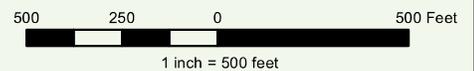


# Waterloo TID#1 General Reference



- |  |   |
|--|---|
|  Municipal Boundaries  |  Section Lines       |
|  Property Boundary     |  Surface Water       |
|  Old Lot/Meander Lines |  Map Hooks           |
|  Rail Right of Ways    |  Tax Parcels         |
|  Road Right of Ways    |  Streams and Ditches |



**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

Waterloo, Wisconsin

COMPILED  
FINANCIAL STATEMENTS

Including Accountants' Compilation Report

As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

TABLE OF CONTENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

---

Accountants' Compilation Report	1
Tax Incremental District No. 1 – Balance Sheet	2
Tax Incremental District No. 1 – Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments	3
Tax Incremental District No. 1 – Historical Summary of Sources, Uses, and Status of Funds	4
Notes to Financial Statements	5 – 9
Supplemental Information	
Tax Incremental District No. 1 – Detailed Schedule of Sources, Uses, and Status of Funds	10
Tax Incremental District No. 1 – Detailed Schedule of Capital Expenditures	11

ACCOUNTANTS' COMPILATION REPORT

To the City Council  
City of Waterloo  
Waterloo, Wisconsin

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the City of Waterloo's Tax Incremental District No. 1 ("district") as of and for the year ended December 31, 2016 and from the date of creation through December 31, 2016, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the district and do not purport to, and do not, present fairly the financial position of the City of Waterloo as of December 31, 2016, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

*Baker Tilly Virchow Krause, LLP*

Madison, Wisconsin  
April 9, 2017

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
BALANCE SHEET  
As of December 31, 2016

---

	Capital Projects Fund
<b>ASSETS</b>	
Cash and investments	\$ 736,048
Taxes receivable	182,941
Due from other governments	85,130
Due from other funds	16,800
Advance to city funds	<u>1,312,685</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 2,333,604</u></b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
Liabilities	
Accounts Payable	\$ 1,737
Deferred Inflows of Resources	
Unearned revenue	182,941
Unavailable revenue	<u>85,130</u>
Total Deferred Inflows of Resources	<u>268,071</u>
Fund Balance	
Restricted	<u>2,063,796</u>
Total Fund Balances	<u>2,063,796</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b><u>\$ 2,333,604</u></b>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES  
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS  
For the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

	<u>Year Ended</u>	<u>From Date of Creation</u>
<b>PROJECT COSTS</b>		
Capital expenditures	\$ 247,645	\$ 1,624,417
Administration	6,947	89,638
Professional services	785	785
Debt issuance costs	-	22,176
Interest and fiscal charges	<u>17,700</u>	<u>221,608</u>
Total Project Costs	<u>273,077</u>	<u>1,958,624</u>
<b>PROJECT REVENUES</b>		
Tax increments	209,380	1,398,469
Intergovernmental	306,894	2,167,848
Interest on advances to other funds	1,784	7,595
Transfers In	<u>73,508</u>	<u>73,508</u>
Total Project Revenues	<u>591,566</u>	<u>3,647,420</u>
 <b>NET COSTS RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS – DECEMBER 31, 2016</b>		
	<u>\$ (318,489)</u>	<u>\$ (1,688,796)</u>
 <b>RECONCILIATION OF RECOVERABLE COSTS</b>		
G.O. debt		\$ 375,000
Less: Fund balance		<u>(2,063,796)</u>
 <b>NET COSTS RECOVERABLE (RECOVERED) THROUGH TAX INCREMENTS – DECEMBER 31, 2016</b>		
		<u>\$ (1,688,796)</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS  
For the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

	<u>Year Ended</u>	<u>From Date of Creation</u>
<b>SOURCES OF FUNDS</b>		
Tax increments	\$ 209,380	\$ 1,398,469
Intergovernmental	306,894	2,167,848
Interest on advances to other funds	1,784	7,595
Long-term debt issued	-	760,000
Transfers In	<u>73,508</u>	<u>73,508</u>
Total Sources of Funds	<u>591,566</u>	<u>4,407,420</u>
<b>USES OF FUNDS</b>		
Capital expenditures	247,645	1,624,417
Administration	6,947	89,638
Professional services	785	785
Debt issuance costs	-	22,176
Principal on long-term debt	55,000	385,000
Interest and fiscal charges	<u>17,700</u>	<u>221,608</u>
Total Uses of Funds	<u>328,077</u>	<u>2,343,624</u>
<b>Excess of sources of funds over uses of funds</b>	263,489	2,063,796
<b>BEGINNING FUND BALANCE</b>	<u>1,800,307</u>	<u>-</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 2,063,796</u>	<u>\$ 2,063,796</u>

See accompanying notes to financial statements and accountants' compilation report.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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The accounting policies of the City of Waterloo's Tax Incremental District No. 1 (the "district") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Waterloo has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 1. The accompanying financial statements reflect all the significant operations of the City of Waterloo's Tax Incremental District No. 1. The accompanying financial statements do not include the full presentation of the City of Waterloo.

***A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT***

This report contains the financial information of the City of Waterloo's Tax Incremental District No. 1. The summary statements were prepared from data recorded in the following fund and the city's long-term debt:

Capital Projects Fund

Detailed descriptions of the purpose of this fund and long-term debt can be found in the City of Waterloo's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The district was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called a tax increment.

The statutes allow the district to collect tax increments until the net project cost has been fully recovered, or until 20 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City of Waterloo. Project costs may be incurred up to five years before the unextended termination date of the district.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)**

**A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT (cont.)**

**Original Project Plan**

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 1	January 1, 2005	September 15, 2020	2026

**1<sup>st</sup> Plan Amendment**

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
TID No. 1	September 20, 2007	September 15, 2020

**2<sup>nd</sup> Plan Amendment**

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
TID No. 1	July 21, 2011	September 15, 2020

**B. BASIS OF ACCOUNTING**

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the district is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

**C. USE OF ESTIMATES**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

---

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)**

---

***D. MEASUREMENT FOCUS***

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

***E. PROJECT PLAN BUDGET***

The estimated revenues and expenditures of the district are adopted in the project plan. Those estimates are for the entire life of the district, and may not be comparable to interim results presented in this report.

***F. LONG-TERM DEBT***

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as “Sources of Funds” in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

***G. CLAIMS AND JUDGMENTS***

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

---

**NOTE 2 – CASH AND TEMPORARY INVESTMENTS**

---

The district invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

**NOTE 2 – CASH AND TEMPORARY INVESTMENTS (cont.)**

The district, as a fund of the City of Waterloo, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City of Waterloo. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the City of Waterloo as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the district.

**NOTE 3 – LONG-TERM DEBT**

**A. GENERAL OBLIGATION DEBT**

All general obligation notes and bonds payable are backed by the full faith and credit of the City of Waterloo. Notes and bonds borrowed to finance the districts' expenditures will be retired by tax increments accumulated by the TIF District fund. If those revenues are not sufficient, payments will be made by future tax levies.

	Original Amount Borrowed	Repaid	Balance 12-31-16
2007 Community Development bonds dated September 26, 2007 with an interest rate of 3.75 – 4.2%. Total amount borrowed was \$760,000, of which 100% was for TIF No. 1. Final maturity is September 1, 2022.	\$ 760,000	\$ 385,000	\$ 375,000
Totals	\$ 760,000	\$ 385,000	\$ 375,000

Aggregate maturities of all long-term debt relating to the district are as follows:

Calendar Year	Principal	Interest	Totals
2017	\$ 60,000	\$ 15,570	\$ 75,570
2018	60,000	13,110	73,110
2019	60,000	10,650	70,650
2020	65,000	8,190	73,190
2021	65,000	5,460	70,460
2022	65,000	2,730	67,730
Totals	\$ 375,000	\$ 55,710	\$ 430,710

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2016 and  
From the Date of Creation Through December 31, 2016

---

**NOTE 4 – ADVANCES TO CITY FUNDS**

---

TIF District No. 1 is advancing funds to TIF District No. 2, and TIF District No. 3 to cover additional expenditures incurred by the funds. No repayment schedules have been determined for the advances; however, interest is being charged on the advance to TIF No. 3 at a rate of 1%.

---

**NOTE 5 – INCREMENT SHARING**

---

As allowable under TIF statutes, the district may share positive TIF increments. In 2011, the common council and joint review board approved sharing increments from TIF District No. 1 (donor district) to TIF District No. 2 (donee district). Transfers will be reflected as recoverable costs in the donor district, and as project revenues in the donee district. Transfers were approved to begin in 2012. As of December 31, 2016, no transfers have been made. TIF increment sharing is valid for the life of the donor district or the recipient district, whichever date comes first, and the life of the donor district may not be extended. Transfers between districts are subject to various conditions in the statutes.

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**NOTE 6 – DEVELOPER PAYMENTS**

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None.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS  
From the Date of Creation Through December 31, 2016

	2005	2006	2007	2008 (Restated)	2009	2010	2011	2012	2013	2014	2015	2016	Totals	Project Plan Estimate
<b>SOURCES OF FUNDS</b>														
Tax increments	\$ -	\$ -	\$ 79,352	\$ 85,678	\$ 75,927	\$ 138,482	\$ 141,081	\$ 147,570	\$ 148,847	\$ 181,516	\$ 190,636	\$ 209,380	\$ 1,398,469	\$ 2,917,793
Intergovernmental	-	-	203,219	311,819	140,582	138,745	149,240	183,497	150,342	243,572	339,938	306,894	2,167,848	999,616
Interest on advances to other funds	-	-	-	-	-	-	-	-	1,889	1,959	1,963	1,784	7,595	633,319
Long-term debt issued	-	-	760,000	-	-	-	-	-	-	-	-	-	760,000	1,265,000
Transfers In	-	-	-	-	-	-	-	-	-	-	-	73,508	73,508	-
Total Sources of Funds	-	-	1,042,571	397,497	216,509	277,227	290,321	331,067	301,078	427,047	532,537	591,566	4,407,420	5,815,728
<b>USES OF FUNDS</b>														
Capital expenditures	14,332	-	683,921	202,823	7,133	100,000	48,593	25,060	182,931	-	111,979	247,645	1,624,417	3,213,500
Administration (in house)	-	524	16,892	6,617	1,765	1,650	28,158	11,184	7,736	7,515	650	6,947	89,638	29,900
Professional services	-	-	-	-	-	-	-	-	-	-	-	785	785	-
Subsidy to TIF No. 2	-	-	-	-	-	-	-	-	-	-	-	-	-	1,520,000
Debt issuance costs	-	-	21,826	350	-	-	-	-	-	-	-	-	22,176	-
Principal on long-term debt	-	-	-	30,000	30,000	35,000	40,000	45,000	45,000	50,000	55,000	55,000	385,000	1,265,000
Interest and fiscal charges	-	-	-	28,375	29,368	28,243	26,930	25,430	23,675	21,917	19,970	17,700	221,608	438,966
Total Uses of Funds	14,332	524	722,639	268,165	68,266	164,893	143,681	106,674	259,342	79,432	187,599	328,077	2,343,624	6,467,366
FUND BALANCE – DECEMBER 31, 2016													\$ 2,063,796	

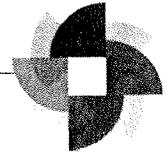
See accountants' compilation report.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 1**

COMPILED  
DETAILED SCHEDULE OF CAPITAL EXPENDITURES  
From the Date of Creation Through December 31, 2016

<b>Projects Included in Original Project Plan</b>	<u>Actual</u>	<u>Project Plan Estimate</u>
Knowlton Street improvements	\$ 611,095	\$ 241,000
Right of way and easement acquisition	3,501	60,000
STH 19 intersection and turning lanes	357,359	196,000
Area stormwater management	31,000	137,000
Sanitary sewer extension	7,133	52,000
Watermain loop	-	156,000
Relocation of existing utilities	19,806	100,000
Landscaping	-	50,000
Trek property acquisition	-	150,000
Demolition and site preparation	-	100,000
Engineering and contract administration	75,918	104,000
Municipal administrative	-	15,000
TID creation	<u>14,332</u>	<u>15,000</u>
Subtotal	<u>1,120,144</u>	<u>1,376,000</u>
 <b>Additional Projects Identified in Project Plan Amendments</b>		
Briess Property		
TID amendment costs and legal fees	5,005	15,000
Extension of sewer service	142,444	120,000
Improvements to water service	53,700	50,000
Development incentives	-	20,000
Engineering and contract administration	20,193	15,000
Van Holten Property		
Acquisition, demolition, and site preparation	-	100,000
Area stormwater management	-	15,000
Relocation of existing utilities	-	20,000
Development incentives	-	20,000
Engineering and contract administration	-	20,000
Other project costs - CDA contribution	100,000	100,000
Asphalt surfacing for public parking	-	25,000
Economic development services and administration	<u>182,931</u>	<u>1,317,500</u>
Subtotal	<u>504,273</u>	<u>1,837,500</u>
 TOTAL CAPITAL EXPENDITURES	 <u>\$ 1,624,417</u>	 <u>\$ 3,213,500</u>

See accountants' compilation report.



TID #1 Select Pages

CITY OF WATERLOO, WISCONSIN

TAX INCREMENTAL DISTRICT NO. 1  
PROJECT PLAN AMENDMENT  
AND TO ALLOW THE SHARING OF INCREMENT  
WITH  
TAX INCREMENTAL DISTRICT NO. 2



Welcome to the

City of Waterloo, Wisconsin

Preserving the past for a successful future

July 5, 2011 [DRAFT]

<i>Joint Review Board Organizational Meeting Held:</i>	6/28/11
<i>Public Hearing Held:</i>	6/28/11
<i>Adopted by Plan Commission:</i>	7/14/11
<i>Consideration for Adoption by Common Council:</i>	7/21/11
<i>Consideration for Approval by the Joint Review Board:</i>	7/27/11

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# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	4
TYPE & GENERAL DESCRIPTION OF DISTRICT .....	9
MAPS OF CURRENT DISTRICT BOUNDARIES [FOR DONOR AND RECIPIENT DISTRICT] .....	10
MAP SHOWING EXISTING USES & CONDITIONS.....	13
EQUALIZED VALUE TEST .....	13
STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS .....	14
MAP SHOWING PROPOSED IMPROVEMENTS AND USES .....	16
DETAILED LIST OF ADDITIONAL PROJECT COSTS.....	17
ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED .....	19
ANNEXED PROPERTY.....	26
PROPOSED CHANGES IN ZONING ORDINANCES.....	26
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF WATERLOO ORDINANCES.....	26
RELOCATION .....	27
ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE CITY OF WATERLOO ..	27
A LIST OF ESTIMATED NON-PROJECT COSTS .....	27
OPINION OF ATTORNEY FOR THE CITY OF WATERLOO ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105 .....	28
EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS .....	29

# 1

## EXECUTIVE SUMMARY

### ***DESCRIPTION OF ORIGINAL DISTRICT AND PROPOSED AMENDMENT***

- Original District Purpose.
  - Tax Incremental District (“TID”) No. 1 (“The Donor District”) is an existing industrial district, created by a resolution of the Common Council adopted on September 15, 2005.
  
- Original District Purpose.
  - Tax Incremental District (“TID”) No. 2 (“The Recipient District”) is proposed to be created, at the time of this amendment, as a rehabilitation district.
  
- Additional Amendments.
  - The Donor District was previously amended on September 20, 2007 a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.
  
- The Purpose of This Amendment.
  - The proposed additional and updated projects costs may also include, but are not limited to: various public improvements, including parking, cash grants to owners or lessee or developers of land located within the district (development incentives), and professional and organizational services, administrative costs, economic development staffing, and finance costs.
  - Allow for the Donor District to incur project costs outside of, but within ½ mile of, the boundaries of the District as allowed under Wisconsin Statutes s.66.1105(2)(f)1.n.
  - Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes s.66.1105(6)(f)
  
- Estimated Total Project Expenditures.
  - The current Project Plan provides for estimated total project cost expenditures of \$1,871,000. This proposed amendment would provide for additional estimated expenditures of \$1,342,500, for a revised total of \$3,213,500.

- Specific details as to the types, locations and cost estimates are found in Sections 7, 8 and 9 of this plan. It is anticipated that the remaining and additional projects and costs will be undertaken throughout the remaining life of the district. The projects are expected to be financed from the existing and future increment revenue of the district. The City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan. The Expenditure Period of this Existing District terminates on September 15, 2020.
- The additional project costs include costs to provide curb, gutter, storm water infrastructure and asphalt surfacing of a parking lot adjacent to the McKay Way public improvements completed in an earlier phase of the Project Plan. These project areas are located outside of, but within ½ mile of the Donor District's boundaries.
- The additional project costs to be incurred under this amendment also include the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$1,500,000 in increment that can be shared with Recipient District during the eligible sharing period.
- Economic Development.
  - The City projects that additional land and improvements value will be created as a result of new development, redevelopment, and appreciation in the value of existing properties, however, the existing development provides sufficient increment revenue to cover the additional costs identified in this project plan.
  - In addition, Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels originally projected. The application of the Donor District's surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.
- Expected Termination of District.
  - The Donor District has a maximum statutory life of 20 years, and must close not later than September 15, 2025, resulting in a final collection of increment in budget year 2026. Cash flow projections indicate that the entire available life of the District will be required to retire current and projected District liabilities. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District projected closure year will be 2025.



## 6

### STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. This project plan amendment is not intended to eliminate, reduce or change the scope of any of the project costs identified in the original or amended project plans.

In addition to the projects previously identified in the original and amended project plans, the City proposes the following as a summary list of public works and other projects that the City expects to implement, some of which are within ½ mile of the boundaries of the District as allowed under Wisconsin Statutes s.66.1105(2)(f)1.n. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and are eligible to be paid with tax increment revenues of the District.

#### PARKING FACILITIES

- **ASPHALT SURFACING FOR PUBLIC PARKING.** To promote redevelopment the City intends to allocated \$25,000 in revenue from TID #1 to provide for curb, gutter, storm water infrastructure and asphalt surfacing of a parking lot adjacent to the McKay Way public improvements completed in a earlier phase of the Project Plan. Expenses incurred by the City for improvements to this parking area are eligible Project Costs.

#### MISCELLANEOUS

- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District.
- **ECONOMIC DEVELOPMENT STAFFING AND SERVICES.** To further the City's redevelopment efforts and to promote redevelopment within the City. The City intends to allocate to the District the cost for funding the salary and benefits for a municipal Economic Development position and outside economic development consulting services to assist in the implementation of the Plan.
- **ADMINISTRATIVE COSTS.** The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.
- **FINANCING COSTS.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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

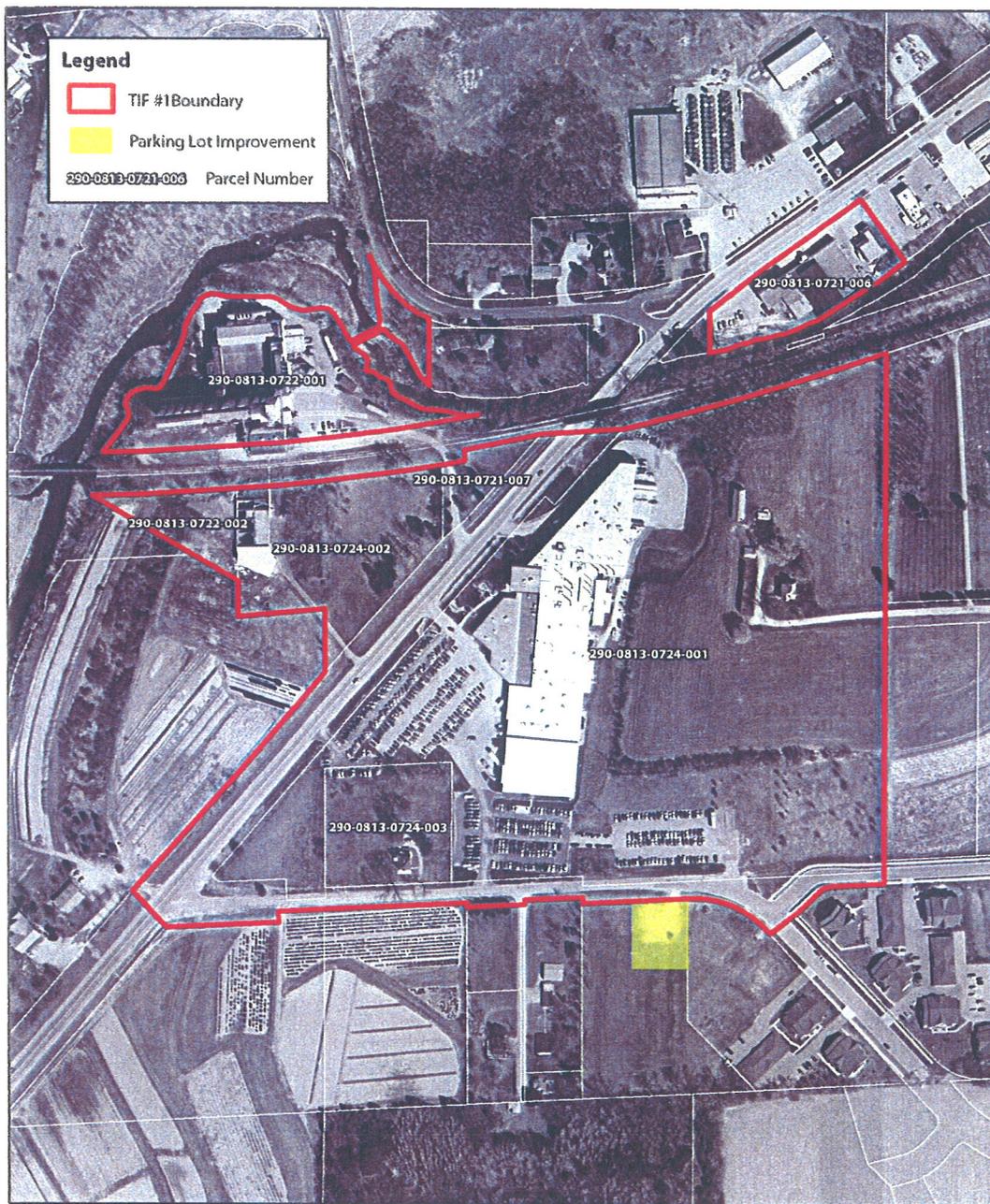
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Waterloo for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment (this "Plan").

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

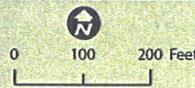
Project Costs or any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and listed in this Plan or the original Project Plan. To the extent the costs benefit the City of Waterloo outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. 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 by the City in connection with the implementation of this Plan.

# 7

## MAP SHOWING PROPOSED IMPROVEMENTS AND USES



**City of Waterloo TIF #1 Projects**  
Waterloo, Wisconsin



**8**

**DETAILED LIST OF ADDITIONAL PROJECT COSTS**

This Section contains information relative to the specific additional projects and expenditures that the City anticipates it will undertake within the District during the remainder of the expenditure period. The listing does not include nor change the scope of those projects identified in the original and amended Project Plans.

All costs are based on 2011 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2011 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

**PROPOSED TIF PROJECT COST ESTIMATES**

<b>City of Waterloo</b>		
<b><i>Estimated TID No. 1 Project Costs - (Additional per Amendment)</i></b>		
<u>Year</u>	<u>Project</u>	<u>Estimated Costs</u>
2011	Asphalt Surfacing for Public Parking	\$25,000
Various	Economic Development Services & Admin	\$1,317,500
	<b>Total</b>	<b>\$1,342,500</b>
<b>Total Estimated Project Costs - All Projects</b>		<b>\$1,342,500</b>