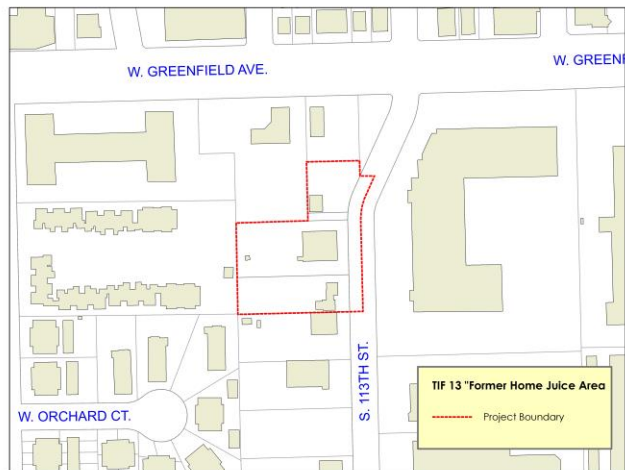




PROJECT PLAN FOR THE CREATION OF
TAX INCREMENTAL DISTRICT NUMBER THIRTEEN,
CITY OF WEST ALLIS, WISCONSIN

Former Home Juice Area



- | | |
|---|----------------|
| • Plan Commission -Review | March 23, 2011 |
| • Joint Review Board - Organizational Meeting | April 5, 2011 |
| • CDA – Public Hearing | April 12, 2011 |
| • CDA – Plan Approval | April 12, 2011 |
| • City Council – Adoption | April 19, 2011 |
| • Joint Review Board | April 20, 2011 |

Prepared by: Department of Development | City of West Allis
April 19, 2011

Tax Incremental District No. 13 Creation
Project Plan

City of West Allis Officials

City Council

Dan Devine, Mayor

Ald. Gary Barczak
Ald. Kurt Kopplin
Ald. Richard Narlock
Ald. Daniel Roadt
Ald. Vincent Vitale

Ald. Michael Czaplewski
Ald. Thomas Lajsic
Ald. Rosalie Reinke
Ald. James Sengstock
Ald. Martin Weigel

Community Development Authority

Ald. Gary Barczak
Wayne Clark
Gerald Matter
Christopher Ahrens

Ald. Michael Czaplewski
Karin Gale
Jason Metz

Joint Review Board

Mayor Dan Devine
Marvin Pratt
Dr. James Williams
Kurt Wachholz
Wayne Clark

City Representative
Milwaukee County
Milwaukee Area Technical College
West Allis/West Milw. School District
Public Member

Technical Advisory Staff

John Stibal
Patrick Schloss
Steven Schaer
Paul M. Ziehler
Scott Post
Charles Ruud
Gary Schmid
Shaun Mueller
Kristi Johnson
Bart Griepentrog
Nicholaus Czaplewski

Development Director
Community Development Manager
Planning Manager
City Admin. Officer, Clerk/Treasurer
City Attorney
City Assessor
Comptroller/Finance Manager
Senior Planner
Planner II
Planner I
Intern

TABLE OF CONTENTS

1.	INTRODUCTION.....	1
2.	EXECUTIVE SUMMARY	1
3.	TYPE & GENERAL DESCRIPTION OF DISTRICT.....	3
4.	EXISTING LAND USES AND CONDITIONS.....	4
5.	PROJECT PLAN GOALS AND OBJECTIVES.....	5
6.	PARCEL LIST AND ANALYSIS	7
7.	EQUALIZED VALUE TEST.....	8
8.	STATEMENTS OF PROPOSED IMPROVEMENTS	8
9.	ESTIMATED PROJECT COSTS.....	10
10.	NON-PROJECT COSTS	11
11.	PROJECT FINANCING AND TIMETABLE FOR EXPENDITURES	11
12.	TAX INCREMENT PROJECTION & ECONOMIC FEASIBILITY ANALYSIS	12
13.	STATEMENT OF FEASIBLE METHOD PROPOSED FOR RELOCATION	12
14.	ZONING	12
15.	ANNEXED PROPERTY.....	12
16.	RETAIL.....	12
17.	MASTER PLAN.....	13
18.	ORDERLY REDEVELOPMENT	13
19.	APPENDIX OF EXHIBITS	14
	1. Legal Description.....	15
	2. Statement of Lands and Interest to be Acquired.....	16
	3. Financial Condition Analysis	17

4. Economic Feasibility Analysis	18
5. Cash Flow	19
i. Revenue	19
ii. Increment	20
iii. Debt Service	21
6. Calculation of the Project Share in Tax Increments by Overlying Taxing Jurisdiction	22
7. Assessor's Letter	23
8. Legal Opinion	24
9. City of West Allis 2030 Future Land Use Map	25

1. INTRODUCTION

With a TIF district, a community typically borrows money to pay for expenses tied to a specific development project. The property taxes from that project pay off that debt over several years. Once the debt is repaid, the property taxes flow to the community, its school district and other local governments.

2. EXECUTIVE SUMMARY

PROBLEM

Due to major environmental contamination that was dumped between two properties, the parcels contained within this District have been unable to realize their highest and best use. Working with the existing development values, the current property owners are unable to pay for and complete the DNR required clean-up on this site. Neither of the parcels can be cleaned-up in isolation, and the creation of the district would ensure complete remediation on these adjacent parcels.

If the City of West Allis does not step in, no other private buyer would knowingly purchase the contaminated properties. The existing properties would then continue to deteriorate and eventually become tax delinquent, which would result in creating more significant blight on the surrounding area. In order to prevent this scenario and facilitate a proposed redevelopment, the City is willing to step in and assist as a developer of last resort. The City is seeking grant funding to finance this project and will not expend any TIF funds until it has secured sufficient grant funding to finance the project within the context of the proposed TIF.



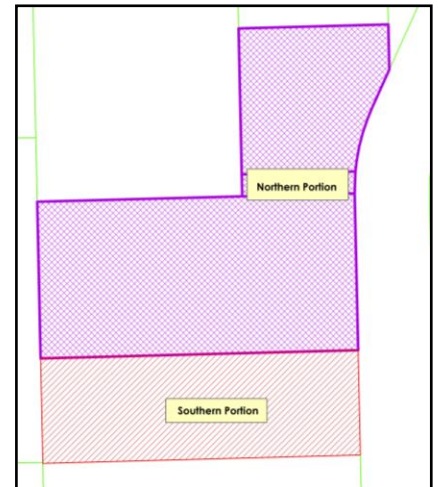
DESCRIPTION OF DISTRICT

This document is the Project Plan ("Project Plan") for Tax Incremental District Number Thirteen, City of West Allis (the "District"). The Project Plan has been prepared in conformance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law").

The District. The District's size and location consists of approximately 1.77 acres of land on the western side of the center line of S. 113 St., south of W. Greenfield Ave. A map of the proposed District boundaries is located under Section 3. The legal description for the District is attached within the appendix **Exhibit 1 - Legal Description.**

The northern portion of the site (1.38 acres composed of three parcels) was formerly occupied by a juice distribution facility from 1960 to 2006. The property was undeveloped or used as an agricultural field prior to 1960. The property has remained vacant since 2006.

The southern portion of the District has been utilized as a residential parcel. In 2009, the one-story, Cape Cod-style home underwent foreclosure.



Expenditures. The estimated total cost for project expenditures is \$1,144,000 for projects outlined in Project Plan. The projects to be undertaken pursuant to this Project Plan are expected to be financed by grants, G.O. Bonds and private investment. A summary of the Estimated Redevelopment Costs for the Plan is located in Table 2 within Section 9.

Economic Development. As a result of the creation of the District, the City projects that the redevelopment of the site will produce additional value of \$1.2 million. The additional value will be a result of the improvements made privately within the District. A table detailing project assumptions and values is located under Section 6 of this Plan. In addition, the District will provide other economic benefits, such as the creation of approximately 40 jobs and personal property tax.

Termination of District. Based on the Economic Feasibility Study located in Section 12 of the Plan, the District would be expected to generate sufficient tax increments to recover all associated costs by the year 2035; which is 25 years. If no public grants are received, the TIF would not be sufficient to cover the project costs within the permitted time frame, per state statutes, as a result, this District will not move forward without attaining sufficient grant funding.

The Project Plan will be implemented by the Community Development Authority (the "Authority") of the City of West Allis.

SUMMARY OF FINDINGS

As required by Wis. Stats. Section 66.1105 and as documented in the Plan and the attachments contained and referenced herein, the following findings are made:

But For Test. The creation of the District would allow redevelopment to occur as detailed in this Plan, by providing conditions suitable for redevelopment. These conditions would include: addressing environmental concerns, site preparation, development incentive payments, and other associated costs. Based on market conditions, current conditions and use of the District, the City has determined that redevelopment of the area will not occur as a result of private investment. Without the use of TIF, redevelopment of the area is unlikely, and the current condition, environmental issues and vacancy of the commercial buildings would remain.

Economic Benefits. The District's benefits can be measured by increased taxable value to the City and taxing jurisdictions. The improvements are sufficient to compensate for the cost of improvements. The Economic Feasibility is outlined under Section 12 of the Plan. The following was considered in supporting the economic benefits:

- The tax increments projected to be collected are more than sufficient to pay for the proposed project costs.
- The development will add an estimated 35-40 permanent jobs and utilize 40-50 temporary construction jobs.

Benefits Outweigh Anticipated Tax Increments to be Paid. If approved, the District would be created as of January 1, 2011. As of this date, the values of all existing development would be frozen and the property taxes collected on the base value would continue to be distributed to the various taxing jurisdictions, as they currently are now. The incremental value created by new development created after January 1, 2011 will underwrite the repayment of TIF-eligible project costs. Based on the Economic Benefits stated above, the City concludes the overall benefits of the District outweigh the anticipated tax increments to be paid by owners of the property in the

overlying taxing jurisdictions. 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 the property in the overlying taxing jurisdictions has been made and can be found as **Exhibit 6 – Taxing Jurisdictions**.

No Less than 50% In Need of Rehabilitation. Per Statute, more than 50% of the real property within the district must be in need of rehabilitation or conservation work within the meaning of Section 66.1337(2m)(b) of Wis. Stats. Also, any property within the district vacant for seven years immediately preceding adoption of the District must not comprise more than 25% of the area in compliance with 66.1105(4)(gm)1 of Wis. Stats.

Based on the environmental conditions and concerns, and underutilization of the property within the District, the City reasonably finds the District to be compliant with these conditions. Furthermore, the District is in need of rehabilitation and conservation work, based on the identification and classification of the property within the District.

Promotion Rehabilitation. The City finds that the creation of the District will promote the rehabilitation and conservation of the area.

Enhance Value. The City finds that the creation of the District will significantly enhance the value of real property within the District.

Value of TIF Districts, Not Exceed 12%. The City Assessor has found that not more than 12% of the total equalized value of the taxable property within the City. Refer to **Exhibit 7 – City Assessor Letter**.

RETAIL. The City estimates that approximately 10% of the District territory will be utilized for retail operations at the end of the District's maximum expenditure period, pursuant to Section 66.1105(5)(b) and 66.1105(6)(am)1 of Wis. Stats.

Master Plan. The Plan for the District in the City is feasible and is in conformity with the Comprehensive Plan of the City. See **Exhibit 9 – City of West Allis 2030 Future Land Use Map**.

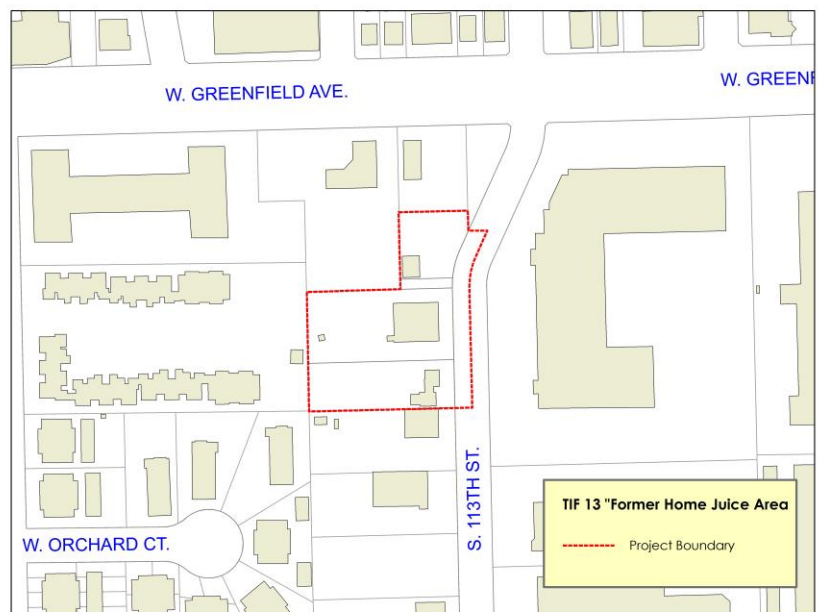
3. TYPE & GENERAL DESCRIPTION OF DISTRICT

District

The District is being created by the City of West Allis under the authority provided in 66.1105 of Wis. Stats. **Map No. 1 - Project Boundary** more clearly defines the precise limits of the District.

The District is bounded on the north by private property developed with commercial uses (credit union and auto repair), on the east by the centerline of S. 113 St., on the south by a commercial property utilized by a plumbing contractor, and on the west by multi-family residential development. A legal description is provided in **Exhibit No. 1 – Legal Description**.

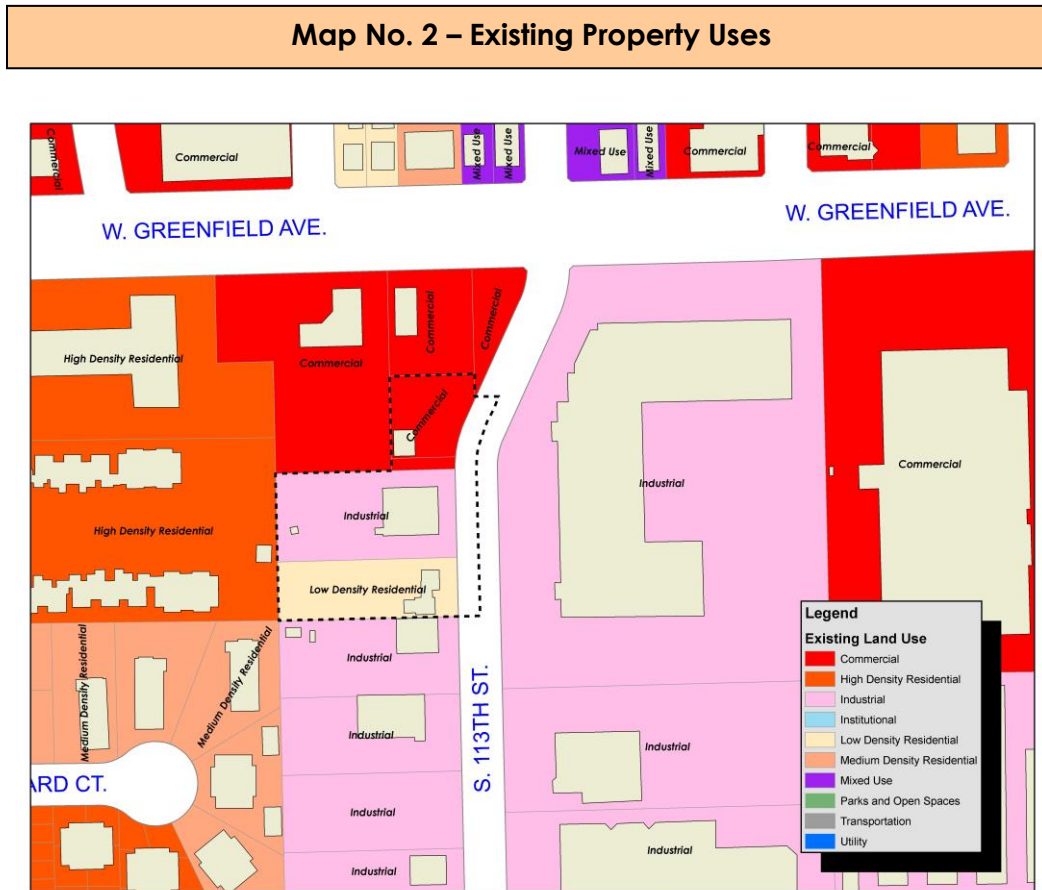
Map No. 1: Project Boundary



4. EXISTING LAND USES AND CONDITIONS:

The creation of the District is necessary to eliminate and to prevent the spread of blight and foster sustainable development with less impact on the local infrastructure and environment.

Map No. 2 - Existing Property Uses details current land uses abutting the proposed district.



Type of District

The District is created as a “Rehabilitation or Conservation District” based upon a finding that at least 50%, by area, of the real property within the District is blighted; in need of rehabilitation or conservation work, as defined in Section 66.1337(2m)(a). Refer to **Map No. 3- Rehabilitation Conditions**.

The former Home Juice site is known to have brownfield conditions, which have to this point limited its potential for redevelopment or reuse. The former Home Juice property has undergone a phased site assessment and additional testing for the purposes of selling and redeveloping the property, including soil and groundwater testing on the on the adjacent property has also been performed. Concentrations of chlorinated volatile organic compounds (CVOCs) were detected above regulatory standards in the soil and groundwater adjacent to the property line between the Home Juice property and the residential property to the south. Since CVOCs were detected in shallow soil samples on both properties, WDNR has indicated that they are considering both properties as a source of CVOC contamination for the purposes of identifying both owners as “Potentially Responsible Parties” (PRPs).

The environmental hazards within the District, and the distressed state and disrepair of the property substantially impairs and arrests the sound growth of the community, constitutes an economic and social liability and is a menace to the public's health, safety, and welfare in its present condition and use. Additionally, redevelopment of the property will provide future property tax relief to the families and businesses of West Allis.

Map No. 3 – Rehabilitation Conditions



5. PROJECT PLAN GOALS AND OBJECTIVES

The formation of the District will ensure that all future development occurs consistently with the City's redevelopment objectives. The overall goal of the City is to increase the tax base, provide employment opportunities and remove blight. The project costs included in this Plan relate directly to the rehabilitation or conservation areas in the District. These costs will be incurred in a fashion consistent with the purpose for which the District is created. The creation of the District promotes the orderly development of the City as follows:

Goals:

1. To remediate environmental contamination to a level necessary for development and for a clean and livable city and neighborhood.
2. To eliminate blight and prevent the development and spread of blighted areas.

3. To reverse the underutilized property by encouraging new private development.
4. To reposition this commercial and industrial area to be a viable job creator.
5. To broaden the property tax base of the community.
6. To directly serve to rehabilitate or conserve the area.
7. To promote a sustainable development that will reduce impact on the infrastructure and environment.

Objectives:

1. Redevelop the property into contemporary office uses.
2. Eliminate underutilized land and environmentally hazardous conditions.
3. Divide land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment, in accordance with development needs and standards.
4. Improve the site with buildings that feature high quality architectural design standards.
5. Provide for the orderly physical and economic growth of this area, through planned and controlled redevelopment.
6. Foster redevelopment activities that are consistent with the uses permitted in this Plan, the sound needs and growth of the surrounding area, and the community as a whole.
7. Assure that redevelopment is aesthetically pleasing and compatible with existing development in the area by incorporating high-quality architectural design, site planning, landscaping, signage, public art and amenity lighting.
8. Foster economic development by providing facilities, which generate employment opportunities.
9. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
10. Provide project and site improvements, including stormwater management, utilities, and other related improvements necessary for carrying out the objectives of this Plan.
11. Achieve private redevelopment, which will add to the tax base of the City of West Allis and stimulate business activity in this part of the city.
12. Provide off-site improvements to infrastructure or other private improvements within one ½ mile of the district in accordance with Wis. Stats. Section 66.1105(2)n.

Project Description

The activities of the District are designed to encourage redevelopment of the blighted commercial buildings, residential parcel and contaminated land. The following activities are essential to removing the current barriers to private redevelopment.

The project includes the private redevelopment of four parcels totaling approximately 1.5 acres of land. The redevelopment will include the environmental remediation of the contaminated properties, demolition of the current residential building, renovation and expansion of the existing commercial buildings, and improvements to upgrade parking and landscaping areas throughout the site. The District will be reutilized as a quality commercial development, offering increased employment opportunities. The proposed redevelopment would have two buildings totaling over 15,000 sq. ft. of modern office space.

Buildings would consist of materials such as brick, precast stone and cast stone, common size brick, concrete masonry as a secondary material, ornamental metals as an accent material, stucco, and EIFS limited to less than 10%.

6. PARCEL LIST AND ANALYSIS

In 2010, the District's Fair Market Value as determined by the City Assessor was \$205,423 for the land and \$360,246 for the improvements for a total of \$565,669. The properties paid \$14,655 in property taxes. If the site were redeveloped with the proposed commercial facilities, the total taxable value generated by the property could exceed \$44,486 and provide an additional (incremental) property tax relief in the area of \$29,831 per year.

Table 1

PROJECTED PROPERTY TAX INCREMENT

Parcel	Assessed Value			Equalized Value	Taxes (.2611)
	Land	Improvements	Total		
I	\$18,900	\$122,600	\$141,500	\$142,627	\$3,695
IIA	\$127,900	\$160,500	\$288,400	\$290,697	\$7,531
IIB	\$6,300	\$2,000	\$8,300	\$8,366	\$217
IIC	\$50,700	\$72,300	\$123,000	\$123,797	\$3,212
Current	\$203,800	\$357,400	\$561,200	\$565,669	\$14,655
Projected	\$203,800	\$1,500,000	\$1,703,800	\$1,717,367	\$44,486
Projected Increment	\$0	\$1,142,600	\$1,014,700	\$1,022,780	\$29,831

Map No. 4 – Parcel Map



7. EQUALIZED VALUE TEST

The following calculation demonstrates the City's 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 the taxable property within the City. Attached, as **Exhibit 7** is a City Assessor Letter supporting the finding of this test.

The total 2010 equalized value (TIF in) is \$4,080,048,500. The equalized value of the increment of existing Tax Increment Districts within the City, plus the base value of the proposed District, totals \$161,545,900 (including TIF 13). This value represents 3.959% of the City's value and is less than the maximum of \$489,605,796 in equalized value that is permitted for the City of West Allis. In conclusion, the City is in compliance with statutory provisions and may proceed with the creation of this District.

8. STATEMENTS OF PROPOSED IMPROVEMENTS

The following is a list of proposed improvements and other projects that the Community Development Authority (CDA) expects to implement in the District. Any costs necessary for the creation of the District or related to the proposed improvements are considered "project costs" and are eligible to be paid with tax increment revenues.

- Property Acquisition for Redevelopment. To foster and facilitate redevelopment within the District the CDA may acquire property within the District. Costs associated and related to the acquisition of real estate are eligible costs. Any revenue received by the CDA from the sale of property for redevelopment will be used to reduce the project costs for the District. If total Project Costs incurred by the CDA to acquire property and make it suitable for 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 Wis. Stats. Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Costs.
- Site Preparation. Environmental audits and remediation are necessary activities to prepare the site for redevelopment. Based on WDNR records, there are environmental concerns that require further testing and research. Any costs incurred by the CDA related to environmental audits, testing and remediation are eligible Project Costs.
- Developer Incentives. The CDA will negotiate and execute developer agreements that provide for the optimal redevelopment. The Project may include the CDA entering into agreements with property owners, lessees, or developers of land located within the District for the purpose of attracting development and obtaining sufficient tax base to recover project costs.
- Demolition. In order to remove blight, provide greater site access and allow for optimal re-use of existing structures, demolition is proposed to take place within this District.
- Stormwater. All applicable stormwater requirements of local and overlying jurisdictions will be adhered to, which may require investments in stormwater infrastructure.
- 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 CDA 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 are eligible Project Costs.
- Contribution to the Community Development Authority. As provided for in Wis. Stats. 66.1105(2)(f)1.h. and 66.1333(13), the City may provide funds to the CDA to be used for administration, planning, and operations related to the purposes for which it was established in relationship of any redevelopment or urban renewal project. These 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 the 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.

Map No. 5 – Proposed Improvements



9. ESTIMATED PROJECT COST

The project costs are directly related to eliminating blight and directly serve to rehabilitate or conserve the area, consistent with the purpose for which the District was created.

The costs included in this section are without limitation, eligible project costs, as defined under Section 66.1105(2)(f) of the Wisconsin Statutes.

The City's policy for the use of these funds is to assist major redevelopment projects, which will generate additional property taxes (increment). The maximum amount of City participation in any private redevelopment project will be based upon the expected property tax increment to be generated by the redevelopment projects for a period no longer than 27 years pursuant to the Tax Increment Law.

Proposed project costs include property acquisition, demolition, environmental remediation, utility & access improvements, stormwater retention, and financing and administration costs. The total project costs are more fully described in **Table 2 - Estimated Redevelopment Costs**.

Some or all of these costs may be contributions made under Section 66.1333(13) of the Wisconsin Statutes to the Community Development Authority in connection with its implementation of the Project Plan. The Common Council may make those contributions pursuant to a Cooperation Agreement entered into with the Authority.

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 City Council, without amending the Plan.

**Table 2
Estimated Redevelopment Costs**

Project Activity	TIF Plan Budget
1. Acquisition	\$398,000
2. Relocation	\$0
3. Environmental Clean-Up	\$510,000
4. Demolition	\$30,000
5. Public Infrastructure	\$40,000
6. Administration	\$62,000
7. Interest Expense	\$0
8. Contingency	\$104,000
TOTAL	\$1,144,000

10. NON-PROJECT COSTS:

The City does not anticipate any non-project costs.

11. PROJECT FINANCING AND TIMETABLE FOR EXPENDITURES

The project will be financed primarily through grants, private investment and the sale of Taxable General Obligation (G.O.) Bonds, Tax Exempt G.O. Bonds, land sale proceeds, and federal and state grants.

The anticipated tax increment revenue would be more than adequate to cover the total debt service, as shown in **Exhibit No. 3 Financial Conditions Analysis and Exhibit No. 4 Economic Feasibility Analysis.**

The bulk of the Project Plan cost will be incurred in 2011 with the balance expended by the year 2012.

Depending on the finalized development proposal, there may be a need to install and/or relocate some public or private infrastructure such as sewer, water, roadway, gas, electric, etc., to more readily accommodate development.

12. TAX INCREMENT PROJECTION AND ECONOMIC FEASIBILITY ANALYSIS

The financial feasibility of the Project Plan is based upon the expected property tax increment to be generated.

The tax increment to be generated by the District is based upon the increases in real and personal property value and the building improvements/ additions during the life of the District. The cash flows set forth in **Exhibit No. 3 Financial Condition Analysis and Exhibit No. 4 Economic Feasibility Analysis** indicates that the anticipated revenues exceed the projected estimated project cost. The Project Plan, therefore, has been determined to be economically feasible.

The City recognizes that a real potential exists that the environmental and site preparation costs may be higher than currently projected. The City intends to recover these costs to the greatest extent possible through revenues generated by the District.

As a result of projected amount of debt to be issued to finance the project costs, the incremental revenue required to service the debt will necessitate that the District continue for 25 years (maximum 27-year period allowed by state statutes).

13. STATEMENT OF FEASIBLE METHOD PROPOSED FOR RELOCATION

The City and the Authority are authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the project relocated from properties within the area during the course of project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.1333(10) of the Wisconsin Statutes and subsequently approved by the Wisconsin Department of Commerce. Since the property is currently for sale voluntarily, no relocation is anticipated at this time.

14. ZONING

No changes are proposed to the master plan, building codes or city ordinances. The parcel at 1501 S. 113 St. will be rezoned from C-4 Regional Commercial District to C-3 Community Commercial District, to establish common zoning throughout the District. The District will be redeveloped with commercial uses, which meet the current zoning of the C-3 Community Commercial District.

15. ANNEXED PROPERTY

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

16. RETAIL

The City estimates that approximately 10% of the District territory could be utilized for retail operations at the end of the District's maximum expenditure period, pursuant to Section 66.1105(5)(b) and 66.1105(6)(am)1. of Wis. Stats.

17. MASTER PLAN

There are no proposed changes to the City's master plan. The proposed redevelopment within this district matches the City's Future Land Use as well as the redevelopment objectives outlined within the City's 2030 Comprehensive Plan specific to this area. **Please see Exhibit 9.**

18. ORDERLY REDEVELOPMENT

The District will provide orderly redevelopment of the City by fostering the opportunity for continued growth in the tax base and job opportunities.

The Exhibits and Attachments are incorporated into the Project Plan for Tax Incremental District Number Thirteen, City of West Allis, Wisconsin, and by reference made a part thereof pursuant to Section 66.1105 of the Wisconsin Statutes.

APPENDIX OF EXHIBITS

Exhibits

- Exhibit No. 1 – Legal Description
- Exhibit No. 2 – Statement of Lands and Interest to be Acquired
- Exhibit No. 3 – Financial Conditions Analysis
- Exhibit No. 4 – Economic Feasibility Analysis
- Exhibit No. 5 – Cash Flow
- Exhibit No. 6 – Taxing Jurisdictions
- Exhibit No. 7 – Assessor's Letter
- Exhibit No. 8 – Legal Opinion
- Exhibit No. 9 – City of West Allis 2030 Future Land Use Map

Exhibit No. 1 – Legal Description

A tract of land located in the Northeast $\frac{1}{4}$ of Section 6, Township 6 North, Range 21 East, more particularly described as follows:

Beginning at the Southeast corner of the Parcel 3, Certified Survey Map No. 3902; thence Northerly, 209.50 feet; thence Easterly, 164.50 feet; thence Northerly, 134.50 feet; thence Easterly, 120.00 feet; thence Southerly, 36.13 feet, to the Westerly right-of-way line of South 113th Street; thence Easterly, 33.34 feet, to the centerline of the South 113th Street; thence Southwesterly, 48.53 feet, along said centerline to the point of curvature; thence continue Southwesterly, 56.20 feet, along the arc of the curve with radius of 125.68 feet and chord length of 55.73 feet; thence Southerly, 209.89 feet, along the centerline of South 113th Street; thence Westerly, 314.86 feet, to the Point of Beginning.

Said land contains 1.77 Acres, more or less.

Exhibit No. 2 – Statement of Lands and Interest to be Acquired

Parcel	Address	Owner	Use	Zoning
448-9989-009	1433 S. 113 St.	Kenosha Home Juice Sales Corp.	Commercial	C-3
448-9989-007	14** S. 113 St.	Kenosha Home Juice Sales Corp.	Vacant	C-3
448-9989-005	1445 S. 113 St.	Kenosha Home Juice Sales Corp.	Industrial	C-3
448-9990-000	1501 S. 113 St.	Juan Macias	Residential	C-4

Exhibit No. 3 – Financial Conditions Analysis

	Assessed Value				
Parcel	Land	Improvements	Total	Equalized Value	Taxes (.2611)
I	\$18,900	\$122,600	\$141,500	\$142,627	\$3,695
IIA	\$127,900	\$160,500	\$288,400	\$290,697	\$7,531
IIB	\$6,300	\$2,000	\$8,300	\$8,366	\$217
IIC	\$50,700	\$72,300	\$123,000	\$123,797	\$3,212
Current	\$203,800	\$357,400	\$561,200	\$565,669	\$14,655
Projected	\$203,800	\$1,500,000	\$1,703,800	\$1,717,367	\$44,486
Projected Increment	\$0	\$1,142,600	\$1,014,700	\$1,022,780	\$29,831

Exhibit No. 4 – Economic Feasibility Analysis

Project Costs	\$1,144,000
TIF Expenditures	\$444,099
Current Value	\$565,669
Project Improvement	\$1,717,367
Projected Increment	\$1,022,780
Years Required to Finance Debt Service	25 (2035)

Project Costs	Budget
Acquisition	\$398,000
Relocation	\$0
Environmental Clean-Up	\$510,000
Demolition	\$30,000
Public Infrastructure	\$40,000
Administration	\$62,000
Interest	\$0
Contingency	\$104,000
TOTAL	\$1,144,000

Projected Revenue Sources	Budget
1. Land Sales	\$370,001
2. Grants (Brownfield, SAG, Ready-for-Reuse)	\$329,900
3. TIF	\$444,099
TOTAL	\$1,144,000

Exhibit No. 5 – Cash Flow

i) Revenue

Projected Revenue Sources	Budget
1. Land Sales	\$370,001
2. Grants	
Brownfield	\$100,00
SAG	\$29,900
Ready-for-Reuse	\$200,000
3. State and Federal Loans	\$0
4. General Obligation Bonds	
TIF	\$444,099
TOTAL	\$1,144,000

ii) Increment

	Base Value	\$ 565,669			Inflation Factor	1.00%				
	Demolition	\$ 122,600			Tax Rate Adjustment Factor	-0.25%				
	Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Development	Valuation Increment	TIF Tax Rate	Tax Increment	Equalized Value	Equalized Taxes
1	2011	2012	2013	\$ -	\$ 1,328,800	\$885,731	26.11	\$23,128	\$1,328,800.00	\$34,698
2	2012	2013	2014	\$ 8,857	\$ 375,000	\$1,269,589	26.05	\$33,069	\$1,712,657.31	\$44,609
3	2013	2014	2015	\$ 12,696	\$ -	\$1,282,284	25.98	\$33,316	\$1,725,353.20	\$44,827
4	2014	2015	2016	\$ 12,823	\$ -	\$1,295,107	25.92	\$33,565	\$1,738,176.04	\$45,048
5	2015	2016	2017	\$ 12,951		\$1,308,058	25.85	\$33,816	\$1,751,127.11	\$45,270
6	2016	2017	2018	\$ 13,081		\$1,321,139	25.79	\$34,069	\$1,764,207.70	\$45,494
7	2017	2018	2019	\$ 13,211		\$1,334,350	25.72	\$34,323	\$1,777,419.09	\$45,720
8	2018	2019	2020	\$ 13,344		\$1,347,694	25.66	\$34,580	\$1,790,762.59	\$45,948
9	2019	2020	2021	\$ 13,477		\$1,361,171	25.59	\$34,838	\$1,804,239.53	\$46,178
10	2020	2021	2022	\$ 13,612		\$1,374,782	25.53	\$35,099	\$1,817,851.24	\$46,410
11	2021	2022	2023	\$ 13,748		\$1,388,530	25.47	\$35,361	\$1,831,599.06	\$46,644
12	2022	2023	2024	\$ 13,885		\$1,402,416	25.40	\$35,625	\$1,845,484.36	\$46,881
13	2023	2024	2025	\$ 14,024		\$1,416,440	25.34	\$35,892	\$1,859,508.52	\$47,119
14	2024	2025	2026	\$ 14,164		\$1,430,604	25.28	\$36,160	\$1,873,672.92	\$47,359
15	2025	2026	2027	\$ 14,306		\$1,444,910	25.21	\$36,430	\$1,887,978.96	\$47,601
16	2026	2027	2028	\$ 14,449		\$1,459,359	25.15	\$36,703	\$1,902,428.06	\$47,846
17	2027	2028	2029	\$ 14,594		\$1,473,953	25.09	\$36,977	\$1,917,021.65	\$48,092
18	2028	2029	2030	\$ 14,740		\$1,488,692	25.02	\$37,253	\$1,931,761.18	\$48,341
19	2029	2030	2031	\$ 14,887		\$1,503,579	24.96	\$37,532	\$1,946,648.10	\$48,591
20	2030	2031	2032	\$ 15,036		\$1,518,615	24.90	\$37,812	\$1,961,683.90	\$48,844
21	2031	2032	2033	\$ 15,186		\$1,533,801	24.84	\$38,095	\$1,976,870.05	\$49,099
22	2032	2033	2034	\$ 15,338		\$1,549,139	24.77	\$38,380	\$1,992,208.06	\$49,357
23	2033	2034	2035	\$ 15,491		\$1,564,631	24.71	\$38,667	\$2,007,699.45	\$49,616
24	2034	2035	2036	\$ 15,646		\$1,580,277	24.65	\$38,956	\$2,023,345.76	\$49,878
25	2035	2036	2037	\$ 15,803		\$1,596,080	24.59	\$39,247	\$2,039,148.53	\$50,142
26	2036	2037	2038	\$ 15,961		\$1,612,041	24.53	\$39,540	\$2,055,109.33	\$50,408
27	2037	2038	2039	\$ 16,120		\$1,628,161	24.47	\$39,836	\$2,071,229.73	\$50,676
28	2038	2039	2040	\$ 16,282		\$1,644,443	24.41	\$40,134	\$2,087,511.34	\$50,947
29	2039	2040	2041	\$ 16,444		\$1,660,887	24.34	\$40,434	\$2,103,955.77	\$51,220
30	2040	2041	2042	\$ 16,609		\$1,677,496	24.28	\$40,736	\$2,120,564.64	\$51,495
31	2041	2042	2043	\$ 16,775		\$1,694,271	24.22	\$41,040	\$2,137,339.60	\$51,773
32	2042	2043	2044	\$ 16,943		\$1,711,214	24.16	\$41,347	\$2,154,282.30	\$52,053
33	2043	2044	2045	\$ 17,112		\$1,728,326	24.10	\$41,656	\$2,171,394.44	\$52,335
			Totals		\$ 1,703,800			\$ 965,271		
					Net Present Value of 2011-2035 Increment @ 5.0%			\$488,049		

iii) Debt Service

TIME		PROPERTY VALUES			REVENUE SOURCES	
T.I.F. YEAR	CALENDAR YEAR	EXISTING - EQUALIZED VALUES on January 1	TOTAL TAXABLE VALUES	TAX INCREMENT PROPERTY VALUES	PROJECTED PROPERTY TAX INCREMENT	Total Yearly Revenue
					2.61%	
					Tax Rate @ -.5% Discount	
1	2011	\$ 1,328,800	\$ 1,328,800			
2	2012	\$ 1,712,657	\$ 1,712,657	\$ -		\$ -
3	2013	\$ 1,725,353	\$ 1,725,353	\$ -	\$ 23,128	\$ 23,128
4	2014	\$ 1,738,176	\$ 1,738,176	\$ -	\$ 33,069	\$ 33,069
5	2015	\$ 1,751,127	\$ 1,751,127	\$ 12,696	\$ 33,316	\$ 33,316
6	2016	\$ 1,764,208	\$ 1,764,208	\$ 25,519	\$ 33,565	\$ 33,565
7	2017	\$ 1,777,419	\$ 1,777,419	\$ 38,470	\$ 33,816	\$ 33,816
8	2018	\$ 1,790,763	\$ 1,790,763	\$ 51,550	\$ 34,069	\$ 34,069
9	2019	\$ 1,804,240	\$ 1,804,240	\$ 64,762	\$ 34,323	\$ 34,323
10	2020	\$ 1,817,851	\$ 1,817,851	\$ 78,105	\$ 34,580	\$ 34,580
11	2021	\$ 1,831,599	\$ 1,831,599	\$ 91,582	\$ 34,838	\$ 34,838
12	2022	\$ 1,845,484	\$ 1,845,484	\$ 105,194	\$ 35,099	\$ 35,099
13	2023	\$ 1,859,509	\$ 1,859,509	\$ 118,942	\$ 35,361	\$ 35,361
14	2024	\$ 1,873,673	\$ 1,873,673	\$ 132,827	\$ 35,625	\$ 35,625
15	2025	\$ 1,887,979	\$ 1,887,979	\$ 146,851	\$ 35,892	\$ 35,892
16	2026	\$ 1,902,428	\$ 1,902,428	\$ 161,016	\$ 36,160	\$ 36,160
17	2027	\$ 1,917,022	\$ 1,917,022	\$ 175,322	\$ 36,430	\$ 36,430
18	2028	\$ 1,931,761	\$ 1,931,761	\$ 189,771	\$ 36,703	\$ 36,703
19	2029	\$ 1,946,648	\$ 1,946,648	\$ 204,364	\$ 36,977	\$ 36,977
20	2030	\$ 1,961,684	\$ 1,961,684	\$ 219,104	\$ 37,253	\$ 37,253
21	2031	\$ 1,976,870	\$ 1,976,870	\$ 233,991	\$ 37,532	\$ 37,532
22	2032	\$ 1,992,208	\$ 1,992,208	\$ 249,027	\$ 37,812	\$ 37,812
23	2033	\$ 2,007,699	\$ 2,007,699	\$ 264,213	\$ 38,095	\$ 38,095
24	2034	\$ 2,023,346	\$ 2,023,346	\$ 279,551	\$ 38,380	\$ 38,380
25	2035	\$ 2,039,149	\$ 2,039,149	\$ 295,042	\$ 38,667	\$ 38,667
26	2036	\$ 2,055,109	\$ 2,055,109	\$ 310,688	\$ 38,956	\$ 38,956
27	2037	\$ 2,071,230	\$ 2,071,230	\$ 326,491	\$ 39,247	\$ 39,247
28	2038	\$ 2,087,511	\$ 2,087,511	\$ 342,452	\$ 39,540	\$ 39,540
29	2039	\$ 2,103,956	\$ 2,103,956	\$ 358,572	\$ 39,836	\$ 39,836
30	2040	\$ 2,120,565	\$ 2,120,565	\$ 374,854	\$ 40,134	\$ 40,134
31	2041	\$ 2,137,340	\$ 2,137,340	\$ 391,298	\$ 40,434	\$ 40,434
32	2042	\$ 2,154,282	\$ 2,154,282	\$ 407,907	\$ 40,736	\$ 40,736
33	2043	\$ 2,171,394	\$ 2,171,394	\$ 424,682	\$ 41,040	\$ 41,040
TOTALS						

GENERAL OBLIGATION BONDS			DEBT SERVICE SCHEDULE					
T.I.F. G.O. BOND ISSUES	TOTAL G.O. BOND LOANS	T.I.F. G. O. Bond	T.I.F. CAPACITY			T.I.F. YEAR	Calendar Year	
			Balance beginning of Year	Plus interest on debt at	Equals New balance			
General Obligation Draw	General Obligation Draw (2nd Issue)	Total Market Rate Obligations	Total Yearly Revenue	5.00%				
\$367,099	\$0	\$367,099	\$ -	\$ 367,099.00	\$ 18,355	\$ 385,453.95	1	2011
\$77,000	\$0	\$77,000	\$ -	\$ 462,453.95	\$ 23,123	\$ 485,576.65	2	2012
\$0	\$0	\$0	\$ 23,128	\$ 462,448.43	\$ 23,122.42	\$ 485,570.86	3	2013
\$0	\$0	\$0	\$ 33,069	\$ 452,502.24	\$ 22,625.11	\$ 475,127.35	4	2014
\$0	\$0	\$0	\$ 33,316	\$ 441,811.55	\$ 22,090.58	\$ 463,902.12	5	2015
\$0	\$0	\$0	\$ 33,565	\$ 430,337.28	\$ 21,516.86	\$ 451,854.15	6	2016
\$0	\$0	\$0	\$ 33,816	\$ 418,038.41	\$ 20,901.92	\$ 438,940.33	7	2017
\$0	\$0	\$0	\$ 34,069	\$ 404,871.82	\$ 20,243.39	\$ 425,115.41	8	2018
\$0	\$0	\$0	\$ 34,323	\$ 390,792.24	\$ 19,539.61	\$ 410,331.85	9	2019
\$0	\$0	\$0	\$ 34,580	\$ 375,752.11	\$ 18,787.61	\$ 394,539.72	10	2020
\$0	\$0	\$0	\$ 34,838	\$ 359,701.50	\$ 17,985.07	\$ 377,686.57	11	2021
\$0	\$0	\$0	\$ 35,099	\$ 342,587.93	\$ 17,129.40	\$ 359,717.33	12	2022
\$0	\$0	\$0	\$ 35,361	\$ 324,356.33	\$ 16,217.82	\$ 340,574.15	13	2023
\$0	\$0	\$0	\$ 35,625	\$ 304,948.82	\$ 15,247.44	\$ 320,196.26	14	2024
\$0	\$0	\$0	\$ 35,892	\$ 284,304.64	\$ 14,215.23	\$ 298,519.87	15	2025
\$0	\$0	\$0	\$ 36,160	\$ 262,359.96	\$ 13,118.00	\$ 275,477.96	16	2026
\$0	\$0	\$0	\$ 36,430	\$ 239,047.75	\$ 11,952.39	\$ 251,000.14	17	2027
\$0	\$0	\$0	\$ 36,703	\$ 214,297.62	\$ 10,714.88	\$ 225,012.50	18	2028
\$0	\$0	\$0	\$ 36,977	\$ 188,035.62	\$ 9,401.78	\$ 197,437.40	19	2029
\$0	\$0	\$0	\$ 37,253	\$ 160,184.13	\$ 8,009.21	\$ 168,193.33	20	2030
\$0	\$0	\$0	\$ 37,532	\$ 130,661.59	\$ 6,533.08	\$ 137,194.67	21	2031
\$0	\$0	\$0	\$ 37,812	\$ 99,382.37	\$ 4,969.12	\$ 104,351.49	22	2032
\$0	\$0	\$0	\$ 38,095	\$ 66,256.55	\$ 3,312.83	\$ 69,569.38	23	2033
\$0	\$0	\$0	\$ 38,380	\$ 31,189.67	\$ 1,559.48	\$ 32,749.16	24	2034
\$0	\$0	\$0	\$ 38,667	\$ (5,917.43)	\$ (295.87)	\$ (6,213.30)	25	2035
\$0	\$0	\$0	\$ 38,956	\$ (45,168.93)	\$ (2,258.45)	\$ (47,427.37)	26	2036
\$0	\$0	\$0	\$ 39,247	\$ (86,674.19)	\$ (4,333.71)	\$ (91,007.90)	27	2037
\$0	\$0	\$0	\$ 39,540	\$ (130,548.08)	\$ (6,527.40)	\$ (137,075.49)	28	2038
\$0	\$0	\$0	\$ 39,836	\$ (176,911.24)	\$ (8,845.56)	\$ (185,756.80)	29	2039
\$0	\$0	\$0	\$ 40,134	\$ (225,890.32)	\$ (11,294.52)	\$ (237,184.84)	30	2040
\$0	\$0	\$0	\$ 40,434	\$ (277,618.35)	\$ (13,880.92)	\$ (291,499.27)	31	2041
\$0	\$0	\$0	\$ 40,736	\$ (332,235.03)	\$ (16,611.75)	\$ (348,846.78)	32	2042
\$0	\$0	\$0	\$ 41,040	\$ (389,887.04)	\$ (19,494.35)	\$ (409,381.40)	33	2043
\$444,099	\$0	\$444,099		\$444,099				

**Exhibit No. 6 Calculation of the Project Share in Tax Increments by
Overlying Taxing Jurisdiction**

	Current (2011)	Projected (w current tax rate)
Value	\$561,200	\$1,703,800
Tax Share by Jurisdiction		
City	\$5,391	\$16,368
County (6.906%)	\$2,519	\$7,647
MMSD (6.739307%)	\$816	\$2,478
WA/WM School District (86.027830%)	\$4,746	\$14,409
MATC (5.3840625%)	\$1,085	\$3,295
State	\$96	\$292
Gross	\$14,654	\$44,490
Sales Tax Credit	\$0	\$0
School Tax Credit	\$0	\$0
Gross Levy	\$14,654	\$44,490

Exhibit No. 7 – Assessor's Letter



CITY ASSESSOR

414/302-8230
414/302-8238 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

March 17, 2011

John Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Incremental District Thirteen

Dear Mr. Stibal:

The percentage of taxable property in all existing incremental districts compared with all taxable property in the City of West Allis for 2010 is:

3.959%

TOTAL TIF VALUE:	\$161,545,900
TOTAL CITY:	\$4,080,048,500

Proposed TIF#13 figures are included in the Total TIF Value.
The total figures include assessed values of both real estate and personal property.

Sincerely,

Charles F. Ruud
City Assessor

Exhibit No. 8 – Attorney’s Letter



OFFICE OF THE CITY ATTORNEY

Scott E. Post
City Attorney

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

EXHIBIT NO. 8

John F. Stibal
Director
Department of Development
City of West Allis

RE: Project Plan for Tax Incremental District Number Thirteen

Dear Mr. Stibal:

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

Yours very truly,

Scott E. Post
City Attorney

SEP:da
L/Scott/Opinion Ltr-TIF 13

Dated: 2/24/11

Exhibit No. 9 – City of West Allis 2030 Future Land Use Map

