

May 11, 2023

PROJECT PLAN AMENDMENT

# City of La Crosse, Wisconsin

## Tax Incremental District No. 18



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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	May 30, 2023
Public Hearing Held:	May 30, 2023
Approval by Plan Commission:	May 30, 2023
Adoption by Common Council:	July 13, 2023
Approval by the Joint Review Board:	August 7, 2023

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## SECTION 1:

### Executive Summary

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#### DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 18 (the “District”) is a Blighted Area District created on July 9, 2020. The District was created to:

- Provide a primary financing tool to redevelop the River Point District redevelopment area.

The project plan for the District was previously amended in 2022.

#### Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District. The intent is to include property that is to be combined with parcels within the District’s boundaries as a result of re-platting the area. This will ensure only whole tax parcels are included in the District’s boundaries.

#### Estimated Total Project Cost Expenditures

The City is not seeking to amend the amount, type, or categories of projects contained in the District’s existing project plan, as amended.

#### Incremental Valuation

The additional property to be included within the District’s boundaries is largely comprised of City-owned property that will not be available for development purposes. The City is undergoing a re-platting of the entire area in and around the River Point District. This re-platting will result in only parts of whole tax parcels being included in the District’s boundaries, which will be non-compliance with statutory requirements. Therefore, the City is seeking to add territory primarily as a means of maintaining compliance with existing law. The City is not anticipating additional, incremental valuation as a result of this Plan Amendment.

#### Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

## Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this 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 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 reaching this determination, the City has considered:

The substantial investment needed to raise the area out of the floodplain, mitigate the impact of poor soils, provide the public infrastructure necessary, and establish a means to directly incentive development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of necessary expenditures.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.**
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 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 prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1., or was a blighted area at the time the District was created.
5. Based on the foregoing finding, the District remains designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts

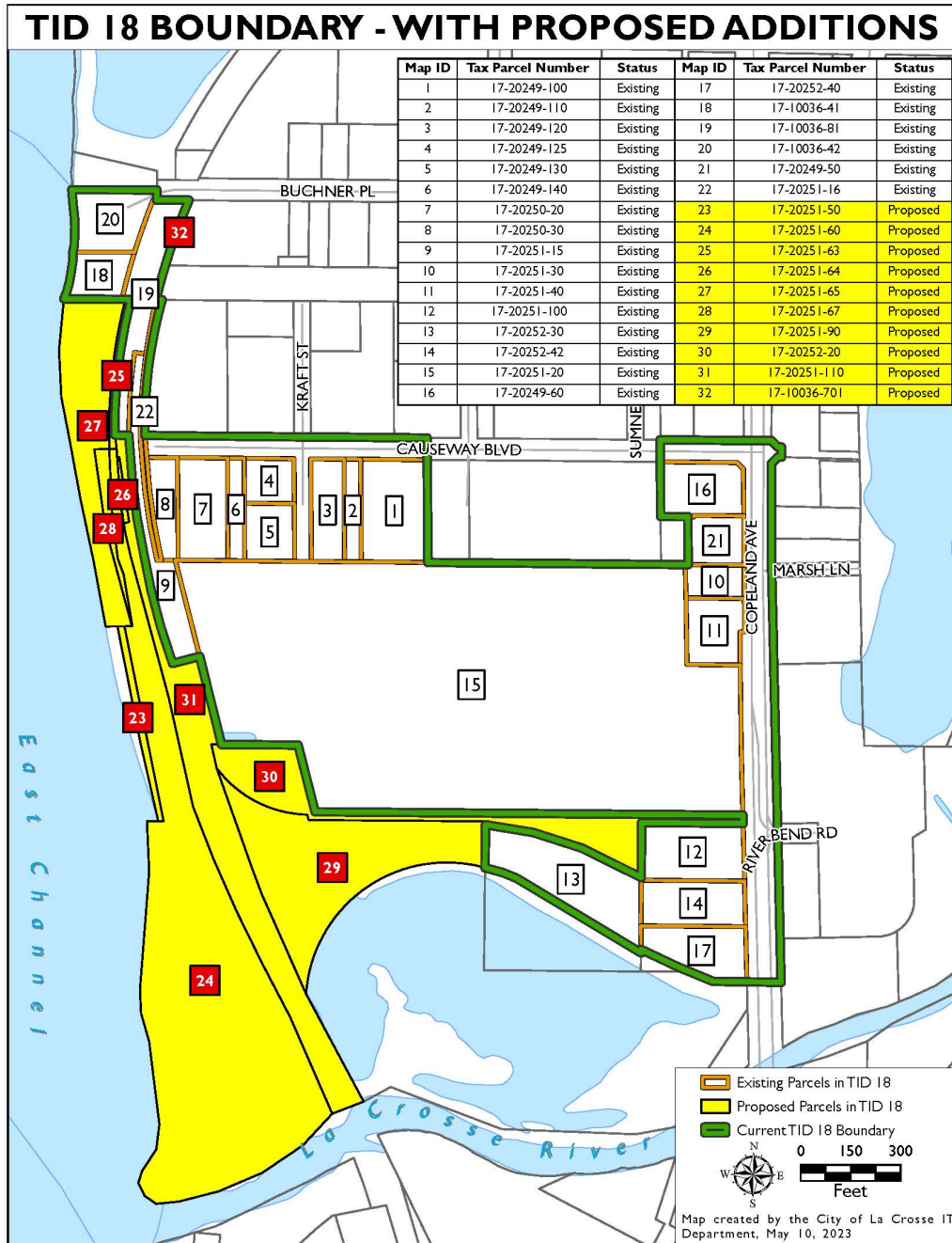


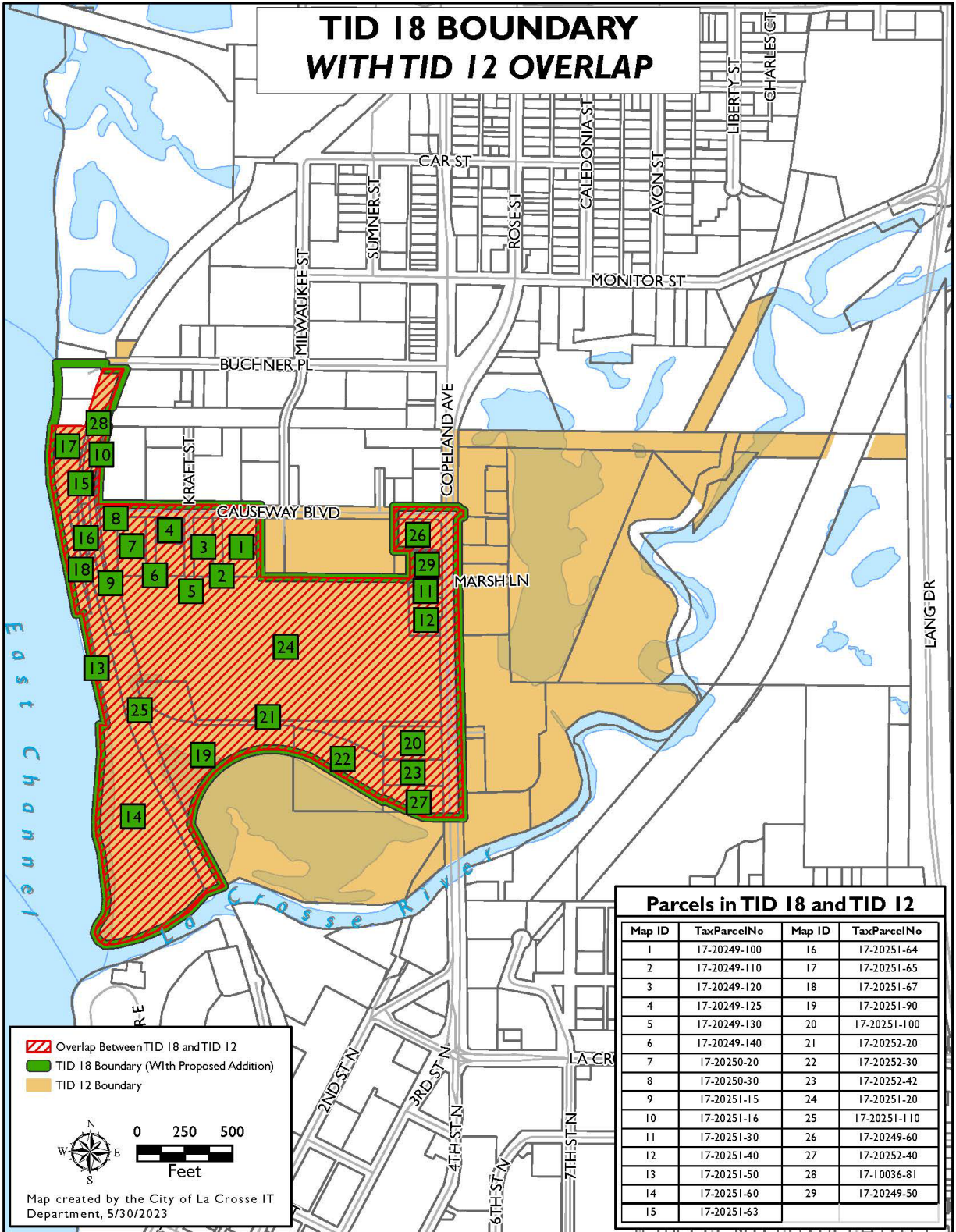
within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City 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 Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

## SECTION 2: Preliminary Map of Original District Boundary and Territory to be Added

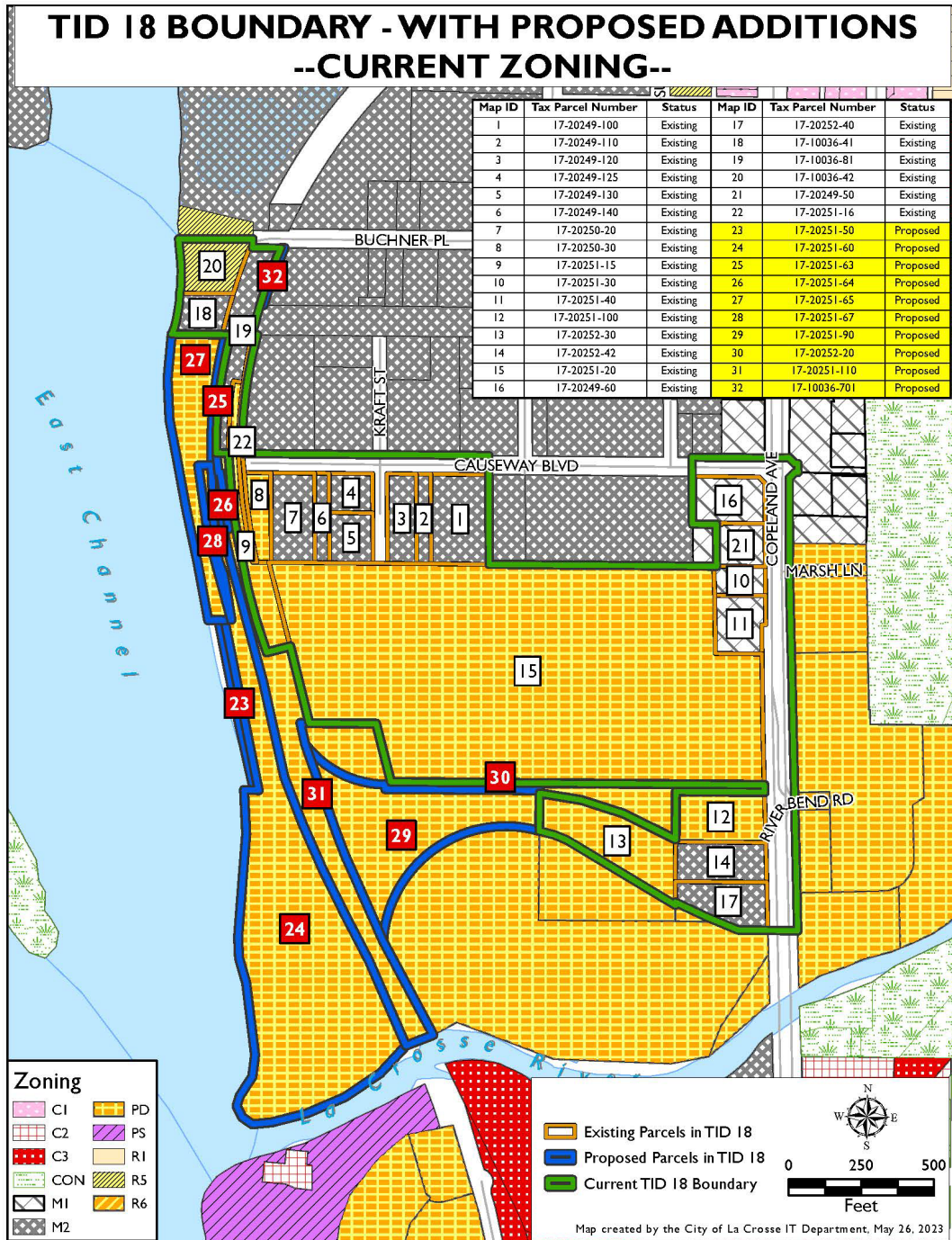
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.







# SECTION 3: Map Showing Existing Uses and Conditions Within the Territory to be Added




# SECTION 4: Preliminary Identification of Parcels to be Added

Property Information							Assessment Information				Equalized Value				District Classification					District Classification						
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...indicate date	Part of Existing TID? ...indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Other	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant	
17-20251-65	100 CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	2.42		12		0	0	0	0	100.00%	0	0	0	0						2.42	0.00				
17-20251-63	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.17		12		0	0	0	0	100.00%	0	0	0	0						0.17	0.00				
17-20251-110		REDEVELOPMENT AUTHORITY OF LA CROSSE	3.79	X	12		0	0	0	0	100.00%	0	0	0	0						3.79	0.00				
17-20251-60	100 CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	9.26	X	12		0	0	0	0	100.00%	0	0	0	0						9.261	0.00				
17-20251-67	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.27		12		0	0	0	0	100.00%	0	0	0	0						0.271	0.00				
17-20251-64	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.06		12		0	0	0	0	100.00%	0	0	0	0						0.06	0.00				
17-20251-50	35 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.315		12		0	0	0	0	100.00%	0	0	0	0						0.32	0.00				
17-20252-20	25 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	2.55		12		0	0	0	0	100.00%	0	0	0	0						2.55	0.00				
17-20251-90	29 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	3.78	X	12		0	0	0	0	100.00%	0	0	0	0						3.78	0.00				
17-10036-701	122 BUCHNER PL	MARTIN WAREHOUSING, LLC	1.45				251,300	1,053,600		1,304,900	100.00%	251,300	1,053,600		1,304,900		1.45				1.45		1.45		0.00	
Less Wetland Acreage					0.00																					
				<b>Total Acreage</b>	<b>24.07</b>			251,300	1,053,600	0	1,304,900		251,300	1,053,600	0		0	1.45	0	0		1.45	1.45	0	0	
											<b>Estimated Base Value</b>					<b>1,304,900</b>										
The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.																										

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the 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 City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$538,604,500. This value is less than the maximum of \$615,753,456 in equalized value that is permitted for the City.

<b>City of La Crosse, Wisconsin</b>	
<b>Tax Increment District # 18</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	7/9/2020
	Valuation Data Currently Available 2022
Total EV (TID In)	5,131,278,800
12% Test	615,753,456
Increment of Existing TIDs	
Total Existing Increment	<u>537,299,600</u>
Projected Base of New or Amended District	1,304,900
Less Value of Any Underlying TID Parcels	0 
Total Value Subject to 12% Test	<u><u>538,604,500</u></u>
Compliance	<b>PASS</b>

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. 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 in connection with the implementation of the Plan. If Project Costs incurred benefit territory 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, design and construction is completed.

With all Project Costs, the costs of engineering, design, 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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The City is not seeking to amend the list, type, or categories of Project Costs as a part of this Plan Amendment. For ease of reference, a general description of eligible expenditures is set forth in the remainder of this section, although these descriptions should not be considered all-inclusive or controlling.

### **Property, Right-of-Way and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development 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 to make the property suitable for development. 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 exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City 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 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 Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

#### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.



### **Demolition**

To make sites suitable for development, 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, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

### **Utilities**

#### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; 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.

#### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; 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 within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; 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**

To create sites suitable for development, 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**

To create sites suitable for development, 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**

To create sites suitable for development, 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**

To allow development to occur, the City may need to construct 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**

To attract development 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.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for 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.

#### **Contribution to Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 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 (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. 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 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**

**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 relating to 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.

**SECTION 7:**  
**Map Showing Proposed Improvements and Uses Within the Territory to be Added**

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There are no additional improvements as a result of this Plan Amendment.

**SECTION 8:**  
**Detailed List of Estimated Project Costs**

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This Plan Amendment incorporates by reference the adopted Project Plan for the District, as amended.

**SECTION 9:**  
**Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a current forecast of the District’s tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible. This Amendment is Primarily being undertaken to include property that is to be combined with parcels within the District’s boundaries as a result of re-platting the area. This will ensure only whole tax parcels are included in the District’s boundaries.

**Key Assumptions**

Assuming the City’s current equalized TID Interim tax rate of \$23.38 per thousand of equalized value, no economic appreciation or depreciation, anticipated expenditures of the District, existing financing arrangements, and including transfers from eligible donor districts, the District would generate \$59,378,090 in incremental tax revenue over the 27-year term of the District as shown in **Table 1**.

### Table 1 – Tax Increment Projection & Cash Flow Worksheet

City of La Crosse, WI																										
Tax Increment District No. 18																										
Cash Flow Projection																										
Year	REVENUES										EXPENDITURES										BALANCES					
	Tax Increments	TID 11 Donor Revenues	TID 13 Donor Revenues	TID 14 Donor Revenues	TID 15 Donor Revenues	TID 16 Donor Revenues	TID 17 Donor Revenues	Land Sale Proceeds	Debt Proceeds	Total Revenues	Phase I Fill RDA Rev \$3,000,000 2021	Causeway / A RDA Rev \$3,890,000 2022	Phase III Streets B-G \$8,750,000 2023	Phase III Streets C, D, F \$1,750,000 2024	Develop. Incentives	Master Developer Pmts.	Valuation Success Fees	Property Acquisition	Capital Costs	Operating Costs	Engineering, etc.	Admin.	Total Expenditures	Annual	Cumulative	Year
2020											1.89% Int. Only	2.75% Int. Only Estimated	3.50% Int. Only	3.50% Int. Only									0	0	(9,400)	2020
2021	0	0	2,000,000	0	0	0	0	3,000,000	5,000,000		55,598				0		1,000,000	3,000,000	100,000	868,200	20,000	3,988,200	1,011,800	1,002,391	2021	
2022	14,415	0	4,600,000	4,000,000	0	0	0	3,890,000	12,504,415		56,700	103,409						11,600,000	100,000	716,000	20,000	13,491,598	(987,182)	15,209	2022	
2023	0	0	600,000	1,000,000	0	0	0	8,750,000	10,350,000		56,700	106,975	306,250					9,750,000	100,000		20,000	10,030,109	319,891	335,100	2023	
2024	0	0	325,000	1,500,000	0	0	0	1,750,000	3,575,000		56,700	106,975	306,250					3,250,000	100,000		20,000	3,889,925	(314,925)	20,175	2024	
2025	0	0	175,000	1,000,000	0	0	0	0	1,175,000		56,700	106,975	306,250	61,250						100,000		20,000	651,175	523,825	544,000	2025
2026	0	0	3,176,700	750,000	0	0	0	0	3,926,700		3,056,700	106,975	306,250	61,250						100,000		20,000	3,651,175	275,525	819,525	2026
2027	0	0	3,996,975	750,000	0	0	0	0	4,746,975			3,996,975	306,250	61,250						100,000		20,000	4,484,475	262,500	1,082,025	2027
2028	0	0	9,200,000		0	0	0	0	9,200,000				9,056,250	61,250						100,000		20,000	9,237,500	(37,500)	1,044,525	2028
2029	0	0	2,000,000		0	0	0	0	2,000,000					1,811,250		100,000				100,000		20,000	2,031,250	(31,250)	1,013,275	2029
2030	0	0	6,900,000		0	0	0	0	6,900,000											100,000		20,000	120,000	6,780,000	7,793,275	2030
2031	0	0			0	0	0	0	0											100,000		20,000	120,000	(120,000)	7,673,275	2031
2032	0	0			0	0	0	0	0											100,000		20,000	120,000	(120,000)	7,553,275	2032
2033	0	0			0	0	0	0	0											100,000		20,000	120,000	(120,000)	7,433,275	2033
2034	0	0			0	0	0	0	0											100,000		20,000	120,000	(120,000)	7,313,275	2034
2035	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,293,275	2035
2036	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,273,275	2036
2037	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,253,275	2037
2038	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,233,275	2038
2039	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,213,275	2039
2040	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,193,275	2040
2041	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,173,275	2041
2042	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,153,275	2042
2043	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,133,275	2043
2044	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,113,275	2044
2045	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,093,275	2045
2046	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,073,275	2046
2047	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,053,275	2047
2048	0	0			0	0	0	0	0													20,000	20,000	(20,000)	7,033,275	2048
<b>Total</b>	14,415	0	32,973,675	9,000,000	0	0	0	17,390,000	59,378,000	3,282,398	4,421,309	10,281,250	2,056,250	0	150,000	0	1,000,000	27,600,000	1,400,000	1,584,200	560,000	52,335,407			<b>Total</b>	

Notes:  
 \* Donor TID revenues are estimated based on projected expenditure requirements. Revenue can be shared from any eligible donor TID.  
 \* Borrowed proceeds are not shown as revenues. Expenditures are shown net of costs funded from borrowed proceeds.  
 \* Eligible Donor TIDs: 11, 13, 14, 15, 16, 17

## **Financing and Implementation**

The District's financing plan will not change as a result of this Amendment. The City, by and through its RDA, has established debt financing for capital improvement projects throughout the District. The City has also amended various other tax increment districts to allow for the sharing of positive tax increments with the District.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 1**), the District is projected to accumulate sufficient funds to pay off all Project cost liabilities and obligations. The projected closure date cannot be presently forecasted with confidence and would be based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

## **SECTION 10:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

## **SECTION 11:**

### **Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City 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 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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#### **Zoning Ordinances**

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

#### **Master (Comprehensive) Plan and Map**

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mix-use development.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.



## **SECTION 14:**

### **How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

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This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, eliminating blighted areas, providing necessary public infrastructure improvements, as well as appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- 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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

## SECTION 16:

# Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

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### LEGAL DEPARTMENT

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Ph: 608.789.7511 Fax: 608.789.7390  
Email: attorney@cityoflacrosse.org

**Stephen F. Matty**  
City Attorney

**Krista A. Gallagher**  
Deputy City Attorney

**Ellen R. Atterbury**  
Assistant City Attorney

May 23, 2023

Mayor Mitch Reynolds  
City of La Crosse  
400 La Crosse St  
La Crosse, Wisconsin 54601

RE: Project Plan Amendment for Tax Incremental District No. 18

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of La Crosse Tax Incremental District No. 18 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Matty".

Stephen F. Matty  
City Attorney

SFM:blb



# SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. The District is presently in decrement and collects no tax increment in 2023.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2022		Percentage			
County		12,239,970		17.80%			
Special District		0		0.00%			
Municipality		51,359,729		74.70%			
School District				0.00%			
Technical College		5,156,687		7.50%			
Total		68,756,386					
Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2023	0	0	0	0	0	0	2023
2024	0	0	0	0	0	0	2024
2025	0	0	0	0	0	0	2025
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	0	0	0	0	0	0	2028
2029	0	0	0	0	0	0	2029
2030	0	0	0	0	0	0	2030
2031	0	0	0	0	0	0	2031
2032	0	0	0	0	0	0	2032
2033	0	0	0	0	0	0	2033
2034	0	0	0	0	0	0	2034
2035	0	0	0	0	0	0	2035
2036	0	0	0	0	0	0	2036
2037	0	0	0	0	0	0	2037
2038	0	0	0	0	0	0	2038
2039	0	0	0	0	0	0	2039
2040	0	0	0	0	0	0	2040
2041	0	0	0	0	0	0	2041
2042	0	0	0	0	0	0	2042
2043	0	0	0	0	0	0	2043
2044	0	0	0	0	0	0	2044
2045	0	0	0	0	0	0	2045
2046	0	0	0	0	0	0	2046
2047	0	0	0	0	0	0	2047
2048	0	0	0	0	0	0	2048
		0	0	0	0	0	0

Notes:  
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.