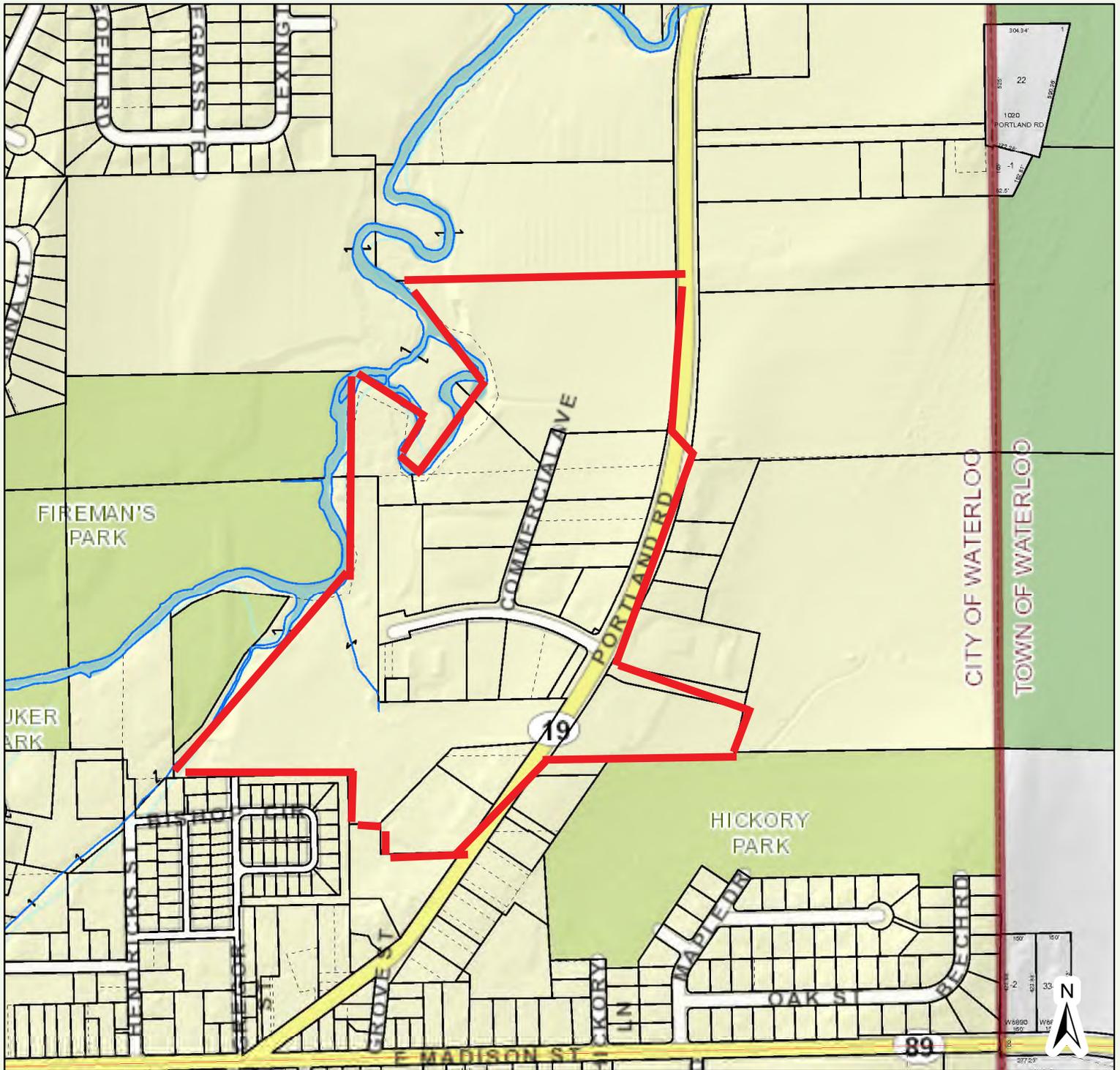
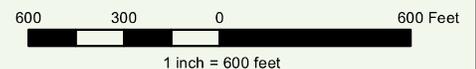


# Waterloo TID#3 General Reference



- |  |   |
|--|---|
|  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. 3**

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. 3**

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. 3 – Balance Sheet	2
Tax Incremental District No. 3 – Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments	3
Tax Incremental District No. 3 – Historical Summary of Sources, Uses, and Status of Funds	4
Notes to Financial Statements	5 – 8
Supplemental Information	
Tax Incremental District No. 3 – Detailed Schedule of Sources, Uses, and Status of Funds	9
Tax Incremental District No. 3 – Detailed Schedule of Capital Expenditures	10

## 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. 3 ("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 Veitchau Krause, LLP*

Madison, Wisconsin  
April 9, 2017

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

COMPILED  
BALANCE SHEET  
As of December 31, 2016

---

	Capital Projects Fund
<b>ASSETS</b>	
Taxes receivable	<u>\$ 23,680</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	
Liabilities	
Advances from city funds	<u>\$ 180,171</u>
Total Liabilities	<u>180,171</u>
Deferred Inflows of Resources	
Unearned revenue	<u>23,680</u>
Fund Balance	
Unassigned (deficit)	<u>(180,171)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	<u>\$ 23,680</u>

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

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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	\$ 285	\$ 220,194
Professional services	7,271	29,535
Interest on advances	<u>1,784</u>	<u>7,595</u>
Total Project Costs	<u>9,340</u>	<u>257,324</u>
<b>PROJECT REVENUES</b>		
Tax increments	26,841	75,648
Intergovernmental	<u>590</u>	<u>1,505</u>
Total Project Revenues	<u>27,431</u>	<u>77,153</u>
 <b>NET COSTS RECOVERABLE THROUGH TAX INCREMENTS – DECEMBER 31, 2016</b>	 <u>\$ (18,091)</u>	 <u>\$ 180,171</u>

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

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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

	Year Ended	From Date of Creation
<b>SOURCES OF FUNDS</b>		
Tax increments	\$ 26,841	\$ 75,648
Intergovernmental	590	1,505
Total Sources of Funds	27,431	77,153
<b>USES OF FUNDS</b>		
Capital expenditures	285	220,194
Professional services	7,271	29,535
Interest on advances	1,784	7,595
Total Uses of Funds	9,340	257,324
<b>Excess (deficiency) of sources of funds over uses of funds</b>	18,091	(180,171)
BEGINNING FUND BALANCE (DEFICIT)	(198,262)	-
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>\$ (180,171)</b>	<b>\$ (180,171)</b>

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

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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**

---

The accounting policies of the City of Waterloo's Tax Incremental District No. 3 (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. 3. The accompanying financial statements reflect all the significant operations of the City of Waterloo's Tax Incremental District No. 3. 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. 3. 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 improvement 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. 3**

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**

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 3	January 1, 2012	April 24, 2027	2032

**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.

**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.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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.)**

---

***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.

The district, as a fund of the city, maintains separate and common cash and investment accounts at the same financial institutions utilized by the city. 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.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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 3 – ADVANCES FROM CITY FUNDS**

---

TIF District No. 1 is advancing funds to the district. The amount advanced is determined by the deficiency of revenues over expenditures and other financing sources since the district's inception. No repayment schedule has been determined for the advance.

---

**NOTE 4 – GUARANTEED REVENUE**

---

On July 27, 2012, TIF District No. 3 entered into a development agreement with Regius Rubber, LLC and Pappy's Property, LLC. The agreement guarantees that the developers shall pay the difference between the guaranteed tax increment and the tax increment actually levied on an annual basis.

The developer agreed to construct a facility in TIF District No. 3 so that the fair market value starting January 1, 2013 would never be less than \$648,825. If the development generates less than \$648,825 in fair market value, the developer will owe the city an amount equal to the difference between the actual tax increment generated by the fair market value as assessed and equalized and the sum of the tax increment that should have been generated by the fair market value had the aforesaid value of \$648,825 been attained.

No shortfall payments have been required.

---

**NOTE 5 – DEVELOPER PAYMENTS**

---

None.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>Totals</u>	<u>Project Plan Estimate</u>
<b>SOURCES OF FUNDS</b>							
Tax increments	\$ -	\$ -	\$ 5,416	\$ 43,391	\$ 26,841	\$ 75,648	\$ 3,157,659
Intergovernmental	-	-	-	915	590	1,505	-
Investment income	-	-	-	-	-	-	5,049
Long-term debt issued	-	-	-	-	-	-	2,165,000
Total Sources of Funds	<u>-</u>	<u>-</u>	<u>5,416</u>	<u>44,306</u>	<u>27,431</u>	<u>77,153</u>	<u>5,327,708</u>
<b>USES OF FUNDS</b>							
Capital expenditures	167,241	3,525	8,143	41,000	285	220,194	2,127,000
Professional services	17,581	509	2,443	1,731	7,271	29,535	14,500
Principal on long-term debt	-	-	-	-	-	-	2,165,000
Interest and fiscal charges	-	-	-	-	-	-	984,088
Interest on advances	-	1,889	1,959	1,963	1,784	7,595	-
Total Uses of Funds	<u>184,822</u>	<u>5,923</u>	<u>12,545</u>	<u>44,694</u>	<u>9,340</u>	<u>257,324</u>	<u>5,290,588</u>
FUND BALANCE (DEFICIT) – DECEMBER 31, 2016						<u>\$ (180,171)</u>	

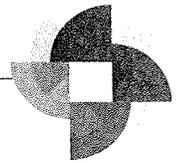
See accountants' compilation report.

**CITY OF WATERLOO  
TAX INCREMENTAL DISTRICT NO. 3**

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

---

	<u>Actual</u>	<u>Project Plan Estimate</u>
Lot 8 & 9 - Eastside Business Park - Cash Grant	\$ 162,000	\$ 162,000
Lot 8 & 9 - Eastside Business Park - Municipal Fees/Charges	5,526	5,000
Environmental Remediation - 333 Portland Rd & Adjacent	-	20,000
Business Expansion & Job Creation - Loans & Cash Grants	-	200,000
Engineering - Portland Road & Adjacent	11,668	40,000
Street & Utilities - 333 Portland Road & Adjacent	-	750,000
Loans & Cash Grants 333 Portland Road & Adjacent	-	100,000
Engineering - Waldo Parcel	-	50,000
Street & Utilities - Waldo Parcel	-	800,000
Loan Forgiveness	<u>41,000</u>	<u>-</u>
 TOTAL CAPITAL EXPENDITURES	 <u>\$ 220,194</u>	 <u>\$ 2,127,000</u>



## TID #3 Select Pages

# CITY OF WATERLOO, WISCONSIN

## Project Plan for the Creation of Tax Incremental District No. 3



*Welcome to the*

*Preserving the past for a successful future*

*City of Waterloo, Wisconsin*

*March 30, 2012*

<i>Organizational Joint Review Board Meeting Held:</i>	<i>April 5, 2012</i>
<i>Public Hearing Held:</i>	<i>April 5, 2012</i>
<i>Adopted by Plan Commission:</i>	<i>April 5, 2012</i>
<i>Adopted by Common Council:</i>	<i>April 19, 2012</i>
<i>Consideration for Approval by the Joint Review Board:</i>	<i>April 24, 2012</i>



**EHLERS**  
LEADERS IN PUBLIC FINANCE

Wisconsin  
Offices also in Illinois and Minnesota

phone 262-785-1520  
fax 262-785-1810  
toll free 800-717-9742

[www.ehlers-inc.com](http://www.ehlers-inc.com)

375 Bishops Way, Suite 225  
Brookfield, WI 53005-6202

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	4
TYPE & GENERAL DESCRIPTION OF DISTRICT .....	7
MAP OF PROPOSED DISTRICT BOUNDARY .....	8
MAP SHOWING EXISTING USES AND CONDITIONS .....	9
PRELIMINARY PARCEL LIST & ANALYSIS.....	10
EQUALIZED VALUE TEST .....	11
STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS .....	12
MAP SHOWING PROPOSED IMPROVEMENTS AND USES .....	17
DETAILED LIST OF PROJECT COSTS .....	18
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.....	20
ANNEXED PROPERTY .....	28
ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS.....	28
PROPOSED CHANGES IN ZONING ORDINANCES.....	28
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF WATERLOO ORDINANCES .....	28
RELOCATION .....	29
ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE CITY OF WATERLOO ..	29
A LIST OF ESTIMATED NON-PROJECT COSTS .....	29
OPINION OF ATTORNEY FOR THE CITY OF WATERLOO ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105 .....	30
EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS .....	31

# 1

## EXECUTIVE SUMMARY

### ***DESCRIPTION OF DISTRICT***

- Type of District, Size and Location. Tax Incremental District (“TID”) No. 3 (the “District”) is proposed to be created as an industrial district. A map of the proposed District boundaries is located in Section 3 of this plan.
- Estimated Total Project Expenditures. The City anticipates making total project expenditures of approximately \$2,140,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in three phases. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed with advances from the City, GO debt issued by the City and Municipal Revenue Obligations issued by the City, however, 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 total project financing, is located in Section 10 of this plan.
- Economic Development. As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$7,400,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.
- Expected Termination of District. Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2032, the maximum life of this District.

### ***SUMMARY OF FINDINGS***

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

## 2

## TYPE & GENERAL DESCRIPTION OF DISTRICT

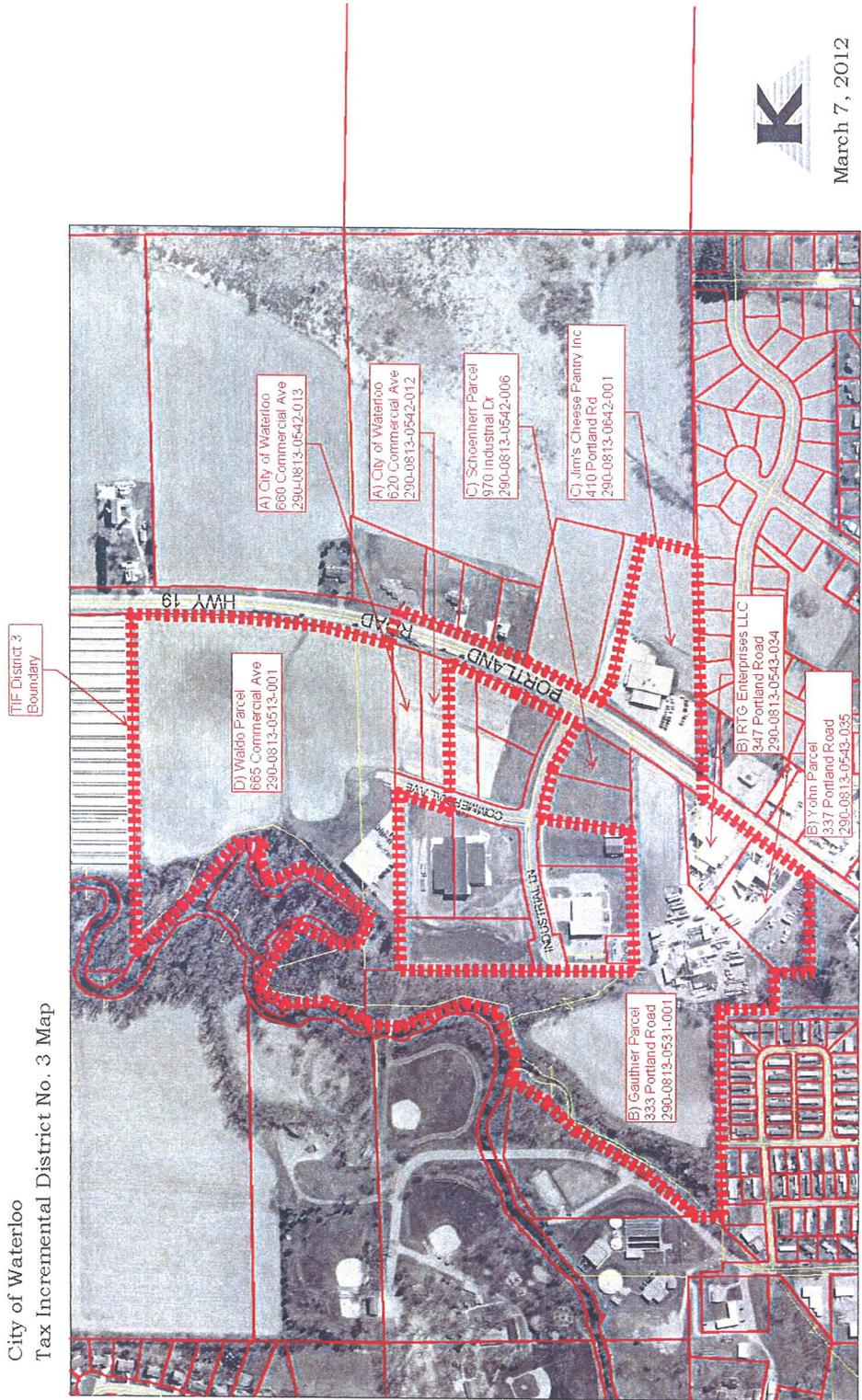
TID No. 3 is being created by the City of Waterloo under the authority provided by Wisconsin Statute Section 66.1105. This District is created as an “Industrial District” based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statute Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City of Waterloo intends that tax increment financing (TIF) will be used to assure that industrial, distributor and related private development locates in this District. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote industrial development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

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

# 3

## MAP OF PROPOSED DISTRICT BOUNDARY

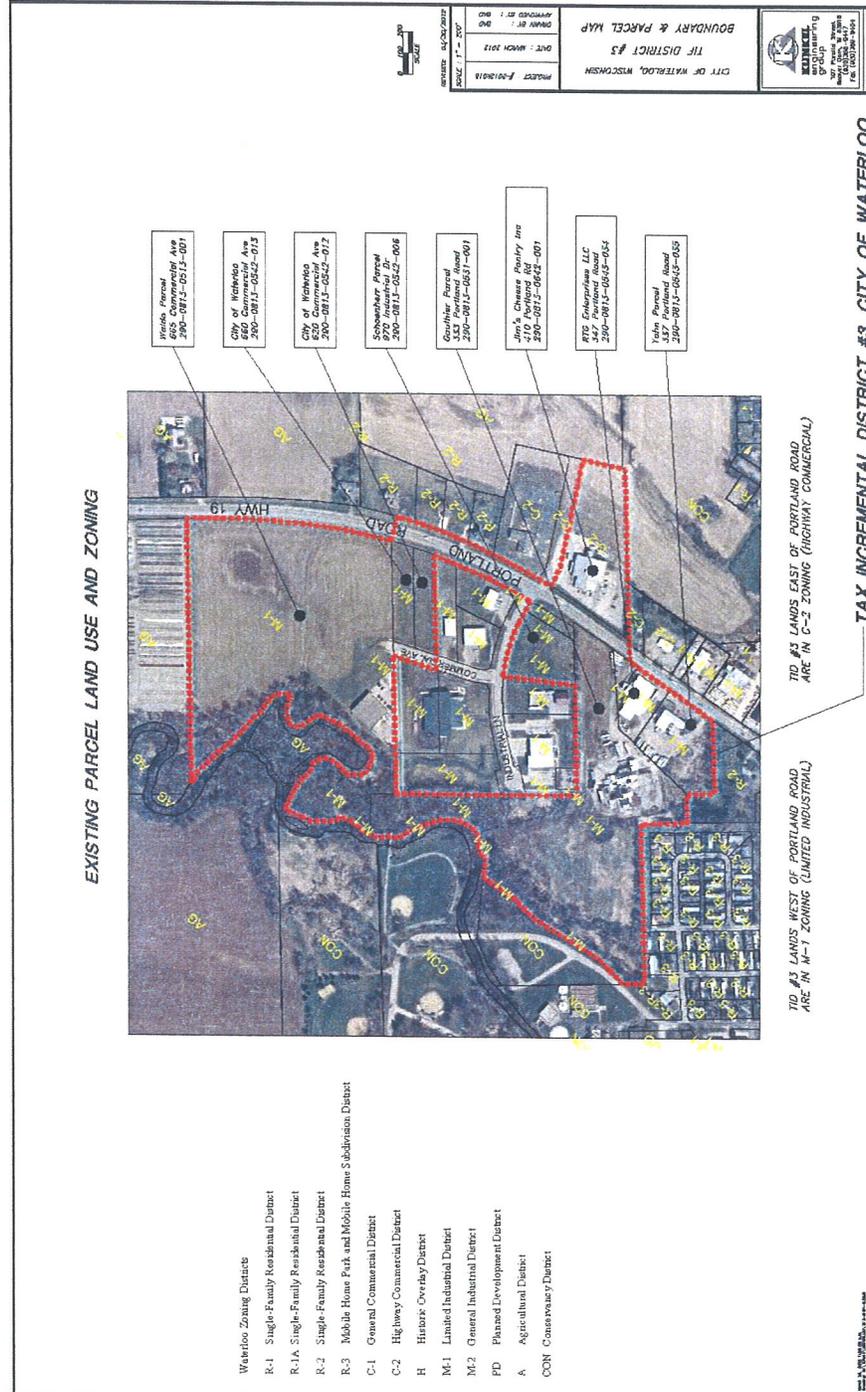


March 7, 2012

City of Waterloo  
Tax Incremental District No. 3 Map

4

MAP SHOWING EXISTING USES AND CONDITIONS



**5**

**PRELIMINARY PARCEL LIST & ANALYSIS**

MAP REF. #	PARCEL NO.	STREET ADDRESS	OWNER	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	CURRENT ZONING	ACTUAL USE	ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE
<b>ORIGINAL DISTRICT AREA DATA</b>															
	29008130531031	333 Portland Rd	James Gauthier		53,600	103,200	156,800	3 - Manufacturing	99.81%	99.81%	157,100	17.870	M-1	Industrial	17.870
	29008130531001	665 Commerical Ave	Larry Waldo		134,500	462,200	596,700	3 - Manufacturing	99.81%	99.81%	597,800	25.230	M-1	Industrial	25.230
	29008130543034	347 Portland Rd	RTG Enterprise LLC		31,700	65,600	97,300	3 - Manufacturing	99.81%	99.81%	97,500	1.830	M-1	Industrial	1.830
	29008130543035	337 Portland Rd	Thomas Yohn		38,900	77,900	116,800	3 - Manufacturing	99.81%	99.81%	117,000	2.910	M-1	Industrial	2.910
	29008130533037	620 Commercial Ave	City of Waterloo		24,683	0	24,683	Exempt			24,730	1.087	M-1	Industrial	1.087
	29008130533038	660 commercial Ave	City of Waterloo		22,413	0	22,413	Exempt			22,455	1.085	M-1	Industrial	1.085
	29008130542001	410 Portland Rd	James Peschel		45,400	476,500	521,900	3 - Manufacturing	99.81%	99.81%	522,900	4.625	C-2	Food Packaging	4.625
	29008130542006	970 Industrial Ln	Scott Schoenherr		22,500	0	22,500	3 - Manufacturing	99.81%	99.81%	22,500	1.896	M-1	Industrial	1.896
							0								
							0								
							0								
							0								
			SUBTOTAL PERSONAL PROPERTY >		0					0.00%		NA	NA	Personal Property	NA
											<b>1,561,983</b>	<b>56.333</b>			<b>56.333</b>



ESTIMATED BASE VALUE: 1,561,983  
 TOTAL DISTRICT ACREAGE: 56.333  
 As of January 1 2011  
 Percent of Total District Acreage: 100.000%

# 7

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

The following is a list of public works and other projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the District.

### PROPERTY, RIGHT-OF-WAY AND EASEMENT ACQUISITION

- **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.
- **PROPERTY ACQUISITION FOR CONSERVANCY.** In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.
- **ACQUISITION OF RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.
- **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.
- **RELOCATION COSTS.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

---

## SITE PREPARATION ACTIVITIES

- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.
- **DEMOLITION.** In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.
- **SITE GRADING.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## UTILITIES

- **SANITARY SEWER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.
- **WATER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
- **STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS.** Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this

stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

- **ELECTRIC SERVICE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.
- **GAS SERVICE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.
- **COMMUNICATIONS INFRASTRUCTURE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

### **STREETS AND STREETScape**

- **STREET IMPROVEMENTS.** There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.
- **STREETSCAPING AND LANDSCAPING.** In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## PROGRAM ACTIVITIES

- **REVOLVING LOAN/GRANT PROGRAM.** To encourage private redevelopment consistent with the objectives of this Plan, the City will provide loans and/or matching grants for use on properties in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, attract desired tenants, enhance the visual appearance of the property and surrounding area or correct safety deficiencies. Any funds provided for purposes of implementing this program are considered eligible Project Costs.

## MISCELLANEOUS

- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.
- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Street and Utility improvements along Portland Road.
- **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.
- **ADMINISTRATIVE COSTS.** The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.
- **FINANCING COSTS.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for 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.

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

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

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

9

## DETAILED LIST OF PROJECT COSTS

All costs are based on 2012 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2012 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 amending the Plan.**

**PROPOSED TIF PROJECT COST ESTIMATES**

  			
City of Waterloo, WI Tax Increment District No. 3 Project List			
<b>1ST DRAFT</b>  Projects	Phase I	Phase II	Phase III
	2012	2013/2014	2016
Lot 8 & 9 - Eastside Business Park - Cash Grant	162,000		
Lot 8 & 9 - Eastside Business Park - Municipal Fees/Charges	5,000		
TID #3 Creation Costs	14,500		
Environmental Remediation - 333 Portland Rd & Adjacent	20,000		
Business Expansion & Job Creation - Loans & Cash Grants		200,000	
Engineering - Portland Road & Adjacent		40,000	
Street & utilities - 333 Portland Rd & Adjacent		750,000	
Loans & Cash Grants 333 Portland Rd & Adjacent		100,000	
Engineering - (Waldo Parcel)			50,000
Streets & Utilities - (Waldo Parcel)			800,000
<b>Subtotal Needed for Projects</b>	<b>201,500</b>	<b>1,090,000</b>	<b>850,000</b>