

# Tax Increment District No. 19 Manitowoc, Wisconsin

Prepared For:



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**DRAFT**

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## I. Introduction and Process Timeline

The Project Plan for Tax Increment District No. 19 (TID No. 19 or the District) in the City of Manitowoc has been prepared in compliance with Wisconsin Statutes Chapters 66.1105. The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. TID No. 19 is being created as a rehabilitation/conservation district as identified in Wisconsin Statutes Chapter 66.1105(4)(gm)4.a.

As authorized in Wisconsin Statutes 66.1105, the creation of TID No. 19 intends to promote orderly development within the City of Manitowoc by promoting the rehabilitation of the downtown by making infrastructure improvements, providing cash grants to owners and developers of land within the District, and making other enhancements within the District and the one-half mile radius of the District boundary. The City intends to promote orderly development by encouraging rehabilitation of private property within the District and improving infrastructure to enhance the redevelopment area. These efforts will improve the economic vitality of the area, increase the availability of employment and services to residents, and broaden the tax base of the City.

The City of Manitowoc is not mandated to make public expenditures described in this Plan; however, the City is limited to implementing only those projects identified in the original Plan and any future amendments.

### A. Planning and Approval Process Timeline of TID 19

The Manitowoc Common Council met on August 21, 2017 and directed the Plan Commission to proceed with the creation of TID No. 19.

A notice for the first Joint Review Board meeting was published on August 23, 2017. The Joint Review Board held their organizational meeting on August 30, 2017.

A draft TID No. 19 Project Plan and district boundary was reviewed by the Plan Commission at a public hearing also held on August 30, 2017. Notice of the TID No. 19 Public Hearing was sent to the overlying taxing jurisdictions with their Joint Review Boarding invitation letters on August 8, 2017. The notice of the public hearing was published on August 16, 2017 and August 23, 2017. Following the public hearing, the Plan Commission recommended Approval of the TID No. 19 Boundary, and recommended approval of the TID No. 19 Project Plan to the Common Council.

The TID No. 19 Project Plan and district boundary was adopted by resolution of the Common Council on September [redacted], 2017.

A notice for the final Joint Review Board meeting was published on [redacted], 2017 and the Joint Review Board met on [redacted], 2017 to [redacted] the Common Council Resolution creating TID No. 19.

Documentation of all resolutions, notices and minutes can be found in Appendix C of this Project Plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 19.



## II. Summary Plan of Rehabilitation with TID No. 19

### A. Inventory of Area

The subject area of this plan is in the City of Manitowoc, located in Manitowoc County, WI. TID No. 19 is a downtown and near-downtown rehabilitation and conservation TID that includes a variety of uses including residential, office, mixed-use commercial, retail and several larger industrial sites. See Map No. 1 and Map No. 2 in Appendix A for details of the District boundaries. The District encompasses approximately 203 acres, of which 142 is real property.

The Common Council passed a resolution declaring TID No. 19 as in need of rehabilitation or conservation on \_\_\_\_\_, \_\_\_\_, 2017. The area contained within the TID No. 19 boundary (as shown in Appendix A) meets the standards for a rehabilitation or conservation area as defined in Wisconsin TIF and redevelopment Statutes 66.1105(4)(gm)6 and 66.1337(2m)(a).

### B. Economic Development Impacts

As a result of the economic development efforts of the District, the City projects a tax increment value increase of 54,000,000 to be created from new development, redevelopment, and improvements to properties within the District. The additional value will ensure any physical and infrastructure improvements undertaken by the City will be paid prior to closing the District.

### C. Estimated Project Costs

The City anticipates making a total expenditure of approximately \$18,500,000 to undertake the projects listed in this Project Plan. The expenditure period is 22 years from the date of the adoption/creation resolution approved by the City. Projects are expected to be funded through a variety of sources. A detailed analysis of the financing is included in Section 7 of this Project Plan.

## III.





## IV. Statement of Purpose and Summary of Finding

### A. Statement of Purpose

The District is being created by the City of Manitowoc under the authority granted to the City by Section 66.1005 of the Wisconsin Statutes. The designation as a "Rehabilitation or Conservation" district is based on the finding that more than 50% of the District, by area of real property, is in need of rehabilitation or conservation work. Map \_\_\_ in Appendix A identifies the properties within the District that meet the criteria to conduct rehabilitation and conservation as defined by Section 66.1337(2m)(a):

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

Potential underutilized, deteriorating, and undervalued parcels characterize the TID No. 19 area. As shown in the chart below, it has been determined that \_\_\_% of the real property within the TID No. 19 boundary is in need of rehabilitation or conservation. Several parcels have underutilized spaces and parking outlots that could be used for future expansion areas.

#### TABLE TO BE PRESENTED PRIOR TO ADOPTION

Several of the properties suffer from lack of upkeep and investment that could lead to disinvestment and deterioration of the surrounding buildings. A summary of the general site conditions that are present throughout the District include:

- Deteriorating and dated building façades visible from both the public street and adjoining properties.
- Underutilization of property, including parking lot/outlot vacancies, which create gaps in the development pattern of the City and threaten the economic viability and impair the sound growth of the community.
- Inadequate or damaged outdoor storage visible from both the public street and adjoining properties.
- Overgrown and weed-filled parking lots lacking maintenance and upkeep resulting in many parking lots exhibiting pavement failures.



It is vitally important to note that a lack of property maintenance and building upkeep for architecturally dated structures can contribute to a continuous downward spiral of disinvestment. Building owners who once maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues unaddressed can create and spread conditions of deterioration within and beyond the downtown and surrounding areas. The proposed location adjacent to several other vital commercial properties makes the area of critical interest to revitalization and redevelopment. The creation of a TID will promote rehabilitation and investment from property owners, both within and outside of the district. The District enables the City to provide needed improvements and incentives to encourage business and property owners to proactively participate in the rehabilitation of the District.

Therefore, the City recognized that without the creation of the District, the employment generators and positive construction increment would not occur if the proper or improved infrastructure were not in place to attract and support the development. Therefore, the creation of the District created a path for developers and landowners to either sell or redevelop their land. The creation of the District also enables the City to have greater control over the redevelopment process to ensure subsequent development is compatible with the District, neighboring properties, and the City's guiding documents.

#### *Rehabilitation and Redevelopment Plan*

The Common Council and Plan Commission intend to encourage rehabilitation and redevelopment of properties in the downtown. The City intends to use the powers granted under Wisconsin Statutes 66.1105 and 66.1105(2)(f)1 to implement street improvements, streetscape enhancements, trails, gateway markers, and potentially improve other areas within one half-mile of the subject area. Additionally, the City could participate in parcel predevelopment remediation along with water and sewer infrastructure work. The City may also provide development assistance or incentives to encourage redevelopment of parcels and to offset the additional expenses often associated with redevelopment. In such cases, the City shall execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

#### *Future Land Use*

Map 4 in Appendix A shows existing land uses in the area. The City intends to encourage the continuation of high-quality commercial and mixed-use development throughout the area, in conjunction with the proposed land uses in the City of Manitowoc Comprehensive Plan (Map 5 of Appendix A).





**B. Summary of Findings**

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

1. The Project Plan is in conformity with the Comprehensive Plan and other guiding documents.
2. Based on the findings within this Project Plan, the District is declared a rehabilitation or conservation district where not Less than 50% of the District, by real property area, is in need of rehabilitation or conservation work within the definitions described in the Wisconsin Statutes. Furthermore, not less than 25% of the area has remained vacant for the entire seven years preceding the adoption of the creation resolution.
3. The creation of TID No. 19 will encourage the redevelopment of properties in need of rehabilitation and/or conservation in highly visible locations in the City. It will help to promote higher density redevelopment in the City, rather than have development occur on "greenfield" sites elsewhere. Creation of the District will also promote redevelopment of the tax base of the City and, in general, promote the public health, safety and welfare. Successful implementation of the projects planned in TID No. 19 will grow the tax base for the City and overlying taxing jurisdictions.
4. The project costs directly relate to Project Plan implementation and the rehabilitation and conservation of properties within the District consistent with the purpose for which the District was created.
5. The Project Plan is economically feasible and will enable the District to close prior to the required closure date. Several of the redevelopment projects expected to occur within the District will enable existing properties within the District to be fully utilized and possibly expanded, thereby increasing employment opportunities and the supporting tax base.
6. As detailed in the economic feasibility section of the Project Plan, the total tax increment and resulting revenues in the District are sufficient to pay for the existing public works and the proposed incentives included within the Project Plan.
7. "But For Test." But for the creation of this District, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage, and development incentives—"cash grants") to facilitate the redevelopment of the district. Furthermore, the City specifically considered the following information.





- a) Many sites and properties within the District remain underutilized and underdeveloped due to on-site infrastructure, environmental issues, obsolete platting and ownership issues. The use of Tax Increment Financing will be required to overcome these obstacles to development.
  - b) The redevelopment projects would not have occurred without the development incentives and infrastructure investments made by the City. The City will conduct independent and thorough reviews of developer incentives to ensure developers receive a fair and reasonable rate of return on their investment.
8. The City still does not exceed the 12% maximum threshold for the total equalized increment value in the District as a ratio of the total equalized value of the property in the City. The total increment value of all the existing tax increment districts within the City equals 6.33%. The addition of the parcels within TID No 19, with the overlapping parcels from existing TIDs No. 11 and No. 14 removed, equals 8.85%.
9. The City estimates that 50-75% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. The actual amount is difficult to predict as the nature of downtown land uses are fluid and change over time.
10. Finally, the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, because the proposed project is located outside the District, the overlying taxing jurisdictions will see the increase in the tax base immediately instead of waiting for the District to close.



## V. Statement of Kind, Number, and Location of Public Works & Other Projects

The Common Council is not mandated to make expenditures described in this Project Plan; however, they are limited to implementing only projects identified in the Project Plan and any subsequent amendments.

### A. Infrastructure

The portion of costs related to the construction or alteration of storm or sanitary sewer lines, stormwater management facilities, water systems, utility service systems (electric, gas, communication, etc.), street amenities, or the rebuilding, alteration, or expansion of streets as necessitated by the Project Plan for areas within the geographic boundaries of the district. Infrastructure can also be installed outside the District if required to carry out Project Plans, but only the portion which directly benefits the District is an eligible cost. Infrastructure costs are typically associated with costs of improvements located within the right-of-way.

The City anticipates conducting repaving or other street and utility improvements to the following streets over the life of the District:

- | <i>East to West Streets</i>  | <i>North to South Street</i>   |
|--|--|
| <ul style="list-style-type: none"><li>• Chicago Street. (N 10th St. to N 6th St.)</li><li>• Buffalo Street (N 10th St. to N 6th St.)</li><li>• York Street (N 10th St. to N 6th St.)</li><li>• Franklin Street (S 16th St. to S 8th St.)</li><li>• Jay Street (S 10th St. to S 8th St.)</li><li>• Washington Street (S 17th St. to S 7th St.)</li><li>• Marshall Street (S 7th St. to S Lake St)</li></ul> | <ul style="list-style-type: none"><li>• S 13th Street (Washington St. to Marshall St.)</li><li>• N &amp; S 10th Street (State St. to Marshall St.)</li><li>• S 9th Street (Jay St. to Marshall St.)</li><li>• N &amp; S 8th Street (State St. to Marshall St.)</li><li>• S 7th Street (Franklin St. to Madison St.)</li><li>• Maritime Drive (N 6th St. to Buffalo St.)</li><li>• Streetscape Enhancements</li><li>• Quay Street (S 7th St. to S Lakeview Dr.)</li><li>• Franklin Street (S 16th St. to S 8th St.)</li><li>• Washington Street (S 17th St. to S 7th St.)</li></ul> |

The City anticipates pedestrian and bicycle enhancements along Washington, Franklin, S. Lake, and Quay Streets. The City also anticipates connecting and improving the trail/pathway network in the downtown, specifically including the connections along the waterfront. Map 3 in Appendix A details the proposed infrastructure works.

The timing and development of any prescribed street improvements will be reviewed and analyzed with respect to guiding City documents prior to construction. The City will also report any planned infrastructure improvements to the JRB at the required annual meetings. The Project Plan allocates \$3,250,000 for the District share of infrastructure costs.

### B. Capital Improvement Costs

Including, but not limited to, the actual costs of the construction of public works or improvements (i.e. sewerage treatment plants, water treatment plants or other environmental protection devices), new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties and the acquisition of equipment to service the District. Capital improvement costs are typically associated with costs of improvements located outside the right-of-way on private or municipal property.



The City plans to make site improvements on several waterfront properties (Marina, SS Badger landing, Wisconsin Maritime Museum parking, Baymont Inn site), and several park enhancements throughout the District. Furthermore, as the downtown continues a resurgence in redevelopment efforts, it anticipates the inclusion of gateway entry markers along the main northern, southern, and western entry points of the District.

The timing and development of any prescribed street improvements will be reviewed and analyzed against any guiding City documents prior to construction. Map 3 in Appendix A details the proposed capital improvements costs. The Project Plan allocates \$300,000 for the District share of capital improvement costs.

### **C. Site Development Costs**

Site development activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, adding compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, utilities, signs, fencing, and other related activities.

In addition to the costs above, the City anticipates relocation of the coal piles along the waterfront and then preparation of the site for a combination of business expansion and/or public pavilion and amenity space.

The Project Plan allocates \$1,000,000 for the District share of site development costs.

### **D. Land Acquisition & Assembly**

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project. Furthermore, land acquisition costs could include the costs associated with the following activities:

1. Private property acquisition;
2. Right-of-way acquisition; and
3. Easement acquisition.

This could also include the cost to relocate existing businesses or residents to allow for redevelopment subject to the payment of relocation benefits as required by Wisconsin Statutes.

The Project Plan allocates \$375,000 for the District share of assembly costs.



**E. Development Incentives**

The City may use District funds to provide incentives to developers and businesses to promote and stimulate new development. The City may enter into agreements with property owners, businesses, developers or nonprofit organizations for sharing costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Community Development Authority, Public Housing Authority, development organizations or other appropriate organizations) for the purpose of making capital available to businesses and or developers to stimulate or enable economic development and housing development projects within the District. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee, or "Pay-as-You-Go" (PAY-GO) note. Such funds may be provided in terms appropriate to and as demonstrated to be required by the proposed economic development and or housing project and shall be set forth in a development agreement.

The Project Plan allocates \$7,500,000 for the District share of development incentives costs.

**F. Professional Services**

Eligible Professional services include, but are not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

The Project Plan allocates \$75,000 for the District share of professional services.

**G. Discretionary Payments**

Discretionary Payments are payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax increment districts or the implementation of the Project Plans. This could include expenditures to fund programs to eliminate blight, improve housing stock, remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors, and marketing of properties within the district, downtown façade improvement program, and other payments which are necessary or convenient to the implementation of this Project Plan.

The Project Plan allocates \$75,000 for the District share of Discretionary Payments.



**H. Administration Costs**

Eligible administrative costs include, but not limited to, a reasonable portion of the salaries of the City Administrator, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, Consultants and others directly involved in planning and administering the projects and overall District. Also including any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) by state law.

The Project Plan allocates \$50,000 for the District share of administration costs.

**I. TID Organizational Costs**

Eligible organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation or amendment of the District. This shall include the preparation of feasibility studies, Project Plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments that are necessary or convenient to the creation of this tax increment district. The \$1,000 certification fee charged by the Wisconsin Department of Revenue is also included as an eligible administrative cost.

The Project Plan allocates \$11,000 for the District share of organizational costs.

**J. Inflation**

Eligible project costs were calculated at the time of the Project Plan creation and therefore The Project Plan allocates \$1,240,000 for the District share of inflation.

**K. Financing Costs**

Eligible financing costs including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations due to redemption of obligations prior to maturity.

The Project Plan allocates \$4,690,000 for the District share of financing costs.



## VI. Detailed List of Project Costs

Figure 3 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of the District. This format follows Department of Revenue guidelines on detailed project costs, which state, "This list should show estimated expenditures expected for each major category of public improvements." The Project Plan costs summarized below were based on the estimated costs at the time of the creation. The City reserves the right to revise these cost estimates to reflect changes in project scope, inflation, and other unforeseen circumstances over the remaining life of the District. The City could pursue grant programs to share project costs included in this Project Plan as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs are included as part of the Financial Attachments in Appendix B.

The City may fund specific project cost items in Figure 3 in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes and goals of the District. The City will use the overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the District's expenditure period.

**Figure 3**

<b>Planned Project Costs Summary</b>			
<b>City of Manitowoc</b>			
<b>TID No. 19</b>			
<b>8/30/2017</b>			
<b>Category</b>	<b>Project Plan Costs</b>	<b>Other's Share</b>	<b>TID Share</b>
A. Infrastructure	\$13,000,000	\$9,750,000	\$3,250,000
B. Capital Costs	\$600,000	\$300,000	\$300,000
C. Site Development Costs	\$2,000,000	\$1,000,000	\$1,000,000
D. Land Acquisition & Assembly	\$750,000	\$375,000	\$375,000
E. Development Incentives	\$7,500,000	\$0	\$7,500,000
F. Professional Services	\$75,000	\$0	\$75,000
G. Discretionary Payments	\$75,000	\$0	\$75,000
H. Administration Costs	\$50,000	\$0	\$50,000
I. Organizational Costs	\$11,000	\$0	\$11,000
J. Inflation	\$1,240,000	\$0	\$1,240,000
<b>Subtotal</b>	<b>\$25,301,000</b>	<b>\$11,425,000</b>	<b>\$13,876,000</b>
K. Financing Costs (less Capitalized Interest)			\$4,170,537
Capitalized Interest			\$520,000
<b>Total TID Expenditure</b>			<b>\$18,566,537</b>





## VII. Non-Project Costs & Ineligible Costs

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include 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, or special assessments. Other examples include public works projects that only partly benefit the District, such as new water or sewer services which serve properties both inside and outside the District, and the one half-mile boundary.

The aforementioned projects under this amendment are for projects in the District or within one half-mile of the District boundary that directly benefit the District. The City expects to incur non-project costs in the forms of GO Debt, grants, and other sources to share in the cost of implementing the prescribed elements within this TID Project Plan. The non-project costs are illustrated in Figure 3.

## VIII. Economic Feasibility, Financing, & Timetable

In order to evaluate the economic feasibility of the District, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the District. The ability of the municipality to finance proposed projects must also be determined. The District is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the District.
- B. The expected increase in property valuation due to new development encouraged by the District.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

### Economic Feasibility Assumptions

The economic feasibility assumptions are as follows:

#### A. New construction and Inflation

For the purpose of projecting assessed values, the City estimated an annual average of \$2,000,000 in new construction increment over the life of the district. The City also targeted several specific properties for their anticipated redevelopment. These assumptions are included in Appendix B attached to this Project Plan.



**B. Increase in Property Value**

For the purposes of projecting assessed values for the remainder of the district's life, the Project Plan used a 0.0% property appreciation rate per year. This estimate is below the recent national, state, and reported local average. Using a net zero annual inflation rate for property assessment values will provide a conservative estimate.

**C. Effective Tax Rate**

The third variable to consider in projecting TID revenues is the effective tax rate. The effective tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the district's life, the Project Plan used the reported effective mill rate from the City of 0.02961. A review of the previous annual changes revealed an annual fluctuation between -2.5% and 5% and an annual average around 1.5% since 2007. For the purpose of a conservative estimate, no projected increase in the mill rate is used. Any increases in the tax rate would result in a positive increase in tax increment revenue for the District.

**D. TIF Revenues**

The projected increment is approximately \$21,000,000 over the anticipated life of the District. The projected revenue is sufficient to pay all TID-related costs for the projects.

**E. Cash Flow**

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the District to pay for all costs. The Tax Increment Cash Flow Worksheet shown below summarizes the assumed cash flow. The numbers presented in Table 4 are estimates and are subject to change based upon the actual development and construction activity.





Figure 4

Tax Increment Cash Flow												
City of Manitowoc												
TID No. 19												
8/30/2017												
Year	Beginning Balance	Revenues				Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Development Incentives	Annual Admin			
2017		0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	175,000	131,005	0	173,075	0	0	50,000	1,000	81,930	81,930	
2021	81,930	175,000	298,692	410	347,936	0	0	50,000	1,000	75,166	157,096	
2022	157,096	0	418,168	785	347,936	0	0	100,000	1,000	(29,982)	127,114	
2023	127,114	0	455,898	636	347,936	0	0	100,000	1,000	7,598	134,712	
2024	134,712	0	466,378	674	347,936	0	0	100,000	1,000	18,116	152,828	
2025	152,828	80,000	524,020	764	347,936	78,050	0	150,000	1,000	27,799	180,626	
2026	180,626	0	644,545	903	347,936	162,657	0	150,000	1,000	(16,144)	164,482	
2027	164,482	0	706,379	822	347,936	162,657	0	150,000	1,000	45,609	210,091	
2028	210,091	0	722,100	1,050	347,936	162,657	0	150,000	1,000	61,558	271,649	
2029	271,649	0	769,262	1,358	347,936	162,657	0	200,000	1,000	59,028	330,677	
2030	330,677	90,000	774,502	1,653	347,936	162,657	85,575	200,000	1,000	68,988	399,665	
2031	399,665	0	779,742	1,998	347,936	162,657	223,890	200,000	1,000	(153,742)	245,922	
2032	245,922	0	816,424	1,230	347,936	162,657	223,890	250,000	1,000	(167,830)	78,092	
2033	78,092	0	821,664	390	347,936	162,657	223,890	250,000	1,000	(163,429)	(85,336)	
2034	(85,336)	0	841,577	0	347,936	162,657	223,890	250,000	1,000	(143,906)	(229,243)	
2035	(229,243)	0	878,258	0	347,936	162,657	223,890	250,000	1,000	(107,225)	(336,468)	
2036	(336,468)	0	893,979	0	347,936	162,657	223,890	250,000	1,000	(91,504)	(427,972)	
2037	(427,972)	0	951,621	0	347,936	162,657	223,890	250,000	1,000	(33,862)	(461,834)	
2038	(461,834)	0	1,019,743	0	347,936	162,657	223,890	250,000	1,000	34,261	(427,573)	
2039	(427,573)	0	1,024,984	0	347,936	162,657	223,890	250,000	6,000	34,501	(393,073)	
2040	(393,073)	0	1,030,224	0	347,936	162,657	223,890	250,000	0	45,741	(347,332)	
2041	(347,332)	0	1,077,386	0	0	162,657	223,890	250,000	0	440,838	93,506	
2042	93,506	0	1,082,626	468	0	162,657	223,890	250,000	0	446,546	540,052	
2043	540,052	0	1,087,866	2,700	0	162,657	223,890	250,000	0	454,019	994,071	
2044	994,071	0	1,135,028	4,970	0	162,657	223,890	250,000	0	503,451	1,497,522	
2045	1,497,522	0	1,140,268	7,488	0	0	0	0	0	1,147,756	2,645,278	
<b>Total</b>	<b>2,645,278</b>	<b>520,000</b>	<b>20,492,336</b>	<b>28,300</b>	<b>5,044,172</b>	<b>3,168,532</b>	<b>3,220,041</b>	<b>4,850,000</b>	<b>25,000</b>			

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.  
 U.S.% = Assumed Investment Rate For Interest Income

**F. Financing Methods**

Under Wisconsin law, there are varieties of methods that a municipality could use to fund projects. Several methods influence the municipal borrowing limits while others do not. The City could most likely utilize additional borrowing to implement any additional projects in the District provided the debt could be paid off prior to the target closure date. State law limits general obligations of the City to five percent of the equalized property value. The City had an estimated total debt capacity of \$93,683,160 and \$50,110,106 in existing estimated General Obligation debt. Using this data, the current remaining debt capacity of the City is \$43,573,054.

Figure 4 assumes the City will incur new debt in support of the District on three separate occasions. The City is not obligated to follow the illustrated debt schedule, and the schedule should not be construed as a commitment by the





City to finance any particular project. The City may also issue debt in greater or lesser amounts or on greater or lesser occasions.

In addition, it is assumed that any annual cash flow deficits in the District will be made whole by advances from the City's General Fund, or other utility fund. Figure 4 assumes the city charges interest to the District fund at a rate of █% for annual advances. The principal on any annual advances would be paid back by the District prior to termination.

Over the life of the District, the projected total amount of debt service is estimated at \$13,500,000. This includes principal costs and interest on debt.

Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the District when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

**G. Financing Timetable**

The maximum life of the District is twenty-seven years; a three-year extension may be requested. The City of Manitowoc has a maximum of twenty-two years, until 2038 to incur TIF expenses for the projects outlined in this plan. The City of Manitowoc is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the housing stock. Timing for each of the planned redevelopment projects is shown in the District Pro Forma.

## IX. Equalized Value Test

The statute states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2016 TIF Value Limitation Report.

The equalized value of increment in the existing City of Manitowoc TIDs is \$117,901,700, where a negative TID increment is treated as zero increment or approximately 6.29% of the total equalized value of the City. The addition of TID No. 19 increases the District equalized value test to 8.85%. Therefore, this value is lower than the maximum allowable value contained within a TID and the City complies with the statutory equalized value test.

Figure 5

Valuation Compliance Test			
TID No. 19			
City of Manitowoc			
Description		Current	Proposed
	Report Year	2017	2017
Recent Annual Reported Total Municipal Equalized Value	\$	1,873,663,200	\$ 1,873,663,200
12% Test	\$	224,839,584	\$ 224,839,584
Tax Increment District No. 009	\$	9,853,000	\$ 9,853,000
Tax Increment District No. 010	\$	4,526,400	\$ 4,526,400
Tax Increment District No. 011	\$	3,220,900	\$ 3,220,900
Tax Increment District No. 012	\$	7,941,700	\$ 7,941,700
Tax Increment District No. 013	\$	6,907,500	\$ 6,907,500
Tax Increment District No. 014	\$	(598,300)	\$ (598,300)
Tax Increment District No. 015	\$	63,710,400	\$ 63,710,400
Tax Increment District No. 016	\$	12,827,100	\$ 12,827,100
Tax Increment District No. 017	\$	8,914,000	\$ 8,914,000
Tax Increment District No. 018	\$	(732,600)	\$ (732,600)
Proposed Tax Increment District No. 19 (less overlapping parcels)		-	\$ 47,853,609
Total (*A negative increment is treated as zero increment)	\$	117,901,000	\$ 165,754,609
Percent of City's Equalized Value in Existing TIDs		6.29%	8.85%
Remaining Available TID Value	\$	106,938,584	\$ 59,084,975
Compliance		OK	OK



**X. Statement of Impact to Overlying Taxing Jurisdictions**

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, and other economic activities. Therefore, upon closure of the District, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 6 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District.

**Figure 6**

<b>Analysis of Impact on Overlying Jurisdictions</b>				
<b>City of Manitowoc</b>				
<b>TID No. 19</b>				
<b>8/30/2017</b>				
<b>Taxing Jurisdiction</b>	<b>% of Mill Rate by Jurisdiction</b>	<b>Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School District	38.1%	\$382,582	\$817,501	\$434,919
Tech. College	3.7%	\$36,749	\$78,526	\$41,776
County	25.5%	\$255,307	\$545,539	\$290,233
Local	38.4%	\$384,698	\$822,023	\$437,325
<b>Total</b>	<b>100.0%</b>	<b>\$1,003,050</b>	<b>\$2,216,365</b>	<b>\$1,213,314</b>

**XI. Statement of Proposed Changes to Municipal Maps, Plans, and Ordinances**

This plan does not propose changes in the Comprehensive Plan, City maps, City Ordinances, or Building Codes as part of this Plan. The Project Plan presented here complies with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary in the future if deemed appropriate for redevelopment. Map 6 in Appendix A illustrates the existing zoning districts guiding development of the District. Redevelopment proposals could have to go through the appropriate procedure to receive the proper zoning for a proposed project.

**XII. Relocation**

No persons are expected to be displaced or relocated because of proposed projects in this TID Plan. However, if relocation were to become necessary in the future, the following methods are proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and administrative rules. If it appears there will be displaced persons, all property owners, and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is to be displaced because of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the State. The City will file a relocation plan with the State of Wisconsin and shall keep records as required in Wisconsin Statutes §32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.





### **XIII. District Boundary and Description**

TO BE COMPLETED PRIOR TO ADOPTION

DRAFT



## Appendix A: Parcel List and Maps

Parcel List

Map 1A: Proposed TID No. 19 Boundary

Map 1B: Proposed TID No. 19 Boundary and Parcel Detail

Map 2: One-Half Mile Radius of TID Boundary

Map 3: Proposed Public Works and Utility Improvements

Map 4: Existing Land Use

Map 5: Proposed Land Use

Map 6: Zoning

Map 7: Overlapping TID Districts



**TID Parcel Information List**

**TID No. 19**  
**City of Mantoloking**

Map ID	Basic Parcel Information			Supplemental Parcel Information (Place "X" in Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information 107.99% Value			
	Parcel Number	Using ZON	Owner	Lot/GE Acres	Enclosed Construction	Voluntary Easement	Not Permitted	Marked for Deval	Flood	Environmental Hazard	Land Use Classification	Residential	Industrial	Manufacture	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value
1	106201		Orthopaedic Associates Land & Building	0.745						X				\$ 129,600.00	\$ 1,055,600.00	\$ 137,200.00	\$ 1,322,400.00	\$ 139,955.04	\$ 1,139,942.44	\$ 148,142.28	\$ 1,428,059.76
2	106180		Land & Building LLC, Orthopaedic Associates	0.166										\$ 17,000.00	\$ -	\$ -	\$ 17,000.00	\$ 18,358.30	\$ -	\$ -	\$ 18,358.30
3	106170		Dick Jerome O	0.145		X						X		\$ 18,900.00	\$ 25,500.00	\$ -	\$ 44,400.00	\$ 20,410.11	\$ 27,537.45	\$ -	\$ 47,947.56
4	106160		Dick Jerome O	0.048								X		\$ 12,200.00	\$ 34,400.00	\$ -	\$ 46,600.00	\$ 13,174.78	\$ 37,148.56	\$ -	\$ 50,323.34
5	106161		Dick Jerome O	0.062								X		\$ 8,100.00	\$ 10,800.00	\$ -	\$ 18,900.00	\$ 8,747.19	\$ 11,442.92	\$ -	\$ 20,410.11
6	106162		Dick Jerome O	0.055								X		\$ 11,300.00	\$ 52,400.00	\$ -	\$ 63,700.00	\$ 12,202.87	\$ 56,566.76	\$ -	\$ 68,769.63
7	107200		B18 State LLC	0.274								X		\$ 34,300.00	\$ 247,500.00	\$ 24,200.00	\$ 310,000.00	\$ 39,200.37	\$ 247,275.25	\$ 28,293.38	\$ 334,749.00
8	107190		F B Notman LLC	0.346								X		\$ 35,000.00	\$ 208,900.00	\$ -	\$ 243,900.00	\$ 37,796.50	\$ 225,991.11	\$ -	\$ 263,387.61
9	119050		Schmitt Edward John	0.075								X		\$ 13,800.00	\$ 52,400.00	\$ -	\$ 66,200.00	\$ 14,902.62	\$ 56,586.76	\$ -	\$ 71,489.38
10	119040		Walterham Timothy	0.077								X		\$ 12,400.00	\$ 34,400.00	\$ -	\$ 46,800.00	\$ 13,390.76	\$ 37,148.56	\$ -	\$ 50,539.32
11	119031		Welcome Home of Wisconsin LLC	0.083								X		\$ 13,000.00	\$ 41,800.00	\$ -	\$ 54,800.00	\$ 14,038.70	\$ 45,139.82	\$ -	\$ 59,178.52
12	119051		Marcella Erik O	0.077								X		\$ 13,800.00	\$ 54,300.00	\$ -	\$ 70,100.00	\$ 14,902.62	\$ 62,798.37	\$ -	\$ 75,700.99
13	119052		Knifer James J & Kimberly A	0.105								X		\$ 14,200.00	\$ 49,200.00	\$ -	\$ 65,400.00	\$ 17,494.38	\$ 74,729.08	\$ -	\$ 92,223.46
14	119060		Leiker Dorothy	0.207								X		\$ 20,300.00	\$ 40,200.00	\$ -	\$ 60,500.00	\$ 21,921.97	\$ 43,411.98	\$ -	\$ 65,333.95
15	119090		Vogel Renfals LLC	0.207								X		\$ 20,300.00	\$ 48,300.00	\$ -	\$ 68,600.00	\$ 21,921.97	\$ 52,159.17	\$ -	\$ 74,081.14
16	119100		Miller Bradley M Miller Cynthia L	0.413						X	X		\$ 27,000.00	\$ 155,800.00	\$ 2,200.00	\$ 185,000.00	\$ 29,157.30	\$ 168,248.42	\$ 2,375.78	\$ 199,781.50	
17	119140		Felt Wallace	0.204								X		\$ 20,300.00	\$ 41,300.00	\$ -	\$ 61,600.00	\$ 21,921.97	\$ 44,599.87	\$ -	\$ 66,521.84
18	119201		Dhew Scott G	0.047								X		\$ 13,500.00	\$ 27,800.00	\$ -	\$ 41,300.00	\$ 14,578.65	\$ 30,021.22	\$ -	\$ 44,599.87
19	119200		Sack Realty LLC	0.099						X				\$ 21,000.00	\$ 20,000.00	\$ -	\$ 41,000.00	\$ 22,477.90	\$ 21,598.00	\$ -	\$ 44,275.90
20	119190		Sack Realty LLC	0.167		X								\$ 21,600.00	\$ -	\$ -	\$ 21,600.00	\$ 23,328.84	\$ -	\$ -	\$ 23,328.84
21	119180		Filipek John J	0.167								X		\$ 17,000.00	\$ 27,100.00	\$ -	\$ 44,100.00	\$ 18,358.30	\$ 29,245.29	\$ -	\$ 47,623.59
22	119160		Corps Officer, Salvation Army	0.540			X							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	119121		Cyus David	0.103								X		\$ 14,200.00	\$ 18,200.00	\$ -	\$ 32,400.00	\$ 15,334.58	\$ 19,654.18	\$ -	\$ 34,988.76
24	119120		Granger Lee	0.103		X								\$ 15,800.00	\$ -	\$ -	\$ 15,800.00	\$ 17,042.42	\$ -	\$ -	\$ 17,042.42
25	119111		Grisbach Steven J & Bonnie L	0.103								X		\$ 13,500.00	\$ 30,200.00	\$ -	\$ 43,700.00	\$ 14,578.65	\$ 32,412.98	\$ -	\$ 47,191.63
26	119110		Partner C L Wavocable Trust	0.121								X		\$ 16,700.00	\$ 65,400.00	\$ -	\$ 82,100.00	\$ 18,034.33	\$ 70,425.46	\$ -	\$ 88,459.79
27	119070		Vans Real Estate LLC	0.551						X				\$ 58,900.00	\$ 116,700.00	\$ 28,400.00	\$ 204,200.00	\$ 63,406.11	\$ 126,024.33	\$ 30,885.14	\$ 220,515.58
28	119030		Karnes Shirley M	0.083								X		\$ 13,000.00	\$ 54,600.00	\$ -	\$ 69,600.00	\$ 14,038.70	\$ 61,122.34	\$ -	\$ 75,161.04
29	119020		Spencer Gabriella	0.086								X		\$ 13,000.00	\$ 66,800.00	\$ -	\$ 79,800.00	\$ 14,038.70	\$ 72,137.32	\$ -	\$ 86,176.02
30	119011		Ludtke Beth M	0.086						X				\$ 10,800.00	\$ 159,600.00	\$ 8,400.00	\$ 179,000.00	\$ 11,462.92	\$ 172,352.04	\$ 9,287.14	\$ 193,302.10
31	118050		A & R Realty LLC	0.274						X				\$ 36,500.00	\$ 191,200.00	\$ 6,000.00	\$ 233,700.00	\$ 39,416.35	\$ 206,474.88	\$ 6,479.40	\$ 252,372.63
32	118030		Leifer Jeffrey L	0.140								X		\$ 17,700.00	\$ 110,700.00	\$ 2,700.00	\$ 131,100.00	\$ 19,114.23	\$ 119,544.93	\$ 2,915.73	\$ 141,574.89
33	118060		Burtomante Et Al Ruby	0.110								X		\$ 15,800.00	\$ 42,400.00	\$ -	\$ 58,200.00	\$ 17,042.42	\$ 45,787.76	\$ -	\$ 62,830.18
34	118090		Vanderbloemen Paul J & Stacey L	0.207								X		\$ 20,300.00	\$ 45,000.00	\$ -	\$ 65,300.00	\$ 21,921.97	\$ 48,595.50	\$ -	\$ 70,517.47
35	118091		Bank First National	0.298		X								\$ 13,500.00	\$ 1,200.00	\$ -	\$ 14,700.00	\$ 14,578.65	\$ 1,295.88	\$ -	\$ 15,874.53
36	118171		Bank First National	2.217						X				\$ 338,600.00	\$ 1,895,000.00	\$ 450,000.00	\$ 2,683,600.00	\$ 345,654.14	\$ 2,046,410.30	\$ 485,955.00	\$ 2,989,019.44
37	118180		Wasson Lodge AS	0.278			X							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	154060		St Vincent De Paul Society	0.127		X								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	154070		Balance On Buffalo LLC	0.127				X						\$ 27,500.00	\$ 113,400.00	\$ 10,200.00	\$ 151,100.00	\$ 29,487.25	\$ 122,440.44	\$ 11,014.98	\$ 163,922.89
40	154050		St Vincent De Paul Society	0.253					X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	154040		St Vincent De Paul Society	0.126										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42	154030		St Vincent De Paul Society	0.112										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	154020		Wilkie PO LLC	0.144						X				\$ 19,000.00	\$ 81,700.00	\$ -	\$ 100,700.00	\$ 20,518.10	\$ 86,227.63	\$ -	\$ 106,745.93
44	154010		St Vincent De Paul Society	0.119		X								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	154120		Rohde Douglas	0.101						X				\$ 13,700.00	\$ 71,200.00	\$ 1,500.00	\$ 86,400.00	\$ 14,794.43	\$ 76,888.88	\$ 1,619.85	\$ 93,303.36



**TID Parcel Information List**

TID No. 19

City of Manitowac

Map ID	Basic Parcel Information		Supplemental Parcel Information (Place "X" in Column)						Current Assessment Information				Equalized DOR Full Value Assessment Information						
45	154121	St VincCent De Paul Society	0.021		X														
47	154100	St VincCent De Paul Society	0.379		X														
48	1170x0	Rew Dimensions Salon LLC	0.207						\$ 36,000.00	\$ 95,000.00	\$ 4,400.00	\$ 135,400.00	\$ 38,876.40	\$ 102,590.50	\$ 4,751.54	\$ 145,218.44			
49	117091	Fonda John H	0.413			X			\$ 64,800.00	\$ 117,800.00	\$ -	\$ 182,600.00	\$ 69,977.52	\$ 127,212.22	\$ -	\$ 197,189.74			
50	117130	Hubbhart Jason L	0.207	X					\$ 36,000.00	\$ 23,200.00	\$ -	\$ 59,200.00	\$ 38,876.40	\$ 25,033.68	\$ -	\$ 63,930.08			
51	117200	Kwik Trip INC	0.746			X			\$ 124,500.00	\$ 329,500.00	\$ 124,400.00	\$ 593,400.00	\$ 150,646.05	\$ 355,827.05	\$ 134,339.54	\$ 640,812.64			
52	117181	Gilbert Mion R & Becky J	0.146				X		\$ 28,800.00	\$ 82,500.00	\$ 1,700.00	\$ 113,000.00	\$ 31,101.10	\$ 89,091.75	\$ 1,835.83	\$ 122,028.70			
53	117170	Rebon Linda & Susan Winkiewski	0.125					X	\$ 19,400.00	\$ 63,600.00	\$ 5,700.00	\$ 86,700.00	\$ 20,950.06	\$ 68,681.64	\$ 6,153.43	\$ 95,787.13			
54	117161	Chavez Francisco R	0.125	X					\$ 17,100.00	\$ -	\$ -	\$ 17,100.00	\$ 18,468.29	\$ -	\$ -	\$ 18,468.29			
55	117160	Karen A Pospychalla; Pospychalla Randy R	0.083						\$ 14,400.00	\$ 59,300.00	\$ -	\$ 73,700.00	\$ 15,550.54	\$ 64,038.07	\$ -	\$ 79,588.63			
56	156060	Edlianna LLC	0.499				X		\$ 75,200.00	\$ 40,000.00	\$ -	\$ 115,200.00	\$ 81,208.48	\$ 43,194.00	\$ -	\$ 124,402.48			
57	156021	Teri Bruce L & Theresa M	0.120	X					\$ 16,300.00	\$ 4,800.00	\$ -	\$ 21,100.00	\$ 17,602.37	\$ 5,183.52	\$ -	\$ 22,785.89			
58	156010	Joel Christopher D	0.043				X		\$ 13,000.00	\$ 22,100.00	\$ -	\$ 35,100.00	\$ 14,038.70	\$ 23,865.79	\$ -	\$ 37,904.49			
59	156020	Trank Gary E	0.071					X	\$ 13,400.00	\$ 31,400.00	\$ -	\$ 44,800.00	\$ 14,470.64	\$ 33,908.86	\$ -	\$ 48,379.52			
60	156070	Maritime Properties LLC	0.125			X			\$ 27,500.00	\$ 110,100.00	\$ 4,200.00	\$ 141,800.00	\$ 29,497.25	\$ 118,896.99	\$ 4,535.58	\$ 151,129.87			
61	156061	Maritime Properties LLC	0.191	X					\$ 33,100.00	\$ 5,200.00	\$ -	\$ 38,300.00	\$ 35,744.49	\$ 5,615.48	\$ -	\$ 41,360.17			
62	156091	Lo David J Scheurell; Ruskin Investments LLC	0.044		X				\$ 8,300.00	\$ 119,900.00	\$ 26,200.00	\$ 154,400.00	\$ 8,963.17	\$ 129,480.01	\$ 28,293.38	\$ 166,734.54			
63	156100	Scheurell David	0.033		X				\$ 4,500.00	\$ 47,000.00	\$ -	\$ 51,500.00	\$ 4,859.55	\$ 50,755.30	\$ -	\$ 55,614.85			
64	156110	Manitowac City of Vacant Lot	0.219	X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
65	156120	Hony J Parker Real Estate Holdings LLC	0.131		X				\$ 16,500.00	\$ 170,800.00	\$ 17,100.00	\$ 204,400.00	\$ 17,818.35	\$ 184,446.92	\$ 18,466.29	\$ 220,731.54			
66	165060	Prokowl Barbara A	0.025		X				\$ 5,500.00	\$ 73,600.00	\$ 8,200.00	\$ 87,300.00	\$ 5,939.45	\$ 79,480.44	\$ 8,855.18	\$ 94,275.27			
67	165090	305 N 8th LLC	0.446		X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
68	165030	Mark Iv Investments LLC	0.127	X			X		\$ 16,500.00	\$ 107,200.00	\$ -	\$ 123,700.00	\$ 17,818.35	\$ 115,745.28	\$ -	\$ 133,563.63			
69	165010	Cap Enterprises LLC	0.508	X			X		\$ 52,800.00	\$ 94,100.00	\$ -	\$ 146,900.00	\$ 57,018.72	\$ 103,778.39	\$ -	\$ 162,797.11			
70	165091	714 York LLC	0.043		X				\$ 11,000.00	\$ 153,600.00	\$ 12,300.00	\$ 176,900.00	\$ 11,878.90	\$ 165,872.64	\$ 13,282.77	\$ 191,034.31			
71	165100	Soak Pealty LLC	0.041		X				\$ 10,400.00	\$ 74,600.00	\$ -	\$ 85,000.00	\$ 11,446.94	\$ 80,540.54	\$ -	\$ 92,007.48			
72	165101	Shelzer John & Nicole	0.044		X				\$ 11,400.00	\$ 71,400.00	\$ 4,700.00	\$ 87,500.00	\$ 12,310.86	\$ 77,104.86	\$ 7,235.33	\$ 94,651.05			
73	176060	Ackley Bf Al Ryan D	0.123		X				\$ 18,700.00	\$ 93,200.00	\$ -	\$ 111,900.00	\$ 20,194.13	\$ 100,446.65	\$ -	\$ 120,840.81			
74	176070	Mwouk** Pc Inc	0.110			X			\$ 24,800.00	\$ 123,400.00	\$ 1,800.00	\$ 150,000.00	\$ 26,781.32	\$ 133,259.66	\$ 1,943.82	\$ 161,985.00			
75	176050	Urdemann Julia & John Shimon Ray Trust	0.051			X			\$ 8,800.00	\$ 90,900.00	\$ 1,300.00	\$ 101,000.00	\$ 9,553.12	\$ 98,142.91	\$ 1,619.85	\$ 109,285.88			
76	176120	Papp Enterprises LLC	0.486		X				\$ 171,500.00	\$ 796,800.00	\$ 19,200.00	\$ 987,500.00	\$ 185,202.85	\$ 860,444.32	\$ 20,734.08	\$ 1,064,401.28			
77	176030	Rokorok Restaurant LLC	0.135		X				\$ 23,500.00	\$ 81,300.00	\$ 200.00	\$ 105,000.00	\$ 25,377.45	\$ 88,011.85	\$ 215.98	\$ 113,605.48			
78	176010	Rokorok Restaurant LLC	0.118		X				\$ 20,500.00	\$ 153,100.00	\$ 29,400.00	\$ 203,000.00	\$ 22,137.95	\$ 165,332.49	\$ 31,749.04	\$ 219,219.70			
79	164130	600 York LLC	1.020			X			\$ 147,000.00	\$ 393,800.00	\$ 29,600.00	\$ 570,400.00	\$ 160,343.30	\$ 425,244.42	\$ 31,965.04	\$ 637,572.94			
80	164011	600 York LLC	0.493			X			\$ 75,800.00	\$ 225,900.00	\$ -	\$ 301,700.00	\$ 81,856.42	\$ 243,949.41	\$ -	\$ 325,805.83			
81	164120	600 York LLC	0.949			X			\$ 163,100.00	\$ 426,300.00	\$ 29,600.00	\$ 619,000.00	\$ 176,131.49	\$ 450,361.37	\$ 31,965.04	\$ 688,458.10			
82	177061	Jagemann John M	0.105						\$ 18,300.00	\$ 163,400.00	\$ -	\$ 181,700.00	\$ 19,762.17	\$ 176,455.66	\$ -	\$ 196,217.83			
83	177090	Riverwood Maritime Credit Union	0.319			X			\$ 69,500.00	\$ 162,200.00	\$ 40,600.00	\$ 272,300.00	\$ 75,053.05	\$ 175,159.70	\$ 43,843.94	\$ 294,056.77			
84	177100	603 York LLC	0.342	X					\$ 59,200.00	\$ 5,400.00	\$ -	\$ 64,600.00	\$ 63,930.08	\$ 5,831.44	\$ -	\$ 69,761.54			
85	177010	603 York LLC	0.141			X			\$ 29,800.00	\$ 149,300.00	\$ -	\$ 179,100.00	\$ 32,181.02	\$ 161,229.07	\$ -	\$ 193,410.09			
86	163010	Hyslop-Lotania Group LLC	1.348				X		\$ 90,000.00	\$ 730,950.00	\$ -	\$ 820,900.00	\$ 97,191.00	\$ 789,298.91	\$ -	\$ 884,489.91			
87	163110	Manitowac City of Vacant Lot	0.083	X		X			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
88	178030	100 Maritime LLC	0.889			X			\$ 191,600.00	\$ 2,094,500.00	\$ 133,900.00	\$ 2,422,000.00	\$ 206,908.84	\$ 2,244,010.35	\$ 144,598.61	\$ 2,615,517.80			
89	179010	Manitowac City of Best Western	5.090	X					\$ -	\$ -	\$ 1,761,000.00	\$ 1,761,000.00	\$ -	\$ -	\$ 1,901,703.90	\$ 1,901,703.90			
90	180010	Manitowac City of Vacant Lot	1.659	X					\$ -	\$ -	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 1,295.88	\$ 1,295.88			
91	221070	Manitowac City of	0.793	X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
92	235011	Manitowac City of	0.425	X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
93	222011	Manitowac City of	1.004	X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
94	235010	Manitowac City of MFU	8.160				X		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

**TID Parcel Information List**

**TID No. 19**  
**City of Manitowac**

Map ID	Basic Parcel Information	Supplemental Parcel Information (Place 'X' in Column)							Current Assessment Information				Equalized DOR Full Value Assessment Information				
95	281010	Bress Industries INC	3.703							\$ 85,300.00	\$ 17,700.00	\$ -	\$ 103,000.00	\$ 92,115.47	\$ 39,114.23	\$ -	\$ 111,229.70
96	321011	Wisconsin Central LTD	1.350							\$ 22,300.00	\$ -	\$ -	\$ 22,300.00	\$ 24,081.77	\$ -	\$ -	\$ 24,081.77
97	321012	Manitowac Public Utilities	6.404	X						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
98	280020	Manitowac City of MPU	1.423	X						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
99	222010	Manitowac City of MPU	3.266		X					\$ -	\$ -	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -	\$ 7,559.30	\$ 7,559.30
100	321013	Manitowac Public Utilities	0.295	X						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
101	321010	Manitowac Public Utilities	0.542	X						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
102	276010	Aktion Life Sciences LLC	1.005							\$ 110,200.00	\$ 441,100.00	\$ 217,900.00	\$ 769,200.00	\$ 119,004.98	\$ 476,343.89	\$ 235,310.21	\$ 830,659.08
103	276120	Bress Industries INC	0.155	X						\$ 13,400.00	\$ 10,000.00	\$ -	\$ 23,400.00	\$ 14,470.44	\$ 10,799.00	\$ -	\$ 25,269.44
104	237000	Bress Industries INC	9.132							\$ 427,700.00	\$ 2,822,300.00	\$ 404,400.00	\$ 3,854,400.00	\$ 477,853.23	\$ 3,047,801.77	\$ 436,711.54	\$ 4,142,364.54
105	236010	Bress Industries INC	0.167	X						\$ 13,200.00	\$ -	\$ -	\$ 13,200.00	\$ 14,254.48	\$ -	\$ -	\$ 14,254.48
106	233010	Lakeside Foods INC	3.564							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
107	221060	Bress Industries INC	0.411	X						\$ 24,000.00	\$ 96,000.00	\$ -	\$ 120,000.00	\$ 25,917.40	\$ 103,670.40	\$ -	\$ 129,588.00
108	200010	Manitowac Co INC	0.244	X						\$ 40,000.00	\$ 24,100.00	\$ -	\$ 64,100.00	\$ 43,194.00	\$ 24,025.59	\$ -	\$ 69,221.59
109	219010	Bress Industries INC	1.425	X						\$ 278,000.00	\$ 140,500.00	\$ -	\$ 418,500.00	\$ 300,212.20	\$ 151,725.95	\$ -	\$ 451,938.15
109.1	219080	Manitowac City of	0.275	X		X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
109.2	219050	Manitowac City of	0.294	X		X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
110	225010	Lakeside Foods INC	1.144							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
110.2	226123	Manitowac City of Public Library	1.701		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
111	232120	Bress Industries INC	1.578					X		\$ 108,700.00	\$ 1,841,300.00	\$ -	\$ 1,950,000.00	\$ 117,385.13	\$ 1,988,419.87	\$ -	\$ 2,105,805.00
112	231010	Bundy Andrew S	0.130					X		\$ 18,400.00	\$ 59,200.00	\$ 4,100.00	\$ 81,700.00	\$ 19,870.14	\$ 63,930.08	\$ 4,427.59	\$ 88,227.83
113	231000	Hance Jr Victor	0.134					X		\$ 18,000.00	\$ 77,300.00	\$ -	\$ 95,300.00	\$ 19,438.20	\$ 83,476.27	\$ -	\$ 102,914.47
114	231030	Capital Civic Centre INC	0.134		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
115	231040	Capital Civic Centre INC	0.066		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
116	231050	Dabeck James P	0.175							\$ 34,400.00	\$ 199,600.00	\$ -	\$ 234,000.00	\$ 37,148.54	\$ 215,548.04	\$ -	\$ 252,696.40
117	231060	Shaur Kav Trust William J & Luann M	0.142							\$ 33,800.00	\$ 121,500.00	\$ 1,600.00	\$ 154,900.00	\$ 36,500.42	\$ 131,207.85	\$ 1,727.84	\$ 169,436.31
118	231070	Living Trust: Oxon Harold A Jr & Catherine J Karl	0.084							\$ 18,100.00	\$ 154,400.00	\$ -	\$ 174,500.00	\$ 19,546.19	\$ 168,896.34	\$ -	\$ 188,442.55
119	231080	Capital Civic Centre INC	0.084		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120	231081	Capital Civic Centre INC	0.087		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
121	231082	Nr Pharmacists Assoc LLC	0.043					X		\$ 9,900.00	\$ 83,700.00	\$ 20,000.00	\$ 113,600.00	\$ 10,491.01	\$ 90,387.43	\$ 21,598.00	\$ 122,676.44
122	231090	Capital Civic Centre INC	0.029		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123	231120	Capital Civic Centre INC	0.182		X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
124	238010	Manitowac City of Parking Lot	0.005			X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125	238060	Dewane Et Al John, Kaid Partnership	0.294			X	X			\$ 56,900.00	\$ 317,500.00	\$ -	\$ 374,400.00	\$ 41,446.31	\$ 342,848.25	\$ -	\$ 404,314.54
126	238070	Randy LLC	0.265			X	X			\$ 51,300.00	\$ 247,300.00	\$ 13,600.00	\$ 312,200.00	\$ 55,388.87	\$ 247,509.27	\$ 14,684.44	\$ 337,144.76
127	238081	Jada LLC	0.267			X	X			\$ 58,000.00	\$ 310,700.00	\$ -	\$ 368,700.00	\$ 42,434.20	\$ 335,524.93	\$ -	\$ 398,159.13
128	238082	May, John C, May, Julie A.	0.101		X					\$ 21,900.00	\$ 2,700.00	\$ 1,200.00	\$ 25,800.00	\$ 23,449.81	\$ 2,915.73	\$ 1,295.88	\$ 27,641.42
129	238121	Stokes Ronald C	0.043					X		\$ 11,500.00	\$ 49,700.00	\$ -	\$ 61,200.00	\$ 12,418.85	\$ 53,471.03	\$ -	\$ 64,089.88
130	238120	May Et Al John C	0.048					X		\$ 19,400.00	\$ 245,400.00	\$ 15,000.00	\$ 279,800.00	\$ 30,550.56	\$ 245,007.48	\$ 18,198.50	\$ 302,154.02
131	274020	Bress Industries INC	0.185	X						\$ 12,900.00	\$ 14,800.00	\$ -	\$ 29,500.00	\$ 13,930.71	\$ 17,926.34	\$ -	\$ 31,857.05
132	274022	Manitowac Public Utilities	0.274			X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
133	274021	Jay Kairy	0.080			X	X			\$ 13,800.00	\$ 32,500.00	\$ -	\$ 46,300.00	\$ 14,902.42	\$ 35,094.75	\$ -	\$ 49,999.37
134	274030	Sczygalski Properties LLC	0.268			X	X			\$ 36,800.00	\$ 130,900.00	\$ 100.00	\$ 167,800.00	\$ 39,740.32	\$ 141,388.91	\$ 107.99	\$ 181,207.22
135	274100	M & I Bank/Bmo Home Bank	0.551				X			\$ 73,400.00	\$ 462,100.00	\$ 38,500.00	\$ 574,000.00	\$ 79,480.44	\$ 499,021.79	\$ 41,574.15	\$ 620,078.58
136	274060	Plan S LLC	0.260				X			\$ 57,500.00	\$ 521,600.00	\$ 84,000.00	\$ 643,100.00	\$ 42,094.25	\$ 543,275.84	\$ 92,711.42	\$ 714,081.49
137	239120	302 Washington Street LLC	0.055				X	X		\$ 11,400.00	\$ 194,700.00	\$ 8,000.00	\$ 214,300.00	\$ 12,524.84	\$ 210,256.83	\$ 8,439.20	\$ 231,422.57
138	239101	Big Brothers Big Sisters	0.075			X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
139	239100	J & L Novak Investments LLC	0.124			X	X			\$ 28,800.00	\$ 184,100.00	\$ -	\$ 212,900.00	\$ 31,101.12	\$ 198,809.59	\$ -	\$ 229,910.71
140	239090	Rho Linda	0.045			X	X			\$ 14,400.00	\$ 122,800.00	\$ 1,200.00	\$ 138,400.00	\$ 15,550.34	\$ 132,411.72	\$ 1,295.88	\$ 149,458.14

**TID Parcel Information List**

TID No. 19  
City of Manitowac

Map ID	Basic Parcel Information	Supplemental Parcel Information (Place "X" in Column)	Current Assessment Information	Equalized DOR Full Value Assessment Information
141	239081 A Wisconsin Liability Company, Washington Street Properties LLC	0.067	\$ 14,400.00 \$ 107,900.00 \$ 2,000.00 \$ 124,300.00	\$ 15,550.56 \$ 116,521.21 \$ 2,159.80 \$ 134,231.57
142	239080 A Wisconsin Liability Company, Washington Street Properties LLC	0.194	\$ 35,800.00 \$ 179,000.00 \$ 1,500.00 \$ 219,300.00	\$ 41,900.12 \$ 193,302.10 \$ 1,619.85 \$ 236,822.07
143	239051 Jay Street Properties LLC	0.233	\$ 32,500.00 \$ 297,900.00 \$ 19,600.00 \$ 350,000.00	\$ 35,096.75 \$ 321,702.21 \$ 21,166.04 \$ 377,965.00
144	239050 Claredon Hills Development LLC	0.097	\$ 16,900.00 \$ 119,300.00 \$ - \$ 136,200.00	\$ 18,250.31 \$ 128,832.07 \$ - \$ 147,082.38
145	239040 La Bella Capelli Salon LLC	0.048	\$ 11,800.00 \$ 104,000.00 \$ 3,400.00 \$ 118,900.00	\$ 12,418.85 \$ 112,309.40 \$ 3,671.66 \$ 128,401.11
146	239030 811 Jay LLC	0.134	\$ 23,000.00 \$ 43,000.00 \$ - \$ 66,000.00	\$ 24,837.70 \$ 46,435.70 \$ - \$ 71,273.40
147	239021 Krieger C & Lucia	0.048	\$ 11,500.00 \$ 44,300.00 \$ 600.00 \$ 56,400.00	\$ 12,418.85 \$ 47,839.57 \$ 647.94 \$ 60,906.36
148	230120 Donoff's Schuette Building LLC	0.406	\$ 78,400.00 \$ 134,900.00 \$ - \$ 213,300.00	\$ 84,664.16 \$ 145,678.51 \$ - \$ 230,342.67
149	230090 Madkat LLC	0.089	\$ 15,400.00 \$ 191,400.00 \$ 26,500.00 \$ 233,500.00	\$ 16,630.46 \$ 206,908.84 \$ 28,617.35 \$ 252,156.65
150	230100 Jay Street Properties LLC	0.160	\$ 24,900.00 \$ 21,300.00 \$ - \$ 46,200.00	\$ 26,889.51 \$ 23,001.87 \$ - \$ 49,891.38
151	230070 Manitowac City Of	0.528	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
152	230031 Donoff's Schuette Building LLC	0.056	\$ 11,500.00 \$ 24,200.00 \$ - \$ 35,700.00	\$ 12,418.85 \$ 26,133.58 \$ - \$ 38,552.43
153	230130 Ggo Properties LLC	0.042	\$ 13,500.00 \$ 86,500.00 \$ 700.00 \$ 100,700.00	\$ 14,578.45 \$ 92,411.35 \$ 755.93 \$ 108,745.93
154	230010 K D D	0.058	\$ 12,500.00 \$ 70,400.00 \$ 2,400.00 \$ 85,300.00	\$ 13,498.75 \$ 76,024.96 \$ 2,591.76 \$ 92,115.47
155	230020 Donoff Historic Properties LLC	0.211	\$ 40,500.00 \$ 174,000.00 \$ 1,900.00 \$ 218,400.00	\$ 43,735.95 \$ 190,562.40 \$ 2,051.81 \$ 238,850.16
156	227120 Downtown Investments LLC	0.437	\$ 83,600.00 \$ 75,000.00 \$ - \$ 158,600.00	\$ 90,279.64 \$ 80,992.50 \$ - \$ 171,272.14
157	227071 Downtown Investments LLC	0.160	\$ 27,900.00 \$ 10,000.00 \$ - \$ 37,900.00	\$ 30,129.21 \$ 10,799.00 \$ - \$ 40,928.21
158	227072 Downtown Investments LLC	0.166	\$ 15,000.00 \$ - \$ - \$ 15,000.00	\$ 16,198.50 \$ - \$ - \$ 16,198.50
159	227030 Rof Guay Street LLC	0.051	\$ 8,500.00 \$ 1,400.00 \$ - \$ 10,400.00	\$ 9,503.12 \$ 1,727.84 \$ - \$ 11,230.96
160	227021 Phoenix Properties LLC	0.083	\$ 14,700.00 \$ 112,700.00 \$ 35,000.00 \$ 162,400.00	\$ 15,874.53 \$ 121,754.73 \$ 37,796.50 \$ 175,375.76
161	227020 Nelson Business Development LLC	0.031	\$ 6,800.00 \$ 62,300.00 \$ 600.00 \$ 69,700.00	\$ 7,343.32 \$ 67,277.77 \$ 647.94 \$ 75,269.03
162	227011 Forty-Two Properties LLC	0.079	\$ 16,000.00 \$ 175,400.00 \$ - \$ 191,400.00	\$ 17,278.40 \$ 189,414.46 \$ - \$ 206,692.86
163	227010 Nelson Business Development LLC	0.030	\$ 10,300.00 \$ 44,400.00 \$ - \$ 54,700.00	\$ 11,014.98 \$ 47,705.36 \$ - \$ 58,720.34
164	218010 Aspire Real Estate Group LLC	0.061	\$ 14,300.00 \$ 213,950.00 \$ 10,000.00 \$ 238,200.00	\$ 15,442.57 \$ 230,990.41 \$ 10,799.00 \$ 257,232.18
165	218020 Schilman Matthew S	0.057	\$ 12,500.00 \$ 147,750.00 \$ 1,700.00 \$ 161,900.00	\$ 13,498.75 \$ 159,501.23 \$ 1,835.83 \$ 174,835.81
166	218030 4th Dimension Group LLC	0.057	\$ 12,500.00 \$ 88,800.00 \$ 2,400.00 \$ 103,700.00	\$ 13,498.75 \$ 95,895.12 \$ 2,591.76 \$ 111,985.63
167	218040 Mecca Michael P & Patricia S	0.057	\$ 12,500.00 \$ 165,800.00 \$ - \$ 178,300.00	\$ 13,498.75 \$ 200,645.42 \$ - \$ 214,144.17
168	218050 Saabis LLC	0.092	\$ 25,000.00 \$ 269,800.00 \$ 500.00 \$ 295,300.00	\$ 26,997.50 \$ 291,357.02 \$ 539.95 \$ 318,894.47
169	218060 Egan Janis M	0.023	\$ 7,800.00 \$ 85,100.00 \$ - \$ 92,900.00	\$ 8,423.22 \$ 91,899.49 \$ - \$ 100,322.71
170	228010 Guay Street Properties LLC	0.197	\$ 29,000.00 \$ 179,400.00 \$ - \$ 208,400.00	\$ 31,317.10 \$ 193,950.04 \$ - \$ 225,267.14
107.1	218070 Manitowac City of Mainline Landing	0.088	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
107.2	218080 Manitowac City of Parking Lot	0.950	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
107.3	217011 Manitowac City of (City Hall)	1.125	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
171	228120 Garnett Satellite Info. Network INC	0.678	\$ 130,500.00 \$ 547,800.00 \$ 66,500.00 \$ 744,800.00	\$ 140,926.95 \$ 591,569.22 \$ 71,813.35 \$ 804,309.52
172	229110 Manitowac City Of	1.556	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
173	229121 Cress Marlene E	0.059	\$ 10,200.00 \$ 173,200.00 \$ 1,500.00 \$ 184,900.00	\$ 11,014.98 \$ 187,038.68 \$ 1,619.85 \$ 199,673.51
174	240010 Shijee LLC	0.808	\$ 155,300.00 \$ 392,600.00 \$ 98,600.00 \$ 646,500.00	\$ 167,708.47 \$ 422,968.74 \$ 104,318.34 \$ 695,995.55
175	240100 Genske Lisa	0.132	\$ 28,800.00 \$ 144,800.00 \$ 1,100.00 \$ 174,700.00	\$ 31,101.10 \$ 156,369.52 \$ 1,187.89 \$ 188,658.53
176	240090 Genske Lisa	0.131	\$ 28,800.00 \$ 1,920.00 \$ - \$ 30,700.00	\$ 31,101.10 \$ 2,051.81 \$ - \$ 33,152.91
177	240080 Shijee LLC	0.267	\$ 51,800.00 \$ 3,200.00 \$ - \$ 55,000.00	\$ 55,938.82 \$ 3,455.68 \$ - \$ 59,394.50
178	240060 Lamy Holdings LLC	0.190	\$ 36,600.00 \$ 87,700.00 \$ - \$ 124,300.00	\$ 39,524.34 \$ 94,757.23 \$ - \$ 134,281.57
179	240071 Charland INC (c); Coampo Et Al Israel	0.078	\$ 17,200.00 \$ 153,300.00 \$ 800.00 \$ 171,300.00	\$ 18,574.28 \$ 165,548.47 \$ 863.92 \$ 184,986.67
180	270010 Mazurki Et Al Richard P & Lorene D	0.132	\$ 28,800.00 \$ 257,100.00 \$ 4,100.00 \$ 290,000.00	\$ 31,101.12 \$ 277,642.29 \$ 4,427.59 \$ 313,171.00
181	270021 Elliott, Carmen, Elliott, Todd	0.092	\$ 19,600.00 \$ 52,700.00 \$ 1,600.00 \$ 73,900.00	\$ 21,166.04 \$ 56,910.73 \$ 1,727.84 \$ 79,804.61
182	270030 Circa 1888 LLC	0.108	\$ 23,500.00 \$ 33,100.00 \$ - \$ 56,600.00	\$ 25,377.45 \$ 35,744.49 \$ - \$ 61,122.34
183	270090 Deric Properties LLC	0.745	\$ 145,000.00 \$ 262,500.00 \$ 87,200.00 \$ 494,700.00	\$ 156,585.50 \$ 283,473.75 \$ 94,167.28 \$ 534,226.53
184	270031 Ggo Properties LLC	0.064	\$ 14,400.00 \$ 59,200.00 \$ 3,400.00 \$ 77,000.00	\$ 15,550.56 \$ 63,930.08 \$ 3,671.66 \$ 83,152.30
185	271050 Maraine Properties INC	0.071	\$ 9,700.00 \$ 40,300.00 \$ - \$ 50,000.00	\$ 10,475.03 \$ 42,519.97 \$ - \$ 52,995.00
186	271060 Barber James	0.105	\$ 11,100.00 \$ 64,000.00 \$ - \$ 75,100.00	\$ 11,966.89 \$ 69,113.40 \$ - \$ 81,100.49







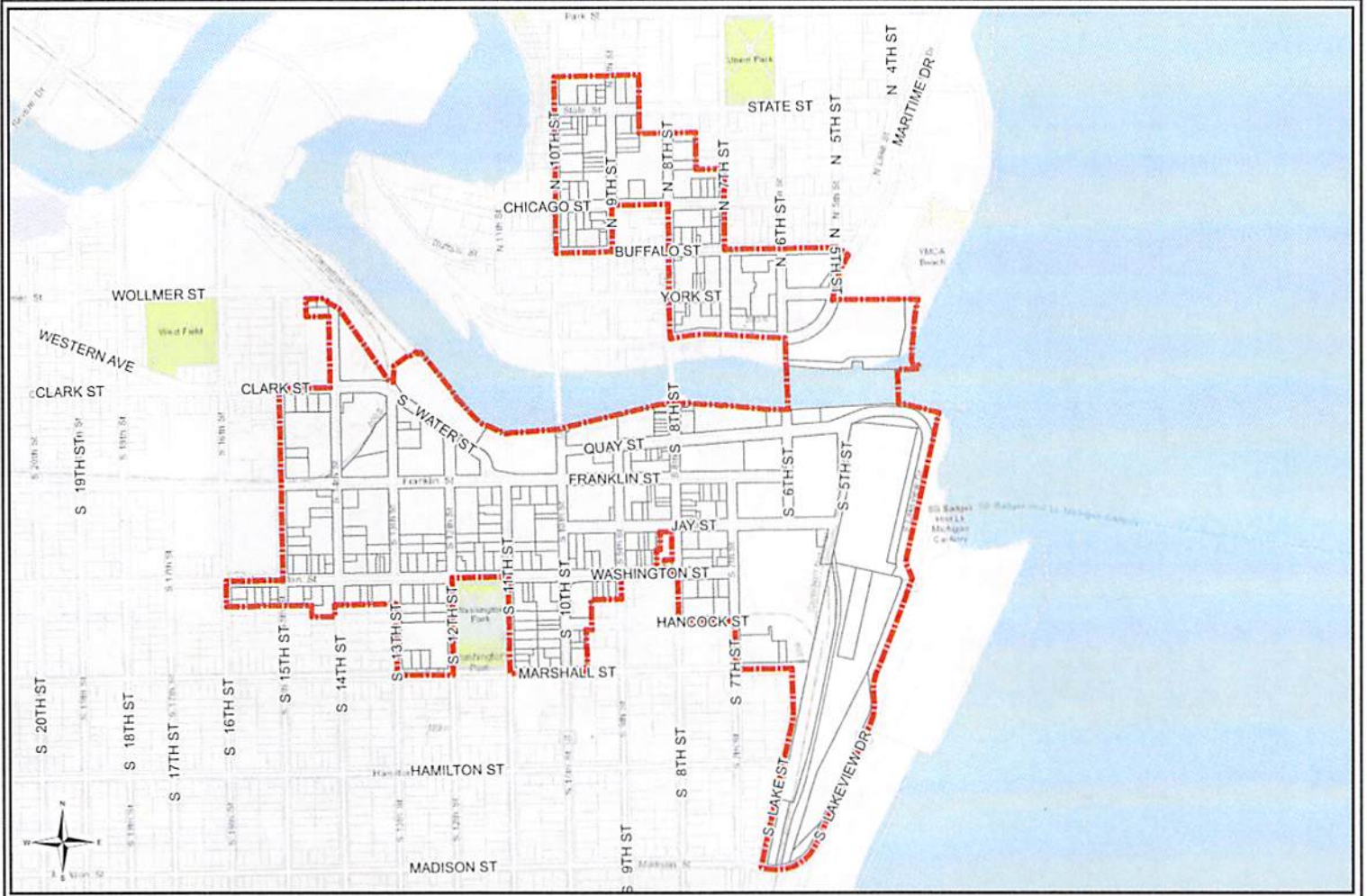
**TID Parcel Information List**

TID No. 19

City of Manitowish


Map ID	Basic Parcel Information			Supplemental Parcel Information (Place "X" in Column)							Current Assessment Information				Equalized DOR Full Value Assessment Information									
	Parcel ID	Owner	Area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16					
285	211020	Kerry INC	2.041	X					X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
286	211021	Kerry INC	0.140	X										\$ 1,400.00	\$ -	\$ -	\$ 1,400.00	\$ 1,727.84	\$ -	\$ -	\$ 1,727.84			
287	216010	1000 Franklin Building LLC	2.674	X				X						\$ 329,200.00	\$ 1,847,800.00	\$ -	\$ 2,177,000.00	\$ 355,503.08	\$ 1,995,439.22	\$ -	\$ 2,350,942.30			
288	213060	Kerry INC	3.246						X					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
289	188000	1310 Clark Street LLC	1.685						X					\$ 88,300.00	\$ 137,300.00	\$ -	\$ 225,600.00	\$ 95,355.17	\$ 148,270.27	\$ -	\$ 243,625.44			
290	189010	Stumes James V	0.089									X		\$ 10,800.00	\$ 48,800.00	\$ -	\$ 59,600.00	\$ 11,642.92	\$ 52,699.12	\$ -	\$ 64,342.04			
291	189011	Eight On LLC	0.093									X		\$ 11,300.00	\$ 52,300.00	\$ -	\$ 63,600.00	\$ 12,202.67	\$ 56,478.77	\$ -	\$ 68,681.44			
292	189040	Seebart J Francis	0.205									X		\$ 14,300.00	\$ 55,600.00	\$ -	\$ 69,900.00	\$ 15,442.57	\$ 60,542.44	\$ -	\$ 75,985.01			
293	210010	Buschert Dennis W	0.208									X		\$ 14,300.00	\$ 49,000.00	\$ -	\$ 63,300.00	\$ 15,442.57	\$ 52,915.10	\$ -	\$ 68,357.67			
294	210011	Avant Michael J	0.198									X		\$ 14,300.00	\$ 41,700.00	\$ -	\$ 56,000.00	\$ 15,442.57	\$ 46,439.83	\$ -	\$ 61,872.40			
295	210030	Uhenky Abby J & Alan	0.210									X		\$ 14,300.00	\$ 49,900.00	\$ -	\$ 64,200.00	\$ 15,442.57	\$ 53,887.01	\$ -	\$ 69,329.58			
296	210031	F & C Rentals LLC	0.194									X		\$ 14,300.00	\$ 48,500.00	\$ -	\$ 62,800.00	\$ 15,442.57	\$ 73,973.15	\$ -	\$ 89,415.72			
297	210050	Hend LLC	2.244									X		\$ 126,000.00	\$ 130,000.00	\$ 175,500.00	\$ 431,500.00	\$ 134,067.40	\$ 140,387.00	\$ 189,522.45	\$ 465,974.85			
298	210140	Hend LLC	0.203	X										\$ 22,200.00	\$ -	\$ -	\$ 22,200.00	\$ 23,973.78	\$ -	\$ -	\$ 23,973.78			
299	210150	Halgeron Glenn A	0.460	X										\$ 45,200.00	\$ 140,500.00	\$ 8,200.00	\$ 213,900.00	\$ 48,811.48	\$ 173,323.95	\$ 8,855.18	\$ 230,990.41			
300	210171	Wisconsin Central LTD	0.213		X									\$ -	\$ -	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 1,295.88	\$ 1,295.88			
301	245010	Skaritime Investments LP	0.099	X										\$ 19,600.00	\$ 300.00	\$ -	\$ 19,900.00	\$ 21,164.04	\$ 323.97	\$ -	\$ 21,490.01			
302	245040	Skaritime Investments LP	1.140	X										\$ 85,800.00	\$ 20,600.00	\$ -	\$ 104,400.00	\$ 92,655.42	\$ 22,245.94	\$ -	\$ 114,901.36			
303	245050	Skaritime Investments LP	0.203	X										\$ 28,800.00	\$ 8,400.00	\$ -	\$ 37,200.00	\$ 31,101.12	\$ 9,071.16	\$ -	\$ 40,172.28			
304	245130	PH LLC	0.874			X								\$ 100,800.00	\$ 400,100.00	\$ 17,500.00	\$ 518,400.00	\$ 108,853.92	\$ 432,047.99	\$ 18,898.25	\$ 559,820.14			
305	245100	Skaritime Investments	0.149									X		\$ 12,700.00	\$ 700.00	\$ -	\$ 13,400.00	\$ 13,714.73	\$ 755.93	\$ -	\$ 14,470.66			
306	245110	Fatek Sally E & Cory J	0.214									X		\$ 14,300.00	\$ 72,200.00	\$ -	\$ 86,500.00	\$ 15,442.57	\$ 77,948.78	\$ -	\$ 93,411.35			
307	245140	Northwestern Wisconsin Area Health Education Center INC	0.214		X									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
308	245182	Gateway Rentals LLC	0.101						X					\$ 22,000.00	\$ 64,100.00	\$ 10,000.00	\$ 96,100.00	\$ 23,757.60	\$ 69,221.59	\$ 10,799.00	\$ 103,778.39			
309	245181	Lundholm LLC	0.248						X					\$ 45,800.00	\$ 89,700.00	\$ 8,000.00	\$ 143,500.00	\$ 49,459.42	\$ 96,867.03	\$ 8,639.20	\$ 154,945.65			
310	245180	Jadowski Leo	0.078						X					\$ 15,000.00	\$ 29,700.00	\$ -	\$ 44,700.00	\$ 16,198.50	\$ 32,073.03	\$ -	\$ 48,271.53			
311	245172	Egbert Gregory B	0.141						X					\$ 11,400.00	\$ 41,900.00	\$ -	\$ 53,300.00	\$ 12,310.56	\$ 45,247.81	\$ -	\$ 57,558.67			
312	245171	Tanda John H	0.112						X					\$ 24,000.00	\$ 48,300.00	\$ 300.00	\$ 72,600.00	\$ 25,917.40	\$ 52,199.17	\$ 323.97	\$ 78,400.74			
313	245160	PH LLC	0.076	X										\$ 10,100.00	\$ -	\$ 17,500.00	\$ 27,600.00	\$ 10,906.99	\$ -	\$ 18,898.25	\$ 29,805.24			
314	245170	PH LLC	0.076	X										\$ 10,100.00	\$ -	\$ -	\$ 10,100.00	\$ 10,906.99	\$ -	\$ -	\$ 10,906.99			
315	266010	Lufft Gregory F & Karen M	0.466						X					\$ 70,900.00	\$ 109,300.00	\$ 3,800.00	\$ 184,000.00	\$ 76,544.91	\$ 118,033.07	\$ 4,103.63	\$ 198,701.60			
316	266012	Cutkew Family Trust Donald E & Wanda X	0.255									X		\$ 13,900.00	\$ 154,000.00	\$ -	\$ 169,900.00	\$ 15,010.41	\$ 148,444.40	\$ -	\$ 183,475.01			
317	266030	Deroche Jr Robert J	0.093											\$ 20,000.00	\$ 72,100.00	\$ 1,000.00	\$ 93,100.00	\$ 21,598.00	\$ 77,840.79	\$ 1,079.90	\$ 100,538.69			
318	266031	Fritz Stephen C	0.278						X					\$ 54,000.00	\$ 68,400.00	\$ 3,500.00	\$ 125,900.00	\$ 58,314.40	\$ 73,845.14	\$ 3,779.65	\$ 135,959.41			
319	265010	Guzman Octavio & Allen A Guzman Ortiz	0.092						X					\$ 19,400.00	\$ 87,800.00	\$ 100.00	\$ 107,300.00	\$ 20,950.06	\$ 94,815.22	\$ 107.99	\$ 115,873.27			
320	265011	Young Patrick & Rachel	0.250						X					\$ 8,500.00	\$ 48,900.00	\$ -	\$ 57,400.00	\$ 9,179.15	\$ 52,807.11	\$ -	\$ 61,986.26			
321	265012	Tue John I	0.138						X					\$ 30,000.00	\$ 50,100.00	\$ 2,100.00	\$ 82,200.00	\$ 32,397.00	\$ 54,102.99	\$ 2,267.79	\$ 88,747.78			
322	265013	Tue John L	0.138						X					\$ 30,000.00	\$ 42,800.00	\$ -	\$ 70,800.00	\$ 32,397.00	\$ 44,059.92	\$ -	\$ 76,456.92			
323	265020	Hmong United Investments LLC	0.138		X									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
324	265021	Hmong United Investments LLC	0.173						X					\$ -	\$ 70,800.00	\$ -	\$ 70,800.00	\$ -	\$ 76,456.92	\$ -	\$ 76,456.92			
325	265030	Tuch, Jr Robert J	0.112									X		\$ 11,300.00	\$ 84,400.00	\$ -	\$ 97,700.00	\$ 12,202.67	\$ 93,303.36	\$ -	\$ 105,506.23			
Total Feud Property			142.425	530										\$ 1,093,300.00	\$ 41,118,200.00	\$ 3,344,700.00	\$ 47,546,900.00	\$ 11,743,474.27	\$ 44,403,526.30	\$ 3,711,741.83	\$ 41,936,744.40			
Total ROW and Waterways			60.4732	05																		\$ 14,065,135.70		
Total TID Boundary			202.872																			\$ 47,853,408.70		
													<b>Total Assessed Value</b>		<b>\$ 57,354,000</b>		<b>Removal of Overlapping TID Values</b>		<b>\$ 14,065,135.70</b>		<b>Total DOR Equalized Value</b>		<b>\$ 47,853,408.70</b>	





**Map 1A: TID No. 19 District Boundary Map**  
 City of Manitowoc

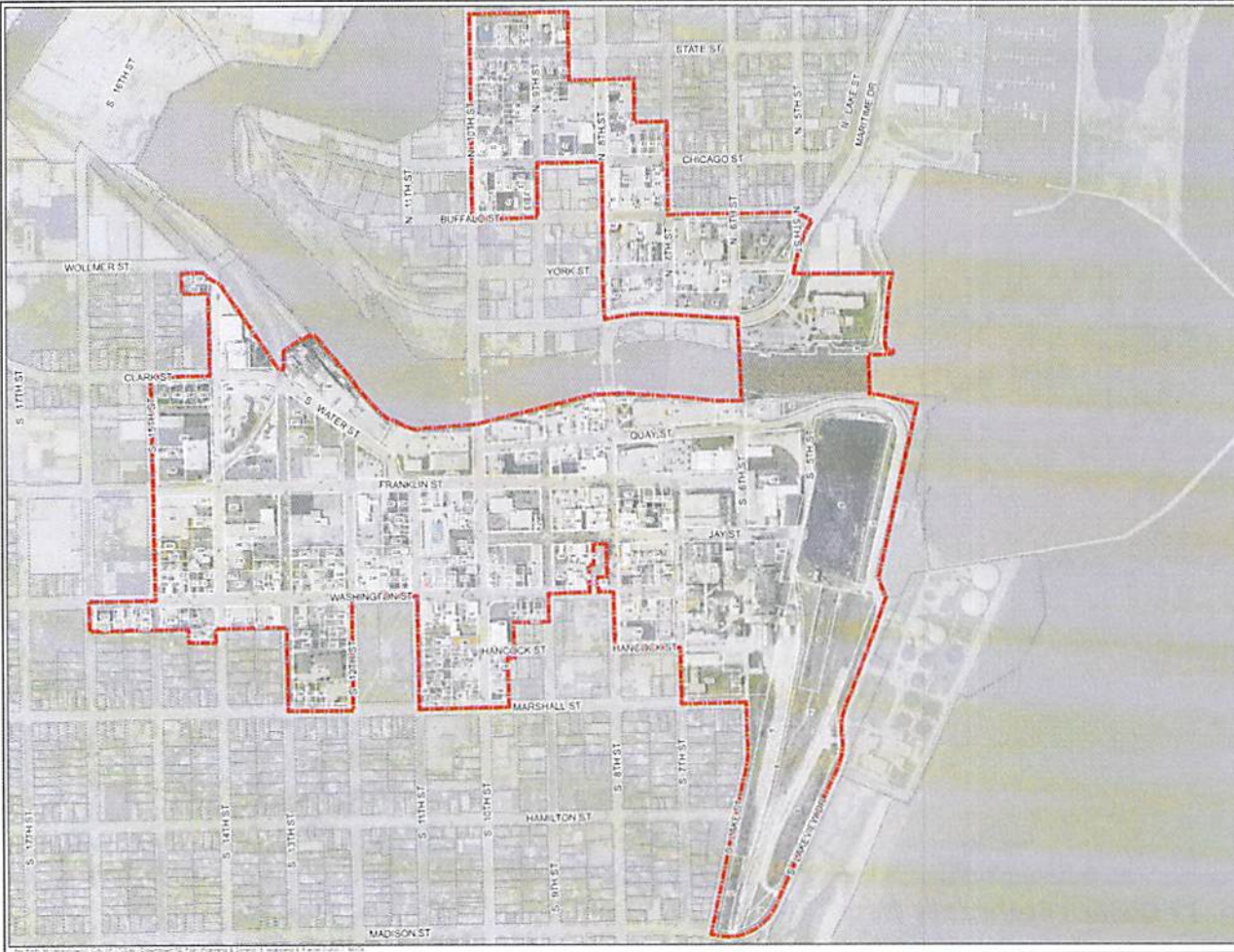


 Proposed TID No. 19 Boundary

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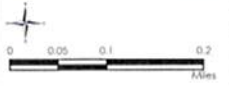
REEDSBURG - MADISON - FRAIRIE DU CHEN - MILWAUKEE METRO  
 127 W 235th Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-9000 Fax: (408) 824-0530

File Path: M:\Manitowoc - City of\170244 - Downtown TID Plan\Planning & Zoning\5 - Mapping & Parcel Data\1 - MXD  
 Data Sources: Vierbicher, City of Manitowoc, Manitowoc County, ESRI



**Map 1B: TID No. 19  
District Boundary Map  
and Parcel Detail**  
City of Manitowoc

Proposed TID No. 19 Boundary  
 Tax Parcel

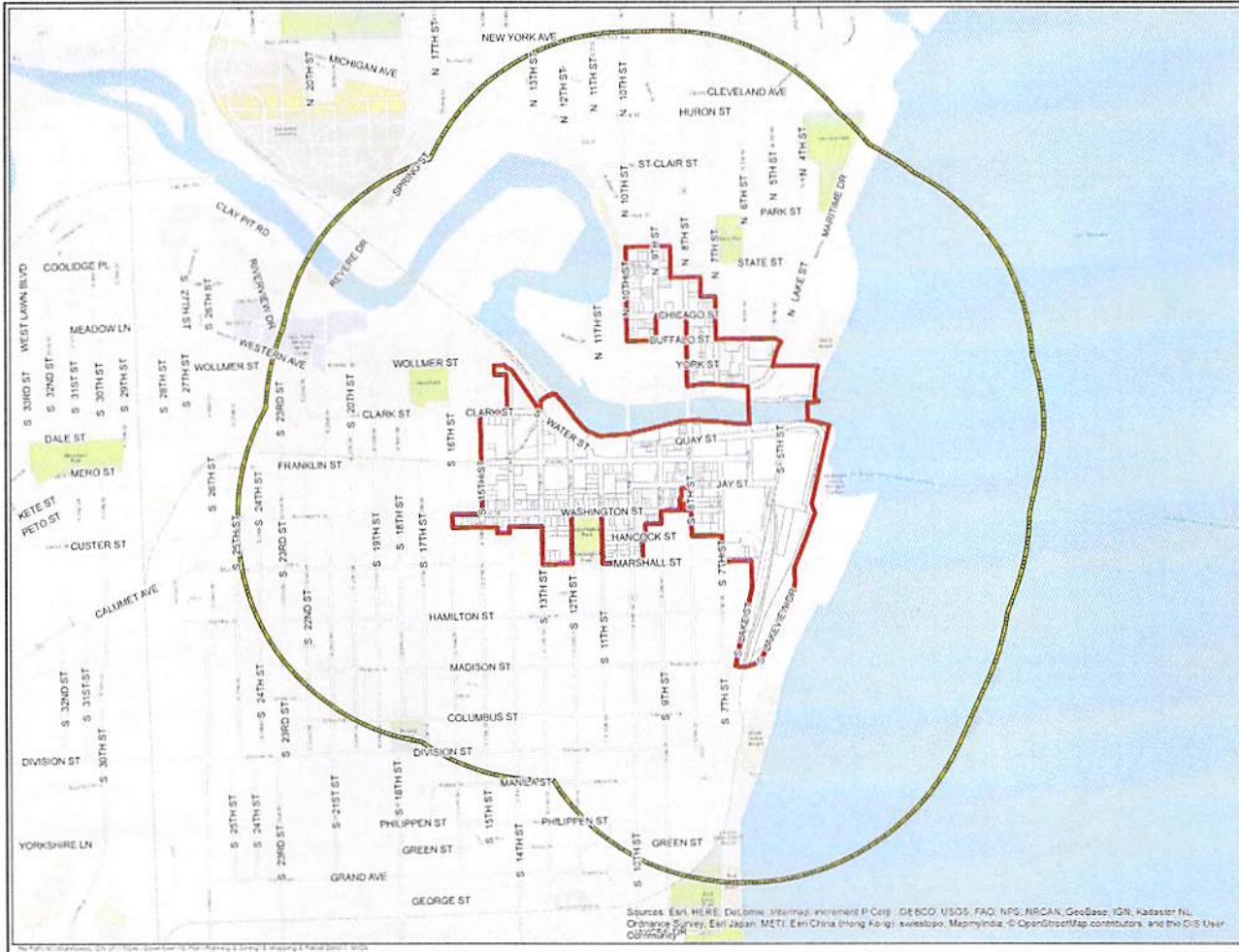




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**Map 2: One-Half Mile Radius of TID Boundary**  
 City of Manitowoc



 Proposed TID No. 19 Boundary  
 One-Half Mile Radius of TID

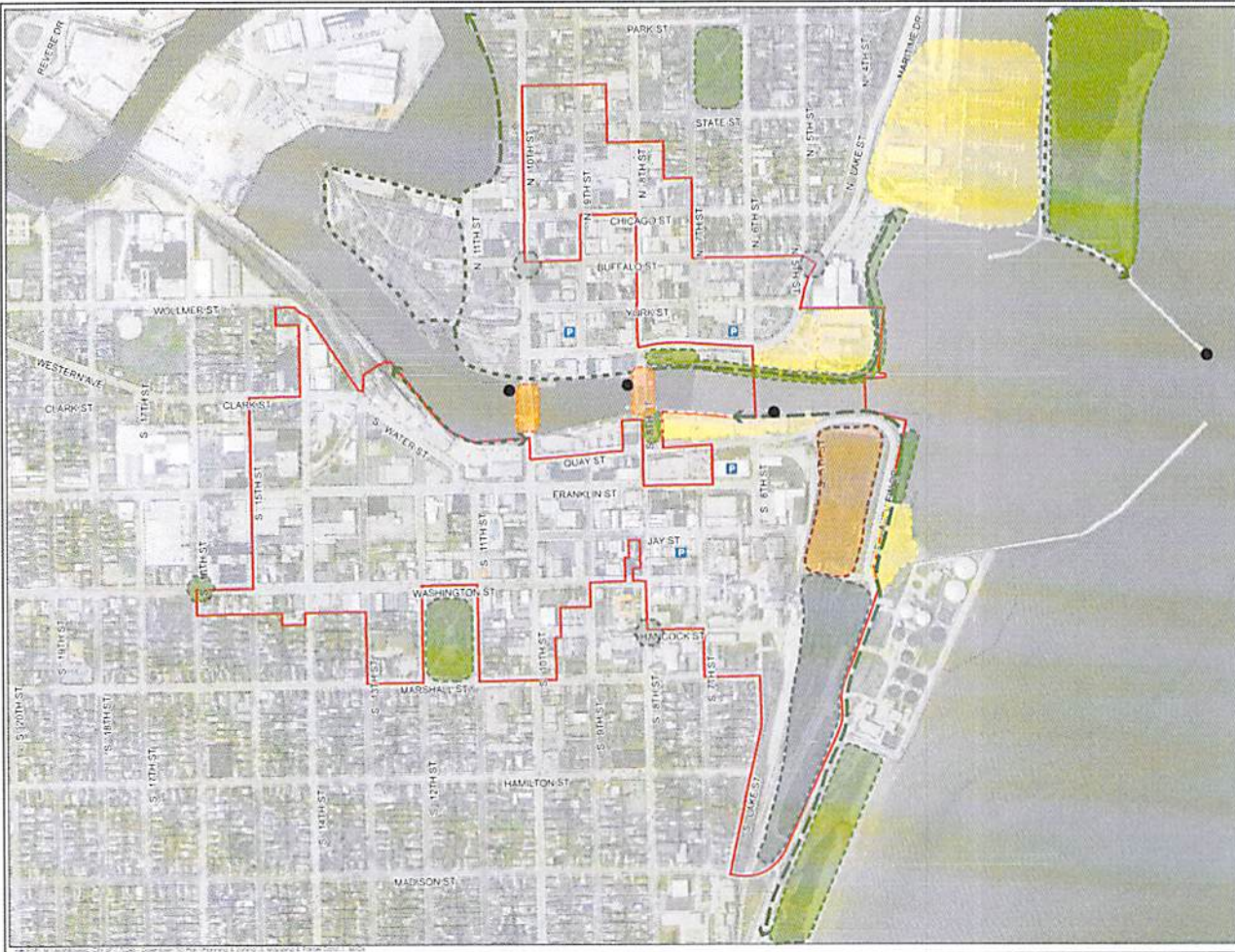


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MANITOWOC, WISCONSIN 54221-1300 • 920 W. MANISTIQ AVE. #200  
 PHONE (920) 675-5000 FAX (920) 675-5001  
 WWW.VIERBICHER.COM

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community





### Map 3: Proposed Public Works and Utility Improvements City of Manitowish Waters

#### Maritime

- Repaving or Other St./Utility Improvements
- East to West St.
- Chicago Street (N 10th St. to N 6th St.)
- Buffalo Street (N 10th St. to Maritime Dr.)
- York Street (N 10th St. to N 6th St.)
- Franklin Street (S 10th St. to S 6th St.)
- Jay Street (S 10th St. to S 6th St.)
- Washington Street (S 17th St. to S 7th St.)
- Marshall Street (S 7th St. to S Lake St.)

- North to South Street
- S 13th Street (Washington St. to Marshall St.)
- N & S 10th Street (State St. to Marshall St.)
- S 9th Street (Jay St. to Marshall St.)
- N & S 8th Street (State St. to Marshall St.)
- S 7th Street (Franklin St. to Madison St.)
- Maritime Drive (N 6th St. to Buffalo St.)

- Sidewalk Enhancements
- Quay Street (S 7th St. to S Lakeview Dr.)
- Franklin Street (S 14th St. to S 6th St.)
- Washington Street (S 17th St. to S 7th St.)

- Other Projects Throughout
- Pedestrian Enhancements
- Bicycle Enhancements
- Wayfinding Signage

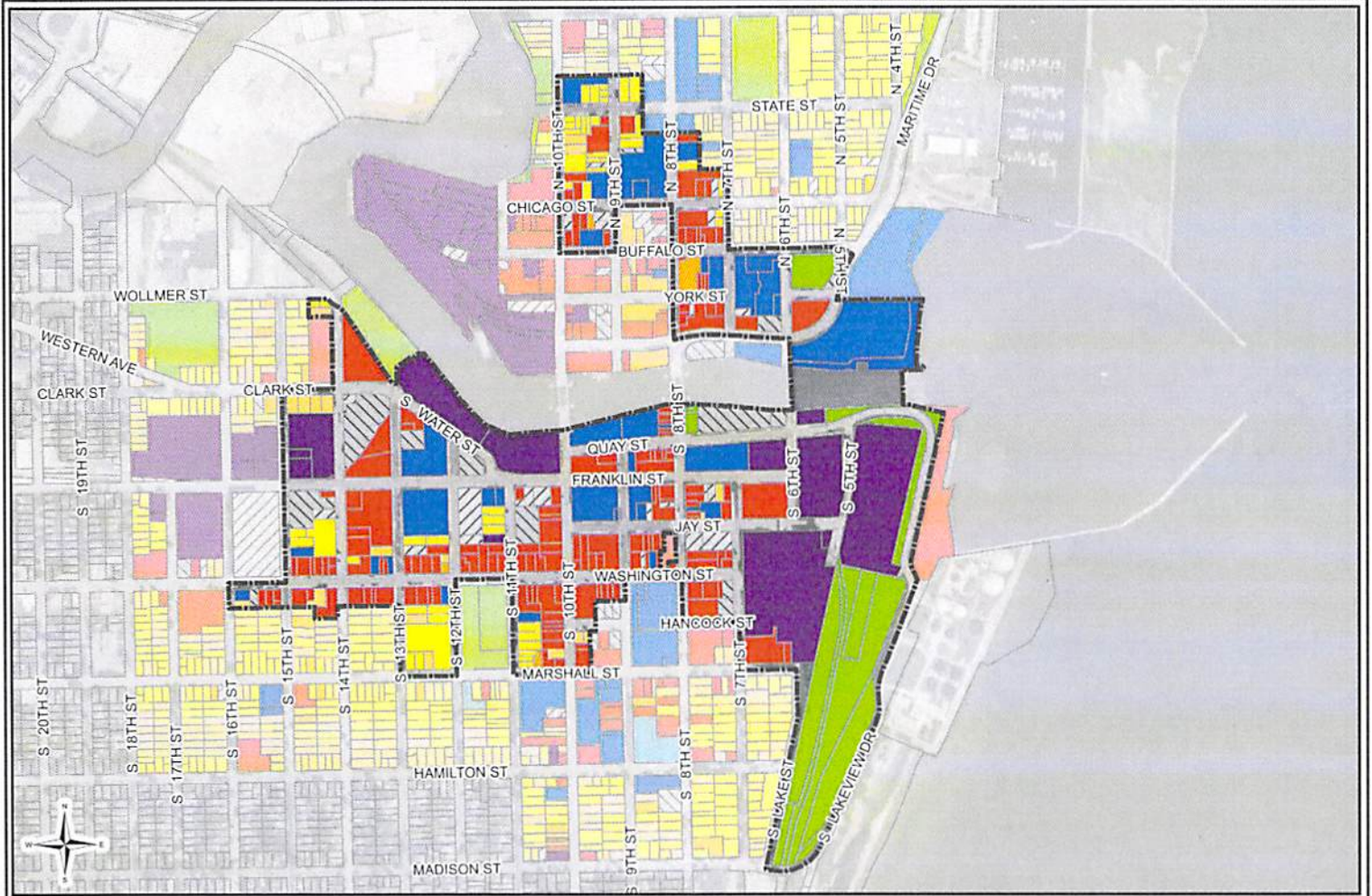
- Webcam Locations
- Short-Term Path/Rail Additions/Improvements
- ..... Long-Term Path/Rail Additions
- P Potential Parking Facilities
- Gateway Entry Markers & Greenspace Enhancements
- Gateway Entry Markers
- Bridge or Intersection Enhancements
- Park/Beach/Waterfront Enhancements
- Various Site Improvements
- Public Pavilion/Space & Relocate Cook
- Industrial Use Expansion/Relocation
- TID No. 19 Boundary



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### Map 4: Existing Land Use City of Manitowoc

Proposed TID No. 19 Boundary



- |  |                |  |                           |  |                       |
|--|----------------|--|---------------------------|--|-----------------------|
|  | Transportation |  | Industrial                |  | Mixed Use             |
|  | Vacant         |  | Single Family Residential |  | Community Facilities  |
|  | Office         |  | Two-Family/Townhouse      |  | Public Open Space Rec |
|  | Commercial     |  | Multi-Family Residential  |  |                       |

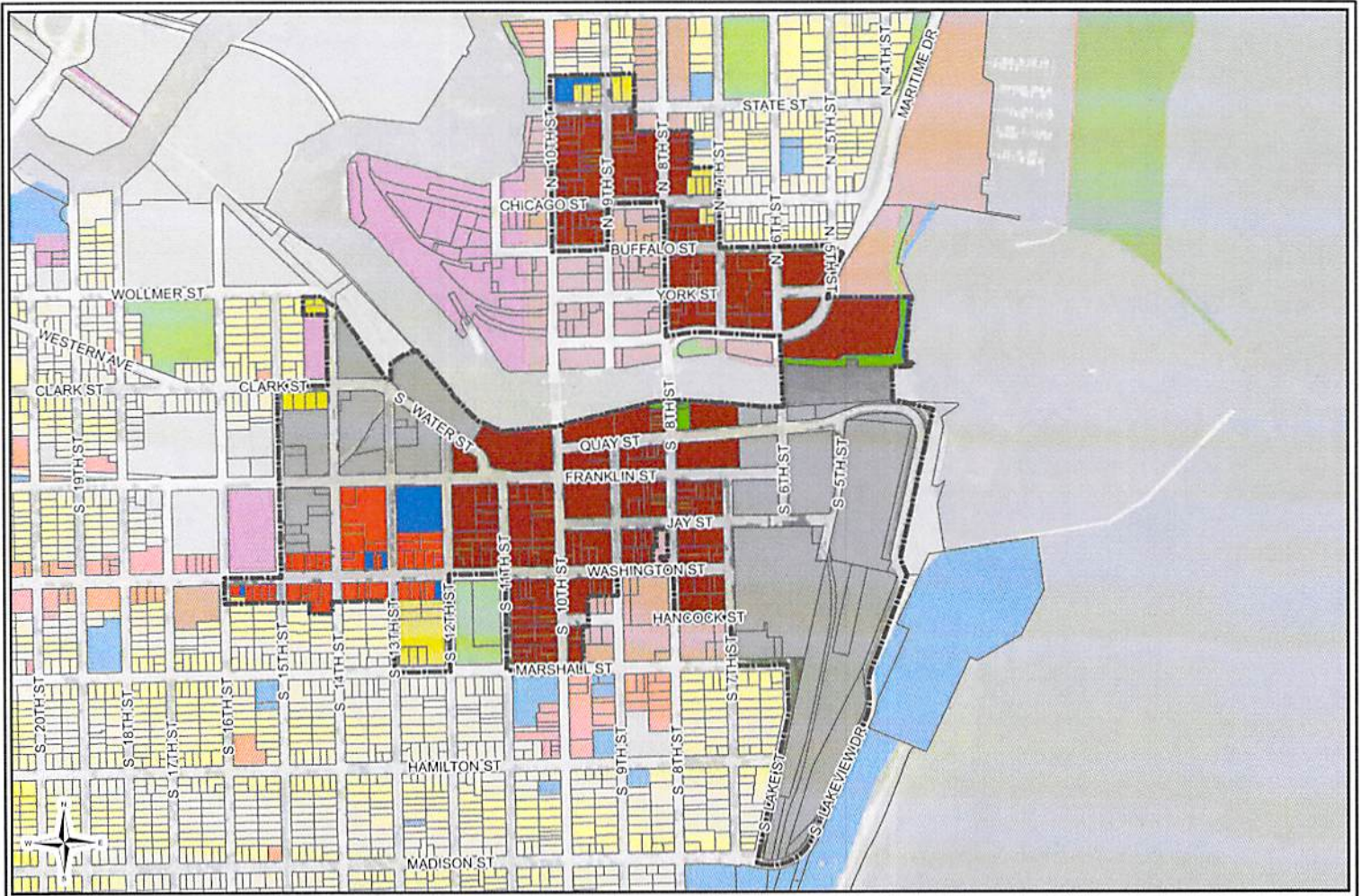


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File Path: M:\Manitowoc - City of\1120246 - Downtown TD Plan\Planning & Zoning\3 - Mapping & Parcel Data\1 - MKD2

Data Sources: vierbicher; City of Manitowoc; Manitowoc County, ES&I





**Map 5: Proposed Land Use**  
**City of Manitowoc**

Proposed TID No. 19 Boundary



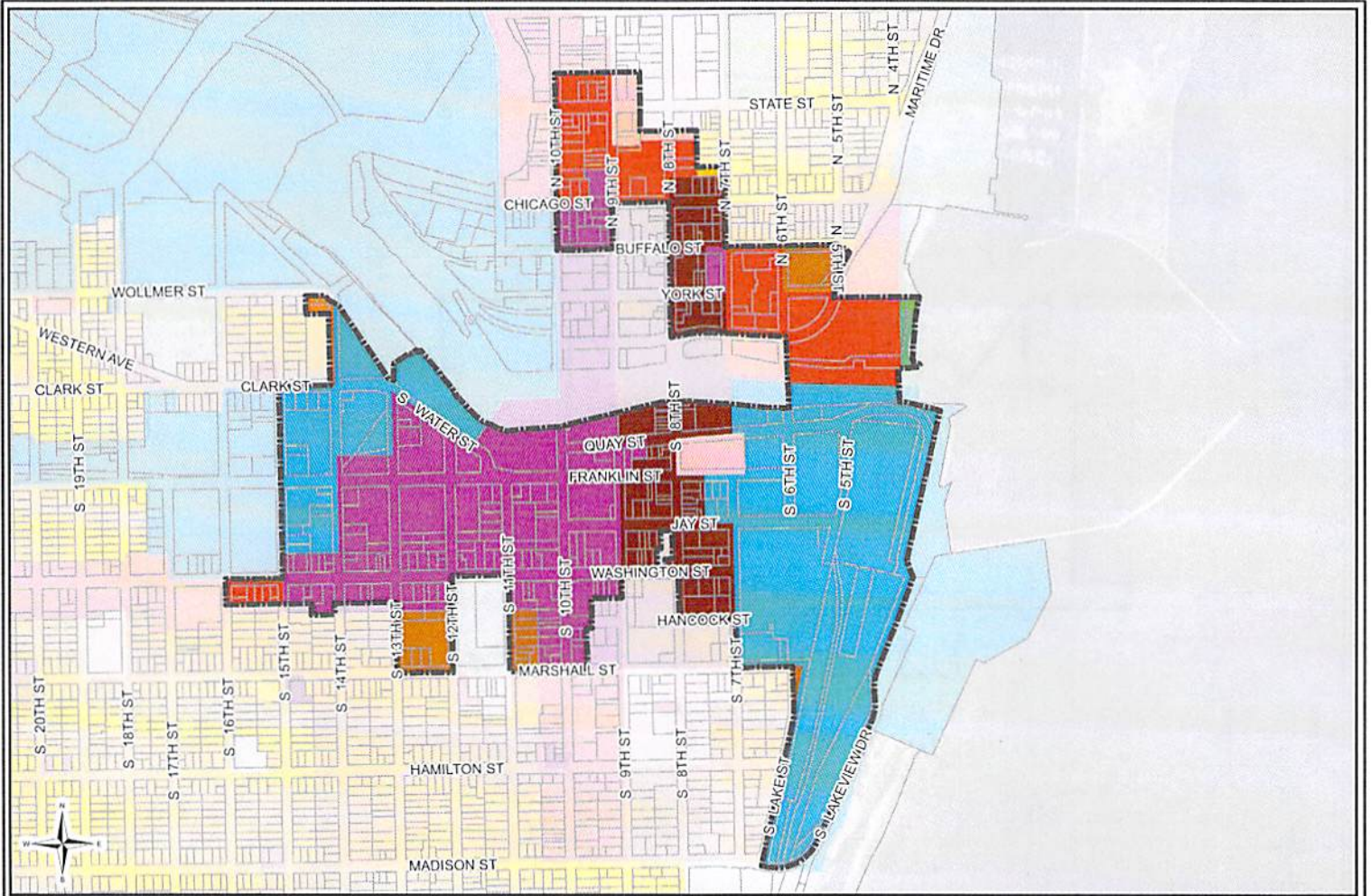
- |   |                                      |
|---|--------------------------------------|
| Single & Two-Family Residential - Urban | Central Business District            |
| Urban Neighborhood                      | Institutional & Community Facilities |
| Multi-Family Residential                | Office/Industrial                    |
| Planned Mixed Use                       | LBG                                  |
| General Business                        | Public Parks & Open Space            |

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**Map 6: TID Zoning**  
**City of Manitowoc**

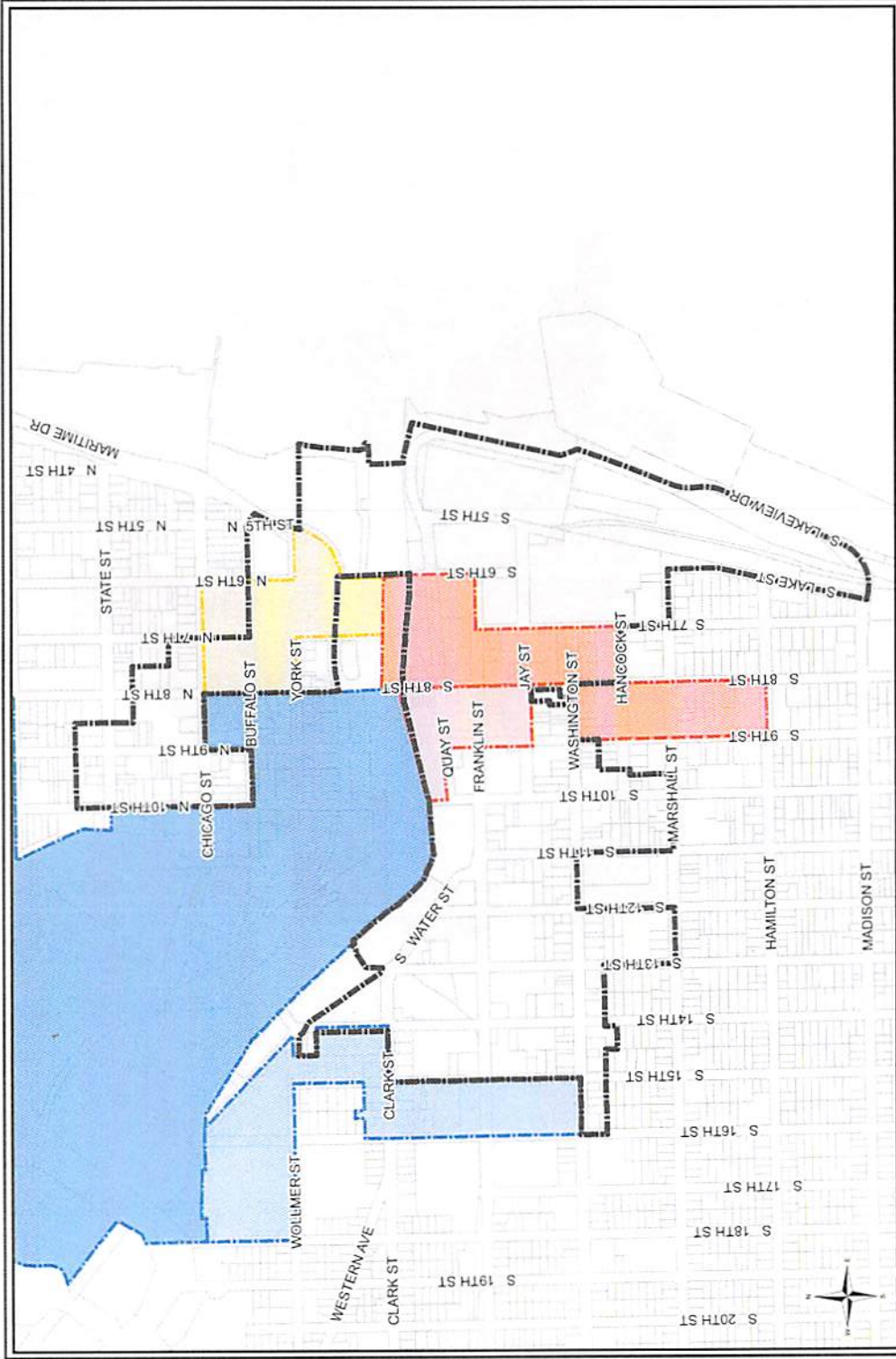
Proposed TID No. 19 Boundary



- |                                 |                           |                      |
|---------------------------------|---------------------------|----------------------|
| P-1                             | R-7 Central Residence     | B-4 Central Business |
| R-4 Single and Two Family       | B-1 Office - Residential  | C-1 Commercial       |
| R-5 Low Density Multiple Family | B-2 Neighborhood Business | I-1 Light Industrial |
| R-6 Multiple Family             | B-3 General Business      | I-2 Heavy Industrial |

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**Map 7: Overlapping TIDs**  
**City of Manitowoc**

Proposed TID No. 19 Boundary



Miles



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 127 W. 23rd St. P.O. Box 100, Manitowish Waters, WI 53072  
 Phone: (262) 825-5000 Fax: (262) 824-0300

Map File: A:\Manitowoc\_City\_of\_Manitowoc\_Altman\Map7\Map7\_19\_Maps

Date: 5/20/2014 10:48:00 AM

## Appendix B: Financial Attachments

DRAFT





**Table 1: Planned Project Costs**

City of Manitowoc

TID No. 19

8/30/2017

Type of Expenditure	Creation Amount	% Paid By		TID Costs Allocated to Project
		Project	Other	
<b>A. Infrastructure</b>				
Street Resurfacing/Utility Work - Phase 1A (Street/Trail)	\$2,500,000	25%	75%	\$625,000
Street Resurfacing/Utility Work - Phase 1B (Utility)	\$1,500,000	25%	75%	\$375,000
Street Resurfacing/Utility Work - Phase 2A (Street/Trail)	\$3,000,000	25%	75%	\$750,000
Street Resurfacing/Utility Work - Phase 2B (Utility)	\$2,000,000	25%	75%	\$500,000
Street Resurfacing/Utility Work - Phase 3A (Street/Trail)	\$2,500,000	25%	75%	\$625,000
Street Resurfacing/Utility Work - Phase 3B (Utility)	\$1,500,000	25%	75%	\$375,000
<b>Total Capital Costs</b>	<b>\$13,000,000</b>			<b>\$3,250,000</b>
<b>B. Capital Improvement Cost</b>				
Capital Improvement Cost - Phase 1	\$200,000	50%	50%	\$100,000
Capital Improvement Cost - Phase 2	\$200,000	50%	50%	\$100,000
Capital Improvement Cost - Phase 3	\$200,000	50%	50%	\$100,000
<b>Total TID Infrastructure</b>	<b>\$600,000</b>			<b>\$300,000</b>
<b>C. Site Development Costs</b>				
Site Development Costs - Phase 1	\$1,000,000	50%	50%	\$500,000
Site Development Costs - Phase 2	\$500,000	50%	50%	\$250,000
Site Development Costs - Phase 3	\$500,000	50%	50%	\$250,000
<b>Total TID Site Development Costs</b>	<b>\$2,000,000</b>			<b>\$1,000,000</b>
<b>D. Land Acquisition &amp; Assembly</b>				
Land Acquisition & Assembly - Phase 1	\$250,000	50%	50%	\$125,000
Land Acquisition & Assembly - Phase 2	\$250,000	50%	50%	\$125,000
Land Acquisition & Assembly - Phase 3	\$250,000	50%	50%	\$125,000
<b>Total TID Land Acquisition &amp; Assembly</b>	<b>\$750,000</b>			<b>\$375,000</b>
<b>E. Development Incentives</b>				
Development Incentives - Phase 1 Grant	\$2,500,000	100%	0%	\$2,500,000
Development Incentives Phase - Pay Go	\$2,500,000	100%	0%	\$2,500,000
Development Incentives Phase - Pay Go	\$2,500,000	100%	0%	\$2,500,000
<b>Total TID Development Incentives</b>	<b>\$7,500,000</b>			<b>\$7,500,000</b>
<b>F. Professional Services</b>				
Professional Services - Phase 1	\$25,000	100%	0%	\$25,000
Professional Services - Phase 2	\$25,000	100%	0%	\$25,000
Professional Services - Phase 3	\$25,000	100%	0%	\$25,000
<b>Total TID Professional Services</b>	<b>\$75,000</b>			<b>\$75,000</b>
<b>G. Discretionary Payments</b>				
Discretionary Payments - Phase 1	\$25,000	100%	0%	\$25,000
Discretionary Payments - Phase 2	\$25,000	100%	0%	\$25,000
Discretionary Payments - Phase 3	\$25,000	100%	0%	\$25,000
<b>Total TID Discretionary Payments</b>	<b>\$75,000</b>			<b>\$75,000</b>
<b>H. Administration Costs</b>				
City Staff	\$0	100%	0%	\$0
DOR Fees	\$25,000	100%	0%	\$25,000
Audits	\$25,000	100%	0%	\$25,000
<b>Total TID Administration Costs</b>	<b>\$50,000</b>			<b>\$50,000</b>
<b>I. Organizational Costs</b>				
Department of Revenue Submittal Fee	\$10,000	100%	0%	\$10,000
Professional Fees	\$500	100%	0%	\$500
City Staff & Publishing	\$500	100%	0%	\$500
<b>Total TID Organization Costs</b>	<b>\$11,000</b>			<b>\$11,000</b>
<b>J. Inflation</b>				
	\$1,240,000			\$1,240,000
<b>Total TID Project Costs</b>	<b>\$25,301,000</b>			<b>\$13,876,000</b>
<b>K. Financing Costs</b>				
Total Interest, Fin. Fees, Less Cap. Interest (2019)	\$2,276,845			\$2,276,845
Total Interest, Fin. Fees, Less Cap. Interest (2024)	\$1,028,591			\$1,028,591
Total Interest, Fin. Fees, Less Cap. Interest (2029)	\$865,101			\$865,101
Plus Capitalized Interest	\$520,000			\$520,000
<b>Total Financing Costs</b>				<b>\$4,690,537</b>
<b>TOTAL TID EXPENDITURE</b>				<b>\$18,566,537</b>

**Table 2: Tax Increment Proforma**  
**City of Monticello**  
**IID No. 19**  
**8/30/2017**

**Assumptions**

TID Creation Date	Jan/1/2017	Projected Equated Base Value	\$ 47,853,609
Valuation Date	Jan/1/2017	Projected Tax Rate	0.02096
Termination Year	2044	Property Appreciation Rate	0%
For Existing Construction		Construction Inflation Rate	0%
For New Construction After Creation Year		For Existing Construction	0%
For New Construction After Creation Year		For Existing Construction	0.00%
Valuation Date	Jan/1/2017	Projected Tax Rate	0.02096
For County, City, Technical College, and School District			

Year	Construction	Valuation	IID Revenue	Inflation	TIF Increment		Total	Cumulative	TIF Tax Rate	TIF Revenue	Year
					Construction	Land					
2017		47,853,609	\$0	\$0	\$0	0.02096	\$0	\$0	0.02096	\$0	2019
2018		47,853,609	0	6,250,000	0	0.02096	6,250,000	6,250,000	0.02096	\$131,005	2020
2019		47,853,609	0	8,000,000	0	0.02096	14,250,000	14,250,000	0.02096	\$298,692	2021
2020		62,103,609	0	5,700,000	0	0.02096	19,950,000	19,950,000	0.02096	\$418,168	2022
2021		67,803,609	0	1,800,000	0	0.02096	21,750,000	21,750,000	0.02096	\$455,898	2023
2022		67,803,609	0	500,000	0	0.02096	22,250,000	22,250,000	0.02096	\$466,378	2024
2023		70,103,609	0	2,750,000	0	0.02096	25,000,000	25,000,000	0.02096	\$524,020	2025
2024		72,853,609	0	5,750,000	0	0.02096	30,750,000	30,750,000	0.02096	\$644,545	2026
2025		78,603,609	0	2,950,000	0	0.02096	33,700,000	33,700,000	0.02096	\$706,379	2027
2026		81,553,609	0	750,000	0	0.02096	34,450,000	34,450,000	0.02096	\$722,100	2028
2027		82,303,609	0	2,250,000	0	0.02096	36,700,000	36,700,000	0.02096	\$769,262	2029
2028		84,553,609	0	250,000	0	0.02096	36,950,000	36,950,000	0.02096	\$774,502	2030
2029		84,803,609	0	250,000	0	0.02096	37,200,000	37,200,000	0.02096	\$779,742	2031
2030		85,053,609	0	1,750,000	0	0.02096	38,950,000	38,950,000	0.02096	\$816,424	2032
2031		86,803,609	0	250,000	0	0.02096	39,200,000	39,200,000	0.02096	\$821,664	2033
2032		87,053,609	0	950,000	0	0.02096	40,150,000	40,150,000	0.02096	\$841,577	2034
2033		88,003,609	0	1,750,000	0	0.02096	41,900,000	41,900,000	0.02096	\$878,258	2035
2034		89,753,609	0	750,000	0	0.02096	42,650,000	42,650,000	0.02096	\$893,979	2036
2035		90,503,609	0	2,750,000	0	0.02096	45,400,000	45,400,000	0.02096	\$951,621	2037
2036		93,253,609	0	3,250,000	0	0.02096	48,650,000	48,650,000	0.02096	\$1,019,743	2038
2037		96,753,609	0	250,000	0	0.02096	49,150,000	49,150,000	0.02096	\$1,024,984	2039
2038		96,753,609	0	250,000	0	0.02096	49,150,000	49,150,000	0.02096	\$1,030,224	2040
2039		97,003,609	0	2,250,000	0	0.02096	51,400,000	51,400,000	0.02096	\$1,077,386	2041
2040		99,253,609	0	250,000	0	0.02096	51,650,000	51,650,000	0.02096	\$1,082,626	2042
2041		99,503,609	0	250,000	0	0.02096	51,900,000	51,900,000	0.02096	\$1,087,866	2043
2042		99,503,609	0	2,250,000	0	0.02096	54,150,000	54,150,000	0.02096	\$1,135,028	2044
2043		102,253,609	\$0	\$0	\$0	0.02096	54,400,000	54,400,000	0.02096	\$1,140,268	2045
<b>Total</b>										<b>\$20,472,336</b>	

Notes:

**Table 4: Tax Increment Cash Flow**

City of Manltowoc

TID No. 19

8/30/2017

Year	Beginning Balance	Revenues				Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Development Incentives	Annual Admin			
2017		0	0	0	0	0	0	0	0	0	0	
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	175,000	131,005	0	173,075	0	0	50,000	1,000	81,930	81,930	
2021	81,930	175,000	298,692	410	347,936	0	0	50,000	1,000	75,166	157,096	
2022	157,096	0	418,168	785	347,936	0	0	100,000	1,000	(29,982)	127,114	
2023	127,114	0	455,898	636	347,936	0	0	100,000	1,000	7,598	134,712	
2024	134,712	0	466,378	674	347,936	0	0	100,000	1,000	18,116	152,828	
2025	152,828	80,000	524,020	764	347,936	78,050	0	150,000	1,000	27,799	180,626	
2026	180,626	0	644,545	903	347,936	162,657	0	150,000	1,000	(16,144)	164,482	
2027	164,482	0	706,379	822	347,936	162,657	0	150,000	1,000	45,609	210,091	
2028	210,091	0	722,100	1,050	347,936	162,657	0	150,000	1,000	61,558	271,649	
2029	271,649	0	769,262	1,358	347,936	162,657	0	200,000	1,000	59,028	330,677	
2030	330,677	90,000	774,502	1,653	347,936	162,657	85,575	200,000	1,000	68,988	399,665	
2031	399,665	0	779,742	1,998	347,936	162,657	223,890	200,000	1,000	(153,742)	245,922	
2032	245,922	0	816,424	1,230	347,936	162,657	223,890	250,000	1,000	(167,830)	78,092	
2033	78,092	0	821,664	390	347,936	162,657	223,890	250,000	1,000	(163,429)	(85,336)	
2034	(85,336)	0	841,577	0	347,936	162,657	223,890	250,000	1,000	(143,906)	(229,243)	
2035	(229,243)	0	878,258	0	347,936	162,657	223,890	250,000	1,000	(107,225)	(336,468)	
2036	(336,468)	0	893,979	0	347,936	162,657	223,890	250,000	1,000	(91,504)	(427,972)	
2037	(427,972)	0	951,621	0	347,936	162,657	223,890	250,000	1,000	(33,862)	(461,834)	
2038	(461,834)	0	1,019,743	0	347,936	162,657	223,890	250,000	1,000	34,261	(427,573)	
2039	(427,573)	0	1,024,984	0	347,936	162,657	223,890	250,000	6,000	34,501	(393,073)	
2040	(393,073)	0	1,030,224	0	347,936	162,657	223,890	250,000	0	45,741	(347,332)	
2041	(347,332)	0	1,077,386	0	0	162,657	223,890	250,000	0	440,838	93,506	
2042	93,506	0	1,082,626	468	0	162,657	223,890	250,000	0	446,546	540,052	
2043	540,052	0	1,087,866	2,700	0	162,657	223,890	250,000	0	454,019	994,071	
2044	994,071	0	1,135,028	4,970	0	162,657	223,890	250,000	0	503,451	1,497,522	
2045	1,497,522	0	1,140,268	7,488	0	0	0	0	0	1,147,756	2,645,278	
<b>Total</b>	<b>2,645,278</b>	<b>520,000</b>	<b>20,492,336</b>	<b>28,300</b>	<b>5,044,172</b>	<b>3,168,532</b>	<b>3,220,041</b>	<b>4,850,000</b>	<b>25,000</b>			

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.  
 0.50% = Assumed Investment Rate For Interest Income



**Table 5: Financing Summary**

City of Manitowoc

TID No. 19

8/30/2017

TID Activities	Phase/Loan #1 5/1/2019	Phase/Loan #2 5/1/2024	Phase/Loan #3 5/1/2029	Paid with TID Revenue	Total
A. Infrastructure	\$1,000,000	\$1,250,000	\$1,000,000	\$0	\$3,250,000
B. Capital Costs	\$100,000	\$100,000	\$100,000	\$0	\$300,000
C. Site Development Costs	\$500,000	\$250,000	\$250,000	\$0	\$1,000,000
D. Land Acquisition & Assembly	\$125,000	\$125,000	\$125,000	\$0	\$375,000
E. Development Incentives	\$2,500,000	\$0	\$0	\$5,000,000	\$7,500,000
F. Professional Services	\$25,000	\$25,000	\$25,000	\$0	\$75,000
G. Discretionary Payments	\$25,000	\$25,000	\$25,000	\$0	\$75,000
H. Administration Costs	\$0	\$0	\$0	\$50,000	\$50,000
I. Organizational Costs	\$11,000	\$0	\$0	\$0	\$11,000
<b>Subtotal</b>	<b>\$4,286,000</b>	<b>\$1,775,000</b>	<b>\$1,525,000</b>	<b>\$5,050,000</b>	<b>\$12,636,000</b>
J. Inflation Factor Cost Adj. @ 2.5% per year	\$216,979	\$283,456	\$738,871		\$1,239,306
Grants	\$0	\$0	\$0		\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0		\$0
<b>Total Cost For Borrowing</b>	<b>\$4,502,979</b>	<b>\$2,058,456</b>	<b>\$2,263,871</b>		<b>\$13,875,306</b>
Capitalized Interest	\$350,000	\$80,000	\$90,000		\$520,000
Financing Fees (2%)	\$90,060	\$90,060	\$90,060		\$270,179
Debt Reserve	\$0	\$0	\$0		\$0
Subtotal	\$4,943,038	\$2,228,515	\$2,443,931		\$9,615,484
Less Interest Earned	\$0	\$0	\$0		\$0
<b>BORROWING REQUIRED</b>	<b>\$4,943,038</b>	<b>\$2,228,515</b>	<b>\$2,443,931</b>		<b>\$9,615,484</b>
<b>BORROWING AMOUNT</b>	<b>\$4,945,000</b>	<b>\$2,230,000</b>	<b>\$2,445,000</b>		<b>\$9,620,000</b>

**Table 6A: Debt Service Plan - Phase 1**

**City of Manitowoc**  
**TID No. 19**  
**Bond Issue**  
**8/30/2017**

Principal: (rounded to \$5,000)	\$4,945,000	Project Cost:	\$4,502,979
Interest Rate:	3.50%	Finance Fees:	\$90,060
Term (Years):	21	Interest Earned:	\$0
# of Principal Payments	20	Capitalized Interest:	\$350,000
Date of Issue:	5/1/2019	Total TID Cost of Loan:	\$6,781,785

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$4,945,000	\$0	\$0	\$0	\$0
2020	0	\$4,945,000	\$0	\$173,075	\$173,075	\$0
2021	1	\$4,945,000	\$174,861	\$173,075	\$347,936	\$0
2022	2	\$4,770,139	\$180,981	\$166,955	\$347,936	\$0
2023	3	\$4,589,159	\$187,315	\$160,621	\$347,936	\$0
2024	4	\$4,401,844	\$193,871	\$154,065	\$347,936	\$0
2025	5	\$4,207,973	\$200,656	\$147,279	\$347,936	\$0
2026	6	\$4,007,316	\$207,679	\$140,256	\$347,936	\$0
2027	7	\$3,799,637	\$214,948	\$132,987	\$347,936	\$0
2028	8	\$3,584,689	\$222,471	\$125,464	\$347,936	\$0
2029	9	\$3,362,217	\$230,258	\$117,678	\$347,936	\$0
2030	10	\$3,131,959	\$238,317	\$109,619	\$347,936	\$0
2031	11	\$2,893,642	\$246,658	\$101,277	\$347,936	\$0
2032	12	\$2,646,984	\$255,291	\$92,644	\$347,936	\$0
2033	13	\$2,391,693	\$264,226	\$83,709	\$347,936	\$0
2034	14	\$2,127,467	\$273,474	\$74,461	\$347,936	\$0
2035	15	\$1,853,993	\$283,046	\$64,890	\$347,936	\$0
2036	16	\$1,570,947	\$292,952	\$54,983	\$347,936	\$0
2037	17	\$1,277,995	\$303,206	\$44,730	\$347,936	\$0
2038	18	\$974,789	\$313,818	\$34,118	\$347,936	\$0
2039	19	\$660,971	\$324,802	\$23,134	\$347,936	\$0
2040	20	\$336,170	\$336,170	\$11,766	\$347,936	\$0
2041	21	\$0	\$0	\$0	\$0	\$0
2042	22	\$0	\$0	\$0	\$0	\$0
2043	23	\$0	\$0	\$0	\$0	\$0
2044	24	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$4,945,000</b>	<b>\$2,186,785</b>	<b>\$7,131,785</b>	<b>\$0</b>

**Table 6B: Debt Service Plan - Phase 2**

City of Manitowoc

TID No. 19

Bond Issue

8/30/2017

Principal:(rounded to \$5,000)	\$2,230,000	Project Cost:	\$2,058,456
Interest Rate*:	3.50%	Finance Fees:	\$90,060
Term (Years):	20	Interest Earned:	\$0
# of Principal Payments	19	Capitalized Interest:	\$80,000
Date of Issue:	5/1/2024	Total TID Cost of Loan:	\$3,088,532

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$2,230,000	\$0	\$0	\$0	\$0
2025	0	\$2,230,000	\$0	\$78,050	\$78,050	\$0
2026	1	\$2,230,000	\$84,607	\$78,050	\$162,657	\$0
2027	2	\$2,145,393	\$87,568	\$75,089	\$162,657	\$0
2028	3	\$2,057,825	\$90,633	\$72,024	\$162,657	\$0
2029	4	\$1,967,192	\$93,805	\$68,852	\$162,657	\$0
2030	5	\$1,873,387	\$97,088	\$65,569	\$162,657	\$0
2031	6	\$1,776,298	\$100,486	\$62,170	\$162,657	\$0
2032	7	\$1,675,812	\$104,004	\$58,653	\$162,657	\$0
2033	8	\$1,571,808	\$107,644	\$55,013	\$162,657	\$0
2034	9	\$1,464,165	\$111,411	\$51,246	\$162,657	\$0
2035	10	\$1,352,753	\$115,311	\$47,346	\$162,657	\$0
2036	11	\$1,237,443	\$119,346	\$43,311	\$162,657	\$0
2037	12	\$1,118,096	\$123,524	\$39,133	\$162,657	\$0
2038	13	\$994,573	\$127,847	\$34,810	\$162,657	\$0
2039	14	\$866,726	\$132,322	\$30,335	\$162,657	\$0
2040	15	\$734,405	\$136,953	\$25,704	\$162,657	\$0
2041	16	\$597,452	\$141,746	\$20,911	\$162,657	\$0
2042	17	\$455,706	\$146,707	\$15,950	\$162,657	\$0
2043	18	\$308,998	\$151,842	\$10,815	\$162,657	\$0
2044	19	\$157,156	\$157,156	\$5,500	\$162,657	\$0
<b>Total</b>			<b>\$2,230,000</b>	<b>\$938,532</b>	<b>\$3,168,532</b>	<b>\$0</b>



**Table 6C: Debt Service Plan - Phase 3**

City of Manilowoc

TID No. 19

Bond Issue

8/30/2017

Principal: (rounded to \$5,000)	\$2,445,000	Project Cost:	\$2,263,871
Interest Rate*:	3.50%	Finance Fees:	\$90,060
Term (Years):	15	Interest Earned:	\$0
# of Principal Payments	14	Capitalized Interest:	\$90,000
Date of Issue:	5/1/2029	Total TID Cost of Loan:	\$3,130,041

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$0	\$0	\$0	\$0	\$0
2029	0	\$2,445,000	\$0	\$0	\$0	\$0
2030	0	\$2,445,000	\$0	\$85,575	\$85,575	\$0
2031	1	\$2,445,000	\$138,315	\$85,575	\$223,890	\$0
2032	2	\$2,306,685	\$143,156	\$80,734	\$223,890	\$0
2033	3	\$2,163,528	\$148,167	\$75,723	\$223,890	\$0
2034	4	\$2,015,361	\$153,353	\$70,538	\$223,890	\$0
2035	5	\$1,862,008	\$158,720	\$65,170	\$223,890	\$0
2036	6	\$1,703,288	\$164,275	\$59,615	\$223,890	\$0
2037	7	\$1,539,013	\$170,025	\$53,865	\$223,890	\$0
2038	8	\$1,368,988	\$175,976	\$47,915	\$223,890	\$0
2039	9	\$1,193,012	\$182,135	\$41,755	\$223,890	\$0
2040	10	\$1,010,877	\$188,510	\$35,381	\$223,890	\$0
2041	11	\$822,367	\$195,108	\$28,783	\$223,890	\$0
2042	12	\$627,260	\$201,936	\$21,954	\$223,890	\$0
2043	13	\$425,323	\$209,004	\$14,886	\$223,890	\$0
2044	14	\$216,319	\$216,319	\$7,571	\$223,890	\$0
<b>Total</b>		<b>\$2,445,000</b>	<b>\$2,445,000</b>	<b>\$775,041</b>	<b>\$3,220,041</b>	<b>\$0</b>

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

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