

September 18,2017

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 7

CITY OF LA CROSSE, WISCONSIN

Organizational Joint Review Board Meeting Held:	July 31, 2017
Public Hearing Held:	July 31, 2017
Consideration for Approval by Plan Commission:	July 31, 2017
Consideration for Adoption by Common Council:	September 14, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: September 26, 2017



Tax Incremental District No. 7 Territory & Project Plan Amendment

City of La Crosse Officials

Common Council

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Andrea Richmond	Member
Barb Janssen	Member
David D. Marshall	Member
Douglas Happel	Member
Gary Padesky	Member
Jacqueline Marcou	Member
Jessica Olson	Member
Martin Gaul	Member
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Scott Neumeister	Member

City Staff

Teri Lehrke	City Clerk
Andrea Schnick	Economic Development Planner
Jason Gilman, AICP	Director of Planning
Stephen Matty	City Attorney
Valerie Fenske	Finance Director

Joint Review Board

Tim Kabat	City Representative
Brian Fukuda	La Crosse County
Daniel Hanson	Western Technical College District
Patricia Sprang	School District of La Crosse School District
John Kovari	Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (the “TID” or “District”) is an existing blighted area district, which was created by a resolution of the City of La Crosse (“City”) Common Council adopted on August 14, 1997 (the “Creation Resolution”).

Amendments

The District was previously amended in 2009, whereby a resolution was adopted to add territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

Purposes of this Amendment

The proposed amendment is to add additional territory to and remove territory from the existing District’s boundaries, and to amend the Project Plan to update and provide for the undertaking of additional expenditures.

Proposed additional and updated projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately \$600,000 to undertake projects in the amendment areas or within the ½ mile area, as listed in this Project Plan. The Expenditure Period of this District terminates on August 14, 2019. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed through various means; 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 project financing by phase is located in Section 10 of this plan.

Economic Development

The City does not anticipate additional value increment to accrue as a result of this amendment. While it is hoped that value will be recognized as a result of improvements to the amended area, new tax increment is not necessary to recover existing or anticipated future costs of the District.

Expected Termination of District

TID No. 7 has a maximum statutory life of 27 years, and must close not later than August 14, 2024, resulting in a final collection of increment in budget year 2025. Pre-amendment cash flow projections indicate that the District is projected to recover all costs without additional value increment from existing or added territory. Amendment of the boundaries and the Project Plan are not anticipated to alter the anticipated closure date of the District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas 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:
 - In order to make the amendment areas suitable for development and/or redevelopment, the City 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; development incentive payments; façade grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the amendment area is unlikely to occur.
2. **The economic benefits of amending 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 City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.
 - Tax increment collections are already expected to be sufficient to pay for the cost of all improvements made in the District. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
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 boundary amendment would become effective for valuation purposes as of January 1, 2017. 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 amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2017 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional 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 amended. 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 the Project Plan.

4. Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a blighted area District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting the elimination of blight consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City , does not exceed 12% of the total equalized value of taxable property within the City .
9. The City estimates that less than 35% of the territory within the District, as amended, 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, as amended, is feasible, and is in conformity with the Master Plan of the City .

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on August 14, 1997 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 1997.

The existing District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted. The District will remain in compliance with this finding after the addition and subtraction of the Territory identified in this Amendment.

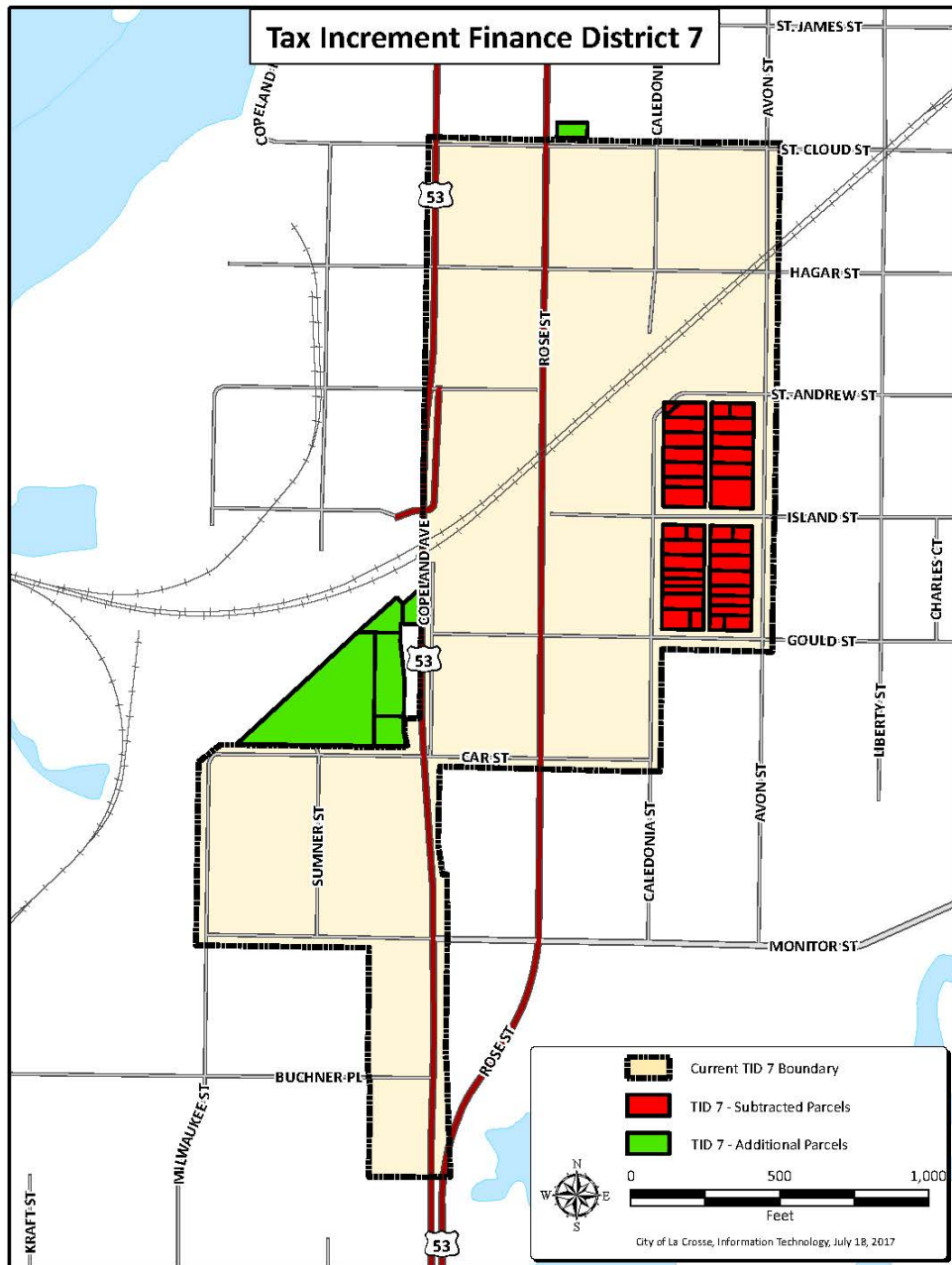
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended once prior to this Amendment.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

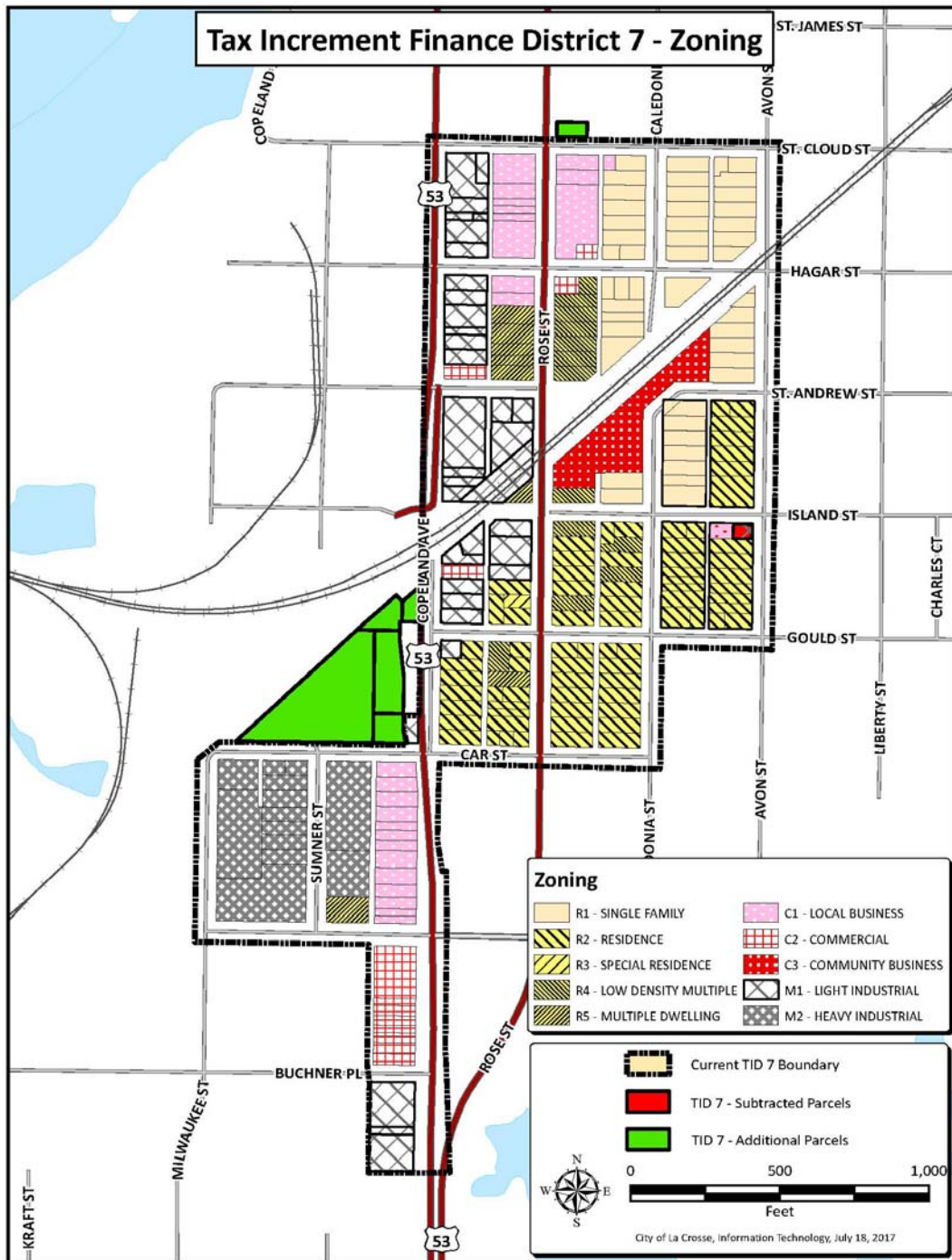
The purpose of the Amendment is to both add and subtract territory simultaneously. The addition of territory to the District will facilitate new development and/or redevelopment opportunities, while the subtraction will remove areas that are not anticipated to be developed/redeveloped in a time frame that aligns with the available resources and intent of the District, as created and subsequently amended. The amendment is also to update and/or provide for the undertaking of additional expenditures.

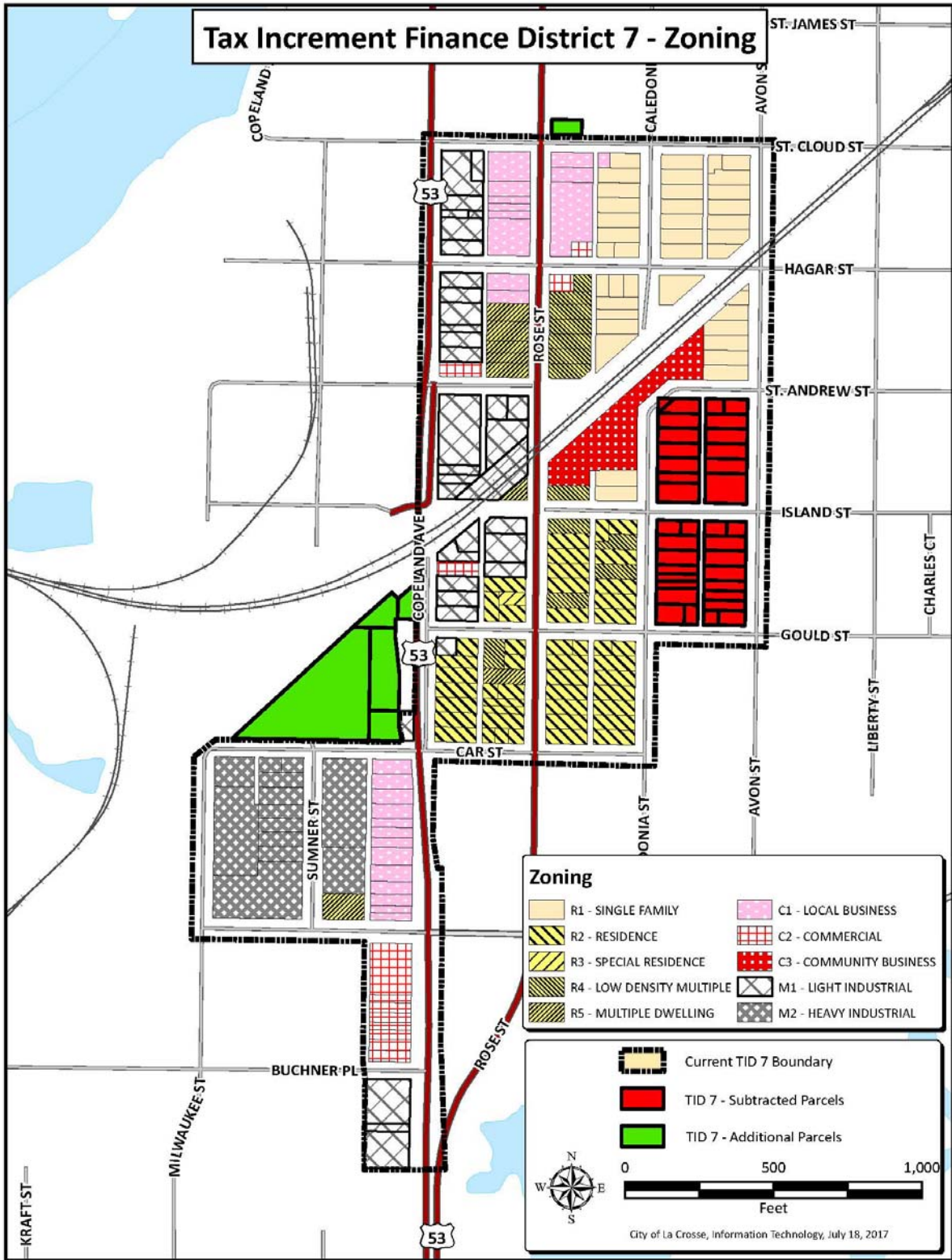
A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a blighted area District based on the identification and classification of the property included within the District.

SECTION 3: Preliminary Map of Original District Boundary and Territory Amendment Area Identified



SECTION 4: Maps Showing Existing Uses and Conditions Within The Territory To Be Added and Remaining





SECTION 5: Preliminary Parcel List and Analysis Within The Territory To Be Added

City of La Crosse, Wisconsin															
Tax Increment District # 7															
Base Property Information															
Property Information					Assessment Information				Equalized Value						
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total		
M2	17-10029-250	313 Monitor Street La Crosse, WI 54603	Spock Enterprises LLC	2.26	321,400	181,100		502,500	91.66%	350,655	197,585	0	548,240		
M1	17-10029-240	W5851 Cedar Rd La Crosse, WI 54601	Jean E Wiggert	0.235	33,800	0		33,800	91.66%	36,877	0	0	36,877		
M1	17-10029-180	W5851 Cedar Rd La Crosse, WI 54601	Jean E Wiggert	0.611	87,900	0		87,900	91.66%	95,901	0	0	95,901		
M2	17-10029-50	W5851 Cedar Rd La Crosse, WI 54601	Jean E Wiggert	0.23	33,100	0		33,100	91.66%	36,113	0	0	36,113		
M2	17-10029-55	400 La Crosse St La Crosse, WI 54601	City of La Crosse	0.124	0	0		0	91.66%	0	0	0	0		
C1	17-10014-30	400 La Crosse St La Crosse, WI 54601	City of La Crosse	0.117	0	0		0	91.66%	0	0	0	0		
R1	17-10045-91	400 La Crosse St La Crosse, WI 54601	City of La Crosse	0.032	0	0		0	91.66%	0	0	0	0		
R1	17-10045-90	526 Caledonia St La Crosse, WI 54603	Jolene A Quinn	0.129	10,000	0		10,000	91.66%	10,910	0	0	10,910		
R2	17-10046-70	1114 GILLETTE ST La Crosse, WI 54603	PSBT INVESTMENTS LLC	0.07	10,500	79,000		89,500	91.66%	11,456	86,191	0	97,647		
R2	17-10046-80	905 BREEZY POINT RD La Crosse, WI 54603	1315 PROPERTIES LLC	0.092	11,200	54,100		65,300	91.66%	12,219	59,024	0	71,244		
R1	17-10045-100	526 Caledonia St La Crosse, WI 54603	Jolene A Quinn	0.161	15,200	67,500		82,700	91.66%	16,584	73,644	0	90,228		
R2	17-10046-60	527 Avon St La Crosse, WI 54650	BUNTHEUNG, BOUAKHAM KROMPICHA	0.162	15,200	65,700		80,900	91.66%	16,584	71,680	0	88,264		
R1	17-10045-110	710 GROVE ST ONALASKA, WI 54650	CHRIS M, TAMMY J RODERIQUE	0.161	15,200	58,200		73,400	91.66%	16,584	63,498	0	80,081		
R2	17-10046-50	1105 LAUDERDALE PL ONALASKA, WI 54650-3275	ANGELA M ZAIGER TRAVIS P TENKLEY	0.162	15,200	81,300		96,500	91.66%	16,584	88,700	0	105,284		
R1	17-10045-120	516 CALEDONIA ST La Crosse, WI 54603	THOMAS, RITA SPAH	0.161	15,200	78,500		93,700	91.66%	16,584	85,645	0	102,229		
R2	17-10046-40	517 AVON ST La Crosse, WI 54603	MARGARET R KLONECKI	0.162	12,200	79,800		92,000	91.66%	13,311	87,064	0	100,374		
R1	17-10045-130	512 CALEDONIA ST La Crosse, WI 54603	JOHN J, JULIE L SCHOLZ	0.161	15,200	77,000		92,200	91.66%	16,584	84,009	0	100,593		
R2	17-10046-30	2520 LOSEY CT La Crosse, WI 54601	STEVEN T EIDE	0.162	12,200	68,800		81,000	91.66%	13,311	75,063	0	88,373		
R1	17-10045-140	506 CALEDONIA ST La Crosse, WI 54603	DANIEL C LAMKIN	0.11	10,700	76,600		87,300	91.66%	11,674	83,573	0	95,246		
R1	17-10046-10	502 CALEDONIA ST La Crosse, WI 54603	LOU VANG CHUE HER	0.213	18,800	120,400		139,200	91.66%	20,511	131,359	0	151,871		
R2	17-10046-20	725 ISLAND ST La Crosse, WI 54603	CHONG YANG LONG XIONG	0.324	19,500	107,300		126,800	91.66%	21,275	117,067	0	138,342		
R2	17-10044-20	430 CALEDONIA ST La Crosse, WI 54603	CRYSTAL K LENSER	0.091	10,900	67,000		77,900	91.66%	11,892	73,099	0	84,991		
R2	17-10044-30	1311 NORTH ST La Crosse, WI 54603	NICHOLAS R JR CHARLES	0.069	10,000	62,300		72,300	91.66%	10,910	67,971	0	78,881		
C1	17-10045-70	2520 LOSEY CT La Crosse, WI 54601	STEVEN T EIDE	0.086	15,000	39,300		54,300	91.66%	16,365	42,877	0	59,243		
M1	17-10045-80	1437 AVON ST La Crosse, WI 54603	JOSEPH C KLINGBEIL	0.075	7,500	0		7,500	91.66%	8,183	0	0	8,183		
R2	17-10044-40	2401 23RD ST NW STE 1D OKLAHOMA CITY, OK 73107	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	0.161	12,200	80,900		93,100	91.66%	13,311	88,264	0	101,574		
R2	17-10045-60	2308 EAST AVE N ONALASKA, WI 54650	Dwight Ross	0.154	11,700	0		11,700	91.66%	12,765	0	0	12,765		
R2	17-10044-50	424 CALEDONIA ST La Crosse, WI 54603	RICK A, DELANA F POWERS	0.161	12,200	90,200		102,400	91.66%	13,311	98,410	0	111,721		
R2	17-10045-50	423 AVON ST La Crosse, WI 54603	RONALD A, DEBRA J MILLER	0.167	12,400	69,600		82,000	91.66%	13,529	75,935	0	89,464		
R2	17-10044-60	418 CALEDONIA ST La Crosse, WI 54603	JUDY L DIESBURG	0.095	7,600	32,400		40,000	91.66%	8,292	35,349	0	43,641		
R2	17-10045-40	419 AVON ST La Crosse, WI 54603	ARLYS A JOHNSON	0.161	12,200	89,700		101,900	91.66%	13,311	97,865	0	111,175		
R2	17-10044-70	97 S PIONEER RD STE 300 FOND DU LAC, WI 54935	LADOGA PROPERTY MANAGEMENT GROUP LLC	0.079	7,100	45,300		52,400	91.66%	7,746	49,423	0	57,170		
R2	17-10044-80	412 CALEDONIA ST La Crosse, WI 54603	MARISSA L KOHLMEIER	0.079	7,100	47,100		54,200	91.66%	7,746	51,387	0	59,134		
R2	17-10045-30	413 AVON ST La Crosse, WI 54603	AMY JO VANARSDALL	0.107	8,200	44,100		52,300	91.66%	8,946	48,114	0	57,061		
R2	17-10044-90	4317 MARIAH DR N La Crosse, WI 54601	DAWN M FEMMA STEVEN J, SANDRA A WENDLING PAULINE M WENDLING	0.174	27,100	230,700		257,800	91.66%	29,567	251,699	0	281,266		
R2	17-10045-20	411 AVON ST La Crosse, WI 54601	THOMAS J, RUTH L GRAHAM	0.107	8,400	76,000		84,400	91.66%	9,165	82,918	0	92,083		
R2	17-10044-110	PO BOX 2226 La Crosse, WI 54602-2226	DONALD K, DORIE J EARLEY	0.146	20,600	97,600		118,200	91.66%	22,475	106,484	0	128,959		
R2	17-10045-10	407 AVON ST La Crosse, WI 54603-3062	DIXIE L BECKER	0.107	8,400	76,000		84,400	91.66%	9,165	82,918	0	92,083		
R2	17-10044-130	1322 CALEDONIA ST La Crosse, WI 54603-2414	DAVID L, RENEE L GAUT	0.057	6,900	11,600		18,500	91.66%	7,528	12,656	0	20,184		
R2	17-10044-140	1322 CALEDONIA ST La Crosse, WI 54603-2414	DAVID L GAUT	0.103	9,700	0		9,700	91.66%	10,583	0	0	10,583		
R2	17-10044-120	713 Gould St La Crosse, WI 54603	Michael J Heberlein	0.069	7,400	6,200		13,600							
				Total Acreage	N/A	476,200	181,100	0	657,300		519,546	197,585	0	717,131	
					Value of Added Properties Only				Value of Added Properties Only						
Properties to be added															
Properties to be subtracted															
Estimated Base Value of Territory to be Added														717,131	

SECTION 6: Equalized Value Test

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

The equalized value of the territory to be incorporated by this Amendment, plus the value increment of all other existing tax incremental districts within the City , totals \$439,070,231. This value is less than the maximum of \$451,043,940 in equalized value that is permitted for the City of La Crosse. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District. The City does not anticipate a meaningful reduction in the increment value of TID 7 as a result of subtracting territory.

City of La Crosse, Wisconsin	
Tax Increment District # 7	
Valuation Test Compliance Calculation	
District Creation Date	8/14/1997
	Valuation Data Currently Available 2017
Total EV (TID In)	3,758,699,500
12% Test	451,043,940
Increment of Existing TIDs	
<i>Terminated</i> TID #5	0
TID #6	65,864,100
TID #7	13,775,400
<i>Terminated</i> TID #8	0
TID #9	19,434,800
TID #10	2,056,000
TID #11	146,446,600
TID #12	25,210,100
TID #13	46,497,500
TID #14	51,740,800
TID #15	29,165,600
TID #16	5,199,000
TID #17	32,963,200
Total Existing Increment	<u>438,353,100</u>
Projected Base of New or Amended District	717,131
Total Value Subject to 12% Test	<u><u>439,070,231</u></u>
Compliance	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 City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs 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 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 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 remediations 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

There are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may 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; wastewater treatment facilities; 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, are an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may 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; water treatment facilities; 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 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 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; stabilization of stream and river banks; 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 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 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.

RDA Type Activities

Contribution to Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA 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 RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, 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 RDA in the program manual. Any funds returned to the RDA 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 RDA 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:

- *Cash grants/development incentives to owners or lessors of property*

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.

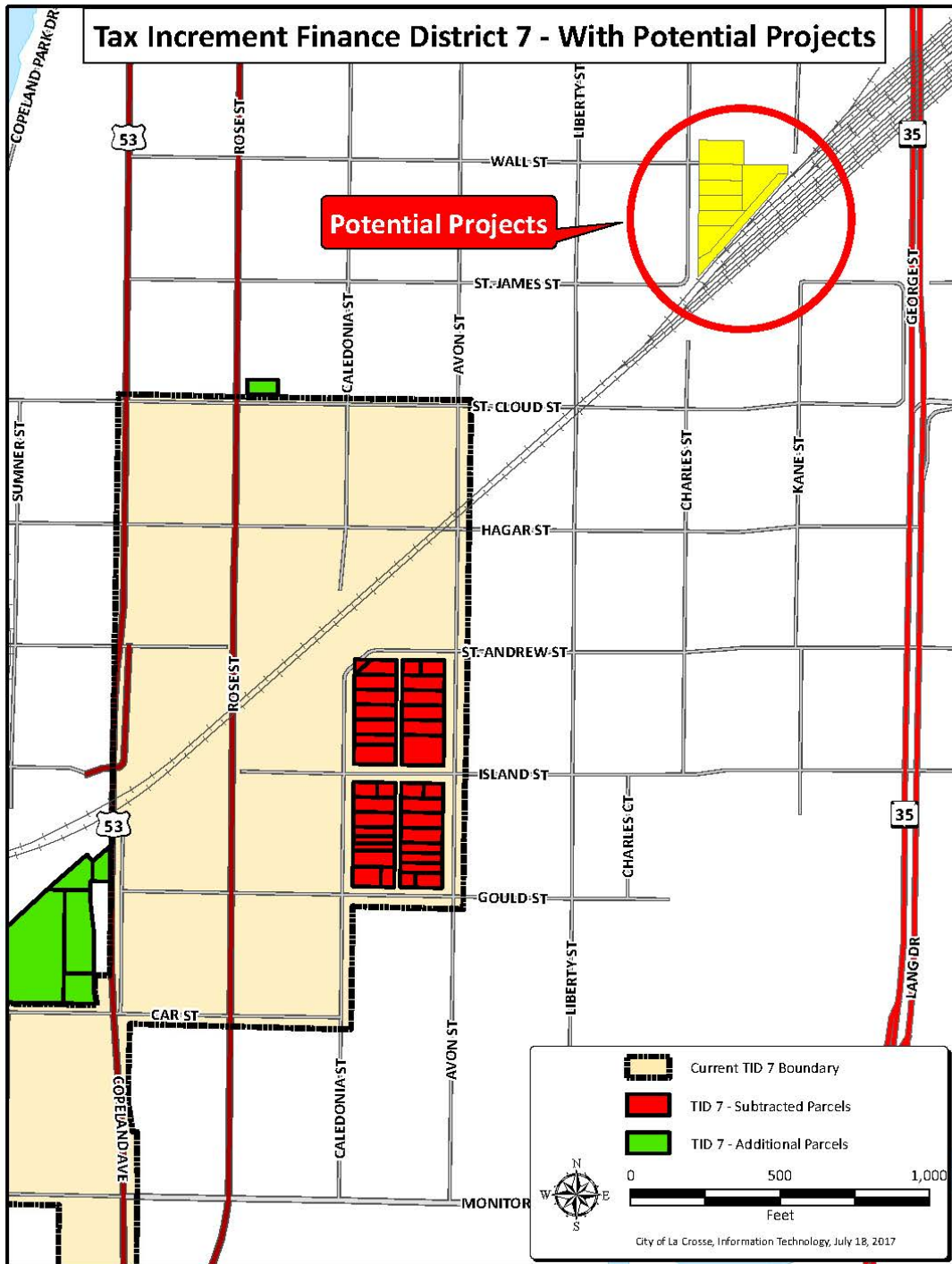
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, 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 tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of 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 Amendment.

The City 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 City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City 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. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

SECTION 8:
 Map Showing Proposed Improvements and Uses Within
 The Territory To Be Added and Remaining



SECTION 9: Detailed List of Additional and Updated Project Costs

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

Proposed TIF Project Cost Estimates

City of La Crosse, Wisconsin				
Tax Increment District # 7				
Estimated Project List				
Project ID	Project Name/Type	2017	2018	Total (Note 1)
1	Economic Development Incentives	350,000	250,000	600,000
2				0
3				0
4				0
5				0
Total Projects		<u>350,000</u>	<u>250,000</u>	<u>600,000</u>
Notes:				
Note 1 Project costs are estimates and are subject to modification				
<i>Enumerated costs are anticipated to occur with the 1/2 mile area</i>				

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 District, as amended by the subtraction of Territory, will remain economically feasible. The analysis in this section demonstrates the overall cash flow of the District improves by subtracting the identified parcels.

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. 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 continued 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 and/or redevelopment expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) an updated 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 City 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 City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City 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).

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

The City 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 City'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 City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City 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 City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. 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 City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City 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 City determines that special assessments are appropriate, the City 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 City's statutory borrowing capacity. If special assessments are levied, the City 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 and/or development incentives to the additional territory. It is anticipated these expenditures will be made during 2017. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

It is anticipated developer agreements between the City 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 expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City 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 City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

The City anticipates using cash generated from current and future tax increment revenues the anticipated amended project costs, as detailed in this Project Plan. The City reserves the right to use other financing sources as it deems appropriate at the time of expenditure.

Development Assumptions

No new development is anticipated as a result of this amendment

Increment Revenue Projections

Tax Increment District No. 7 (Amtrak Depot)									
Tax Increment Projection Worksheet									
Type of District	Blighted Area			Actual Base Value	15,660,400				
Actual Creation Date	8/14/1997			Pre-Amendment Base Value (Actual)	N/A				
Valuation Date	Jan. 1, 1997			Property Appreciation Factor	0.00%				
Maximum Life (In Years)	27			Current Tax Rate (Per \$1,000 EV)	\$28.40				
Expenditure Period (In Years)	22			Tax Rate Adjustment Factor (Next 2 Years)	0.00%				
Revenue Periods/Final Rev Year	27 2025			Tax Rate Adjustment Factor (Following 2 Years)	0.00%				
End of Expenditure Period	8/14/2019			Tax Rate Adjustment Factor (Thereafter)	0.00%				
Latest Termination Date	8/14/2024			Discount Rate 1 for NPV Calculation	N/A				
Eligible for Extension/No. of Years	Yes 4			Discount Rate 2 for NPV Calculation	N/A				
Eligible Recipient District	Yes								
Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment		
1 2015	0	2016	0	10,789,200	2017	28.40	306,460		
2 2016	0	2017	0	13,775,400	2018	28.40	391,281		
3 2017	0	2018	0	13,775,400	2019	28.40	391,281		
4 2018	0	2019	0	13,775,400	2020	28.40	391,281		
5 2019	0	2020	0	13,775,400	2021	28.40	391,281		
6 2020	0	2021	0	13,775,400	2022	28.40	391,281		
7 2021	0	2022	0	13,775,400	2023	28.40	391,281		
8 2022	0	2023	0	13,775,400	2024	28.40	391,281		
9 2023	0	2024	0	13,775,400	2025	28.40	391,281		
0		0		Future Value of Increment				3,436,706	

Cash Flow

As of Dec. 31, 2016:

**Tax Increment District No. 7 (Amtrak Depot)
Cash Flow Pro Forma**

**Cash and Investments: \$662,483 (A)
Future Debt Service Requirements: \$69,869 (B)
Advances from Other Funds (General Fund): \$0 (C)**

Year	Revenues					Expenditures						Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments - Jobs	Other Exp.	Amendment Expenses	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	306,460	0			306,460	69,869	0	267,141	350,000	500	687,510	(381,050)	281,433	0	2017
2018	391,281	0			391,281				250,000	500	250,500	140,781	422,213	0	2018
2019	391,281	0			391,281					500	500	390,781	812,994	0	2019
2020	391,281	0			391,281					500	500	390,781	1,203,775	0	2020
2021	391,281	0			391,281					500	500	390,781	1,594,556	0	2021
2022	391,281	0			391,281					500	500	390,781	1,985,336	0	2022
2023	391,281	0			391,281					500	500	390,781	2,376,117	0	2023
2024	391,281	0			391,281					500	500	390,781	2,766,898	0	2024
2025	391,281	0			391,281					500	500	390,781	3,157,679	0	2025
Total	3,436,706	0	0	0	3,436,706	69,869	0	267,141	600,000	4,500	941,510				

Final Balance (G - C): 3,157,679

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements

SECTION 11: Annexed Property

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

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

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of La Crosse Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City 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 City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the City of La Crosse

This amendment contributes to the orderly development and/or redevelopment of the City 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.

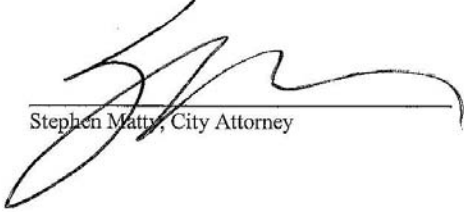
The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of La Crosse Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

18 Attorney Opinion

CITY ATTORNEY OPINION

I, Stephen Matty, City Attorney for the City of La Crosse, Wisconsin, do hereby state that I have reviewed the Project Plan for Tax Incremental Finance District Number Seven, City of La Crosse, Wisconsin, dated July 27, 2017, and have found that it is complete and complies with Section 66.1105, Wisconsin Statutes.


Stephen Matty, City Attorney

SECTION 19: Legal Metes & Bounds Boundary Description

A parcel of land located in the:

SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, T16N, R7W;

NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T16N, R7W;

Government Lot 4 of Section 29, T16N, R7W;

SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T16N, R7W;

SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T16N, R7W;

NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T16N, R7W;

SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, T16N, R7W;

Government Lot 1 of Section 30, T16N, R7W;

Government Lot 2 of Section 30, T16N, R7W;

All being located in the City of La Crosse, La Crosse County, Wisconsin.

Said parcel is more particularly described as follows:

Beginning at the intersection of the west right of way line of Copeland Avenue with the north right of way line of St. Cloud Street; thence east along said north right of way line to the east right of way line of Copeland Avenue; thence North along said west right of way line of Copeland Avenue to the Northwest corner of Lot 14 of Block 23 of the Plat of North La Crosse; thence east along the north line of said Lot 14, 102 feet; thence south along a line parallel with the east right of way line of Copeland Avenue to the north right of way line of St. Cloud Street; thence east along said north right of way line to the east right of way line of Avon Street; thence south along said east line to the south right of way line of St. Andrew Street; thence west along said south line of St. Andrew Street to a point 55.72 feet easterly of the northwest corner of Lot 1 of Block 9 of the South Eastern Addition; thence South 50' to a point on the east right of way line of Caledonia Street; thence south along said east right of way line to its intersection with the south right of way line of Car Street; thence west along said south line to the east right of way line of Copeland Avenue; thence south along said east right of way line to the south line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T16N, R7W; thence west along said south line (section line) to the southeast corner of Block 52 of the Southern Addition; thence west along the south line of said Block 52 to the southwest corner thereof; thence north along the west line of said Block 52 to the northwest corner thereof; thence northwesterly to the southeast corner of Block 2 of the Mid-City Industrial Park Addition; thence north along the east line of said Block 2 to the south right of way line of Monitor Street; thence west along said south line to the west right of way line of Milwaukee Street; thence north along said west line to its intersection with the south right of way line of the Canadian Pacific Railway; thence northeasterly along said south railroad right of way to its intersection with the west right of way line of Copeland Avenue; thence north along said west right of way line to the point of beginning.