

June 18, 2024

PROJECT PLAN

City of West Allis, Wisconsin



Tax Incremental District No. 20
6400 W. Greenfield



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

| | |
|---|-----------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for June 4, 2024 |
| Public Hearing Held: | Scheduled for June 18, 2024 |
| Approval by Community Development Authority: | Scheduled for June 18, 2024 |
| Adoption by City Council: | Scheduled for July 10, 2024 |
| Approval by the Joint Review Board: | TBD |

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 20 (“District”) is a proposed Blighted Area District located at 6400 W. Greenfield Avenue consisting of five parcels owned by the City and its Community Development Authority that would be transferred to the JJH3group (“Developer”) which will redevelop the site and construct eight townhomes and 11 market rate one- and two-bedroom apartment units along with approximately 2,800 square feet of commercial space. Vacant commercial buildings constructed in 1915 and 1924 occupy the site and formerly housed a tavern, a restaurant, and second floor apartments. These structures are blighted and will be demolished as part of the redevelopment project. Existing public parking behind these structures will be retained and expanded, and the current public green space located immediately to the east on the corner of W. Greenfield Avenue and 64th Street will be replaced with a new .18-acre public park space to be created by the Developer.



Google Street View of Existing Structures located at 6416, 6422, 6424 and 6426 W. Greenfield Avenue

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 \$4.42 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.05 million in “pay as you go” development incentives, and \$365,000 in costs related to creation and administration of the District over its life.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$7.5 million 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 remain open for 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:

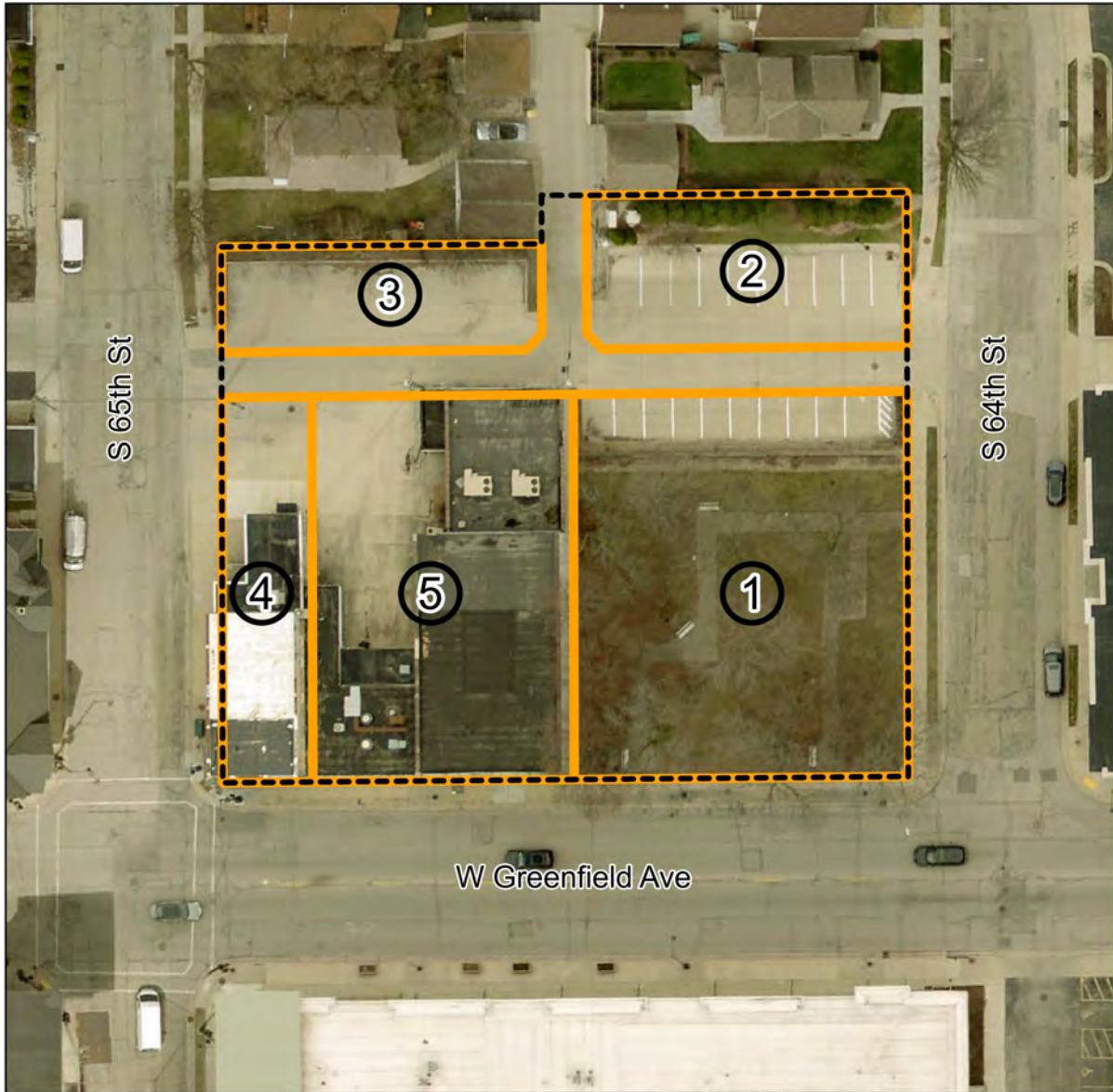
1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the “But-For Determination Report” prepared by Baker Tilly Municipal Advisors. The analysis included in that report identifies an estimated Internal Rate of Return of 6.00% with no public incentive, and 6.81% with the requested incentive. Based on investor return expectations of 6% to 8% with an average of 7%, the report concludes that the Project is unlikely to proceed without the requested public assistance.
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 in addition to the incremental value expected to be created, the Project will result in redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

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

SECTION 2: Preliminary Maps of Proposed District Boundary

Maps Begin on Following Page.

City of West Allis Tax Increment District # 20: Parcel Map



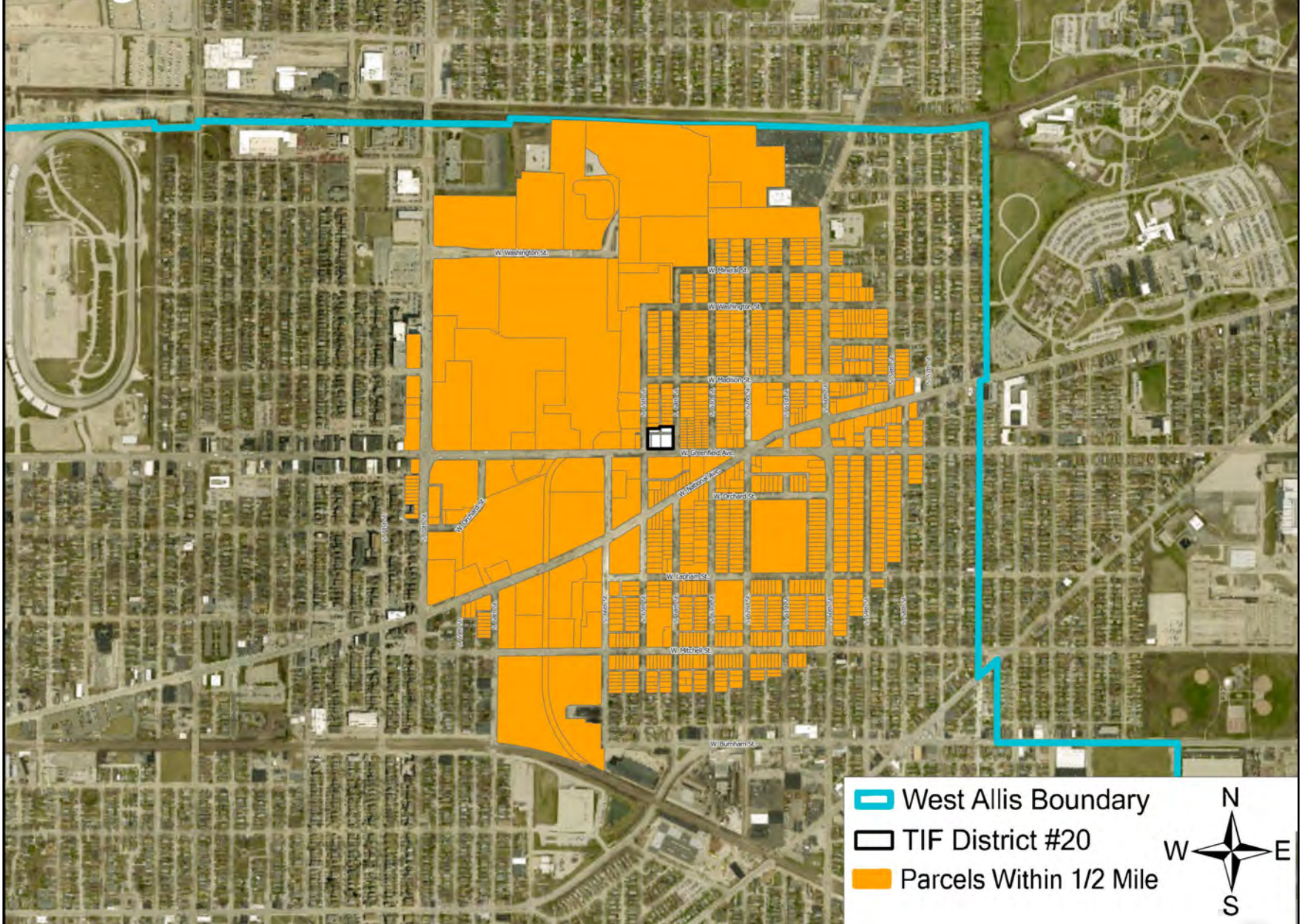
Parcel Map

- ① 6400 W. Greenfield Ave. (439-0141-001)
- ② 1351 S. 64 St. (439-0147-001)
- ③ 13** S. 65 St. (439-0146-000)
- ④ 6424-26 W. Greenfield Ave. (439-0145-002)
- ⑤ 6414-22. W Greenfield Ave. (439-0144-001)



Proposed District Boundary Map

City of West Allis Tax Increment District #20 1/2 Mile Buffer



SECTION 3: Maps Showing Existing Uses and Conditions

Maps Begin on Following Page.

City of West Allis Tax Increment District # 20 Existing Land Use Map



Existing Uses Map

City of West Allis Tax Increment District # 20: Existing Property Conditions



 TIF District #20
 Blighted



Existing Conditions Map

SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

The following tax parcels will be included in the District. All were owned by the City or its Community Development Authority as of January 1, 2024, and all were acquired more than one year prior to the District's planned creation date. All parcels are tax-exempt. The District will therefore have a base value of zero.

| Map Reference Number | Parcel Number | Address | Owner | Acres | Blighted Acres |
|----------------------|---------------|--------------------------------|---|-------------|----------------|
| N/A | ROW Areas | | | 0.07 | 0.00 |
| 1 | 439-0141-001 | 6400 W GREENFIELD AVE | City of West Allis | 0.29 | 0.00 |
| 2 | 439-0147-001 | 1351 S 64 ST | City of West Allis | 0.11 | 0.11 |
| 3 | 439-0146-000 | 13** S 65 ST | Community Development Authority of City of West Allis | 0.08 | 0.08 |
| 4 | 439-0145-002 | 6424-26 W GREENFIELD AVE | Community Development Authority of City of West Allis | 0.08 | 0.08 |
| 5 | 439-0144-001 | 6414-16-18-22 W GREENFIELD AVE | Community Development Authority | 0.23 | 0.23 |
| TOTALS | | | | 0.86 | 0.50 |

Percentage of TID Area Designated as Blighted (at least 50%) 58%

Percentage of TID Area Not Designated as Blighted 42%

Total Area 100%

Blighted Area

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), one qualifying criteria is : “An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.”

Specific blighting conditions include:

- The structure located at 6426 W. Greenfield Avenue was constructed in 1915, is functionally obsolete, and will be demolished as part of the Project. The property was acquired by the City in 2021.
- The structures located at 6422 W. Greenfield Avenue were constructed in 1924, are functionally obsolete, and will be demolished as part of the Project. The property was acquired by the City in 2022.
- The parking areas located at 13** S. 65th Street and 1351 S. 64th Street are in disrepair and will be rehabilitated as part of the redevelopment project.

A total of 0.5 acres, or 63% of the District area, is blighted, meeting the requirement that at least 50% of the area be blighted.

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.

Calculation of City Equalized Value Limit

| | | |
|---|-----------|--------------------|
| City TID IN Equalized Value (Jan. 1, 2023) | \$ | 5,991,356,600 |
| TID Valuation Limit @ 12% of Above Value | \$ | 718,962,792 |

Calculation of Value Subject to Limit

| | | |
|--|-----------|--------------------|
| Estimated Base Value of New District* | \$ | 0 |
| Incremental Value of Existing Districts (Jan. 1, 2023) | \$ | <u>336,703,300</u> |
| Total Value Subject to 12% Valuation Limit | \$ | 336,703,300 |

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$336,703,300, which is 5.62% of the City's total equalized value. This value is less than the maximum of \$718,962,792 (12%) in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

* As of January 1, 2024, all properties to be included in the District were owned by the City or the Community Development Authority and were tax-exempt with zero value.

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.

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.

Miscellaneous

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.

Projects Outside the Tax Increment District

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

| Expenditure Type* | Estimated Cost | Estimated Timing |
|--|-----------------------|-------------------------|
| Infrastructure Improvement at the public space (i.e. art, benches, etc.) | \$50,000 | Not later than 2046 |
| Street Improvements (Bump outs, crosswalks, paint) | \$50,000 | Not later than 2046 |
| Housing & Other Economic Development Incentives or Other Project Costs | \$100,000 | Not later than 2046 |
| Total | \$200,000 | |

SECTION 7: Maps Showing Proposed Improvements and Uses

Maps Begin on Following Page.

City of West Allis Tax Increment District # 20 Improvements



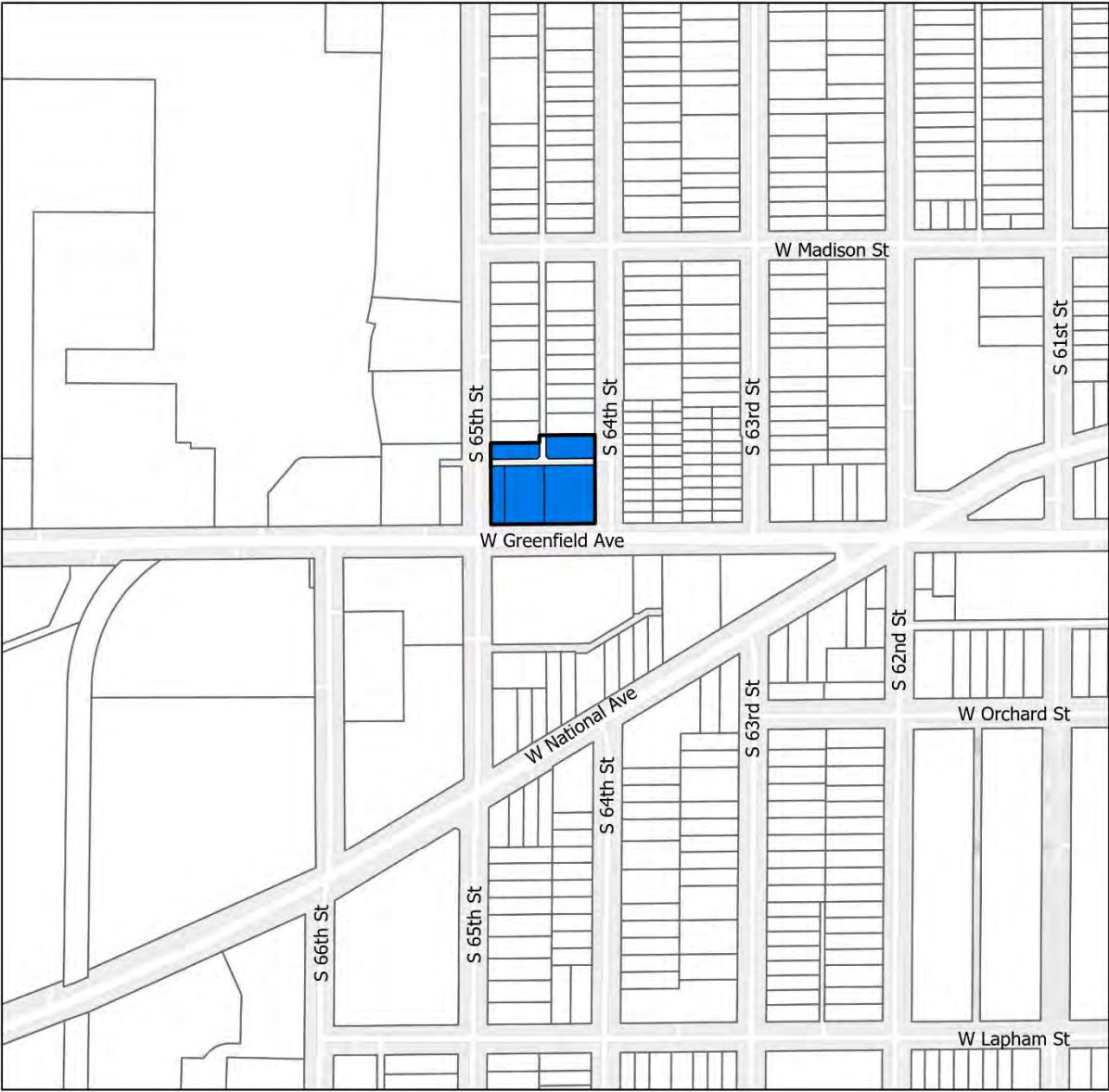
TIF District #20

1. Development Incentives
2. Administration and Professional Services
3. Infrastructure Improvements at public space (i.e. art, benches, etc.)
4. Street Improvements (bump outs, crosswalks, paint)
5. Housing & Other Economic Development Incentives or Other Project Costs



Proposed Improvements Map

City of West Allis Tax Increment District # 20 Future Land Use Map



Legend:

- TIF District #20
- Commercial Mixed



Proposed Uses Map (1 of 2)

City of West Allis Tax Increment District # 20 Rendering



□ TIF District #20
19 Units, 1 Commercial Space



Proposed Uses Map (2 of 2)

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.

| Expenditure Type | Estimated Cost | Estimated Timing |
|-------------------------------------|-----------------------|-------------------------|
| Development Incentives* (PAYGO MRO) | \$4,057,961 | 2027 - 2052 |
| Ongoing Planning & Administration | \$365,000 | 2024 - 2052 |
| Total | \$4,422,961 | |

* Projected development incentive payments have a present value of \$1.47 million using a 6.5% discount rate.

Contingent Projects

The City has identified other projects it may need to undertake to achieve the objectives for this District. Projected tax increments included in this Plan are not sufficient to provide the necessary funding. The City is including these projects on a contingent basis to provide the opportunity to undertake these activities if the District’s financial performance exceeds projections.

| Expenditure Type* | Estimated Cost | Estimated Timing |
|--|-----------------------|-------------------------|
| Infrastructure Improvements at public space (i.e. art, benches, etc.) | \$50,000 | Not later than 2046 |
| Street Improvements (Bump outs, crosswalks, paint) | \$50,000 | Not later than 2046 |
| Housing & Other Economic Development Incentives or Other Project Costs | \$100,000 | Not later than 2046 |
| Total | \$200,000 | |

* Projects may be undertaken within the District, or within areas located within ½ mile of the District.

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 \$7.5 million in incremental value by January 1, 2026. 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 \$20.10 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$4.42 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of West Allis, Wisconsin

Tax Increment District No. 20

Development Assumptions

| Construction Year | Actual | Estimated ¹ | Annual Total | Construction Year |
|-------------------|----------|------------------------|------------------|-------------------|
| 1 2024 | | | 0 | 2024 1 |
| 2 2025 | | 7,454,200 | 7,454,200 | 2025 2 |
| 3 2026 | | | 0 | 2026 3 |
| 4 2027 | | | 0 | 2027 4 |
| 5 2028 | | | 0 | 2028 5 |
| 6 2029 | | | 0 | 2029 6 |
| 7 2030 | | | 0 | 2030 7 |
| 8 2031 | | | 0 | 2031 8 |
| 9 2032 | | | 0 | 2032 9 |
| 10 2033 | | | 0 | 2033 10 |
| 11 2034 | | | 0 | 2034 11 |
| 12 2035 | | | 0 | 2035 12 |
| 13 2036 | | | 0 | 2036 13 |
| 14 2037 | | | 0 | 2037 14 |
| 15 2038 | | | 0 | 2038 15 |
| 16 2039 | | | 0 | 2039 16 |
| 17 2040 | | | 0 | 2040 17 |
| 18 2041 | | | 0 | 2041 18 |
| 19 2042 | | | 0 | 2042 19 |
| 20 2043 | | | 0 | 2043 20 |
| 21 2044 | | | 0 | 2044 21 |
| 22 2045 | | | 0 | 2045 22 |
| 23 2046 | | | 0 | 2046 23 |
| 24 2047 | | | 0 | 2047 24 |
| 25 2048 | | | 0 | 2048 25 |
| 26 2049 | | | 0 | 2049 26 |
| 27 2050 | | | 0 | 2050 27 |
| Totals | 0 | 7,454,200 | 7,454,200 | |

Notes:

¹Projected valuation based on Developer's estimated annual real estate taxes of \$149,800 divided by current TID equalized tax rate of \$20.10 x 1000 rounded to nearest hundred.

Table 1 – Development Assumptions

City of West Allis, Wisconsin

Tax Increment District No. 20

Tax Increment Projection Worksheet

| | | | | |
|--------------------------------|-----------------|----------|------------------------|----------|
| Type of District | Blighted Area | | Base Value | 0 |
| District Creation Date | January 1, 2024 | | Economic Change Factor | 1.00% |
| Valuation Date | Jan 1, | 2024 | Apply to Base Value | |
| Max Life (Years) | 27 | | Base Tax Rate | \$ 20.10 |
| Expenditure Period/Termination | 22 | 1/1/2046 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 27 | 2052 | | |
| 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 | 2024 | 0 | 2025 | 0 | 0 | 2026 | \$20.10 | 0 |
| 2 | 2025 | 7,454,200 | 2026 | 0 | 7,454,200 | 2027 | \$20.10 | 149,801 |
| 3 | 2026 | 0 | 2027 | 74,542 | 7,528,742 | 2028 | \$20.10 | 151,299 |
| 4 | 2027 | 0 | 2028 | 75,287 | 7,604,029 | 2029 | \$20.10 | 152,812 |
| 5 | 2028 | 0 | 2029 | 76,040 | 7,680,070 | 2030 | \$20.10 | 154,340 |
| 6 | 2029 | 0 | 2030 | 76,801 | 7,756,870 | 2031 | \$20.10 | 155,883 |
| 7 | 2030 | 0 | 2031 | 77,569 | 7,834,439 | 2032 | \$20.10 | 157,442 |
| 8 | 2031 | 0 | 2032 | 78,344 | 7,912,784 | 2033 | \$20.10 | 159,016 |
| 9 | 2032 | 0 | 2033 | 79,128 | 7,991,911 | 2034 | \$20.10 | 160,607 |
| 10 | 2033 | 0 | 2034 | 79,919 | 8,071,830 | 2035 | \$20.10 | 162,213 |
| 11 | 2034 | 0 | 2035 | 80,718 | 8,152,549 | 2036 | \$20.10 | 163,835 |
| 12 | 2035 | 0 | 2036 | 81,525 | 8,234,074 | 2037 | \$20.10 | 165,473 |
| 13 | 2036 | 0 | 2037 | 82,341 | 8,316,415 | 2038 | \$20.10 | 167,128 |
| 14 | 2037 | 0 | 2038 | 83,164 | 8,399,579 | 2039 | \$20.10 | 168,799 |
| 15 | 2038 | 0 | 2039 | 83,996 | 8,483,575 | 2040 | \$20.10 | 170,487 |
| 16 | 2039 | 0 | 2040 | 84,836 | 8,568,411 | 2041 | \$20.10 | 172,192 |
| 17 | 2040 | 0 | 2041 | 85,684 | 8,654,095 | 2042 | \$20.10 | 173,914 |
| 18 | 2041 | 0 | 2042 | 86,541 | 8,740,636 | 2043 | \$20.10 | 175,653 |
| 19 | 2042 | 0 | 2043 | 87,406 | 8,828,042 | 2044 | \$20.10 | 177,410 |
| 20 | 2043 | 0 | 2044 | 88,280 | 8,916,323 | 2045 | \$20.10 | 179,184 |
| 21 | 2044 | 0 | 2045 | 89,163 | 9,005,486 | 2046 | \$20.10 | 180,976 |
| 22 | 2045 | 0 | 2046 | 90,055 | 9,095,541 | 2047 | \$20.10 | 182,785 |
| 23 | 2046 | 0 | 2047 | 90,955 | 9,186,496 | 2048 | \$20.10 | 184,613 |
| 24 | 2047 | 0 | 2048 | 91,865 | 9,278,361 | 2049 | \$20.10 | 186,459 |
| 25 | 2048 | 0 | 2049 | 92,784 | 9,371,145 | 2050 | \$20.10 | 188,324 |
| 26 | 2049 | 0 | 2050 | 93,711 | 9,464,856 | 2051 | \$20.10 | 190,207 |
| 27 | 2050 | 0 | 2051 | 94,649 | 9,559,505 | 2052 | \$20.10 | 192,109 |
| Totals | 7,454,200 | | 2,105,305 | | Future Value of Increment | | 4,422,961 | |

Notes:

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

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The District's Project Costs will consist of a "pay as you go" development incentive, and administrative and professional services costs associated with the creation and administration of the District over its term.

The Developer has requested incentive payments to assist with the repayments of a \$1,665,533 secondary/mezzanine loan needed to complete the capital stack to allow for construction of the project. The Developer's loan would be amortized over 20 years at an assumed 6.5% interest rate. Based on the Project's assumed incremental valuation, twenty-seven years of annual tax increment net of City administrative and professional services costs would repay approximately \$1.59 million of the mezzanine loan principal amount.

Initially, and prior to tax increment being generated, the City will advance cash to the District to pay for the cost of its creation and administration. Amounts advanced will be repaid and deducted from the first incentive payment which is expected to be paid in 2027. In each year thereafter, the City's administrative and professional service costs will be paid from the tax increment collection, with the balance of tax increment then going to the incentive payment.

If the District's financial performance exceeds the projections included in this Plan, the City may elect to utilize remaining District revenue to pay the cost of projects included in the Continent Project list included in Section 8 of this Plan, provided those costs are incurred prior to the end of the District's expenditure period.

Based on the cash flow exhibit (**Table 3**), it is expected that the District will need to remain open for its entire 27-year term to recover planned Project Costs. 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.

City of West Allis, Wisconsin

Tax Increment District No. 20

Cash Flow Projection

| Year | Projected Revenues | | | Projected Expenditures | | | Balances | | | Year |
|---------------|--------------------|-------------------|------------------|--------------------------------------|---------------------------|--------------------|----------|------------|-------------------------|---------------|
| | Tax Increments | Interest Earnings | Total Revenues | Municipal Revenue Obligation (PAYGO) | Ongoing Planning & Admin. | Total Expenditures | Annual | Cumulative | Liabilities Outstanding | |
| 2024 | | | 0 | | 45,000 | 45,000 | (45,000) | (45,000) | 0 | 2024 |
| 2025 | | | 0 | 0 | 25,000 | 25,000 | (25,000) | (70,000) | 0 | 2025 |
| 2026 | 0 | | 0 | 0 | 25,000 | 25,000 | (25,000) | (95,000) | 4,057,961 | 2026 |
| 2027 | 149,801 | | 149,801 | 42,301 | 12,500 | 54,801 | 95,000 | 0 | 4,015,660 | 2027 |
| 2028 | 151,299 | | 151,299 | 138,799 | 12,500 | 151,299 | 0 | 0 | 3,876,862 | 2028 |
| 2029 | 152,812 | | 152,812 | 140,312 | 12,500 | 152,812 | 0 | 0 | 3,736,550 | 2029 |
| 2030 | 154,340 | | 154,340 | 141,840 | 12,500 | 154,340 | 0 | 0 | 3,594,710 | 2030 |
| 2031 | 155,883 | | 155,883 | 143,383 | 12,500 | 155,883 | 0 | 0 | 3,451,327 | 2031 |
| 2032 | 157,442 | | 157,442 | 144,942 | 12,500 | 157,442 | 0 | 0 | 3,306,385 | 2032 |
| 2033 | 159,016 | | 159,016 | 146,516 | 12,500 | 159,016 | 0 | 0 | 3,159,868 | 2033 |
| 2034 | 160,607 | | 160,607 | 148,107 | 12,500 | 160,607 | 0 | 0 | 3,011,762 | 2034 |
| 2035 | 162,213 | | 162,213 | 149,713 | 12,500 | 162,213 | 0 | 0 | 2,862,049 | 2035 |
| 2036 | 163,835 | | 163,835 | 151,335 | 12,500 | 163,835 | 0 | 0 | 2,710,714 | 2036 |
| 2037 | 165,473 | | 165,473 | 152,973 | 12,500 | 165,473 | 0 | 0 | 2,557,741 | 2037 |
| 2038 | 167,128 | | 167,128 | 154,628 | 12,500 | 167,128 | 0 | 0 | 2,403,113 | 2038 |
| 2039 | 168,799 | | 168,799 | 156,299 | 12,500 | 168,799 | 0 | 0 | 2,246,814 | 2039 |
| 2040 | 170,487 | | 170,487 | 157,987 | 12,500 | 170,487 | 0 | 0 | 2,088,826 | 2040 |
| 2041 | 172,192 | | 172,192 | 159,692 | 12,500 | 172,192 | 0 | 0 | 1,929,134 | 2041 |
| 2042 | 173,914 | | 173,914 | 161,414 | 12,500 | 173,914 | 0 | 0 | 1,767,720 | 2042 |
| 2043 | 175,653 | | 175,653 | 163,153 | 12,500 | 175,653 | 0 | 0 | 1,604,567 | 2043 |
| 2044 | 177,410 | | 177,410 | 164,910 | 12,500 | 177,410 | 0 | 0 | 1,439,658 | 2044 |
| 2045 | 179,184 | | 179,184 | 166,684 | 12,500 | 179,184 | 0 | 0 | 1,272,974 | 2045 |
| 2046 | 180,976 | | 180,976 | 168,476 | 12,500 | 180,976 | 0 | 0 | 1,104,498 | 2046 |
| 2047 | 182,785 | | 182,785 | 180,285 | 2,500 | 182,785 | 0 | 0 | 924,213 | 2047 |
| 2048 | 184,613 | | 184,613 | 182,113 | 2,500 | 184,613 | 0 | 0 | 742,100 | 2048 |
| 2049 | 186,459 | | 186,459 | 183,959 | 2,500 | 186,459 | 0 | 0 | 558,140 | 2049 |
| 2050 | 188,324 | | 188,324 | 185,824 | 2,500 | 188,324 | 0 | 0 | 372,316 | 2050 |
| 2051 | 190,207 | | 190,207 | 187,707 | 2,500 | 190,207 | 0 | 0 | 184,609 | 2051 |
| 2052 | 192,109 | | 192,109 | 184,609 | 7,500 | 192,109 | 0 | 0 | 0 | 2052 |
| Totals | 4,422,961 | 0 | 4,422,961 | 4,057,961 | 365,000 | 4,422,961 | | | | Totals |

Net Present Value @ 6.5% \$1,592,420 PROJECTED CLOSURE YEAR

LEGEND: ----- END OF EXP. PERIOD

Table 3 – Cash Flow

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 mixed commercial and park use.

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 a blighted area and providing appropriate financial incentives for a private development project. 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 redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand (as emphasized in the National Avenue Corridor Study), and provision of employment and commercial opportunities related to the construction and operation of the Project.

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.

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 20

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 West Allis, 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 West Allis Tax Incremental District No. 20 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Kail; Decker
City Attorney

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

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

| City of West Allis, Wisconsin | | | | | | | |
|---|------------------|------------------------|--------------------|-------------------------------|--------------------------|------------------|--------------|
| Tax Increment District No. 20 | | | | | | | |
| Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. | | | | | | | |
| Revenue Year | Milwaukee County | Milwaukee County Metro | City of West Allis | School District of West Allis | Milwaukee Area Technical | Total | Revenue Year |
| 2026 | 0 | 0 | 0 | 0 | 0 | 0 | 2026 |
| 2027 | 22,555 | 7,999 | 75,365 | 38,601 | 5,281 | 149,801 | 2027 |
| 2028 | 22,780 | 8,079 | 76,119 | 38,987 | 5,334 | 151,299 | 2028 |
| 2029 | 23,008 | 8,160 | 76,880 | 39,377 | 5,387 | 152,812 | 2029 |
| 2030 | 23,238 | 8,242 | 77,649 | 39,770 | 5,441 | 154,340 | 2030 |
| 2031 | 23,470 | 8,324 | 78,425 | 40,168 | 5,495 | 155,883 | 2031 |
| 2032 | 23,705 | 8,408 | 79,209 | 40,570 | 5,550 | 157,442 | 2032 |
| 2033 | 23,942 | 8,492 | 80,002 | 40,975 | 5,606 | 159,016 | 2033 |
| 2034 | 24,182 | 8,577 | 80,802 | 41,385 | 5,662 | 160,607 | 2034 |
| 2035 | 24,423 | 8,662 | 81,610 | 41,799 | 5,719 | 162,213 | 2035 |
| 2036 | 24,668 | 8,749 | 82,426 | 42,217 | 5,776 | 163,835 | 2036 |
| 2037 | 24,914 | 8,836 | 83,250 | 42,639 | 5,833 | 165,473 | 2037 |
| 2038 | 25,163 | 8,925 | 84,082 | 43,066 | 5,892 | 167,128 | 2038 |
| 2039 | 25,415 | 9,014 | 84,923 | 43,496 | 5,951 | 168,799 | 2039 |
| 2040 | 25,669 | 9,104 | 85,772 | 43,931 | 6,010 | 170,487 | 2040 |
| 2041 | 25,926 | 9,195 | 86,630 | 44,371 | 6,070 | 172,192 | 2041 |
| 2042 | 26,185 | 9,287 | 87,496 | 44,814 | 6,131 | 173,914 | 2042 |
| 2043 | 26,447 | 9,380 | 88,371 | 45,262 | 6,192 | 175,653 | 2043 |
| 2044 | 26,711 | 9,474 | 89,255 | 45,715 | 6,254 | 177,410 | 2044 |
| 2045 | 26,979 | 9,569 | 90,148 | 46,172 | 6,317 | 179,184 | 2045 |
| 2046 | 27,248 | 9,664 | 91,049 | 46,634 | 6,380 | 180,976 | 2046 |
| 2047 | 27,521 | 9,761 | 91,960 | 47,100 | 6,444 | 182,785 | 2047 |
| 2048 | 27,796 | 9,858 | 92,879 | 47,571 | 6,508 | 184,613 | 2048 |
| 2049 | 28,074 | 9,957 | 93,808 | 48,047 | 6,573 | 186,459 | 2049 |
| 2050 | 28,355 | 10,057 | 94,746 | 48,527 | 6,639 | 188,324 | 2050 |
| 2051 | 28,638 | 10,157 | 95,694 | 49,013 | 6,705 | 190,207 | 2051 |
| 2052 | 28,925 | 10,259 | 96,651 | 49,503 | 6,772 | 192,109 | 2052 |
| Totals | 665,937 | 236,189 | 2,225,200 | 1,139,711 | 155,924 | 4,422,961 | |