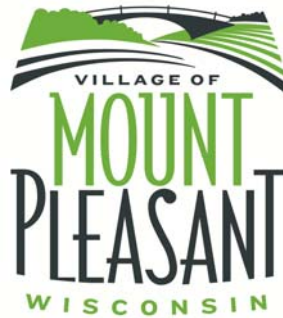




September 4, 2014

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



Organizational Joint Review Board Meeting Held:	Scheduled for: September 8, 2014
Public Hearing Held:	Scheduled for: September 8, 2014
Adoption by CDA:	Scheduled for: September 8, 2014
Consideration for Adoption by Village Board:	Scheduled for: September 22, 2014
Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 3 Creation Project Plan

Village of Mount Pleasant Officials

Village Board

Mark Gleason	Village President
John Hewitt	Village Trustee
Anna Marie Clausen	Village Trustee
David DeGroot	Village Trustee
Sonny Havn	Village Trustee
Gary Feest	Village Trustee
Rick McCluskey	Village Trustee

Village Staff

Stephanie Kohlhagen	Village Clerk - Treasurer
Logan Martin	Community Development Director & Executive Director of the CDA
Kurt Wahlen	Village Administrator
Timothy J. Pruitt	Village Attorney
Terri Gayhart	Village Finance Director

CDA

Patricia Barlament, Chair	Jim Henke, Citizen Member
Rob Richardson, Vice Chair	Frank Risler, Citizen Member
Mark Gleason, Village President	Jack Thorsen, Citizen Member
David DeGroot, Village Trustee	Logan Martin, Executive Director

Joint Review Board

Village Representative
Racine County
Gateway Technical College District
Racine School District
Public Member



Table of Contents

EXECUTIVE SUMMARY4

TYPE AND GENERAL DESCRIPTION OF DISTRICT7

MAP OF PROPOSED DISTRICT BOUNDARY8

MAP SHOWING EXISTING USES AND CONDITIONS9

PRELIMINARY PARCEL LIST AND ANALYSIS10

EQUALIZED VALUE TEST11

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS12

MAP SHOWING PROPOSED IMPROVEMENTS AND USES17

DETAILED LIST OF PROJECT COSTS18

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED20

ANNEXED PROPERTY26

ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS26

PROPOSED ZONING ORDINANCE CHANGES26

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE OF MOUNT PLEASANT ORDINANCES26

RELOCATION27

ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE VILLAGE OF MOUNT PLEASANT27

LIST OF ESTIMATED NON-PROJECT COSTS27

OPINION OF ATTORNEY FOR THE VILLAGE OF MOUNT PLEASANT ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.110528

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS29

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 3 (the “TID” or “District”) is proposed to be created by the Village of Mount Pleasant (“Village”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately \$26 million to undertake the projects listed in this Project Plan. The Village anticipates completing the projects in four phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. 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 Village projects that additional land and improvements value of approximately \$155 million 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 2034; 1 year earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, 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 Village.** In making this determination, the Village has considered the following information:

- Some of the sites proposed for development have remained vacant for due to lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.
 - In order to make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; Storm water management ponds, bridges and signalized intersections, development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and rehabilitation that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2014. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2014 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. 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 property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). There currently is no land specifically proposed for newly platted residential development. If through the implementation of the plan, the Village determines there is benefit to residential development within the district, it will in no event exceed

35% by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a., or will be located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a).

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the Village is feasible, and is in conformity with the master plan of the Village.

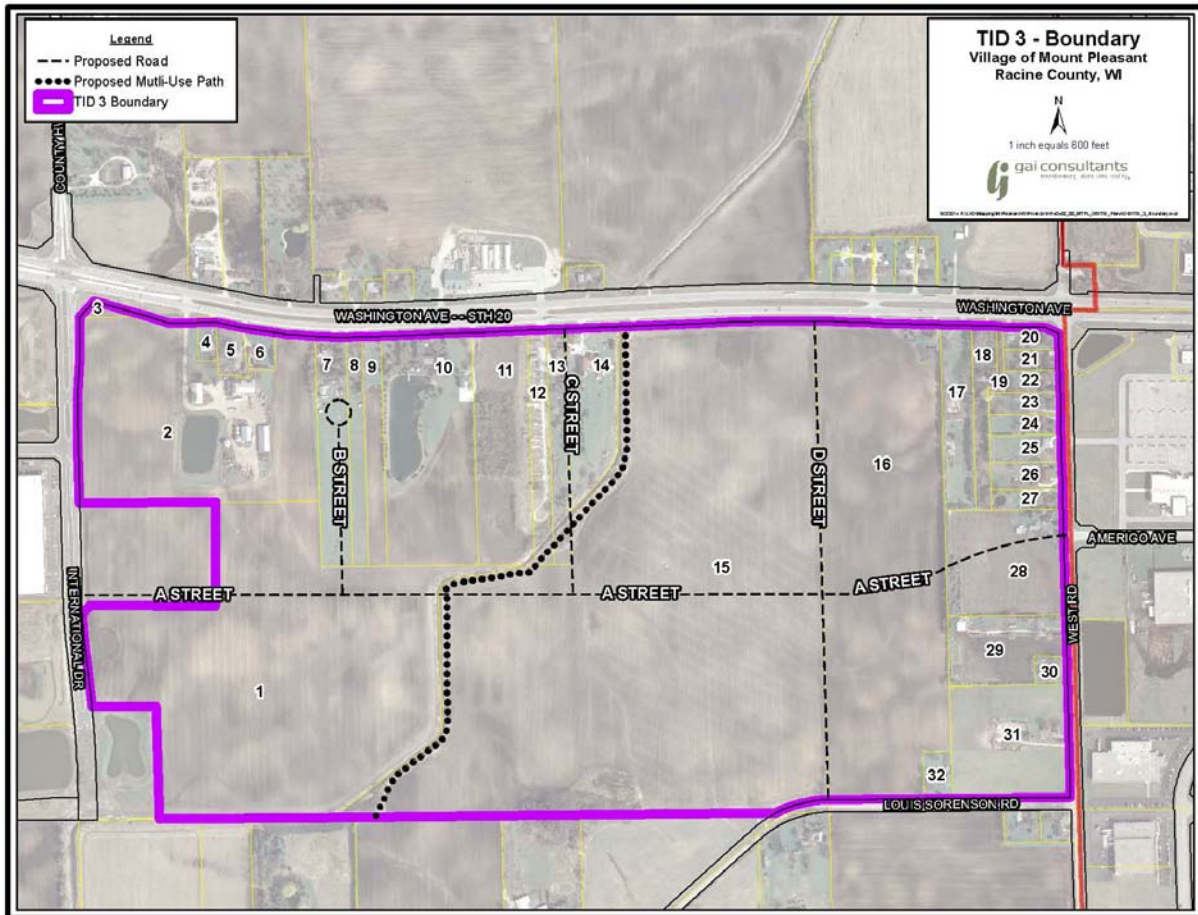
SECTION 2: Type and General Description of District

The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Any future lands proposed for newly platted residential development will comprise less than 35% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. or be located in a conservation subdivision as defined in Wisconsin Statutes Section.66.1027(1)(a).

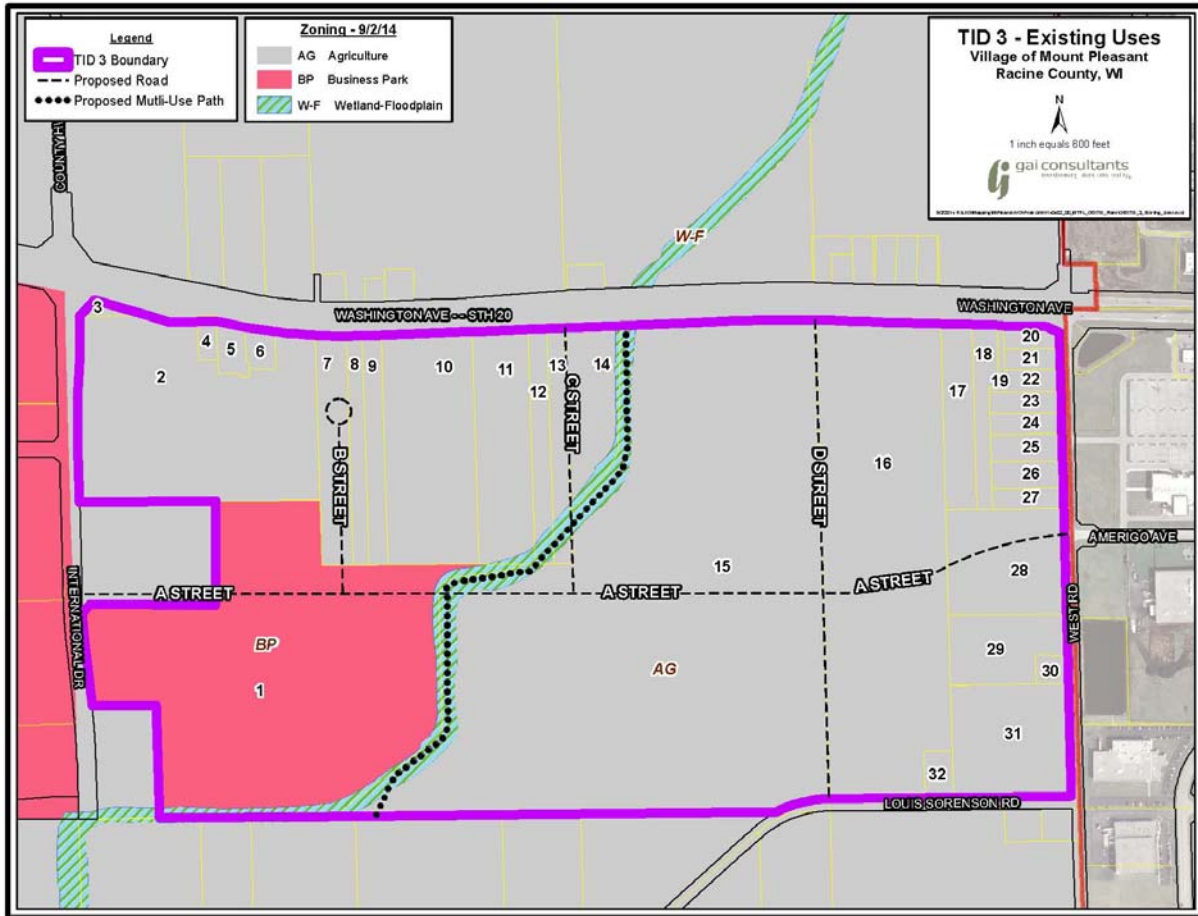
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs within the District consistent with the Village’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in the Plan relate directly to promoting mixed-use 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 a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3: Map of Proposed District Boundary



SECTION 4: Map Showing Existing Uses and Conditions



SECTION 6: Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$73,898,827. This value is less than the maximum of \$285,703,836 in equalized value that is permitted for the Village of Mount Pleasant. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Mount Pleasant, Wisconsin				
Tax Increment District # 3				
Valuation Test Compliance Calculation				
Creation Date	9/22/2014			
	Valuation Data Currently Available 2014	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,380,865,300			2,380,865,300
12% Test	285,703,836			285,703,836
Increment of Existing TIDs				
TID #1	38,935,500			38,935,500
TID #2	31,044,100			31,044,100
				0
				0
				0
				0
Total Existing Increment	69,979,600			69,979,600
Projected Base of New or Amended District	3,919,227			3,919,227
Total Value Subject to 12% Test	73,898,827			73,898,827
Compliance	PASS			PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village 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

In order to promote and facilitate development and/or redevelopment the Village 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 Village 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 Village 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 Wisconsin 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 Village may 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 Village 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 Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village 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 Village 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 Village related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the Village 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 Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village 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; pumping stations; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village 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 Village 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.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village 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; pumping stations; wells; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village 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 Village 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 within the District will cause stormwater runoff and environmental contamination. To

manage this stormwater runoff, the Village 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; bridges; 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 Village 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 Village 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, the Village 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 Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the Village 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 Village 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 to occur, the Village 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 and bridges; rail crossings and signals; 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 consistent with the objectives of this Plan, the Village 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 Village are eligible Project Costs.

CDA Type Activities

Contribution to Community Development Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the Village, through its CDA, may provide loans and/or matching grants to eligible property owners 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, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village 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 type of improvements and to assure that sufficient tax base is generated to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village 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 Village'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 Village intends to make the following project cost expenditures outside the District: Intersection improvements including signals.

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 Village 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 Village 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.

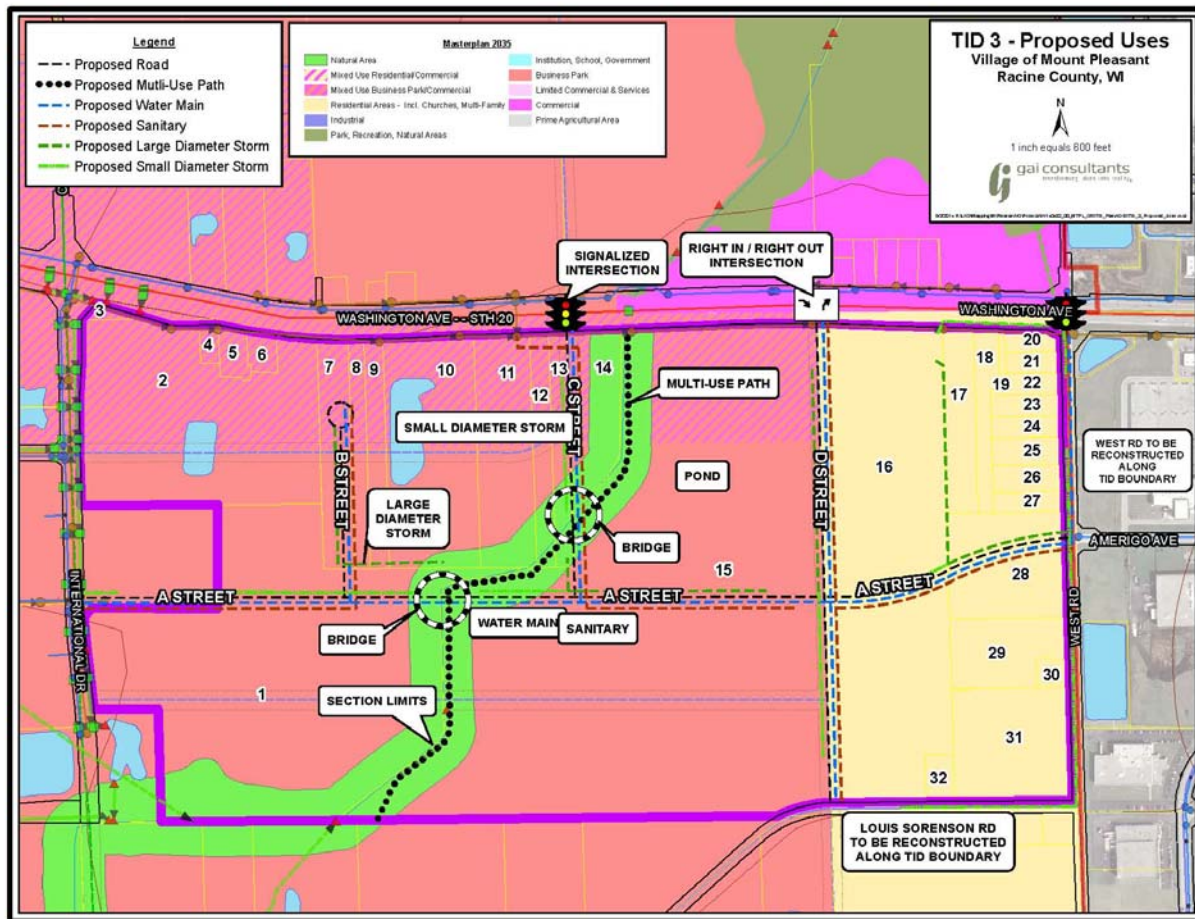
Relating to all projects, the costs associated with engineering, design, land survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances 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 Statutes Section 66.1105, in the written opinion of counsel retained by the Village 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 Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village 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. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2014 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2014 and the time of construction. The Village 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 Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Mount Pleasant, Wisconsin						
Tax Increment District # 3						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2015	Phase II 2017	Phase III 2020	Phase IV 2022	Total (Note 1)
1	Roadway (A Street)	492,000				492,000
2	Storm Sewer	181,000	444,000	408,500	1,182,000	2,215,500
3	Sanitary Sewer	249,000	360,000	169,000	411,000	1,189,000
4	Water Main	242,000	243,000	318,500	477,000	1,280,500
5	Stormwater Management Pond (Roadway)	52,000				52,000
6	Street Trees	32,000	36,000	44,000	64,000	176,000
7	Street Lighting	280,000	315,000	385,000	560,000	1,540,000
8	Restoration	20,000	25,000	50,000	90,000	185,000
9	Traffic Impact Analysis (TIA) - STH 20	250,000				250,000
10	Roadway (B & C Streets)		575,400			575,400
11	Stormwater Management Pond (Regional)		416,000	640,000	416,000	1,472,000
12	Signalized Intersection @ STH 20		1,000,000			1,000,000
13	Roadway (A Street, C Street & Multiuse Path)			801,200		801,200
14	Bridges over Hoods Creek (2)			500,000		500,000
15	Roadway (A Street, D Street, Louis Sorenson Rd. Recon. & West Rd. Recon.)				2,061,200	2,061,200
16	Signalized Intersection @ STH 20 (1)	629,300	1,195,040	1,090,670	1,000,000	1,000,000
17	Engineering, Legal, Administrative & Contingencies @ 35%	25,000			2,191,420	5,106,430
18	TID Creation & administration	1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
	Development Incentives	3,952,300	6,109,440	5,906,870	9,952,620	25,921,230
	Total Projects					

Notes:
Note 1 Project costs are estimates and are subject to modification
Assumptions:
 No wetland mitigation
 No demolition of existing structures
 All proposed roadways are 48' asphalt with curb and gutter
 Bridges assume 50' clear span with 2 travel lanes and no pedestrian facilities
 No sidewalks along roadways
 Ponds are not located in wetlands
 Building service stubs are not included in estimate
 All utilities backfilled with granular material
 No TIA has been completed to date, therefore, no STH 20 highway improvements are considered in this estimate

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of \$119,043,265, of which \$93,978,265 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the Village that represent service of the system to the Village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds, the Village must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions as appropriate and legally available for the projects as they are implemented.

Implementation and Financing Timeline

Village of Mount Pleasant, Wisconsin					
Tax Increment District # 3					
Estimated Financing Plan					
	G.O. Bond 2015	G.O. Bond 2017	G.O. Bond 2020	G.O. Bond 2022	Totals
Projects					
Phase I	3,952,300				3,952,300
Phase II		6,109,440			6,109,440
Phase III			5,906,870		5,906,870
Phase IV				9,952,620	9,952,620
Total Project Funds	3,952,300	6,109,440	5,906,870	9,952,620	25,921,230
Estimated Finance Related Expenses					
Financial Advisor	20,000	25,400	24,900	34,900	
Bond Counsel	9,000	9,500	9,500	10,500	
Rating Agency Fee	10,500	11,000	11,000	13,000	
Paying Agent	675	675	675	675	
Underwriter Discount	12.50 33,875	12.50 58,875	12.50 56,313	12.50 107,625	
Debt Service Reserve					
Capitalized Interest	182,925				
Total Financing Required	4,209,275	6,214,890	6,009,258	10,119,320	
Estimated Interest	0.25% (4,940)	0.25% (7,637)	0.25% (7,384)	0.25% (12,441)	
Assumed spend down (months)	6	6	6	6	
Rounding	(1,494,335)	(1,497,253)	(1,496,874)	(1,496,879)	
Net Issue Size	2,710,000	4,710,000	4,505,000	8,610,000	20,535,000
Notes:					

Development Assumptions

Village of Mount Pleasant, Wisconsin Tax Increment District # 3 Development Assumptions									
Construction Year	Actual	Phase 1	Phase 2	Phase 3	Phase 4	Annual Total	Construction Year		
1 2014						0	2014 1		
2 2015		6,000,000				6,000,000	2015 2		
3 2016		10,000,000				10,000,000	2016 3		
4 2017		11,301,665	10,000,000			21,301,665	2017 4		
5 2018			6,000,000			6,000,000	2018 5		
6 2019			12,000,000			12,000,000	2019 6		
7 2020			7,994,499	25,000,000		32,994,499	2020 7		
8 2021				5,000,000		5,000,000	2021 8		
9 2022				10,000,000	7,000,000	17,000,000	2022 9		
10 2023				10,954,745	5,000,000	15,954,745	2023 10		
11 2024					12,000,000	12,000,000	2024 11		
12 2025					16,766,932	16,766,932	2025 12		
13 2026						0	2026 13		
14 2027						0	2027 14		
15 2028						0	2028 15		
16 2029						0	2029 16		
17 2030						0	2030 17		
18 2031						0	2031 18		
19 2032						0	2032 19		
20 2033						0	2033 20		
Totals	0	27,301,665	35,994,499	50,954,745	40,766,932	155,017,841			

Notes:
 Value estimates based on 60% Developable Land (roads, wetlands, etc.) & 40% F.A.R. @ \$50/sq. ft.
 Information provided by Village Staff

Increment Revenue Projections

Village of Mount Pleasant, Wisconsin									
Tax Increment District # 3									
Tax Increment Projection Worksheet									
Type of District	Mixed Use		Base Value	3,919,227		Apply to Base Value			
Creation Date	September 22, 2014		Appreciation Factor	0.00%					
Valuation Date	Jan 1,	2014	Base Tax Rate	\$22.28					
Max Life (Years)	20		Rate Adjustment Factor	-1.00%					
Expenditure Periods/Termination	15	9/22/2029	Tax Exempt Discount Rate	4.50%					
Revenue Periods/Final Year	20	2035	Taxable Discount Rate	6.00%					
Extension Eligibility/Years	Yes	3							
Recipient District	No								

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2014	0	0	2016	\$22.06	0	0	0
2	2015	6,000,000	0	2017	\$21.84	131,036	119,994	116,622
3	2016	10,000,000	0	2018	\$21.62	345,936	423,137	407,077
4	2017	21,301,665	0	2019	\$21.40	798,435	1,092,673	1,039,511
5	2018	6,000,000	0	2020	\$21.19	917,595	1,828,998	1,725,192
6	2019	12,000,000	0	2021	\$20.98	1,160,165	2,719,883	2,543,062
7	2020	32,994,499	0	2022	\$20.77	1,833,828	4,067,432	3,762,662
8	2021	5,000,000	0	2023	\$20.56	1,918,296	5,416,349	4,966,225
9	2022	17,000,000	0	2024	\$20.36	2,245,161	6,927,128	6,295,132
10	2023	15,954,745	0	2025	\$20.15	2,544,232	8,565,430	7,715,818
11	2024	12,000,000	0	2026	\$19.95	2,758,198	10,265,028	9,168,803
12	2025	16,766,932	0	2027	\$19.75	3,061,782	12,070,450	10,690,415
13	2026	0	0	2028	\$19.55	3,031,165	13,780,851	12,111,543
14	2027	0	0	2029	\$19.36	3,000,853	15,401,230	13,438,823
15	2028	0	0	2030	\$19.16	2,970,844	16,936,326	14,678,453
16	2029	0	0	2031	\$18.97	2,941,136	18,390,627	15,836,220
17	2030	0	0	2032	\$18.78	2,911,725	19,768,387	16,917,531
18	2031	0	0	2033	\$18.60	2,882,607	21,073,633	17,927,435
19	2032	0	0	2034	\$18.41	2,853,781	22,310,181	18,870,646
20	2033	0	0	2035	\$18.23	2,825,244	23,481,648	19,751,571
Totals	155,017,841	0	0	Future Value of Increment		41,132,019		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

Village of Mount Pleasant, Wisconsin

Tax Increment District # 3

Cash Flow Projection

Year	Projected Revenues				Expenditures												Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Bond 2,710,000 Dated Date: 08/01/15			G.O. Bond 4,710,000 Dated Date: 08/01/17			G.O. Bond 4,505,000 Dated Date: 08/01/20			G.O. Bond 8,610,000 Dated Date: 08/01/22			MRO for Development Incentives	Admin.	Total Expenditures		Annual	Cumulative	Principal Outstanding
2014				0														0	0	0		2014	
2015				0														0	0	0	2,710,000	2015	
2016	0	0	182,925	182,925		4.50%	121,950											121,950	60,975	60,975	2,710,000	2016	
2017	131,036	15,244		146,280		4.50%	121,950										20,000	141,950	4,330	65,305	7,420,000	2017	
2018	345,936	163		346,099		4.50%	121,950		5.25%	247,275							20,400	389,625	(43,526)	21,780	7,420,000	2018	
2019	798,435	54		798,489	100,000	4.50%	121,950	125,000	5.25%	247,275								715,033	83,456	105,235	11,700,000	2019	
2020	917,595	263		917,858	100,000	4.50%	117,450	150,000	5.25%	240,713								754,387	163,471	268,707	11,450,000	2020	
2021	1,160,165	672		1,160,837	100,000	4.50%	112,950	175,000	5.25%	232,838	175,000	5.75%	259,038					1,226,474	(65,637)	203,070	19,610,000	2021	
2022	1,833,828	508		1,834,335	125,000	4.50%	108,450	200,000	5.25%	223,650	200,000	5.75%	248,975					1,353,157	481,179	684,248	19,085,000	2022	
2023	1,918,296	1,711		1,920,007	125,000	4.50%	102,825	225,000	5.25%	213,150	225,000	5.75%	237,475	400,000	6.25%	538,125	250,000	22,523	2,339,098	(419,091)	265,157	18,110,000	2023
2024	2,245,161	663		2,245,824	125,000	4.50%	97,200	250,000	5.25%	201,338	250,000	5.75%	224,538	450,000	6.25%	513,125	275,000	22,974	2,409,174	(163,350)	101,807	17,035,000	2024
2025	2,544,232	255		2,544,487	145,000	4.50%	91,575	275,000	5.25%	188,213	275,000	5.75%	210,163	500,000	6.25%	485,000	300,000	23,433	2,493,383	51,104	152,911	15,840,000	2025
2026	2,758,198	382		2,758,580	150,000	4.50%	85,050	300,000	5.25%	173,775	300,000	5.75%	194,350	550,000	6.25%	453,750	410,000	23,902	2,640,827	117,753	270,664	14,540,000	2026
2027	3,061,782	677		3,062,459	150,000	4.50%	78,300	300,000	5.25%	158,025	325,000	5.75%	177,100	575,000	6.25%	419,375	450,000	24,380	2,657,180	405,279	675,943	13,190,000	2027
2028	3,031,165	1,690		3,032,855	175,000	4.50%	71,550	300,000	5.25%	142,275	330,000	5.75%	158,413	600,000	6.25%	383,438	450,000	24,867	2,635,542	397,312	1,073,255	11,785,000	2028
2029	3,000,853	2,683		3,003,536	175,000	4.50%	63,675	310,000	5.25%	126,525	335,000	5.75%	139,438	650,000	6.25%	345,938	450,000	25,365	2,620,940	382,596	1,455,852	10,315,000	2029
2030	2,970,844	3,640		2,974,484	175,000	4.50%	55,800	320,000	5.25%	110,250	340,000	5.75%	120,175	700,000	6.25%	305,313	450,000	25,872	2,602,410	372,074	1,827,926	8,780,000	2030
2031	2,941,136	4,570		2,945,706	200,000	4.50%	47,925	330,000	5.25%	93,450	350,000	5.75%	100,625	750,000	6.25%	261,563	450,000	26,390	2,609,952	335,754	2,163,680	7,150,000	2031
2032	2,911,725	5,409		2,917,134	200,000	4.50%	38,925	340,000	5.25%	76,125	350,000	5.75%	80,500	800,000	6.25%	214,688	450,000	26,917	2,577,155	339,979	2,503,659	5,460,000	2032
2033	2,882,607	6,259		2,888,867	215,000	4.50%	29,925	350,000	5.25%	58,275	350,000	5.75%	60,375	825,000	6.25%	164,688	465,000	27,456	2,545,718	343,148	2,846,807	3,720,000	2033
2034	2,853,781	7,117		2,860,898	225,000	4.50%	20,250	375,000	5.25%	39,900	350,000	5.75%	40,250	850,000	6.25%	113,125	500,000	28,005	2,541,530	319,369	3,166,176	1,920,000	2034
2035	2,825,244	7,915		2,833,159	225,000	4.50%	10,125	385,000	5.25%	20,213	350,000	5.75%	20,125	960,000	6.25%	60,000	500,000	28,565	2,559,027	274,132	3,440,307	0	2035
Total	41,132,019	59,874	182,925	41,374,818	2,710,000		1,619,775	4,710,000		2,793,263	4,505,000		2,271,538	8,610,000		4,258,125	6,000,000	456,811	37,934,511				Total

Notes: Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The Village anticipates that a portion of the District will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Mount Pleasant Ordinances

It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the Village of Mount Pleasant

The District contributes to the orderly development and/or redevelopment of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the Village of Mount Pleasant
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

September 4, 2014

SAMPLE

Mark Gleason, Village President
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, Wisconsin 53406

RE: Village of Mount Pleasant, Wisconsin Tax Incremental District No. 3

Dear Village President:

As Village Attorney for the Village of Mount Pleasant, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Timothy J. Pruitt
Village of Mount Pleasant

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2013				
				Percentage		
	County	9,034,520			16.89%	
	Municipality	18,329,706			34.27%	
	School District	22,444,370			41.96%	
	Technical College	3,684,189			6.89%	
	Total	<u>53,492,785</u>			100.00%	
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2016	0	0	0	0	0	2016
2017	22,131	44,901	54,980	9,025	131,036	2017
2018	58,426	118,538	145,147	23,826	345,936	2018
2019	134,849	273,590	335,005	54,990	798,435	2019
2020	154,975	314,421	385,002	63,197	917,595	2020
2021	195,943	397,539	486,779	79,904	1,160,165	2021
2022	309,719	628,375	769,433	126,301	1,833,828	2022
2023	323,985	657,319	804,874	132,118	1,918,296	2023
2024	379,190	769,321	942,019	154,630	2,245,161	2024
2025	429,701	871,800	1,067,503	175,228	2,544,232	2025
2026	465,838	945,117	1,157,278	189,964	2,758,198	2026
2027	517,112	1,049,143	1,284,655	210,873	3,061,782	2027
2028	511,940	1,038,651	1,271,809	208,764	3,031,165	2028
2029	506,821	1,028,265	1,259,090	206,677	3,000,853	2029
2030	501,753	1,017,982	1,246,500	204,610	2,970,844	2030
2031	496,735	1,007,802	1,234,035	202,564	2,941,136	2031
2032	491,768	997,724	1,221,694	200,538	2,911,725	2032
2033	486,850	987,747	1,209,477	198,533	2,882,607	2033
2034	481,982	977,870	1,197,382	196,547	2,853,781	2034
2035	477,162	968,091	1,185,409	194,582	2,825,244	2035
	<u>6,946,882</u>	<u>14,094,196</u>	<u>17,258,071</u>	<u>2,832,871</u>	<u>41,132,019</u>	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						