - Financing Plan

City of Superior, Wisconsin Tax Increment District No. 19 Estimated Financing Plan				
	MUNICIPAL REVENUE OBLIGATIONS		DEBT ISSUANCES	
	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2028	G.O. Promissory Note 2030	G.O. Promissory Note 2042
Projects				
Phase I	1,018,314			1,018,314
Phase II		1,486,764		1,486,764
Phase III			513,000	513,000
Phase IV			890,000	890,000
Total Project Funds	<u>1,018,314</u>	<u>1,486,764</u>	<u>513,000</u>	<u>890,000</u>
				<u>3,908,078</u>
Estimated Finance Related Expenses			10,000	10,000
Total Financing Required			523,000	900,000
Net Issue Size	\$1,018,314	\$1,486,764	\$523,000	\$900,000
				\$3,928,078

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 2053 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 No. 19 Cash Flow Projection												
Year	Projected Revenues		Projected Expenditures					Balances			Year	
	Tax Increments	Total Revenues	2030 G.O. Promissory Note \$523,000	2042 G.O. Promissory Note \$900,000	Phase 1 Development Incentives \$1,018,314	Phase 2 Development Incentives \$1,486,764	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025								20,000	(20,000)	(20,000)		2025
2026								5,000	(5,000)	(25,000)		2026
2027	81,861	81,861			49,116			54,116	27,744	2,744	969,198	2027
2028	81,861	81,861			49,116			54,116	27,744	30,488	920,081	2028
2029	81,861	81,861			49,116			54,116	27,744	58,233	870,965	2029
2030	185,108	185,108			49,116	61,949	5,000	116,065	69,043	127,276	2,769,664	2030
2031	185,108	185,108	69,765		49,116	61,949	5,000	185,830	(722)	126,554	2,617,600	2031
2032	185,108	185,108	69,510		49,116	61,949	5,000	185,575	(467)	126,087	2,463,535	2032
2033	185,108	185,108	69,145		49,116	61,949	5,000	185,210	(102)	125,986	2,307,470	2033
2034	185,108	185,108	69,670		49,116	61,949	5,000	185,735	(627)	125,359	2,148,405	2034
2035	185,108	185,108	69,030		49,116	61,949	5,000	185,095	13	125,372	1,987,340	2035
2036	185,108	185,108	69,280		49,116	61,949	5,000	185,345	(237)	125,135	1,823,275	2036
2037	185,108	185,108	69,365		49,116	61,949	5,000	185,430	(322)	124,813	1,656,211	2037
2038	185,108	185,108	69,285		49,116	61,949	5,000	185,350	(242)	124,572	1,486,146	2038
2039	185,108	185,108	69,040		49,116	61,949	5,000	185,105	3	124,575	1,313,081	2039
2040	185,108	185,108	69,630		49,116	61,949	5,000	185,695	(587)	123,988	1,136,016	2040
2041	185,108	185,108			49,116	61,949	5,000	116,065	69,043	193,031	1,024,951	2041
2042	185,108	185,108			49,116	61,949	5,000	116,065	69,043	262,074	1,813,887	2042
2043	185,108	185,108	119,500		49,116	61,949	5,000	235,565	(50,457)	211,618	1,632,822	2043
2044	185,108	185,108	119,650		49,116	61,949	5,000	235,715	(50,607)	161,011	1,447,757	2044
2045	185,108	185,108	119,580		49,116	61,949	5,000	235,645	(50,537)	110,474	1,258,692	2045
2046	185,108	185,108	119,290		49,116	61,949	5,000	235,355	(50,247)	60,227	1,065,627	2046
2047	185,108	185,108	119,780		35,988	61,949	5,000	222,716	(37,608)	22,619	880,691	2047
2048	185,108	185,108	118,995			61,949	5,000	185,944	(835)	21,784	727,743	2048
2049	185,108	185,108	118,990			61,949	5,000	185,939	(830)	20,953	569,794	2049
2050	185,108	185,108	119,710			61,949	5,000	186,659	(1,550)	19,403	405,846	2050
2051	185,108	185,108	119,100			61,949	5,000	186,049	(940)	18,462	236,897	2051
2052	185,108	185,108	119,215			61,949	5,000	186,164	(1,055)	17,407	61,949	2052
2053	185,108	185,108				61,949	5,000	66,949	118,160	135,566	(0)	2053
Totals	\$4,688,175	\$4,688,175	\$693,720	\$1,193,810	\$1,018,314	\$1,486,764	\$160,000	\$4,552,608			Totals	
LEGEND:				END OF EXPENDITURE PERIOD				PROJECTED CLOSURE YEAR				

SECTION 10: Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

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

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by 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 and housing opportunities.

SECTION 15: **List of Estimated Non-Project Costs**

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

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

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

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

SECTION 16:

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

Legal Opinion Found on Following Page.

DRAFT

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 19

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 No. 19 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.

DRAFT

City of Superior, Wisconsin

Tax Increment District No. 19

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

Revenue Year	Douglas County	City of Superior	Superior School District	Northwood Technical College	Total	Revenue Year
2027	18,165	28,576	33,759	1,361	81,861	2027
2028	18,165	28,576	33,759	1,361	81,861	2028
2029	18,165	28,576	33,759	1,361	81,861	2029
2030	41,076	64,617	76,339	3,077	185,108	2030
2031	41,076	64,617	76,339	3,077	185,108	2031
2032	41,076	64,617	76,339	3,077	185,108	2032
2033	41,076	64,617	76,339	3,077	185,108	2033
2034	41,076	64,617	76,339	3,077	185,108	2034
2035	41,076	64,617	76,339	3,077	185,108	2035
2036	41,076	64,617	76,339	3,077	185,108	2036
2037	41,076	64,617	76,339	3,077	185,108	2037
2038	41,076	64,617	76,339	3,077	185,108	2038
2039	41,076	64,617	76,339	3,077	185,108	2039
2040	41,076	64,617	76,339	3,077	185,108	2040
2041	41,076	64,617	76,339	3,077	185,108	2041
2042	41,076	64,617	76,339	3,077	185,108	2042
2043	41,076	64,617	76,339	3,077	185,108	2043
2044	41,076	64,617	76,339	3,077	185,108	2044
2045	41,076	64,617	76,339	3,077	185,108	2045
2046	41,076	64,617	76,339	3,077	185,108	2046
2047	41,076	64,617	76,339	3,077	185,108	2047
2048	41,076	64,617	76,339	3,077	185,108	2048
2049	41,076	64,617	76,339	3,077	185,108	2049
2050	41,076	64,617	76,339	3,077	185,108	2050
2051	41,076	64,617	76,339	3,077	185,108	2051
2052	41,076	64,617	76,339	3,077	185,108	2052
2053	41,076	64,617	76,339	3,077	185,108	2053
Totals	\$1,040,313	\$1,636,527	\$1,933,414	\$77,921	\$4,688,175	

EXHIBIT A

Legal Description of the Property

Lots One through Forty-six (1-46), inclusive, Block One (1);
Lots One through Forty-six (1-46), inclusive, Block Two (2);
Lots One through Forty-six (1-46), inclusive, Block Three (3);
and Lots One through Forty-six (1-46), inclusive, Block Four (4), all located in STEEL PLANT
HARBOR DIVISION, City of Superior, Douglas County, Wisconsin.
Together with vacated Hennepin Avenue, Shields Street, and all alleys in STEEL PLANT HARBOR
DIVISION, abutting Lots 1 through 46 inclusive, Block 1, Lots 1 through 46 inclusive, Block 2, Lots 1
through 46 inclusive, Block 3, and Lots 1 through 46 inclusive, Block 4, Steel Plant Harbor Division.