



June 21, 2016 **DRAFT**

Project Plan for the Creation of Tax Incremental District No. 15

“The Market”



CITY OF WEST ALLIS, WISCONSIN



Organizational Joint Review Board Meeting Held:	June 9, 2016
Public Hearing Held:	Scheduled for: June 21, 2016
Consideration for Approval by CDA:	Scheduled for: June 21, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 5, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: July 7, 2016



Tax Incremental District No. 15 Project Plan

City of West Allis Officials

Common Council

Dan Devine	Mayor
Thomas Lajsic	Council Member, President
Michael Czaplewski	Council Member
Vincent Vitale	Council Member
Cathleen Probst	Council Member
Martin Weigel	Council Member
Gary Barczak	Council Member
Michael May	Council Member
Dan Roadt	Council Member
Rosalie Reinke	Council Member
Kevin Haass	Council Member

City Staff

Rebecca Grill	City Administrator
Scott Post	City Attorney
John Stibal	Community Development Director
Monica Schultz	City Clerk
Kris Moen	Acting Director of Finance – Comptroller - Treasurer

CDA

John Stibal, Executive Director	Karin Gale
Gerald Matter	Pete Hansen
Ald. Kevin Haass	Jason Metz
Wayne Clark	Ald. Michael Czaplewski

Joint Review Board

Mayor Dan Devine	City Representative
James Tarantino	Milwaukee County
Al Pinckney	Milwaukee Area Technical College District
Jeff Sikich	West Allis School District
Wayne Clark	Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 15 (the “TID” or “District”) is proposed to be created by the City of West Allis (“City”) as a blighted area district. A map of the proposed District boundaries is located in Section 3 of this plan. The site consists of a 2 block area of just over 16 acres which includes the West Allis Farmers Market area. The site has been acquired by the CDA and had a long history of industrial use which had become vacant and obsolete. The plan for this area calls for a mixed use redevelopment consisting of approximately 208 Residential Apartment Units and Town Homes, a potential commercial office building of approximately 30,000 square feet, and various commercial and restaurant uses, approximately 48,700 Square feet.

Estimated Total Project Expenditures.

The City anticipates making total principal project expenditures of approximately \$16,680,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in up to 4 phases with the first 3 phases completed by 2018. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with 3 limited TID Municipal Revenue Obligations issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of public financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$33,000,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2044; the final year of the 27 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project 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 Project 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 making this determination, the City has considered the following information:

- The City has conducted an independent review of the intended developer’s sources and uses and proforma for the initial proposed development and/or redevelopment project. This review concluded that a public investment of approximately \$16,680,000 may be required to enable the development to occur in the manner desired by the City, attract bank financing, while providing the developer a fair and reasonable return on their equity investment.
- Some of the sites proposed for development and/or redevelopment are currently vacant having been cleared by the CDA to address the need for environmental remediation, blight elimination, obsolete platting and ownership by multiple parties. Given that the sites have 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.
- In order to make the areas included within the District suitable for development and/or redevelopment, the developer and City and/or developer will need to make a substantial investment to pay for the costs of: property acquisition, site preparation, installation of utilities; environmental remediation soil relocation; installation of streets and related streetscape items; development incentive payments, and other associated costs in order to allow for development and/or redevelopment to occur within the District. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
- The City’s Master Plan anticipates the redevelopment of this area and the use of Tax Incremental Financing as a tool.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section 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.
- The development expected to occur is likely to generate approximately 683 jobs over the life of the District, as detailed below. (*source: Developer*).

Six Points - Job Creation Summary	
<u>North Side Development</u>	
	Direct Jobs
Construction - Residential	133
Construction - Commercial and Parking	64
Commercial Office	211
Total	408
<u>South Side Development</u>	
	Direct Jobs
Construction - NonRes	50
Construction - Residential	6
Restaurant	37
Brew Pub	85
Grocery Store	50
Retail Endcap	30
Kiosk	17
Total	275

- The development expected to occur within the District would create approximately 208 residential units, providing housing opportunities for residents and workers.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 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 made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

5. **Based upon the findings, as stated above, the District is declared to be a blighted area District based on the identification and classification of the property included within the District.**
6. **The project costs relate directly to promoting the elimination of blight consistent with the purpose for which the District is created.**
7. **The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.**
8. **The equalized value of taxable property of the District, plus the value increment 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 approximately 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 Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1**
10. **The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.**

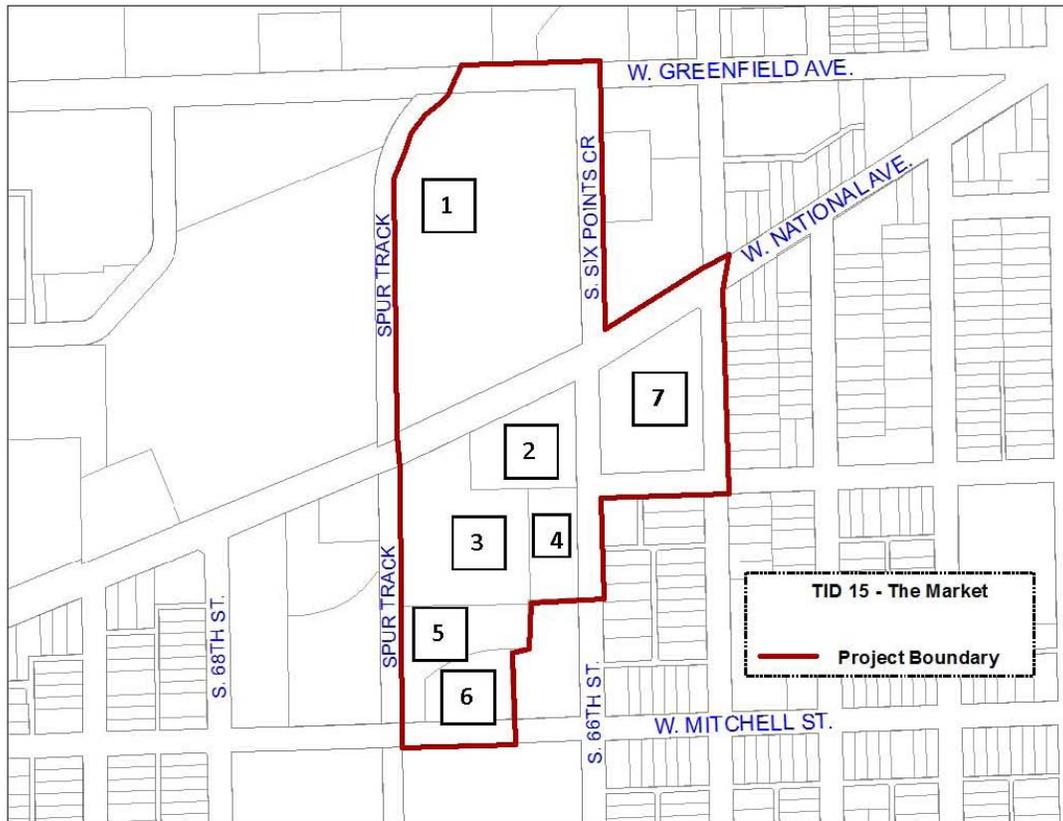
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statute Section 66.1105. The District is created as a "Blighted Area District" based upon a finding that at least 50%, by area, of the real property within the District is blighted. In Section 5 of this Plan, the City has identified those properties within the District that meet the criteria of "blighted areas" as defined in Wisconsin Statutes Section 66.1105(2)(ae)1 and relies on these characterizations as the basis for making the above finding.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that private development occurs within the District consistent with the City's development and redevelopment objectives. This will be accomplished by installing public improvements and making necessary related expenditures to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to the elimination of blight and are consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a blighted area District based on the identification and classification of the property included within the district.

SECTION 3: Preliminary Map of Proposed District Boundary and Legal Description



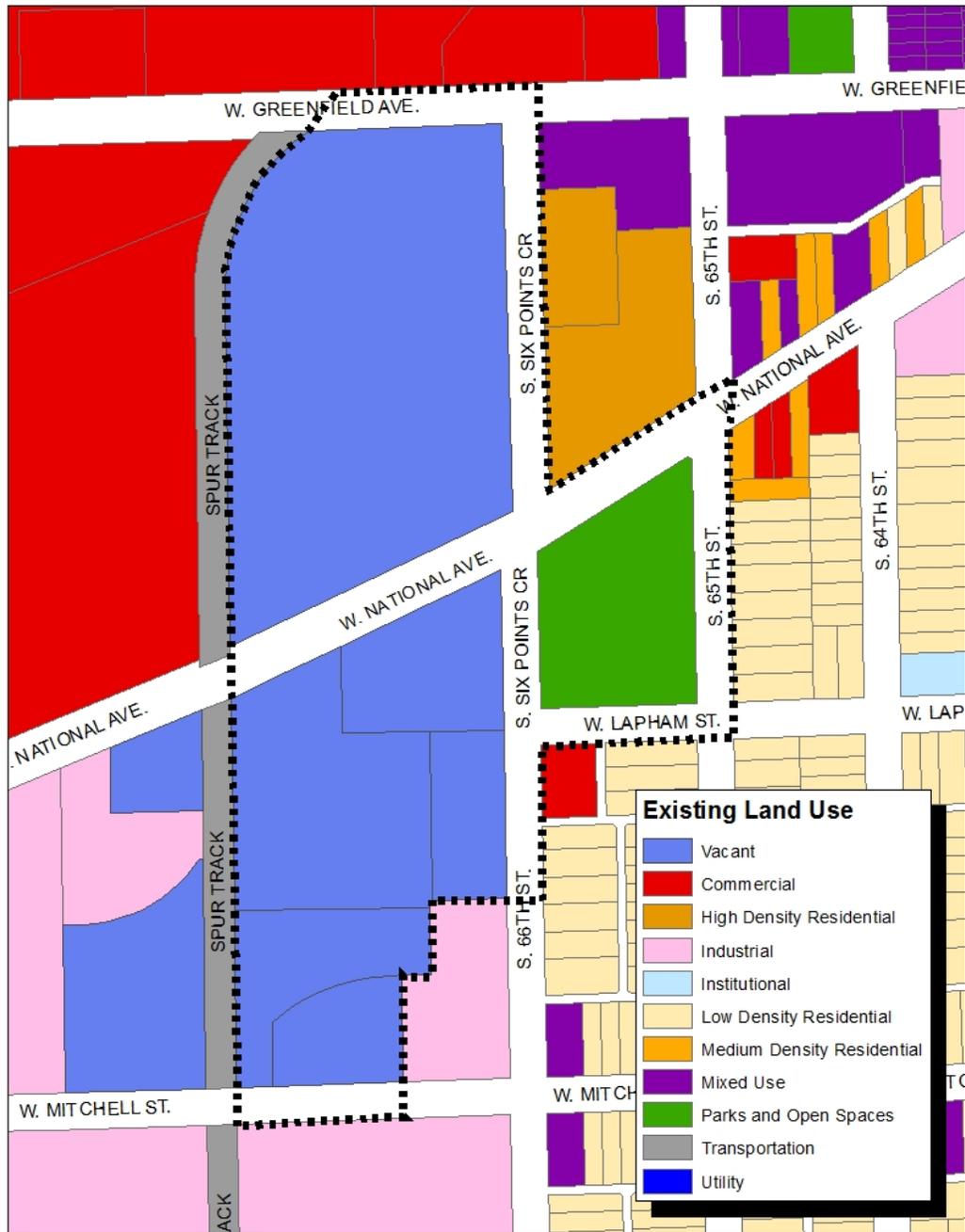
Parcel Number	Tax Key Number	Address	Acres	Owner
1	454-0647-000	14** S. Six Points Crossing	7.5984	CDA
2	454-0641-000	66** W. National Ave.	1.2355	CDA
3	454-0643-000	66** W. National Ave.	2.5699	CDA
4	454-0642-000	15** S. 66 St.	.7802	CDA
5	454-0644-000	66** W. Mitchell St.	1.1633	CDA
6	454-0254-003	66 ** W. Mitchell St.	.7596	CDA
7	454-0256-000	6501 W. National Ave.	1.9661	City of WA

A tract of land being in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Beginning at the Northwest corner of Parcel 1, Certified Survey Map No. 4912; thence Northerly, 699.07 feet, along the East line of the spur track to the Southerly right-of-way line of West National Avenue and Northwest corner of Lot 3, Certified Survey Map No. 8231; thence Northwesterly, 71.71 feet to the Northerly right-of-way line of West National Avenue and Southwest corner of Lot 5 in Block 1 of the Assessor's Plat No. 269; thence Northerly 596.96 feet, along the East line of the spur track, to the point on curve to the right; thence Northeasterly, 294.70 feet, along the said curve and Easterly line of spur track; thence Northeasterly, 16.08 feet to the South right-of-way line of West Greenfield Avenue; thence Northerly, 66.00 feet, at right angle to said right-of-way line, to the North right-of-way line of West Greenfield Avenue; thence Easterly, 375.55 feet, along the said North line to the East right-of-way line of Six Points Crossing, extended; thence Southerly, 676.02 feet, along the said East to the North right-of-way line of West National Avenue; thence Northeasterly, 286.29 feet, along the said North right-of-way line to the East right-of-way line of South 65th Street; thence Northeasterly, 64.32 feet to the Southwest corner of Lot 11, Block 1 in the C.A. Maynard & Agnew's Subdivision No. 3; thence Southwesterly, 82.62 feet to the Northwest corner of Lot 4, Block 1 in Central Improvement Company's Subdivision No. 4; thence Southerly, 506.93 feet to the Northwest corner of Lot 1, Block 8 in Central Improvement Company Subdivision No. 7 and South right-of-way line of West Lapham Street; thence Westerly, 316.65 feet along the said South right-of-way line to the East right-of-way line of South 66th Street; thence Southerly, 250.30 feet, along the said East right-of-way line to the North line of the Parcel 1, Certified Survey Map No. 6513, extended; thence Westerly, 187.00 feet, along the said line, to the Northwest corner of said Parcel 1; thence Southerly, 120.46 feet; thence Westerly, 47.91 feet, to the Northeast corner of Parcel 2, Certified Survey Map No. 6513; thence Southerly, 235.51 feet, to the South right-of-way line of West Mitchell Street; thence Westerly, 272.41 feet, along the said South line to the Point of Beginning.

Said land contains 21.32 Acres, more or less.

SECTION 4: Maps Showing Existing Uses and Conditions



SECTION 5: Preliminary Parcel List and Analysis

City of West Allis, Wisconsin Tax Increment District # 15 "The Market"																	
Base Property Information				Property Information				Assessment Information				Equalized Value	District Classification				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/ Conservation	
1	454-0647-000	1400 Block S. Six Points Crossing	West Allis CDA	7.60	5	0	0	0	0	100.00%	0	0	0	0	7,5984		
2	454-0641-000	6600 Block W. National Ave.	West Allis CDA	1.24	5	0	0	0	0	100.00%	0	0	0	0	1,2355		
3	454-0642-000	1500 Block S. 66th St	West Allis CDA	0.78	5	0	0	0	0	100.00%	0	0	0	0	0,7802		
4	454-0643-000	6600 Block W. National Ave.	West Allis CDA	2.57	5	0	0	0	0	100.00%	0	0	0	0	2,5699		
5	454-0644-000	6600 Block W. Mitchell St.	West Allis CDA	1.16	5	0	0	0	0	100.00%	0	0	0	0	1,1633		
6	454-0254-003	6600 Block W. Mitchell St.	West Allis CDA	0.76	5	66,200	4,600	0	70,800	100.00%	66,200	4,600	0	70,800	0,7596		
7	454-0256-000	Farmers market Site	City of West Allis	1.97	5	0	0	0	0	100.00%	0	0	0	0	0		
Total Acreage						66,200	4,600	0	70,800		66,200	4,600	0		14,1069	0	
														Estimated Base Value	70,800	87.77%	0.00%

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.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 \$81,447,600. This value is less than the maximum of \$448,979,136 in equalized value that is permitted for the City of West Allis. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of West Allis, Wisconsin				
Tax Increment District # 15 "The Market"				
Valuation Test Compliance Calculation				
District Creation Date	7/5/2016			
	Valuation Data Currently Available 2015	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	3,741,492,800			3,741,492,800
12% Test	448,979,136			448,979,136
Increment of Existing TIDs				
TID #5	23,259,800			23,259,800
TID #6	0			0
TID #7	48,742,700			48,742,700
TID #9	9,374,300			9,374,300
TID #10	0			0
TID #11	0			0
TID #12	0			0
TID #13	0			0
TID #14	0			0
TID #15	0			0
Total Existing Increment	81,376,800			81,376,800
Projected Base of New or Amended District	70,800			70,800
Total Value Subject to 12% Test	81,447,600			81,447,600
Compliance	PASS			PASS

Version 2

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Developer or the City expect to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District. To the extent the costs are paid directly by the developer, the City may reimburse the developer through a cash grant or Pay as you Go arrangement evidenced by a Municipal Revenue Obligation that is paid to the developer by the City contingent upon TID revenues being available.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City or Developer has acquired property within the District. In addition the City or developer may need to acquire easements near the property but within ½ mi of the district to serve the district with utilities or access. 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 and/or redevelopment 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 Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Relocation Costs

No relocation expenses are currently anticipated but 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 Wisconsin Statutes Sections 32.19 and 32.195.

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 or developer related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City or developer 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 and/or redevelopment, to provide access, and to control stormwater runoff. The City or developer 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

The City or developer 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; 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 Section 66.1105(2)(f)1 k.

Water System Improvements

The City or developer 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; 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

To manage stormwater runoff, the City or developer 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; 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

In order to create sites suitable for development and/or redevelopment, the City or developer 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

In order to create sites suitable for development and/or redevelopment, the City or developer 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

In order to create sites suitable for development and/or redevelopment, the City or developer 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 and/or redevelopment to occur, the City or developer may need to construct and/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, 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

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City or developer 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.

CDA or RDA Type Activities

Contribution to Community Development or Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA or 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 or RDA for this purpose are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of 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 purchase and sale agreement and/or development agreement with the recipient of the cash grant. Any payments of cash grants made by the City, including without limitation, any contributions to developers under Wisconsin Statutes Section 66.1333(13) in connection with the implementation of the project plan are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 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 intends to make the following project cost expenditures outside the District: Acquisition, deomolition and relocation.

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 in connection with 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.

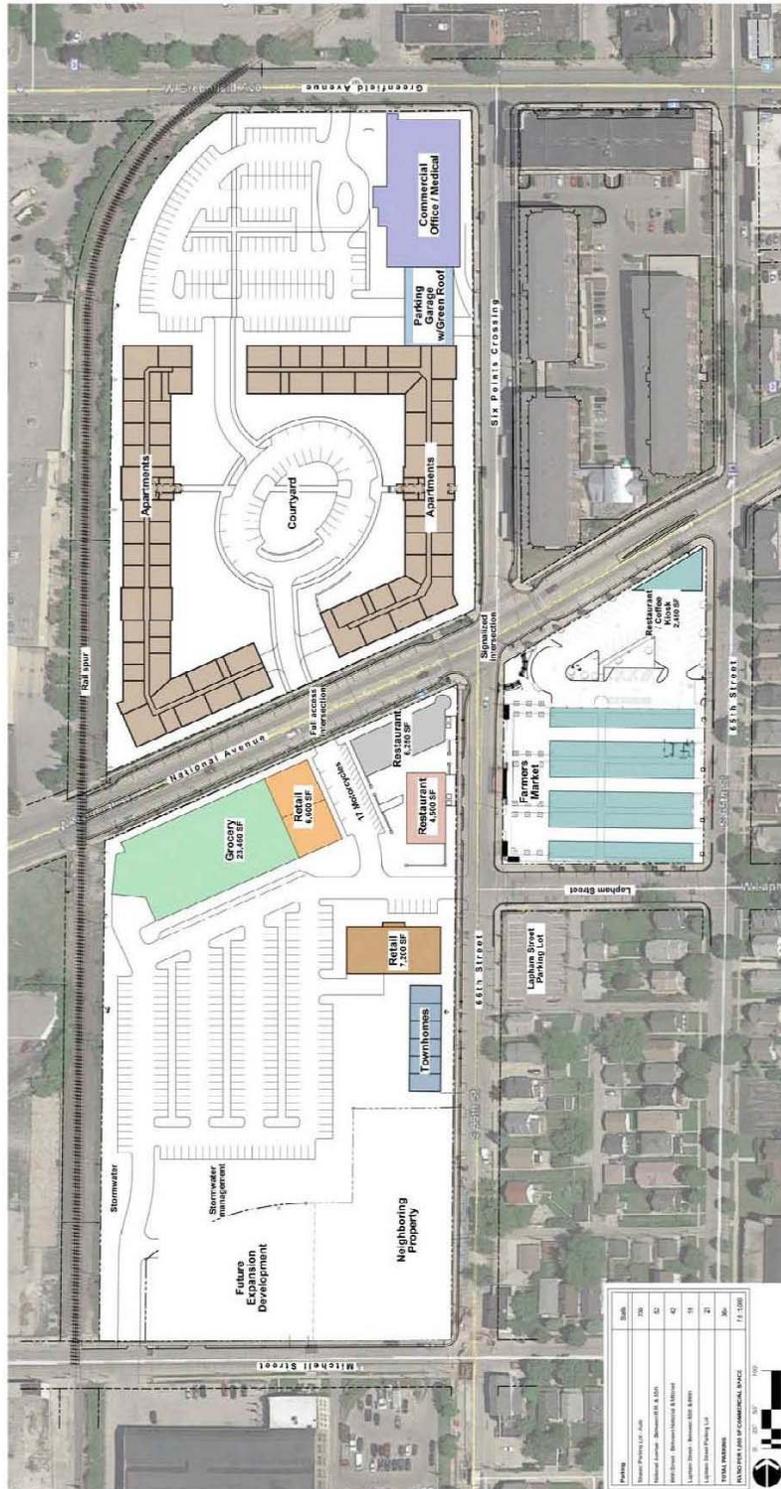
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and 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 by the City in connection with the implementation of the plan. To the extent the costs benefit the municipality 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 is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Maps & Renderings Showing Proposed Improvements and Uses





Brew Pub



Restaurant



Food & Beverage Retail

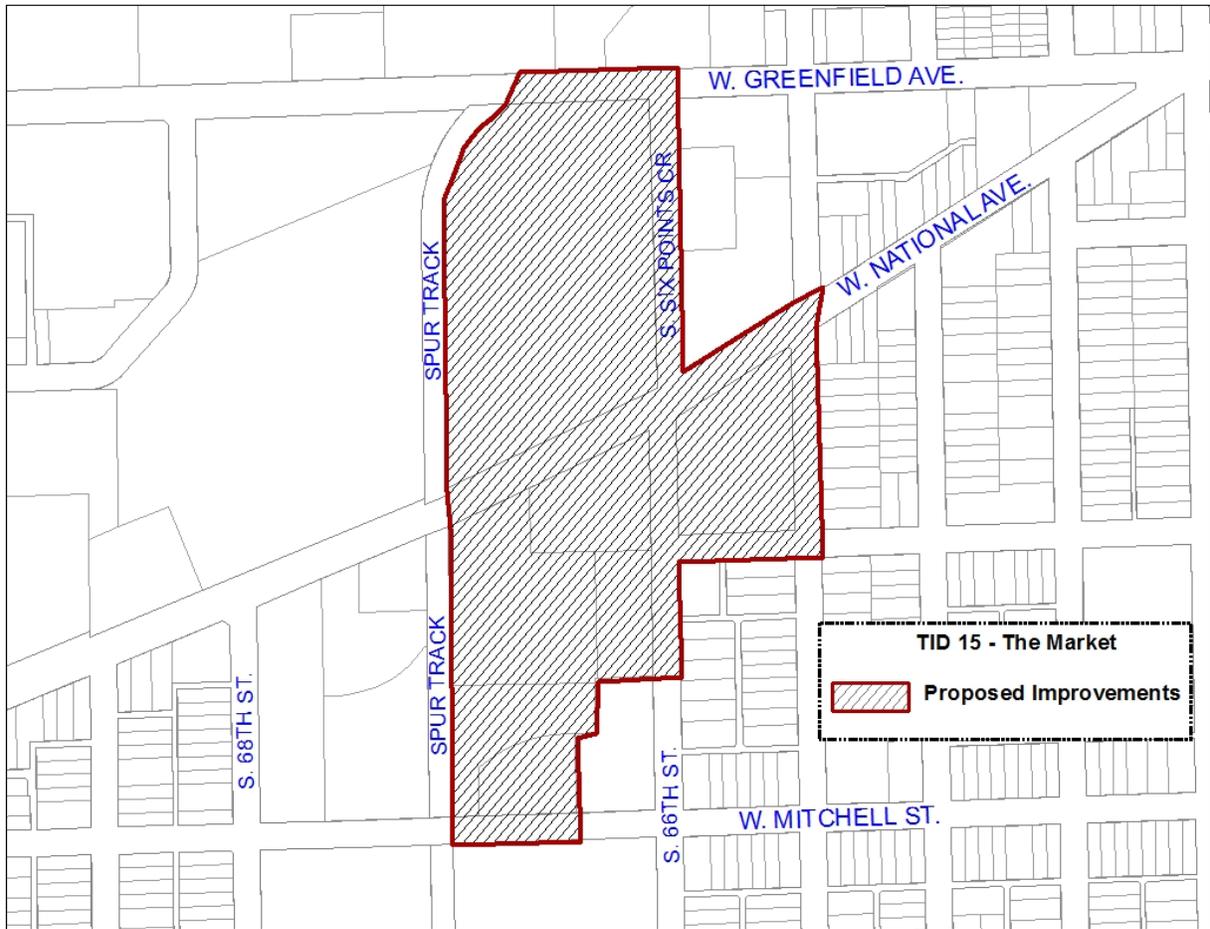


Town Homes



Specialty Grocer





SECTION 9: Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. However, for increases in excess of 25% over the cost of inflation of total project costs, the City would pursue an amendment to the Plan in accordance with the amendment procedures specified in Wisconsin Statutes Section 66.1105(4)(h), which include review by the Joint Review Board. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of West Allis, Wisconsin Tax Increment District # 15 "The Market" Estimated Project List								
Project ID	Project Name/Type	Phase III 2017	Phase II 2017	Phase I 2017	Up Front 2016	Phase IV 2034	Ongoing Various	Total (Note 1)
1	Development Incentive for NoNa East Res. and SoNa Town Homes	2,700,000						2,700,000
2	Development Incentive for Med. Office and NoNa 100 Unit Apts		3,900,000					3,900,000
3	Development Incentive for Retail Project mix SoNa			1,500,000				1,500,000
4	TID Creation and Consulting Costs				60,000			60,000
5	Contingent Participation Based Upon Demonstrated Need.					7,100,000		7,100,000
6	Cash Incentives or ongoing contingent Costs						1,420,000	1,420,000
	Total Projects	2,700,000	3,900,000	1,500,000	60,000	7,100,000	1,420,000	16,680,000

Notes:

Note 1: Project costs are estimates and are subject to modification

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SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$187,074,640, of which \$113,600,710 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Implementation and Financing Timeline

City of West Allis, Wisconsin					
Tax Increment District # 15 "The Market"					
Estimated Financing Plan					
	Municipal Revenue Obligation (MRO) 2019	Municipal Revenue Obligation (MRO) 2019	Municipal Revenue Obligation (MRO) 2019	Municipal Revenue Obligation (MRO) 2034	Totals
Projects					
Phase III Residential NoNa East, SoNa Town Homes	2,700,000				2,700,000
Phase II NoNa 100 Units, Office		3,900,000			3,900,000
Phase I SoNa Commercial			1,500,000		1,500,000
Phase III A Reserve Capacity Utilization (Only IF Needed)				7,100,000	7,100,000
					0
Total Project Funds	<u>2,700,000</u>	<u>3,900,000</u>	<u>1,500,000</u>	<u>7,100,000</u>	<u>15,200,000</u>
Estimated Finance Related Expenses					
Municipal Advisor					
Bond Counsel					
Rating Agency Fee					
Paying Agent					
Underwriter Discount				0	
Debt Service Reserve					
Capitalized Interest					
Total Financing Required	2,700,000	3,900,000	1,500,000	7,100,000	
Estimated Interest					
Assumed spend down (months)				0	6
Rounding	0		0	0	
Net Issue Size	2,700,000	3,900,000	1,500,000	7,100,000	15,200,000
Notes:	Estimated Costs are subject to negotiation.				

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Development Assumptions

City of West Allis, Wisconsin Tax Increment District # 15 "The Market"												
Development Assumptions												
Construction Year	Actual	PHASE III			PHASE II			PHASE I			Annual Total	Construction Year
		NoNa Town Homes 108 Units	NoNa 100 Unit Apartments	NoNa Office Building, 25,000 SF	NoNa Brew Pub	NoNa Restaurant	NoNa Grocery Store	NoNa Retail Endcap	NoNa Townhouse Endcap	NoNa Kiosk		
1 2016											0	2016
2 2017											4,300,000	2017
3 2018											28,820,056	2018
4 2019											0	2019
5 2020											0	2020
6 2021											0	2021
7 2022											0	2022
8 2023											0	2023
9 2024											0	2024
10 2025											0	2025
11 2026											0	2026
12 2027											0	2027
13 2028											0	2028
14 2029											0	2029
15 2030											0	2030
16 2031											0	2031
17 2032											0	2032
18 2033											0	2033
19 2034											0	2034
20 2035											0	2035
21 2036											0	2036
22 2037											0	2037
23 2038											0	2038
24 2039											0	2039
25 2040											0	2040
26 2041											0	2041
27 2042											0	2042
Totals	(70,800)	11,057,900	11,249,066	5,250,934	830,060	597,643	2,676,068	814,861	888,940	325,384	33,120,056	

Notes: All NoNa values are as provided by Proformas dated 5/24/16 and adjusted by email of 6/14/16. SoNa values provided in proforma dated 6/3/16

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Increment Revenue Projections

City of West Allis, Wisconsin									
Tax Increment District # 15 "The Market"									
Tax Increment Projection Worksheet									
Type of District	Blighted Area		Base Value	70,800		Apply to Base Value			
District Creation Date	July 5, 2016		Appreciation Factor	0.50%					
Valuation Date	Jan 1,	2016	Base Tax Rate	\$28.71					
Max Life (Years)	27		Rate Adjustment Factor						
Expenditure Period/Termination	22	7/5/2038	Tax Exempt Discount Rate	2.75%					
Revenue Periods/Final Year	27	2044	Taxable Discount Rate	4.25%					
Extension Eligibility/Years	Yes	3							
Recipient District	Yes								

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2016	0	2017	0	0	2018	\$28.71	0	0
2	2017	4,300,000	2018	0	4,300,000	2019	\$28.71	123,473	116,953
3	2018	28,820,056	2019	21,500	33,141,556	2020	\$28.71	951,651	994,220
4	2019	0	2020	165,708	33,307,264	2021	\$28.71	956,409	1,852,278
5	2020	0	2021	166,536	33,473,800	2022	\$28.71	961,191	2,691,546
6	2021	0	2022	167,369	33,641,169	2023	\$28.71	965,997	3,512,436
7	2022	0	2023	168,206	33,809,375	2024	\$28.71	970,827	4,315,350
8	2023	0	2024	169,047	33,978,422	2025	\$28.71	975,681	5,100,683
9	2024	0	2025	169,892	34,148,314	2026	\$28.71	980,560	5,868,818
10	2025	0	2026	170,742	34,319,055	2027	\$28.71	985,463	6,620,132
11	2026	0	2027	171,595	34,490,651	2028	\$28.71	990,390	7,354,995
12	2027	0	2028	172,453	34,663,104	2029	\$28.71	995,342	8,073,766
13	2028	0	2029	173,316	34,836,420	2030	\$28.71	1,000,319	8,776,797
14	2029	0	2030	174,182	35,010,602	2031	\$28.71	1,005,320	9,464,433
15	2030	0	2031	175,053	35,185,655	2032	\$28.71	1,010,347	10,137,012
16	2031	0	2032	175,928	35,361,583	2033	\$28.71	1,015,399	10,794,862
17	2032	0	2033	176,808	35,538,391	2034	\$28.71	1,020,476	11,438,307
18	2033	0	2034	177,692	35,716,083	2035	\$28.71	1,025,578	12,067,662
19	2034	0	2035	178,580	35,894,663	2036	\$28.71	1,030,706	12,683,236
20	2035	0	2036	179,473	36,074,137	2037	\$28.71	1,035,859	13,285,330
21	2036	0	2037	180,371	36,254,507	2038	\$28.71	1,041,039	13,874,239
22	2037	0	2038	181,273	36,435,780	2039	\$28.71	1,046,244	14,450,252
23	2038	0	2039	182,179	36,617,959	2040	\$28.71	1,051,475	15,013,652
24	2039	0	2040	183,090	36,801,048	2041	\$28.71	1,056,732	15,564,715
25	2040	0	2041	184,005	36,985,054	2042	\$28.71	1,062,016	16,103,711
26	2041	0	2042	184,925	37,169,979	2043	\$28.71	1,067,326	16,630,904
27	2042	0	2043	185,850	37,355,829	2044	\$28.71	1,072,663	17,146,552
Totals		33,120,056		4,235,773		Future Value of Increment	25,398,483		

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).

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Cash Flow

City of West Allis, Wisconsin																														
Tax Increment District # 15 "The Market"																														
Cash Flow Projection																														
Year	Projected Revenues					Municipal Revenue Obligation (MRO)				Municipal Revenue Obligation (MRO)				Municipal Revenue Obligation (MRO)				Municipal Revenue Obligation (MRO)				Balances			Year					
	Tax Increments	Interest Earnings/ (Cost)	Reimburseme nt For City Advances	Less Administrativ e Fee	Net Revenues	Dated Date: Late 2019	Est. Rate	Interest	Total	Dated Date: Late 2019	Est. Rate	Interest	Total	Dated Date: Late 2019	Est. Rate	Interest	Total	Dated Date: Late 2034	Est. Rate	Interest	Total	City Advance for Creation Costs	Cash Incentives or Capital Contribution	Total Expenditures		Annual	Cumulative	Principal Outstanding		
2016					0																	60,000	60,000	(60,000)	(60,000)	8,100,000	2016			
2017					0																		0	0	(60,000)	(60,000)	8,100,000	2017		
2018					0																		0	0	(60,000)	(60,000)	8,100,000	2018		
2019	123,473				123,473																	60,000	60,000	63,473	3,473	8,100,000	2019			
2020	951,651		(60,000)	(25,000)	866,651	100,000	6.00%	162,000	262,000	125,000	6.00%	234,000	359,000	25,000	6.00%	90,000	115,000					125,000	861,000	5,651	9,124	7,850,000	2020			
2021	956,409	23		(25,500)	930,932	130,000	6.00%	156,000	286,000	150,000	6.00%	226,500	376,500	50,000	6.00%	88,500	138,500					125,000	926,000	4,932	14,057	7,520,000	2021			
2022	961,191	35		(26,010)	935,217	140,000	6.00%	148,200	288,200	200,000	6.00%	217,500	417,500	80,000	6.00%	85,500	165,500					60,000	931,200	4,017	18,073	7,100,000	2022			
2023	965,997	45		(26,530)	939,512	145,000	6.00%	139,800	284,800	210,000	6.00%	205,500	415,500	85,000	6.00%	80,700	165,700					70,000	936,000	3,512	21,585	6,660,000	2023			
2024	970,827	54		(27,061)	943,820	155,000	6.00%	131,100	286,100	220,000	6.00%	192,900	412,900	90,000	6.00%	75,600	165,600					75,000	939,600	4,220	25,806	6,195,000	2024			
2025	975,681	65		(27,602)	948,144	165,000	6.00%	121,800	286,800	235,000	6.00%	179,700	414,700	95,000	6.00%	70,200	165,200					80,000	946,700	1,444	27,250	5,700,000	2025			
2026	980,560	68		(28,154)	952,474	175,000	6.00%	111,900	286,900	250,000	6.00%	165,600	415,600	100,000	6.00%	64,500	164,500					85,000	952,000	474	27,724	5,175,000	2026			
2027	985,463	69		(28,717)	956,815	185,000	6.00%	101,400	286,400	260,000	6.00%	150,600	410,600	105,000	6.00%	58,500	163,500					95,000	955,500	1,215	29,039	4,625,000	2027			
2028	990,390	73		(29,291)	961,171	200,000	6.00%	90,300	290,300	280,000	6.00%	135,000	415,000	110,000	6.00%	52,200	162,200					90,000	957,500	3,671	32,710	4,035,000	2028			
2029	995,342	82		(29,877)	965,546	210,000	6.00%	78,300	288,300	300,000	6.00%	118,200	418,200	120,000	6.00%	45,600	165,600					90,000	962,100	3,446	36,156	3,405,000	2029			
2030	1,000,319	90		(30,475)	969,934	220,000	6.00%	65,700	285,700	315,000	6.00%	100,200	415,200	125,000	6.00%	38,400	163,400					100,000	964,300	5,634	41,790	2,745,000	2030			
2031	1,005,320	104		(31,084)	974,340	230,000	6.00%	52,500	282,500	330,000	6.00%	81,300	411,300	130,000	6.00%	30,900	160,900					110,000	964,700	9,640	51,430	2,055,000	2031			
2032	1,010,347	129		(31,706)	978,769	240,000	6.00%	38,700	278,700	350,000	6.00%	61,500	411,500	140,000	6.00%	23,100	163,100					0	978,300	469	51,900	1,325,000	2032			
2033	1,015,399	130		(32,340)	983,188	250,000	6.00%	24,300	274,300	370,000	6.00%	40,500	410,500	150,000	6.00%	14,700	164,700					0	979,500	3,688	55,588	555,000	2033			
2034	1,020,476	139		(32,987)	987,628	155,000	6.00%	9,300	164,300	305,000	6.00%	18,300	323,300	95,000	6.00%	5,700	100,700					6.00%	426,000	426,000	1,014,300	(26,672)	28,916	7,100,000	2034	
2035	1,025,578	72		(33,647)	992,004																	560,000	6.00%	426,000	986,000	6,004	34,919	6,540,000	2035	
2036	1,030,706	87		(34,320)	996,473																	600,000	6.00%	392,400	992,400	4,073	38,992	5,940,000	2036	
2037	1,035,859	97		(35,006)	1,000,951																	640,000	6.00%	356,400	996,400	4,551	43,543	5,300,000	2037	
2038	1,041,039	109		(35,706)	1,005,441																	685,000	6.00%	318,000	1,003,000	2,441	45,985	4,615,000	2038	
2039	1,046,244	115		(36,420)	1,009,939																	730,000	6.00%	276,900	1,006,900	3,039	49,023	3,885,000	2039	
2040	1,051,475	123		(37,149)	1,014,449																	780,000	6.00%	233,100	1,013,100	1,013,100	1,349	50,372	3,105,000	2040
2041	1,056,732	126		(37,892)	1,018,967																	830,000	6.00%	186,300	1,016,300	1,016,300	2,667	53,039	2,275,000	2041
2042	1,062,016	133		(38,649)	1,023,499																	885,000	6.00%	136,500	1,021,500	1,021,500	1,999	55,039	1,390,000	2042
2043	1,067,326	138		(39,422)	1,028,041																	940,000	6.00%	83,400	1,023,400	1,023,400	4,641	59,679	450,000	2043
2044	1,072,663	149		(40,211)	1,032,601																	450,000	6.00%	27,000	477,000	477,000	555,601	615,280	0	2044
Total	25,398,483	2,254	(60,000)	(800,757)	24,539,980	2,700,000		1,431,300	4,131,300	3,900,000		2,127,300	6,027,300	1,500,000		824,100	2,324,100	7,100,000				2,862,000	60,000	1,420,000	23,924,700		Total			

Notes: All Schedules and Terms of MRO estimates only based upon preliminary developer requests and are subject to negotiation in a Development Agreement.

Projected TID Closure

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SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that approximately 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the District will be rezoned prior to development. Most of the land mass is currently zoned Planned Development District -1 with an underlying zoning of C-3 Community Commercial District. The new overlay zoning will be Planned Development District -2 with the underlay zoning district remaining C-3. The most southern parcel (parcel # 7), which is part of the old Milwaukee Ductile Iron Facility and reconfigured under the CSM will be split zoned with C-2 and M-1. Depending on the development, a portion of this site may need to be rezoned C-3 in the future.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of West Allis Ordinances

It is expected that this Plan will be complementary to the City's 2030 Comprehensive Plan. There are no proposed changes to the 2030 Comprehensive Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the City of West Allis

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

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 City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of West Allis Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

June 21, 2016

SAMPLE

Mayor Dan Devine
City of West Allis
7525 W. Greenfield Avenue
West Allis, Wisconsin 53214

RE: City of West Allis, Wisconsin Tax Incremental District No. 15

Dear Mayor:

As City Attorney for the City of West Allis, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Scott Post
City of West Allis

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2014		Percentage			
County	18,490,391			17.34%			
Special District	6,216,914			5.83%			
Municipality	41,808,480			39.21%			
School District	35,500,572			33.30%			
Technical College	4,605,366			4.32%			
Total	106,621,723						

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2018	0	0	0	0	0	0	2018
2019	21,413	7,200	48,416	41,111	5,333	123,473	2019
2020	165,036	55,489	373,161	316,860	41,105	951,651	2020
2021	165,861	55,766	375,027	318,444	41,311	956,409	2021
2022	166,690	56,045	376,902	320,037	41,517	961,191	2022
2023	167,524	56,326	378,787	321,637	41,725	965,997	2023
2024	168,361	56,607	380,681	323,245	41,933	970,827	2024
2025	169,203	56,890	382,584	324,861	42,143	975,681	2025
2026	170,049	57,175	384,497	326,485	42,354	980,560	2026
2027	170,899	57,460	386,419	328,118	42,566	985,463	2027
2028	171,754	57,748	388,351	329,758	42,778	990,390	2028
2029	172,613	58,037	390,293	331,407	42,992	995,342	2029
2030	173,476	58,327	392,245	333,064	43,207	1,000,319	2030
2031	174,343	58,618	394,206	334,730	43,423	1,005,320	2031
2032	175,215	58,911	396,177	336,403	43,640	1,010,347	2032
2033	176,091	59,206	398,158	338,085	43,859	1,015,399	2033
2034	176,971	59,502	400,149	339,776	44,078	1,020,476	2034
2035	177,856	59,800	402,149	341,475	44,298	1,025,578	2035
2036	178,746	60,099	404,160	343,182	44,520	1,030,706	2036
2037	179,639	60,399	406,181	344,898	44,742	1,035,859	2037
2038	180,537	60,701	408,212	346,622	44,966	1,041,039	2038
2039	181,440	61,005	410,253	348,355	45,191	1,046,244	2039
2040	182,347	61,310	412,304	350,097	45,417	1,051,475	2040
2041	183,259	61,616	414,366	351,848	45,644	1,056,732	2041
2042	184,175	61,924	416,437	353,607	45,872	1,062,016	2042
2043	185,096	62,234	418,520	355,375	46,102	1,067,326	2043
2044	186,022	62,545	420,612	357,152	46,332	1,072,663	2044
	<u>4,404,617</u>	<u>1,480,938</u>	<u>9,959,246</u>	<u>8,456,632</u>	<u>1,097,050</u>	<u>25,398,483</u>	

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

Exhibit B: Blight Determination



Ed Lisinski
Director
Department of Building Inspections & Neighborhood Services
414.302.8400
elisinski@westalliswi.gov

June 13, 2016

John Stibal, Executive Director
Community Development Authority of the City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: Proposed TID No. 15 – The Market Area Blight Determination

Mr. Stibal:

I have reviewed the above-referenced proposed Tax Incremental District (TID) No. 15 area to determine if the defined area is a blighted area in accordance with the definition in Wisconsin State Statutes Section 66.1105(2)(ae)1.

My review found the area to have numerous blighting conditions as defined in State Statutes, that when combined, finds the subject area to be a blighted area.

Surveyed properties in the development area included a total of seven (7) land parcels with uses as follows:

- One (1) commercial use (Farmers Market)
- Six (6) vacant parcels which previously had buildings and structures that have since been demolished, and are now used as parking lots or vacant fields

Several key factors were considered in my evaluation of the development area, as follows:

- Obsolete platting
- State of deterioration of site improvements
- Other factors which impair the sound growth of the community

Obsolete Platting

Two of the parcels have odd shapes, possibly to follow old abandoned railroad lines. These lots do not allow for the full use of the land for development, due to setback restrictions and access.

State of Deterioration of Site Improvements

Six out of the seven parcels have deferred maintenance to the parcel itself. All of those particular parcels have various degrees of overgrown noxious weeds, cracked and deteriorated asphalt, dead or missing landscaping, and fences in disrepair. Many of these parcels have evidence of parking on unimproved surfaces, and dumping of materials. Two parcels have large gravel areas that are being used for parking.

One parcel has a paved parking lot that was never completed and is now overgrown with weeds and may have to be replaced.

Other Factors Which Impair the Sound Growth of the Community

The properties were laid out using outdated planning principals allowing for conflict between use (residential properties abutting community commercial districts). All of the vacant parcels have issues regarding landscape buffers at the perimeter of the property and landscaping islands within the property. Approximately 95% of one vacant parcel has impervious surfaces with no means for storm water management. Two of the vacant parcels do appear to have storm water retention areas that are not being maintained. One parcel has a large abandoned loading dock area and foundation that will need to be removed. Several driveways to access the parcels are blocked by fencing. There are numerous fencing styles and materials, and each parcel with fencing has fencing that is severely damaged and in disrepair.

Summary Declaration of Blighted Area

I have surveyed the proposed TID No. 15 – The Market area and have determined the defined area to have numerous blighting conditions under the definition of blighted area in the State Statutes. Therefore, in my opinion, the subject proposed TID area is a blighted area as defined in Wisconsin State Statues Section 66.1105(2)(ae)1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Lisinski", is written over a light blue horizontal line.

Ed Lisinski, Director
City of West Allis
Department of Building Inspection and Neighborhood Services

Cc: Scott Post, City Attorney