



DEPARTMENT OF DEVELOPMENT  
John F. Stibal

414/302-8460  
414/302-8401 (Fax)

City Hall  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

[www.westalliswi.gov](http://www.westalliswi.gov)  
[jstibal@westalliswi.gov](mailto:jstibal@westalliswi.gov)

February 28, 2013

The Honorable Dan Devine and  
Members of the Common Council  
West Allis City Hall  
West Allis, Wisconsin

RE: Transmittal of Decision of the Joint Review Board with respect to  
Tax Incremental District Number Three

Dear Mayor Devine and Common Council Members:

On behalf of the Joint Review Board, it is my pleasure to herewith submit the Board's favorable decision with respect to authorizing a Project Plan Amendment to Tax Incremental District Number Three. At the Board's meeting on February 25, 2013, Resolution R-2013-0025, which authorizes approving a Project Plan Amendment to Tax Incremental District Number Three was reviewed and it was unanimously recommend by the Board that the Project Plan Amendment to Tax Incremental District Number Three be approved.

If you have any questions relative to this matter, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink that reads "John F. Stibal".

John F. Stibal  
Director, Department of Development

JFS:bjb

q/jrb/jrb-tif3/t3&7 amend/rec let T3(2-28-13)

---

RESOLUTION APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENT  
DISTRICT NUMBER THREE (QUAD/GRAPHICS) OF THE CITY OF WEST ALLIS, WISCONSIN

---

WHEREAS, Tax Increment District No. Three (Quad/Graphics), (the "District"), of the City of West Allis, Wisconsin (the "City") was created by the City pursuant to a project plan dated July 12, 1994, and amended in 2000 and 2008 (the "Project Plan"), as a "blight district" based on a finding that not less than 50% by area of the real property in the District is determined to be blighted and is suitable for industrial sites within the meaning of Section 66.1101 of the Wisconsin Statutes and has been zoned for industrial use; and,

WHEREAS, under the provisions of Sections 66.1105(4)(h) and 66.1335(1) of the Wisconsin Statutes, the City has caused Project Plan Amendment No. Three (the "Project Plan Amendment"), hereto attached as APPENDIX A, to be prepared by the Community Development Authority of the City (the "Authority"), to amend the Project Plan to allocate an estimated \$2.9 million of positive revenue from the District to TID 6 (67<sup>th</sup> Place Industrial Park), TID 5 (Six Points) and overlying taxing jurisdictions; and,

WHEREAS, the Project Plan, as amended by the Project Plan Amendment, includes (a) a statement listing the kind, number and location of all proposed public works or improvements within the District, as amended; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how amendment of the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan Amendment is complete and complies with Section 66.1105 of the Wisconsin Statutes; and,

WHEREAS, on January 29, 2013, the Community Development Authority held a public hearing at which all interested parties were afforded a reasonable opportunity to express their views on the District and the proposed Project Plan Amendment; and,

WHEREAS, on February 19, 2013, the Common Council of the City of West Allis adopted the proposed amendment to the Project Plan by Resolution R-2013-0025.

NOW, THEREFORE, BE IT RESOLVED by this Joint Review Board, pursuant to its authority under sec. 66.1105(6) of the Wisconsin Statutes, that the amended Project Plan for the District, a copy of which is attached hereto as "Appendix A" and by reference made a part hereof, be and is hereby approved and adopted.

BE IT FURTHER RESOLVED that this Joint Review Board hereby finds that the District meets the conditions for such an allocation amendment; as follows:

- a. There were no changes in taxing jurisdictions;

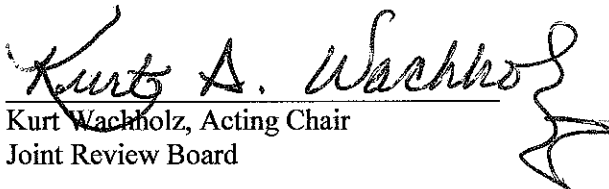
- b. The TID was created upon a finding that not less than 50 percent, by area, of the real property is blighted;
- c. The District will have excess positive tax increments after satisfaction of all its current year debt service and project cost obligations;
- d. The development in the TID would not occur “but for” the use of tax increment financing;
- e. The economic benefits of the TID, as measured by potential increases of employment, income, development and value are sufficient to compensate for the cost of improvements in the TID, as amended; and,
- f. The benefits of the Project Plan Amendment outweigh the anticipated tax increments paid by owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED by this Joint Review Board that based on the information set forth in the Project Plan Amendment, including the economic feasibility report, which is a part of such Project Plan Amendment, this Joint Review Board finds and determines that the Project Plan Amendment is feasible.

BE IT FURTHER RESOLVED by this Joint Review Board that based on the information set forth in the Project Plan Amendment, this Joint Review Board hereby finds and determines that the Project Plan Amendment is in conformity with the master plan of the City.

NOW, THEREFORE, BE IT RESOLVED that this Joint Review Board approves the Resolution and Project Plan Amendment for Tax Increment District No. 3 of the City of West Allis.

Adopted this 26<sup>th</sup> day of February, 2013

  
Kurt Wachholz, Acting Chair  
Joint Review Board

APPENDIX A

PROJECT PLAN AMENDMENT NO. 3

[TO BE PROVIDED SEPARATELY]

# Amendment No. 3 to Tax Increment Financing District Number Three (Quad/Graphics)

## Background

Tax Incremental District No. Three (Quad/Graphics) was created in 1994 and consists of a single tax parcel in the northwestern part of West Allis, which formerly housed the Kearney & Trecker Corporation and now houses the West Allis Quad/Graphics plant. The district consists of approximately 48.5 acres of land.

The environmental personality of the property was the principal impediment barring the successful conclusion of the real estate transaction between Quad/Graphics and Giddings & Lewis, who had purchased Kearney & Trecker. To overcome this, the City ultimately purchased the property and subsequently sold it to Quad/Graphics.

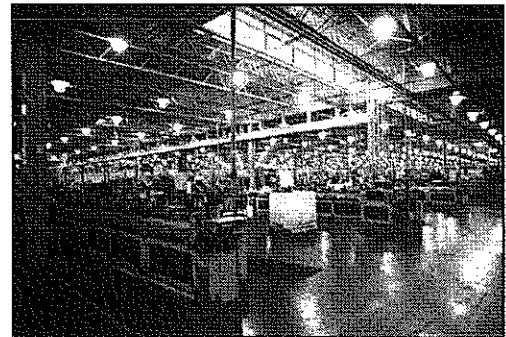
The City was the first in the State of Wisconsin to use on the Act 453, which is now the Voluntary Party Liability Exemption (VPLE) to offer environmental comfort to the buyer. The seller was very concerned that buyer would litigate over third party claims so the Wisconsin Department of Commerce and the City of West Allis created a \$2.5 million "Indemnification Fund." The buyer was also concerned about owning a contaminated property. To resolve this, the City sold the property on a Land Sale Contract to balloon in seven years, which was the expected time to take to complete the clean up and obtain the WDNR closure procedures. The city also funded the acquisition with internal borrowing from the City's operating reserves yielding an 8.5% return on the investment.

Quad/Graphics has since invested over \$250,000,000 in state-of-the-art printing equipment and provides over 970 family supporting jobs to local residents.

## Summary of TIF Increment Financing District Performance:

Base value (1994):	\$ 4,307,500
Current value (2012):	\$16,855,500
Original property taxes (1994):	\$120,100
Estimated current property taxes (2012):	\$438,412
Property Tax Increment:	\$375,863*

\*based on equalized rate of 29.95 provided by the Dept. of Revenue



To date, the TIF district has incurred over \$4.7 million in expenses, plus interest and fiscal charges.

**Table -1** below provides a current summary on the TIF's performance.

**Table -1**

<b>TIF 3 (Quad/Graphics) Cash Flow/Breakeven Analysis</b>		
<b>Life-to-date project revenues</b>		
TIF increments levied	\$ 6,232,529.49	
Other Project Revenues	\$ 3,338,346.72	
<b>Total Project revenues (unaudited as of 12/31/2012)</b>	<b>\$ 9,570,876.21</b>	
<b>Life-to-Date project expenditures</b>		
Capital expenditures	\$ (4,722,209.42)	
Interest and fiscal charges	\$ (4,175,685.36)	
<b>Total Project expenditures (unaudited as of 12/31/2012)</b>	<b>\$ (8,897,894.78)</b>	
TID 3 (Quad/Graphics) Cash Balance (unaudited-12/31/2012)		\$ 672,981.43
Quad/Graphics Environmental Indemnification Cash Balance		\$ 714,430.85
Estimated Cash on Hand (projected)		\$ 1,387,412.28
Estimated Shortfall TIF guarantee payment, (yet to be received from Quad)		\$ 1,273,127.00
2013 Increment (taxes and computer revenue to be paid this year)	\$ 414,686.17	
<b>Remaining Expense - Dept. of Commerce Loan Payment</b>	<b>\$ (158,768.16)</b>	
		<b>\$ 255,918.01</b>
Estimated to be distributed		<b>\$ 2,916,457.29</b>

**Purpose of the Amendment:**

The success of the project has produced a positive fund balance, less final payment of projected expenditures in 2013, of \$2,916,457. The purpose of this Allocation Amendment to the project plan of Tax Increment District Number Three (Quad/Graphics), in accordance with Sec. 66.1105 (6)(e), is to allocate approximately \$1.3 million in positive tax increments generated by this tax incremental district to Tax Increment District Number Six (67<sup>th</sup> Place Industrial park) and approximately \$1.2 million to Tax Increment District Number Five (Six Points). The balance of any remaining positive tax increment will be distributed, after all TIF expenses are paid, to the various taxing jurisdictions, currently projected to leave a balance of \$256,000, for a total distribution of \$2.9 million.

The result of the allocation of positive funds is twofold. The donation to TIFs #5 and #6 will relieve those districts of portions of their outstanding general fund balances and reduce the overall projected term of the Districts. In the case of TIF #6, the positive allocation would reduce the estimated general fund balance from \$2,167,851 to \$780,439 and lessen the expected term from over 40 years to 27 years. **(see Tables 2a and 2b)** The positive allocation to TIF #5 would reduce the general fund balance from \$19,548,806 to \$18,275,679 and reduce the overall projected term from 31 years to 30 years. **(see Tables 3a and 3b)** The order of payments shall be first to TID #6, then to TID #5 and any remaining funds to overlying taxing jurisdictions.

**Table 2a – Current and Projected Cash Flow of TIF 6 (67<sup>th</sup> Place Industrial Park)**

Tax Increment Financing District 6 (Lime Pfl) - Performance and Projection									
Year	TIF Project Costs	Value	Increment	Tax Rate	New Development	Tax Increment	Interest on Debt	Debt Service Balance	TIF Year
2004	\$43,026	\$389,200	\$0	26.29	\$0	\$0	Included within expenses	\$43,026	1
2005	\$911,140	\$421,200	\$32,000	26.28	\$0	\$841		\$938,130	2
2006	\$888,241	\$47,800	(\$341,400)	22.73	\$0	\$0		\$1,803,786	3
2007	\$257,142	\$0	(\$389,200)	23.57	\$0	\$0		\$2,060,622	4
2008	(\$632,159)	\$4,600	(\$384,600)	23.80	\$0	\$0		\$941,829	5
2009	\$738,044	\$941,100	(\$389,200)	24.59	\$0	\$0		\$1,598,501	6
2010	\$404,459	\$820,300	(\$510,000)	26.11	\$0	\$0		\$2,002,839	7
2011	\$76,725	\$784,500	(\$545,800)	26.15	\$0	\$0		\$2,079,473	8
2012	\$16,937	\$824,900	(\$505,400)	26.01	\$0	\$0		\$2,167,851	9
<b>Subtotal</b>	<b>\$2,703,555</b>				<b>\$0</b>	<b>\$841</b>			
Projection									
2013	\$172,500	\$833,149	(\$497,151)	25.94	\$0	\$0	\$99,465	\$2,439,816	10
2014	\$80,000	\$841,480	(\$488,820)	25.88	\$0	\$0	\$107,092	\$2,626,908	11
2015	\$0	\$849,895	(\$480,405)	25.82	\$1,250,000	\$0	\$111,644	\$2,738,551	12
2016	\$0	\$858,394	(\$471,906)	25.75	\$3,750,000	\$0	\$116,388	\$2,854,940	13
2017	\$0	\$2,116,978	\$786,678	25.69	\$0	\$20,207	\$120,472	\$2,955,099	14
2018	\$0	\$5,888,148	\$4,557,848	25.62	\$0	\$116,782	\$120,602	\$2,958,306	15
2019	\$0	\$5,947,029	\$4,616,729	25.56	\$0	\$117,995	\$120,687	\$2,960,379	16
2020	\$0	\$6,006,500	\$4,676,200	25.49	\$0	\$119,217	\$120,723	\$2,961,260	17
2021	\$0	\$6,066,565	\$4,736,265	25.43	\$0	\$120,446	\$120,708	\$2,960,890	18
2022	\$0	\$6,127,230	\$4,796,930	25.37	\$0	\$121,684	\$120,639	\$2,959,207	19
2023	\$0	\$6,188,503	\$4,858,203	25.30	\$0	\$122,930	\$120,514	\$2,956,147	20
2024	\$0	\$6,250,388	\$4,920,088	25.24	\$0	\$124,185	\$120,331	\$2,951,642	21
2025	\$0	\$6,312,892	\$4,982,592	25.18	\$0	\$125,448	\$120,085	\$2,945,621	22
2026	\$0	\$6,376,021	\$5,045,721	25.11	\$0	\$126,720	\$119,775	\$2,938,012	23
2027	\$0	\$6,439,781	\$5,109,481	25.05	\$0	\$128,000	\$119,397	\$2,928,737	24
2028	\$0	\$6,504,179	\$5,173,879	24.99	\$0	\$129,289	\$118,948	\$2,917,718	25
2029	\$0	\$6,569,220	\$5,238,920	24.93	\$0	\$130,587	\$118,424	\$2,904,869	26
2030	\$0	\$6,634,913	\$5,304,613	24.86	\$0	\$131,894	\$117,822	\$2,890,105	27
<b>Subtotal</b>	<b>\$252,500</b>				<b>\$5,000,000</b>	<b>\$1,636,385</b>	<b>\$2,113,716</b>		
<b>Total</b>	<b>\$2,956,055</b>				<b>\$5,000,000</b>	<b>\$1,636,226</b>			
2031	\$0	\$6,701,262	\$5,370,962	24.80	\$0	\$133,210	\$117,138	\$2,873,335	28
2032	\$0	\$6,768,274	\$5,437,974	24.74	\$0	\$134,535	\$116,139	\$2,848,814	29
2033	\$0	\$6,835,957	\$5,505,657	24.68	\$0	\$135,869	\$115,038	\$2,821,814	30
2034	\$0	\$6,904,317	\$5,574,017	24.62	\$0	\$137,212	\$113,831	\$2,792,220	31
2035	\$0	\$6,973,360	\$5,643,060	24.55	\$0	\$138,564	\$112,514	\$2,759,911	32
2036	\$0	\$7,043,093	\$5,712,793	24.49	\$0	\$139,926	\$111,081	\$2,724,763	33
2037	\$0	\$7,113,524	\$5,783,224	24.43	\$0	\$141,297	\$109,527	\$2,686,644	34
2038	\$0	\$7,184,660	\$5,854,360	24.37	\$0	\$142,677	\$107,847	\$2,645,418	35

**Table 2b Current and Projected Cash Flow of TIF 6 (67<sup>th</sup> Place Industrial Park) with TID Donation**

Tax Increment Financing District 6 (Ume Pfl) - Performance and Projection (with TID donation)										
Year	TIF Project Cost	Value	Increment	TIF Donation	Tax Rate	New Development	Tax Increment	Interest on Debt	Debt Service Balance	TIF Year
2004	\$43,026	\$389,200	\$0	\$0	26.29	\$0	\$0	Included within expenses	\$43,026	1
2005	\$911,140	\$421,200	\$32,000	\$0	26.28	\$0	\$841		\$938,130	2
2006	\$888,241	\$47,800	(\$341,400)	\$0	22.73	\$0	\$0		\$1,803,786	3
2007	\$257,142	\$0	(\$389,200)	\$0	23.57	\$0	\$0		\$2,060,622	4
2008	(\$632,159)	\$4,600	(\$384,600)	\$416,000	23.80	\$0	\$0		\$941,829	5
2009	\$738,044	\$941,100	(\$389,200)	\$0	24.59	\$0	\$0		\$1,598,501	6
2010	\$404,459	\$820,300	(\$510,000)	\$0	26.11	\$0	\$0		\$2,002,839	7
2011	\$76,725	\$784,500	(\$545,800)	\$0	26.15	\$0	\$0		\$2,079,473	8
2012	\$16,937	\$824,900	(\$905,400)	\$0	26.01	\$0	\$0		\$2,167,851	9
<b>Subtotal</b>	<b>\$2,703,555</b>			<b>\$416,000</b>		<b>\$0</b>	<b>\$841</b>			
Projection										
2013	\$172,500	\$833,149	(\$497,151)	\$1,387,412	25.94	\$0	\$0	\$40,500	\$993,439	10
2014	\$80,000	\$841,480	(\$488,820)	\$0	25.88	\$0	\$0	\$45,621	\$1,119,060	11
2015	\$0	\$849,895	(\$480,405)	\$0	25.82	\$1,250,000	\$0	\$47,560	\$1,166,620	12
2016	\$0	\$858,394	(\$471,906)	\$0	25.75	\$3,750,000	\$0	\$49,581	\$1,216,201	13
2017	\$0	\$2,116,978	\$786,678	\$0	25.69	\$0	\$20,207	\$50,825	\$1,246,714	14
2018	\$0	\$5,888,148	\$4,557,848	\$0	25.62	\$0	\$116,782	\$47,996	\$1,177,315	15
2019	\$0	\$5,947,029	\$4,616,729	\$0	25.56	\$0	\$117,995	\$44,995	\$1,103,695	16
2020	\$0	\$6,006,500	\$4,676,200	\$0	25.49	\$0	\$119,217	\$41,814	\$1,025,667	17
2021	\$0	\$6,066,565	\$4,736,265	\$0	25.43	\$0	\$120,446	\$38,445	\$943,035	18
2022	\$0	\$6,127,230	\$4,796,930	\$0	25.37	\$0	\$121,684	\$34,880	\$855,593	19
2023	\$0	\$6,188,503	\$4,858,203	\$0	25.30	\$0	\$122,930	\$31,111	\$763,129	20
2024	\$0	\$6,250,388	\$4,920,088	\$0	25.24	\$0	\$124,185	\$27,127	\$665,421	21
2025	\$0	\$6,312,892	\$4,982,592	\$0	25.18	\$0	\$125,448	\$22,921	\$562,236	22
2026	\$0	\$6,376,021	\$5,045,721	\$0	25.11	\$0	\$126,720	\$18,481	\$453,333	23
2027	\$0	\$6,439,781	\$5,109,481	\$0	25.05	\$0	\$128,000	\$13,798	\$338,459	24
2028	\$0	\$6,504,179	\$5,173,879	\$0	24.99	\$0	\$129,289	\$8,861	\$217,353	25
2029	\$0	\$6,569,220	\$5,238,920	\$0	24.93	\$0	\$130,587	\$3,658	\$89,739	26
2030	\$0	\$6,634,913	\$5,304,613	\$0	24.86	\$0	\$131,894	(\$1,821)	(\$44,668)	27
<b>Subtotal</b>	<b>\$252,500</b>			<b>\$1,387,412</b>		<b>\$5,000,000</b>	<b>\$1,635,385</b>	<b>\$566,353</b>		
<b>Total</b>	<b>\$2,956,055</b>			<b>\$1,803,412</b>		<b>\$5,000,000</b>	<b>\$1,636,226</b>			



**Table 3a Current and Projected Cash Flow of TIF 5 (Six Points)**

Tax Increment Financing District 5 (Six Points) - Performance and Projection									
Year	TIF Project Costs	Value	Increment	Tax Rate	New Development	Tax Increment	Interest on Debt	Debt Service Balance	TIF Year
2001	\$1,235,752	\$18,524,000	\$0	31.33	\$0	\$0	Included within expenses	\$1,233,908	1
2002	\$2,424,284	\$17,536,800	(\$987,200)	27.83	\$0	\$0		\$3,637,400	2
2003	\$2,942,432	\$15,003,200	(\$3,520,800)	28.60	\$0	\$0		\$6,484,676	3
2004	\$3,870,812	\$14,816,600	(\$3,707,400)	26.29	\$0	\$0		\$9,935,662	4
2005	\$2,833,700	\$17,460,000	(\$1,064,000)	26.28	\$0	\$0		\$12,728,441	5
2006	\$3,923,609	\$19,053,300	\$529,300	22.73	\$3,400,000	\$12,031		\$15,567,338	6
2007	\$2,110,368	\$24,221,900	\$5,697,900	23.57	\$2,300,000	\$134,301		\$17,616,012	7
2008	\$706,719	\$31,733,300	\$13,209,300	23.80	\$7,510,900	\$314,377		\$18,183,602	8
2009	\$699,825	\$43,665,500	\$25,141,500	24.59	\$8,585,500	\$618,229		\$18,562,487	9
2010	\$548,200	\$45,400,300	\$26,876,300	26.11	\$7,555,700	\$701,794		\$18,436,407	10
2011	\$1,150,406	\$44,386,500	\$25,862,500	26.15	\$0	\$676,211		\$18,818,848	11
2012	\$120,809	\$42,329,800	\$23,805,800	26.01	\$0	\$619,215		\$19,548,806	12
<b>Subtotal</b>	<b>\$22,566,916</b>				<b>\$29,352,100</b>	<b>\$3,076,157</b>			
Projection									
2013	\$864,500	\$43,149,098	\$24,625,098	25.95	\$396,000	\$638,925	\$751,877	\$20,981,207	13
2014	\$115,500	\$45,776,589	\$27,252,589	25.88	\$2,196,000	\$705,330	\$867,491	\$21,120,398	14
2015	\$0	\$54,118,355	\$35,594,355	25.82	\$7,884,000	\$918,922	\$904,074	\$21,956,312	15
2016	\$0	\$86,843,538	\$68,319,538	25.75	\$32,184,000	\$1,759,362	\$932,627	\$22,591,129	16
2017	\$0	\$90,537,974	\$72,013,974	25.69	\$2,826,000	\$1,849,865	\$909,437	\$21,847,350	17
2018	\$0	\$95,007,354	\$76,483,354	25.62	\$3,564,000	\$1,959,761	\$886,231	\$21,096,635	18
2019	\$0	\$95,957,427	\$77,433,427	25.56	\$0	\$1,979,145	\$853,184	\$20,098,616	19
2020	\$0	\$96,917,001	\$78,393,001	25.50	\$0	\$1,998,661	\$812,308	\$18,902,956	20
2021	\$0	\$97,886,171	\$79,362,171	25.43	\$0	\$2,018,312	\$768,578	\$17,631,343	21
2022	\$0	\$98,865,033	\$80,341,033	25.37	\$0	\$2,038,099	\$722,984	\$16,307,847	22
2023	\$0	\$99,853,683	\$81,329,683	25.30	\$0	\$2,058,021	\$673,723	\$14,888,287	23
2024	\$0	\$100,852,220	\$82,328,220	25.24	\$0	\$2,078,080	\$622,662	\$13,418,229	24
2025	\$0	\$101,860,742	\$83,336,742	25.18	\$0	\$2,098,278	\$563,130	\$11,793,755	25
2026	\$0	\$102,879,350	\$84,355,350	25.12	\$0	\$2,118,615	\$500,227	\$10,083,296	26
2027	\$0	\$103,908,143	\$85,384,143	25.05	\$0	\$2,139,092	\$433,804	\$8,283,268	27
<b>Subtotal</b>	<b>\$980,000</b>				<b>\$49,050,000</b>	<b>\$26,358,448</b>	<b>\$11,202,337</b>		
<b>Totals</b>	<b>\$23,546,916</b>				<b>\$78,402,100</b>	<b>\$29,434,627</b>			
2028	\$0	\$104,947,225	\$86,423,225	24.99	\$0	\$2,159,711	\$245,767	\$6,389,943	28
2029	\$0	\$105,996,697	\$87,472,697	24.93	\$0	\$2,180,472	\$165,853	\$4,312,173	29
2030	\$0	\$107,056,664	\$88,532,664	24.87	\$0	\$2,201,378	\$81,888	\$2,129,096	30
2031	\$0	\$108,127,231	\$89,603,231	24.80	\$0	\$2,222,427	(\$6,294)	(\$163,655)	31
2032	\$0	\$109,208,503	\$90,684,503	24.74	\$0	\$2,243,623	(\$98,870)	(\$2,570,622)	32

**Table 3b Current and Projected Cash Flow of TIF 5 (Six Points) with TID Donation**

Tax Increment Financing District 5 (Six Points) - Performance and Projection (with TID donation)										
Year	TIF Project Costs	Value	Increment	TIF Donation	Tax Rate	New Development	Tax Increment	Interest on Debt	Debt Service Balance	TIF Year
2001	\$1,235,752	\$18,524,000	\$0	\$0	31.33	\$0	\$0		\$1,233,908	1
2002	\$2,424,284	\$17,536,800	(\$987,200)	\$0	27.83	\$0	\$0		\$3,637,400	2
2003	\$2,942,432	\$15,003,200	(\$3,520,800)	\$0	28.60	\$0	\$0		\$6,484,676	3
2004	\$3,870,812	\$14,816,600	(\$3,707,400)	\$0	26.29	\$0	\$0		\$9,935,662	4
2005	\$2,833,700	\$17,460,000	(\$1,064,000)	\$0	26.28	\$0	\$0		\$12,728,441	5
2006	\$3,923,609	\$19,053,300	\$529,300	\$0	22.73	\$3,400,000	\$12,031	Included within expenses	\$15,567,338	6
2007	\$2,110,368	\$24,221,900	\$5,697,900	\$0	23.57	\$2,300,000	\$134,301		\$17,616,012	7
2008	\$706,719	\$31,733,300	\$13,209,300	\$0	23.80	\$7,510,900	\$314,377		\$18,183,602	8
2009	\$699,825	\$43,665,500	\$25,141,500	\$0	24.59	\$8,585,500	\$618,229		\$18,562,487	9
2010	\$548,200	\$45,400,300	\$26,876,300	\$0	26.11	\$7,555,700	\$701,794		\$18,436,407	10
2011	\$1,150,406	\$44,386,500	\$25,862,500	\$0	26.15	\$0	\$676,211		\$18,818,848	11
2012	\$120,809	\$42,329,800	\$23,805,800	\$0	26.01	\$0	\$619,215		\$19,548,806	12
<b>Subtotal</b>	<b>\$22,546,916</b>			<b>\$0</b>		<b>\$29,352,100</b>	<b>\$3,076,159</b>			
Projection										
2013	\$864,500	\$43,149,098	\$24,625,098	\$1,273,127	25.95	\$396,000	\$638,925	\$756,044	\$19,657,155	13
2014	\$115,500	\$45,776,589	\$27,252,589	\$0	25.88	\$2,196,000	\$705,330	\$759,361	\$19,743,384	14
2015	\$0	\$54,118,355	\$35,594,355	\$0	25.82	\$7,884,000	\$918,922	\$789,393	\$20,524,218	15
2016	\$0	\$86,843,538	\$68,319,538	\$0	25.75	\$32,184,000	\$1,759,362	\$811,606	\$21,101,750	16
2017	\$0	\$90,537,974	\$72,013,974	\$0	25.69	\$2,826,000	\$1,849,865	\$780,708	\$20,298,396	17
2018	\$0	\$95,007,354	\$76,483,354	\$0	25.62	\$3,564,000	\$1,959,761	\$749,451	\$19,485,723	18
2019	\$0	\$95,957,427	\$77,433,427	\$0	25.56	\$0	\$1,979,145	\$708,587	\$18,423,267	19
2020	\$0	\$96,917,001	\$78,393,001	\$0	25.50	\$0	\$1,998,661	\$660,023	\$17,160,594	20
2021	\$0	\$97,886,171	\$79,362,171	\$0	25.43	\$0	\$2,018,312	\$608,434	\$15,819,287	21
2022	\$0	\$98,865,033	\$80,341,033	\$0	25.37	\$0	\$2,038,099	\$554,743	\$14,423,308	22
2023	\$0	\$99,853,683	\$81,329,683	\$0	25.30	\$0	\$2,058,021	\$497,245	\$12,928,366	23
2024	\$0	\$100,852,220	\$82,328,220	\$0	25.24	\$0	\$2,078,080	\$437,689	\$11,379,912	24
2025	\$0	\$101,860,742	\$83,336,742	\$0	25.18	\$0	\$2,098,278	\$372,073	\$9,673,905	25
2026	\$0	\$102,879,350	\$84,355,350	\$0	25.12	\$0	\$2,118,615	\$303,025	\$7,878,652	26
2027	\$0	\$103,908,143	\$85,384,143	\$0	25.05	\$0	\$2,139,092	\$230,401	\$5,990,439	27
<b>Subtotal</b>	<b>\$980,000</b>			<b>\$1,273,127</b>		<b>\$49,050,000</b>	<b>\$24,358,467</b>	<b>\$9,018,783</b>		
<b>Totals</b>	<b>\$23,546,916</b>			<b>\$1,273,127</b>		<b>\$78,402,100</b>	<b>\$29,434,626</b>			
2028	\$0	\$104,947,225	\$86,423,225	\$0	24.99	\$0	\$2,159,711	\$154,054	\$4,005,400	28
2029	\$0	\$105,996,697	\$87,472,697	\$0	24.93	\$0	\$2,180,472	\$70,471	\$1,832,248	29
2030	\$0	\$107,056,664	\$88,532,664	\$0	24.87	\$0	\$2,201,378	(\$17,309)	(\$450,026)	30
2031	\$0	\$108,127,231	\$89,603,231	\$0	24.80	\$0	\$2,222,427	(\$109,459)	(\$2,845,942)	31
2032	\$0	\$109,208,503	\$90,684,503	\$0	24.74	\$0	\$2,243,623	(\$206,162)	(\$5,360,200)	32

**Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements within the District**

The public works and improvements undertaken in the District include those identified in the Amended Project Plan, dated December 21, 1999. No further public works or improvements are expected in the District.

**Economic Feasibility Study**

Base value (1994):	\$ 4,307,500
Current value (2012):	\$16,855,500
Original property taxes (1994):	\$120,100
Estimated current property taxes (2012):	\$438,412
Property Tax Increment:	\$375,863*

\*based on equalized rate of 29.95 provided by the Dept. of Revenue

The District will have an estimated positive fund balance in 2013 of \$3,075,225, but has outstanding expenses estimated to be \$158,768. The District has sufficient positive tax increment of \$2,916,457 to satisfy all of its current year debt service and project cost obligations. Therefore, the District has positive tax increments to allocate other Tax Incremental Districts.

**Description of the Methods of Financing all Estimated Project Costs and the Time When the Costs or Monetary Obligations Related Thereof are to be Incurred**

Financing is not required with this allocation amendment.

**Detailed List of Estimated Project Costs**

This amendment entails no new project costs beyond those project costs included in the Amended Project Plan, dated December 21, 1999, which includes the costs related to the estimated \$158,768 repayment of a loan from the Department of Commerce.

**Proposed changes in Zoning Ordinances, the City's Master Plan, Map, Building Codes or Ordinances**

No changes in zoning ordinances, the City's master plan, map, building codes or ordinances are proposed or necessitated by this amendment.

**List of Estimated Non-Project Costs**

No non-project costs are proposed by this amendment.

**Statement of the Proposed Method for the Relocation of Any Persons Being Displaced**

It is not anticipated that any relocation will be required in connection with this amendment.

In the event that relocation becomes necessary, before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Administration's Division of Energy Services (DOA), and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Rights" as prepared by the DOA. The City will file a relocation plan with the DOA, and shall keep records as required in Section 32.27 of Wisconsin Statutes. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

**Statement Indicating How This Amendment Promotes Orderly Development of the City**

TIFs #5 and #6 are not generating sufficient increment to pay for project costs in a timely manner. The financial health of TIFs #5 and #6 will benefit from the transfer of positive tax increments from the District.

It is anticipated that this amendment will help TIFs #5 and #6 to carry-out the projects in their respective project plans and enable the City to close in a shorter amount of time, therefore, allowing the benefit of the growth in valuation to return to the overlying taxing districts sooner.

**Maps Showing: Existing Boundaries, Uses and Conditions of Real Property and Improvements and Uses in the District**

The Boundaries, uses and conditions of real property and improvements and uses in the District are not changed by this Amendment. The Maps included in the Amended Project Plan dated December 21, 1999 are still accurate.

**Maps Showing: Proposed Improvements and Uses Therein**

No further public works or improvements are expected in the District. The Boundaries, uses and conditions of real property and improvements and uses in the District are not changed by this Amendment. The Maps included in the Amended Project Plan dated December 21, 1999 are still accurate.



OFFICE OF THE CITY ATTORNEY

Scott E. Post  
City Attorney

Sheryl L. Kuhary  
Jeffrey J. Warchol  
Jenna R. Merten  
Assistant City Attorneys

January 31, 2013

John Stibal  
Director,  
Department of Development  
City of West Allis

RE: Project Plan Amendment Number Three for  
Tax Incremental District Number Three

Dear Mr. Stibal:

Pursuant to your request, I have reviewed the Project Plan Amendment Number Two for Tax Incremental District Number Three. Based upon that review, I am of the opinion that the Plan Amendment complies with all of the statutory requirements of Wis. Stats. Section 66.1105(4). This opinion is rendered in compliance with that statutory provision and should be part of the Project Plan Amendment.

Sincerely,

Scott E. Post  
City Attorney

SEP:kp  
L/Scott/MiscLtr/ltr-Stibal-TIF3 Amend3