

April 16, 2015

# Analysis of and Recommendations for City of Manitowoc Tax Incremental Districts

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**With the Assistance of:**

City of Manitowoc Planning, Economic  
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April 16, 2015

## Analysis of and Recommendations for City of Manitowoc TIDs

Ehlers has worked collaboratively with the City of Manitowoc's Community Development and Finance Departments to produce this Report of the City's existing Tax Incremental Districts (TIDs). This Report includes financial profiles as prepared by City staff, recommendations specific to individual TIDs, and recommendations to effectively manage the use of Tax Incremental Financing (TIF) across City departments.

TIF is the City's most powerful economic development tool; collectively the existing 10 TIDs that remain open have contributed in excess of \$118,000,000 in tax base. This Report identifies opportunities and recommendations to best leverage this tool to its fullest extent, which requires that all City staff work collaboratively. Additionally, City elected and appointed officials, as organizational decision-makers, must be afforded the best information available to formulate policies and priorities in order to maximize the benefits of TIF.

The recommendations related to each TID and management of all the TIDs are generally based on current and potential new legislation and best practices we have seen across the entire state of Wisconsin, as well as other regions where we participate in economic development planning and fiscal matters.

We wish to thank all stakeholders for their contribution to this Report, most specifically the Community Development and Finance staff for their tremendous investment of time, resources and institutional knowledge. The goal of these efforts is that they serve as a foundation to manage TIF in the future for the benefit of all in the City.

Respectfully submitted,

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# SECTION 1: Introduction

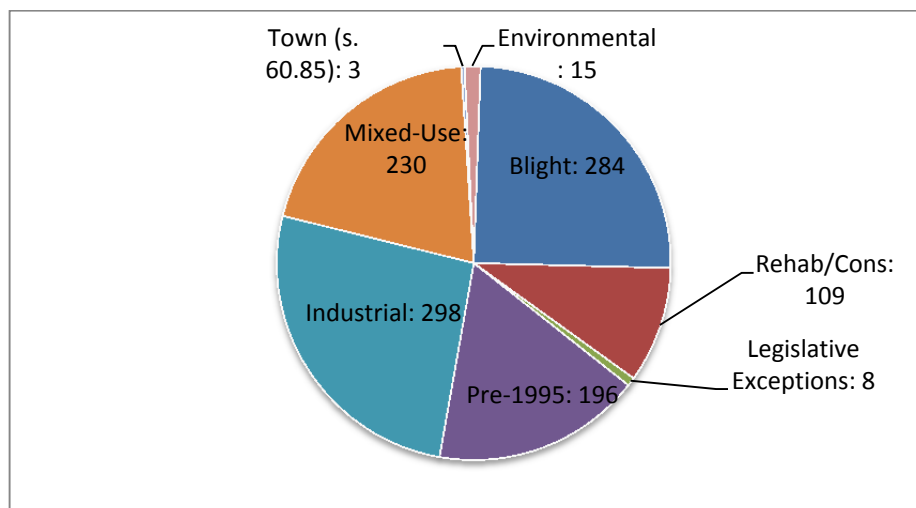
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## History of Tax Increment Financing

Tax Increment Financing (TIF) was approved by the Wisconsin legislature in 1975. The first Tax Increment Districts (TIDs) were created in 1976. The legislature approved this tool for municipalities because it found municipalities were postponing or canceling public improvements that would promote new development because taxpayers were being asked to pay the price. All taxing jurisdictions benefit from an expanding tax base but local municipalities were incurring all of the costs and associated risks. The creation of a Tax Increment Financing Program allowed new or redeveloped tax base to pay for the costs of incentivizing its development in the first place. Since 1976 TIF has been the most powerful economic development tool available to local government. While each municipality using TIF has its own goals and objectives, the broad intent is as follows:

- Promote economic development and redevelopment (tax base expansion, job creation and retention, blight elimination)
- Address the lack of incentives and financial resources and overcome sight-specific impediments to development and/or redevelopment
- Promote cooperation between public and private sectors
- Counteract economic downturn (originally in the Mid 70s but also recently)

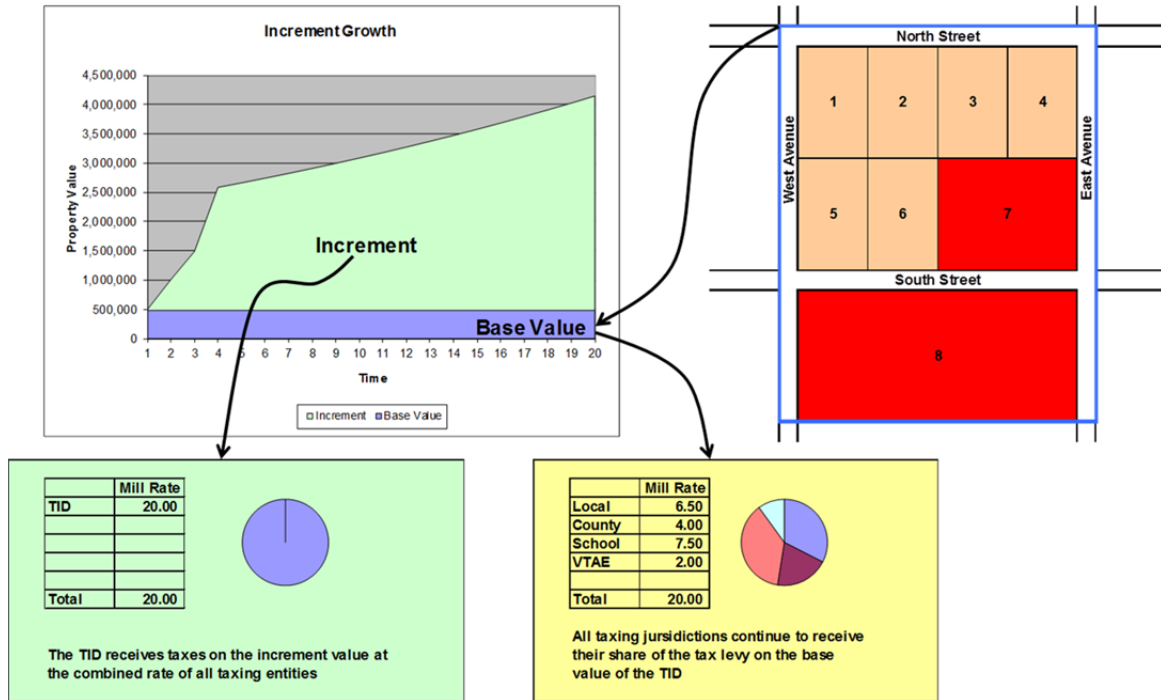
Since 1976, over 1,800 districts have been created. Of those, over 700 have been dissolved. Wisconsin has 593 total Cities and Villages; 414 communities have used Tax Increment Financing. **Below is a breakdown of the types of active tax increment districts in Wisconsin as of Oct. 31, 2013:**



## How does TIF work?

The logistics of how tax increment financing works can be complicated. The challenge is creating “Incremental Value”. Incremental Value is an increase in taxable value above the “Base Value”. The Base Value is the taxable value of property within the boundaries of the TID at the time it is created. The Incremental Value is taxed at the same rate as all property in the community. The unique attribute of a tax increment district is the City collects 100% of the tax revenue from the Increment Value (tax increment).

The municipal, county, school, and tech college shares of the tax revenue on Increment Value are collected by the local government and placed in a separate tax increment district fund. This fund is used to pay for costs associated to developing or redeveloping the property included in the TID. **We have included a chart we believe is helpful in understanding “How does TIF work?”:**



A key underpinning and required finding of a municipality wanting to create a TID is the “but for” test. This test states that “but for” the use of tax increment financing, the proposed development would not occur:

- As proposed
- Within the same time period
- With the same level of value (property, jobs, amenities)

The “but for” finding needs to be approved by the municipality and by the Joint Review Board. The Joint Review Board is made up of members of all of the overlapping taxing jurisdictions affected by the creation of a tax increment district. Because this finding needs to be affirmed by the Joint Review Board, all taxing jurisdictions are provided an opportunity to be a part of the approval of creating a tax increment district.

### Constraints, Qualifications, & Eligible Project Costs

While the State created the Tax Increment Financing Program to promote development and redevelopment, they also put constraints on the ability to use the program. One of these constraints is the “12% Test” which limits the ability to create a new TID or amend the boundaries of an existing TID when the equalized value of all existing TIDs plus the base value of a proposed new district exceeds 12% of the total equalized value of the taxable property within the municipality.

The following table demonstrates the City’s compliance with the 12% valuation requirement:

| <b>City of Manitowoc, Wisconsin</b>          |                                       |
|--|---------------------------------------|
| <b>Tax Increment District # 18</b>           |                                       |
| <b>Valuation Test Compliance Calculation</b> |                                       |
| Creation Date                                | 1/1/2015                              |
|  | Valuation Data<br>Currently Available |
|  | 2014                                  |
| Total EV (TID In)                            | 1,893,849,200                         |
| 12% Test                                     | 227,261,904                           |
| Increment of Existing TIDs                   |                                       |
| TID #8                                       | 1,007,400                             |
| TID #9                                       | 8,756,300                             |
| TID #10                                      | 4,479,600                             |
| TID #11                                      | 3,760,700                             |
| TID #12                                      | 7,202,400                             |
| TID #13                                      | 7,657,300                             |
| TID #14                                      | 95,500                                |
| TID #15                                      | 65,404,800                            |
| TID #16                                      | 12,564,300                            |
| TID #17                                      | 7,666,200                             |
| Total Existing Increment                     | 118,594,500                           |
| Percentage of TID Capacity Used              | 52%                                   |
| Total Value Subject to 12% Test              | 118,594,501                           |
| Compliance                                   | <b>PASS</b>                           |

Another constraint is the requirement that at least 50% of the property proposed to be included in a TID is:

1. Blighted or in need of rehabilitation; or,
2. Suitable and zoned for industrial use; or,
3. Suitable for mixed-use development as determined by any combination of at least two of:  
Industrial, Commercial, or Residential (residential is limited to 35% of the total area for newly-platted developments)

Tax Increment Districts are also constrained by the time period they can remain open. In general, a district may remain open until the earliest of the following occurrences:

- The district’s maximum life is reached, which varies by type of district and when it was created
- When total tax increments collected are sufficient to pay all of the district’s obligations
- When the City or Village passes a resolution to terminate the district

The following table shows the maximum life for TIDs, including the maximum life for Town TIDs and Environmental Remediation TIDs which are tax increment districts created under special provisions of the tax increment law.

| Type of District               | TID Creation Date     |                                 |  |
|--------------------------------|-----------------------|---------------------------------|--|
|                                | Prior to Oct. 1, 1995 | Oct. 1, 1995 - Sept. 30, 2004   | Oct. 1, 2004 or Later                  |
| Blight Elimination             | 27 Years              | 27 Years (+4)*                  | 27 Years (+3)*                         |
| Conservation or Rehabilitation | 27 Years              | 27 Years (+4)*                  | 27 Years (+3)*                         |
| Industrial                     | 27 Years              | 23 Years                        | 20 Years (+3)*                         |
| Mixed Use                      | NA                    | NA                              | 20 Years (+3)*                         |
| Town                           | NA                    | NA                              | Exp. Period + 11 Years (16 Years Max.) |
|                                |                       |                                 |  |
|                                |                       | Oct. 14, 1997 to Sept. 30, 2006 | Oct. 1, 2006 or Later                  |
| Environmental Remediation      | NA                    | 23 Years                        | 23 Years                               |

\*District eligible to receive an extension to maximum life

The time period to incur TID-eligible project costs is an additional constraint on the use of the Tax Increment Financing Program. Generally, all project costs must be incurred 5 to 7 years prior to the maximum termination date of the district. Repayment of outstanding debt, advances from other municipal funds, and administrative expenses can be paid after the end of the expenditure period is reached, but no new project costs can be incurred. **The chart below details the expenditure period for the various types of tax increment districts:**

| TID Created October 1, 2004 or Later |          |
|--------------------------------------|----------|
| Blight Elimination                   | 22 Years |
| Conservation or Rehabilitation       | 22 Years |
| Industrial                           | 15 Years |
| Mixed-Use                            | 15 Years |
| Town                                 | 5 Years  |
|                                      |          |
| TID Created October 1, 2006 or Later |          |
| Environmental Remediation            | 15 Years |

The list of eligible projects costs is extensive but not without some limitations. Eligible costs need to be listed in the Tax Increment District Project Plan and can include: Public Works & Improvements, Financing Costs, Real Property Assembly Costs, Professional Service Costs, Administrative Costs, Contributions to a Community Development Authority or Redevelopment Authority, Relocation Costs, Organizational Costs, Pro-rated Costs of Utility Infrastructure, Cash Grants (with Development Agreement), Environmental Remediation, and Projects outside of the District's boundaries but within ½ Mile. The TIF law does include some specifically **prohibited** project costs:

- Costs of constructing or expanding administrative, police, fire, community, recreational, library and school buildings
- Costs of constructing or expanding facilities if similar facilities are financed only with utility user fees
- General government expenses unrelated to the Tax Increment District
- Costs associated with newly-platted residential development (except in Mixed-Use districts where the density test or other statutorily-defined development classification have been met)

### **The Creation and Amendment Process**

The Tax Increment Financing Law contains very specific requirements related to the process of creating and amending a TID. A number of participants are involved and notices and formal hearings are required. Below are the broad steps necessary to create a Tax Increment District:

1. Plan Commission directs the preparation of a project plan
2. Convene a Joint Review Board
3. Public Hearing by Plan Commission
4. Municipality Governing Body approval
5. Joint Review Board approval
6. State approval (procedural and legal review)

A number of amendments can be made to existing TIDs. A boundary amendment can add or subtract property from an existing district. Boundary amendments must comply with the 12% test to add territory, as well as other property-related requirements, and a community is limited to four during the life of a district. There is no limitation on the number of times a project plan can be amended to add new TID-eligible expenses or to change the scope of an existing district. These amendments can be completed up to the end of the expenditure period and require the same process as creating a new district. Increment sharing amendments are also allowed under certain circumstances. These amendments allow a TID with a positive cash flow to assist another TID. TIDs generating excess revenue may allocate the excess to:

- A blighted area TID
- A rehabilitation/conservation TID
- A TID created before Oct. 1, 1995 if the donor district was also created before that date
- A distressed or severely distressed TID

### **Financing TID Projects and Implementing the Project Plan**

Successful tax increment districts generally involve significant up front planning and continuous monitoring during the implementation phase. The ability to capture 100% of the tax revenue from new development or redevelopment within the boundaries of a district reduces the risk in repaying the costs associated with promoting that development but does not entirely eliminate risk. TID-eligible costs are generally financed with general obligation or revenue debt, advances from other funds, or from available cash within the tax



increment districts funds. Matching the revenue generated by the TID with the repayment costs is vital to the success of a tax increment district. The cash flow forecasts for TIDs should be updated regularly so new approaches can be implemented in the event of unforeseen changes in expected revenue collection. Challenges to taxable valuation, changes in state law, inadvertent errors in valuation, and reductions in equalized mill rates are all examples of outside factors that can have significant impacts on the forecast of available revenues in a TID.

The economic downturn in 2008 and 2009 coupled with a State wide change in the valuation methodology of property in TIDs led to new categories of tax increment districts being allowed by the Wisconsin Legislature. Those categories are Distressed and Severely Distressed tax increment districts. Existing districts must be amended to be categorized as Distressed or Severely Distressed. The benefits of this amendment and categorization are an extension of the maximum life and the ability to receive funds from another TID with excess revenues. Declaring Tax Increment Districts Distressed or Severely Distressed does not come without consequences. Districts declared as such may not:

- be amended to add additional project costs
- add territory
- be overlaid by another TID
- become a donor district; or,
- incur costs outside the TID boundaries.

The ability to declare an existing district Distressed or Severely Distressed sunsets on September 30, 2015, so any district with a deficit cash flow projection should be reviewed to determine if this declaration is in the City's best interest.

The ability to spend TID funds on eligible projects that are within ½ mile of the boundary of an existing district was approved by the Wisconsin Legislature in 2007. Many existing TID project plans were created before that time and did not include that option. This report and on-going cash flow forecasting for all of the City's districts will allow staff and elected officials to determine if amending existing districts to add the ability to fund projects within ½ mile of the boundaries of existing districts is possible and beneficial.

The end of the expenditure period for all of the City's existing tax increment districts is also detailed in this report. All TIDs should be reviewed to determine what projects are unfinished from existing project plans and should Districts be amended to add new expenditures. The review of the cash flow forecasts should assist in determining the best financing plan for any new or additional TID eligible project costs. Districts nearing the end of their expenditure period can have a significant cash balance which could allow additional project costs to be paid for without the issuance of debt.

At the end of the life of a tax increment district, all taxing jurisdictions benefit from the increase in tax base and the distribution of any excess funds in the district's accumulated cash balance. If a cash balance remains at the time a TID is terminated (after retiring all obligations), that cash is distributed to all taxing jurisdictions based on each jurisdiction's pro-rata share of the levy for the most recent fiscal year. The report and on-going cash flow forecasting will allow the City to plan for the impact of adding tax increment to the general tax base and to target any unspent funds to non-TID capital expenses or to the unassigned general fund balance. The City will also be in a position to notify the other taxing jurisdictions of the impact of closing a district so they can anticipate the impact on their budgets and levies.

## TID Calendar of Events

|                                |  |
|--------------------------------|--|
| April 15 – May 15              | Tax Increment Certification submitted for each TID to receive a certified value increment for taxes payable in the subsequent year, along with annual fee per TID.   |
| May 1                          | Annual report must be filed with each overlying taxing jurisdiction.   |
| 2 <sup>nd</sup> Monday in June | Assessor submits TID Assessment Report to DOR, which contains assessed value for all real and personal property in each TID.   |
| August 1                       | Preliminary Equalized Values for TIDs available for review and potential dispute resolution with DOR. Values should be reviewed by all departments.  |
| August 15                      | Final TID Values released, which can be used to prepare forecasted cash flows for the next fiscal year and re-calculate compliance with 12% test limitation.   |
| October 31                     | TID creation and boundary amendment packets due to DOR for actions taken between October 1 of the subsequent year and September 30 of the current year. (DOR must be notified of all TID creations and amendments within 60 days of governing body approval) |
| By December 3                  | Tax Increment Worksheet is compiled by Finance staff and submit to DOR. The worksheet shows the apportioned levies by jurisdiction and the gross amount of tax increment to be collected by the local jurisdiction in the next fiscal year.                  |

## SECTION 2:

# Tax Increment District Summaries

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### Summaries

The City's Planning staff has prepared narrative summaries related to the history, purpose and development projects of the respective TIDs. Ehlers has supplemented the summaries with the important characteristics of each TID (district type, creation date, and expenditure periods, etc.). We relied on historic and future tax increment projections (revenues), and existing and projected expenditures from the City to create the cash flows for each TID. The starting fund balance for each TID was also provided by the Finance Department.

### Cash Flow Assumptions

- All balances are as of December 31, 2013.
- Figures shown for fiscal 2014 are actual & 2015 are estimated based on current information
- Revenues:
  - Value increment as of January 1, 2014 is actual
  - Value increment as of January 1, 2014 is held constant throughout the forecast period
  - Equalized tax rate for taxes payable 2015 is held constant throughout the forecast period
  - Exempt computer aids are actual for 2014 and held constant throughout the forecast period
  - Receipt of shared increments continues for eligible TIDs as previously established
  - No expectations of "one-time" revenues, such as land sale proceeds, etc.
  - There are no projections of future development unless actual development has occurred or construction is currently underway which would increase tax increments
- Expenses:
  - Expense including Debt service, required developer payments, allocations/sharing to other TIDs, annual outlays and administrative costs, recovery/retirement of advances made from other funds came from the City's Finance Department
  - No administrative costs have been allocated to respective TIDs
  - There have been no projections of additional costs (expenditures) – unless stated within each TID Analysis

### Analysis of Revenue Sharing & Distressed Amendments

The City has three existing distressed/recipient TIDs and four TIDs that are setup to be donors to the distressed TIDs. This has allowed the City to manage existing financial obligations, provide flexibility and mitigate the negative financial impact of underperforming TIDs. It should be noted that distressing the TIDs wasn't necessary since the excess revenue from the donor TIDs will be sufficient to pay off existing obligations and shortfalls from the distressed TIDs. The following is a list of distressed and donor TIDs with a **potential closeout date** identified for each. The actual closeout dates will be determined by revenues received, existing and future expenses incurred and subject to a final TID audit.

- Existing Distressed & Recipient TIDs
  - TID 8 – 2015
  - TID 11 – 2016 – 2017 Estimated property Value at Closure \$3,760,700
  - TID 12 – 2017 – 2018 Estimated property Value at Closure \$7,202,400
- Existing Donor TIDs
  - TID 10, TID 13, TID 15, TID 17

## Tax Increment District (Donor & Recipient/Distressed) Cash Flow Pro Forma

| Year         | Donor TIDs - Available Revenue |                  |                   |                  |                   | Recipient/Distressed TIDs - Shortfall |                     |                     |                    | Balances          |            | Year |
|--------------|--------------------------------|------------------|-------------------|------------------|-------------------|---------------------------------------|---------------------|---------------------|--------------------|-------------------|------------|------|
|              | TID 10                         | TID 13           | TID 15            | TID 17           | Total Revenues    | TID 8 <sup>1</sup>                    | TID 11 <sup>1</sup> | TID 12 <sup>1</sup> | Total Expenditures | Annual            | Cumulative |      |
| 2015         | 61,175                         | 155,575          | 11,582            | 104,039          | 332,371           | 22,171                                | 84,312              | 179,800             | 286,283            | 46,088            | 46,088     | 2015 |
| 2016         | 62,618                         | 153,200          | 300,208           | 106,364          | 622,390           |                                       | 293,235             | 317,354             | 610,589            | 11,801            | 57,889     | 2016 |
| 2017         | 54,215                         | 155,900          | 485,979           | 103,786          | 799,880           |                                       |                     | 799,880             | 799,880            | 0                 | 57,890     | 2017 |
| 2018         | 64,780                         | 247,250          | 709,305           | 106,304          | 1,127,639         |                                       |                     | 55,120              | 55,120             | 1,072,519         | 1,130,409  | 2018 |
| 2019         | 61,869                         | 247,250          | 1,467,996         | 103,920          | 1,881,035         |                                       |                     |                     | 0                  | 1,881,035         | 3,011,444  | 2019 |
| 2020         | 62,669                         | 247,250          | 1,469,196         | 106,632          | 1,885,747         |                                       |                     |                     | 0                  | 1,885,747         | 4,897,191  | 2020 |
| 2021         | 61,175                         | 247,250          | 1,475,483         | 104,442          | 1,888,350         |                                       |                     |                     | 0                  | 1,888,350         | 6,785,542  | 2021 |
| 2022         | 61,175                         | 247,250          | 1,531,171         | 102,455          | 1,942,051         |                                       |                     |                     | 0                  | 1,942,051         | 8,727,593  | 2022 |
| 2023         |                                | 247,250          | 1,531,171         | 184,015          | 1,962,436         |                                       |                     |                     | 0                  | 1,962,436         | 10,690,029 | 2023 |
| 2024         |                                | 247,250          | 1,531,171         | 184,015          | 1,962,436         |                                       |                     |                     | 0                  | 1,962,436         | 12,652,464 | 2024 |
| 2025         |                                | 247,250          | 1,531,171         | 184,015          | 1,962,436         |                                       |                     |                     | 0                  | 1,962,436         | 14,614,900 | 2025 |
| 2026         |                                |                  | 1,531,171         | 184,015          | 1,715,186         |                                       |                     |                     | 0                  | 1,715,186         | 16,330,086 | 2026 |
| 2027         |                                |                  | 1,531,171         | 184,015          | 1,715,186         |                                       |                     |                     | 0                  | 1,715,186         | 18,045,272 | 2027 |
| 2028         |                                |                  | 1,531,171         | 184,015          | 1,715,186         |                                       |                     |                     | 0                  | 1,715,186         | 19,760,458 | 2028 |
| 2029         |                                |                  | 1,531,171         |                  | 1,531,171         |                                       |                     |                     | 0                  | 1,531,171         | 21,291,629 | 2029 |
| 2030         |                                |                  | 1,531,171         |                  | 1,531,171         |                                       |                     |                     | 0                  | 1,531,171         | 22,822,800 | 2030 |
| <b>Total</b> | <b>489,680</b>                 | <b>2,442,672</b> | <b>19,700,288</b> | <b>1,942,032</b> | <b>24,574,672</b> | <b>22,171</b>                         | <b>377,547</b>      | <b>1,352,154</b>    | <b>1,751,872</b>   | <b>22,822,800</b> |            |      |

<sup>1</sup> Assuming no additional expenditures and development, TID 8 could close in 2015, TID 11 in 2016, and TID 12 in 2018.  
Depicts the revenue sharing period required for TIDs 8, 11, and 12.

## Tax Incremental District No. 8

|                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>District Type:</b>           | Industrial                        |
| <b>Created:</b>                 | July 18, 1994                     |
| <b>Maximum Term:</b>            | 2021 (27 years) (Distressed 2031) |
| <b>Final Revenue Year:</b>      | 2022                              |
| <b>Expenditure Period Ends:</b> | July 18, 2016                     |

### Staff Description

TID 8 is located in downtown north and south of the Manitowoc River is the smallest active TID in the central business district. It covers roughly 3 blocks in the downtown and is centered on the Wisconsin Maritime Museum location and former “Pizza Pit” / “Union 76 Convenience Store. The TID includes a Citgo gas station, Milwaukee PC, Harborside restaurant, general retail uses, Wis. Maritime Museum, Burger Boat Park, and Manitowoc Company Park.

### TID Status

TID 8 is distressed & eligible as a recipient – The maximum life was extended to July 18, 2031

### TID 8 Recommendations

- None

TID 8 is expected to generate sufficient revenue to payback existing obligations and is slated to close in in 2015. The value increment will be returned to the general tax rolls for taxes payable in 2016. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### Projected Development & Estimated Expenditures

- No Projected Development
- No Estimated Expenses

## VALUE AND TAX INCREMENT PROJECTION – TID NO. 8

### City of Manitowoc

#### Tax Increment District No. 8 Tax Increment Projection Worksheet

|                                     |                   |
|-------------------------------------|-------------------|
| Type of District                    | Ind (Pre 10-1-95) |
| Anticipated Creation Date           | 7/18/1994         |
| Valuation Date                      | Jan. 1, 1994      |
| Maximum Life (In Years)             | 27                |
| Expenditure Period (In Years)       | 22                |
| Revenue Periods/Final Rev Year      | 27   2022         |
| End of Expenditure Period           | 7/18/2016         |
| Latest Termination Date             | 7/18/2021         |
| Eligible for Extension/No. of Years | No   0            |
| Eligible Recipient District         | Yes               |

|  |         |
|--|---------|
| Actual Base Value                              | 603,400 |
| Pre-Amendment Base Value (Actual)              | NA      |
| Property Appreciation Factor                   | 0.00%   |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08 |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%   |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%   |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%   |
| Discount Rate 1 for NPV Calculation            | 4.00%   |
| Discount Rate 2 for NPV Calculation            | 5.00%   |

Apply Inflation Factor to Base?

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 18                | 0           | 2013           | 0                   | 1,002,700           | 2014         | 24.04    | 24,101        | 21,426             | 20,819             |
| 19                | 4,700       | 2014           | 0                   | 1,007,400           | 2015         | 23.08    | 23,255        | 41,304             | 39,951             |
| 20                |             | 2015           | 0                   | 1,007,400           | 2016         | 23.08    | 23,255        | 60,418             | 58,172             |
| 21                |             | 2016           | 0                   | 1,007,400           | 2017         | 23.08    | 23,255        | 78,797             | 75,525             |
| 22                |             | 2017           | 0                   | 1,007,400           | 2018         | 23.08    | 23,255        | 96,468             | 92,052             |
| 23                |             | 2018           | 0                   | 1,007,400           | 2019         | 23.08    | 23,255        | 113,461            | 107,792            |
| 24                |             | 2019           | 0                   | 1,007,400           | 2020         | 23.08    | 23,255        | 129,799            | 122,782            |
| 25                |             | 2020           | 0                   | 1,007,400           | 2021         | 23.08    | 23,255        | 145,509            | 137,059            |
| 26                |             | 2021           | 0                   | 1,007,400           | 2022         | 23.08    | 23,255        | 160,615            | 150,655            |
| 27                |             | 2022           | 0                   | 1,007,400           | 2023         | 23.08    | 23,255        | 175,140            | 163,605            |

4,700

0

Future Value of Increment

186,039



## TID NO. 8 CASH FLOW PROJECTIONS

*City of Manitowoc*



**Tax Increment District No. 8**

**Cash Flow Pro Forma - Without Revenue Sharing**

| Year         | Revenues       |                 |               |                             | Expenditures   |          |                                 | Balances     |                         | Year |
|--------------|----------------|-----------------|---------------|-----------------------------|----------------|----------|---------------------------------|--------------|-------------------------|------|
|              | Tax Increments | Transfers/ etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures   | Admin    | Total Expenditures <sup>1</sup> | Annual       | Cumulative <sup>1</sup> |      |
| 2012         |                |                 |               | 0                           |                |          | 0                               | 0            | (406)                   | 2012 |
| 2013         | 24,199         | 23,881          | 54            | 48,134                      | 47,727         | 0        | 47,727                          | 407          | 1                       | 2013 |
| 2014         | 24,101         | 27,425          | 24            | 51,550                      | 51,550         | 0        | 51,550                          | 0            | 1                       | 2014 |
| 2015         | 23,255         |                 | 24            | 23,279                      | 45,450         | 0        | 45,450                          | (22,171)     | (22,170)                | 2015 |
| 2016         | 23,255         |                 |               | 23,255                      |                |          | 0                               | 23,255       | 1,084                   | 2016 |
| 2017         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2017 |
| 2018         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2018 |
| 2019         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2019 |
| 2020         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2020 |
| 2021         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2021 |
| 2022         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2022 |
| 2023         | 23,255         |                 |               | 23,255                      |                |          |                                 |              |                         | 2023 |
| <b>Total</b> | <b>257,594</b> | <b>51,306</b>   | <b>102</b>    | <b>309,002</b>              | <b>144,727</b> | <b>0</b> | <b>144,727</b>                  | <b>1,490</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

# City of Manitowoc



## Tax Increment District No. 8 Cash Flow Pro Forma - With Revenue Sharing

| Year         | Revenues       |                 |               |                             | Expenditures   |          |                                 | Balances   |                         | Year |
|--------------|----------------|-----------------|---------------|-----------------------------|----------------|----------|---------------------------------|------------|-------------------------|------|
|              | Tax Increments | Transfers/ etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures   | Admin    | Total Expenditures <sup>1</sup> | Annual     | Cumulative <sup>1</sup> |      |
| 2012         |                |                 |               | 0                           |                |          | 0                               | 0          | (406)                   | 2012 |
| 2013         | 24,199         | 23,881          | 54            | 48,134                      | 47,727         | 0        | 47,727                          | 407        | 1                       | 2013 |
| 2014         | 24,101         | 27,425          | 24            | 51,550                      | 51,550         | 0        | 51,550                          | 0          | 1                       | 2014 |
| 2015         | 23,255         | 22,170          | 24            | 45,449                      | 45,450         | 0        | 45,450                          | (1)        | (0)                     | 2015 |
| 2016         | 23,255         |                 |               | 23,255                      |                |          | 0                               |            |                         | 2016 |
| 2017         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2017 |
| 2018         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2018 |
| 2019         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2019 |
| 2020         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2020 |
| 2021         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2021 |
| 2022         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2022 |
| 2023         | 23,255         |                 |               | 23,255                      |                |          |                                 |            |                         | 2023 |
| <b>Total</b> | <b>257,594</b> | <b>73,476</b>   | <b>102</b>    | <b>331,172</b>              | <b>144,727</b> | <b>0</b> | <b>144,727</b>                  | <b>406</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund blance provided by City Finance Department.

**Possible TID Closure**



## **Tax Incremental District No. 9**

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Undeclared      |
| <b>Created:</b>                 | May 15, 1995    |
| <b>Maximum Term:</b>            | 2022 (27 years) |
| <b>Final Revenue Year:</b>      | 2023            |
| <b>Expenditure Period Ends:</b> | May 15, 2017    |

### **Staff Description**

TID 9 is locally known as the I-TEC or I-43 Technology and Enterprise Campus. The TID is generally located west of I-43 along Dufek Drive and Vits Drive. A majority of lots were created by Manitowoc I-43 Industrial Park Subdivision No. 1 or No. 2. The original intent of the TID was to create a corporate park, with the City installing the infrastructure. There was a boundary amendment in 2010 which increased the size of the TID accommodating the Northern Labs expansion. Some key businesses located in the TID are Baileigh Industrial, Kaysun, and GKN Sintered Metals.

### **TID Status**

TID 9 isn't distressed and does not receive or share increment.

### **TID 9 Recommendations**

- Expenditure period ends in 2017, so the City has the ability to undertake additional TID eligible projects.
- If no additional capital expenditures are undertaken, the existing cash flow may allow for the TID to close as early as 2018.

TID 9 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### **Projected Development & Estimated Expenditures**

- Land Available for Development
- No Estimated or Planned Expenses

## VALUE AND TAX INCREMENT PROJECTION – TID NO. 9

### City of Manitowoc

#### Tax Increment District No. 9 Tax Increment Projection Worksheet

|                                     |                   |
|-------------------------------------|-------------------|
| Type of District                    | Ind (Pre 10-1-95) |
| Anticipated Creation Date           | 5/15/1995         |
| Valuation Date                      | Jan. 1, 1995      |
| Maximum Life (In Years)             | 27                |
| Expenditure Period (In Years)       | 22                |
| Revenue Periods/Final Rev Year      | 27   2023         |
| End of Expenditure Period           | 5/15/2017         |
| Latest Termination Date             | 5/15/2022         |
| Eligible for Extension/No. of Years | No   0            |
| Eligible Recipient District         | Yes               |

|  |           |
|--|-----------|
| Actual Base Value                              | 2,075,800 |
| Pre-Amendment Base Value (Actual)              | NA        |
| Property Appreciation Factor                   | 0.00%     |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08   |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%     |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%     |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%     |
| Discount Rate 1 for NPV Calculation            | 4.00%     |
| Discount Rate 2 for NPV Calculation            | 5.00%     |

Apply Inflation Factor to Base?

X

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 17                | 2012        | 0              | 2013                | 0                   | 7,599,100    | 2014     | 23.81         | 180,955            | 160,869            |
| 18                | 2013        | 1,157,200      | 2014                | 0                   | 8,756,300    | 2015     | 23.08         | 202,131            | 333,651            |
| 19                | 2014        |                | 2015                | 0                   | 8,756,300    | 2016     | 23.08         | 202,131            | 499,788            |
| 20                | 2015        |                | 2016                | 0                   | 8,756,300    | 2017     | 23.08         | 202,131            | 659,536            |
| 21                | 2016        |                | 2017                | 0                   | 8,756,300    | 2018     | 23.08         | 202,131            | 813,139            |
| 22                | 2017        |                | 2018                | 0                   | 8,756,300    | 2019     | 23.08         | 202,131            | 960,834            |
| 23                | 2018        |                | 2019                | 0                   | 8,756,300    | 2020     | 23.08         | 202,131            | 1,102,849          |
| 24                | 2019        |                | 2020                | 0                   | 8,756,300    | 2021     | 23.08         | 202,131            | 1,239,401          |
| 25                | 2020        |                | 2021                | 0                   | 8,756,300    | 2022     | 23.08         | 202,131            | 1,370,702          |
| 26                | 2021        |                | 2022                | 0                   | 8,756,300    | 2023     | 23.08         | 202,131            | 1,496,952          |
|                   |             | 1,157,200      |                     | 0                   |              |          |               |                    |                    |

Future Value of Increment

1,819,181



TID NO. 9 CASH FLOW PROJECTION

*City of Manitowoc*

**Tax Increment District No. 9  
Cash Flow Pro Forma**



| Year         | Revenues         |                 |               |                             | Expenditures   |          |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|---------------|-----------------------------|----------------|----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures   | Admin    | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |               | 0                           |                |          | 0                               | 0                | (721,951)               | 2013 |
| 2014         | 180,955          |                 | 3,880         | 184,835                     | 22,733         | 0        | 22,733                          | 162,102          | (559,849)               | 2014 |
| 2015         | 202,131          |                 | 3,880         | 206,011                     | 22,952         | 0        | 22,952                          | 183,059          | (376,790)               | 2015 |
| 2016         | 202,131          |                 | 3,880         | 206,011                     | 17,396         | 0        | 17,396                          | 188,615          | (188,175)               | 2016 |
| 2017         | 202,131          |                 | 3,880         | 206,011                     | 21,886         |          | 21,886                          | 184,125          | (4,049)                 | 2017 |
| 2018         | 202,131          |                 | 3,880         | 206,011                     | 19,315         |          | 19,315                          | 186,696          | 182,647                 | 2018 |
| 2019         | 202,131          |                 | 3,880         | 206,011                     | 20,850         |          | 20,850                          | 185,161          | 367,808                 | 2019 |
| 2020         | 202,131          |                 | 3,880         | 206,011                     | 20,450         |          | 20,450                          | 185,561          | 553,369                 | 2020 |
| 2021         | 202,131          |                 | 3,880         | 206,011                     | 10,125         |          | 10,125                          | 195,886          | 749,255                 | 2021 |
| 2022         | 202,131          |                 | 3,880         | 206,011                     | 0              |          | 0                               | 206,011          | 955,267                 | 2022 |
| 2023         | 202,131          |                 | 3,880         | 206,011                     | 0              |          | 0                               | 206,011          | 1,161,278               | 2023 |
| <b>Total</b> | <b>2,000,136</b> | <b>0</b>        | <b>38,800</b> | <b>2,038,936</b>            | <b>155,707</b> | <b>0</b> | <b>155,707</b>                  | <b>1,883,229</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

## **Tax Incremental District No. 10**

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Industrial      |
| <b>Created:</b>                 | June 16, 1997   |
| <b>Maximum Term:</b>            | 2020 (23 years) |
| <b>Final Revenue Year:</b>      | 2021            |
| <b>Expenditure Period Ends:</b> | June 16, 2015   |

### **Staff Description**

TID 10 is 57.31 acres +/- after the boundary amendment in 2010. Originally the TID was 46.58 acres +/-.

TID 10 is located west of I-43 and north of HWY 151. The TID is generally located in portions of Manitowoc I-43 Industrial Park Subdivisions No. 2 and No. 3. TID 10 was spurred by the sale of many of the lots in the industrial park and with the Northern Labs development. Businesses located in TID 10 include Northern Labs. Roughly 50% of the TID is still available for development.

### **TID Status**

TID 10 is a donor district.

### **TID 10 Recommendations**

- Expenditure period ends in 2015. Given the date, it is likely any additional substantial expenditure will need to be commenced or completed in 2015.
- As a donor district the amount to be distributed will determine the outstanding cash flow and available funds to retire debt.

TID 10 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### **Projected Development & Estimated Expenditures**

- 27 Acres of Land Available for Development
- No Estimated or Planned Expenses

## VALUE AND TAX INCREMENT PROJECTION – TID NO. 10

### City of Manitowoc

#### Tax Increment District No. 10 Tax Increment Projection Worksheet

|                                     |              |
|-------------------------------------|--------------|
| Type of District                    | Industrial   |
| Anticipated Creation Date           | 6/16/1997    |
| Valuation Date                      | Jan. 1, 1997 |
| Maximum Life (In Years)             | 23           |
| Expenditure Period (In Years)       | 18           |
| Revenue Periods/Final Rev Year      | 23   2021    |
| End of Expenditure Period           | 6/16/2015    |
| Latest Termination Date             | 6/16/2020    |
| Eligible for Extension/No. of Years | Yes   3      |
| Eligible Recipient District         | No           |

|  |           |
|--|-----------|
| Actual Base Value                              | 2,694,400 |
| Pre-Amendment Base Value (Actual)              | NA        |
| Property Appreciation Factor                   | 0.00%     |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08   |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%     |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%     |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%     |
| Discount Rate 1 for NPV Calculation            | 4.00%     |
| Discount Rate 2 for NPV Calculation            | 5.00%     |

Apply Inflation Factor to Base?



#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |         |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|---------|
| 15                | 2012        | 0              | 2013                | 0                   | 4,654,100    | 2014     | 24.04         | 103,792            | 92,271             | 89,659  |
| 16                | 2013        | (174,500)      | 2014                | 0                   | 4,479,600    | 2015     | 23.08         | 103,407            | 180,664            | 174,733 |
| 17                | 2014        |                | 2015                | 0                   | 4,479,600    | 2016     | 23.08         | 103,407            | 265,657            | 255,756 |
| 18                | 2015        |                | 2016                | 0                   | 4,479,600    | 2017     | 23.08         | 103,407            | 347,382            | 332,920 |
| 19                | 2016        |                | 2017                | 0                   | 4,479,600    | 2018     | 23.08         | 103,407            | 425,963            | 406,410 |
| 20                | 2017        |                | 2018                | 0                   | 4,479,600    | 2019     | 23.08         | 103,407            | 501,522            | 476,400 |
| 21                | 2018        |                | 2019                | 0                   | 4,479,600    | 2020     | 23.08         | 103,407            | 574,174            | 543,057 |
| 22                | 2019        |                | 2020                | 0                   | 4,479,600    | 2021     | 23.08         | 103,407            | 644,033            | 606,540 |
| 23                | 2020        |                | 2021                | 0                   | 4,479,600    | 2022     | 23.08         | 103,407            | 711,204            | 667,001 |

(174,500)

0

Future Value of Increment

827,260



**TID NO. 10 CASH FLOW PROJECTIONS**

*City of Manitowoc*



**Tax Increment District No. 10**

**Cash Flow Pro Forma Without projected future sharing**

| Year         | Revenues       |                 |               |                             | Expenditures |           |                                 | Balances |                         | Year |
|--------------|----------------|-----------------|---------------|-----------------------------|--------------|-----------|---------------------------------|----------|-------------------------|------|
|              | Tax Increments | Transfers/ etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures | Transfers | Total Expenditures <sup>1</sup> | Annual   | Cumulative <sup>1</sup> |      |
| 2013         |                |                 |               | 0                           |              |           | 0                               | 0        | 0                       | 2013 |
| 2014         | 103,792        |                 | 787           | 104,579                     | 46,397       | 58,182    | 104,579                         | 0        | 0                       | 2014 |
| 2015         | 103,407        |                 | 787           | 104,194                     | 43,019       | 0         | 43,019                          | 61,175   | 61,175                  | 2015 |
| 2016         | 103,407        |                 | 787           | 104,194                     | 41,576       | 0         | 41,576                          | 62,618   | 123,794                 | 2016 |
| 2017         | 103,407        |                 | 787           | 104,194                     | 49,979       |           | 49,979                          | 54,215   | 178,009                 | 2017 |
| 2018         | 103,407        |                 | 787           | 104,194                     | 39,414       |           | 39,414                          | 64,780   | 242,790                 | 2018 |
| 2019         | 103,407        |                 | 787           | 104,194                     | 42,325       |           | 42,325                          | 61,869   | 304,659                 | 2019 |
| 2020         | 103,407        |                 | 787           | 104,194                     | 42,325       |           | 42,325                          | 61,869   | 366,529                 | 2020 |
| 2021         | 103,407        |                 | 787           | 104,194                     | 42,325       |           | 42,325                          | 61,869   | 428,398                 | 2021 |
| 2022         | 103,407        |                 | 787           | 104,194                     | 42,325       |           | 42,325                          | 61,869   | 490,268                 | 2022 |
| <b>Total</b> | 931,052        | 0               | 7,083         | 938,135                     | 389,685      | 58,182    | 447,867                         | 490,268  |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

# City of Manitowoc



## Tax Increment District No. 10 Cash Flow Pro Forma With Projected Sharing

| Year         | Revenues       |                 |               |                             | Expenditures   |                |                                 | Balances       |                         | Year |
|--------------|----------------|-----------------|---------------|-----------------------------|----------------|----------------|---------------------------------|----------------|-------------------------|------|
|              | Tax Increments | Transfers/ etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures   | Transfers      | Total Expenditures <sup>1</sup> | Annual         | Cumulative <sup>1</sup> |      |
| 2013         |                |                 |               | 0                           |                |                | 0                               | 0              | 0                       | 2013 |
| 2014         | 103,792        |                 | 787           | 104,579                     | 46,397         | 58,182         | 104,579                         | 0              | 0                       | 2014 |
| 2015         | 103,407        |                 | 787           | 104,194                     | 43,019         | 61,175         | 104,194                         | 0              | 0                       | 2015 |
| 2016         | 103,407        |                 | 787           | 104,194                     | 41,576         | 54,215         | 95,791                          | 8,403          | 8,404                   | 2016 |
| 2017         | 103,407        |                 | 787           | 104,194                     | 49,979         |                | 49,979                          | 54,215         | 62,619                  | 2017 |
| 2018         | 103,407        |                 | 787           | 104,194                     | 39,414         |                | 39,414                          | 64,780         | 127,400                 | 2018 |
| 2019         | 103,407        |                 | 787           | 104,194                     | 42,325         |                | 42,325                          | 61,869         | 189,269                 | 2019 |
| 2020         | 103,407        |                 | 787           | 104,194                     | 42,325         |                | 42,325                          | 61,869         | 251,139                 | 2020 |
| 2021         | 103,407        |                 | 787           | 104,194                     | 42,325         |                | 42,325                          | 61,869         | 313,008                 | 2021 |
| 2022         | 103,407        |                 | 787           | 104,194                     | 42,325         |                | 42,325                          | 61,869         | 374,878                 | 2022 |
| <b>Total</b> | <b>931,052</b> | <b>0</b>        | <b>7,083</b>  | <b>938,135</b>              | <b>389,685</b> | <b>173,572</b> | <b>563,257</b>                  | <b>374,878</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TID Closure

## Tax Incremental District No. 11

|                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>District Type:</b>           | Rehabilitation                    |
| <b>Created:</b>                 | June 16, 1997                     |
| <b>Maximum Term:</b>            | 2024 (27 years) (Distressed 2034) |
| <b>Final Revenue Year:</b>      | 2025                              |
| <b>Expenditure Period Ends:</b> | June 16, 2019                     |

### Staff Description

This TID is located in downtown on the south side of the Manitowoc River approximately centered on S. 8<sup>th</sup> Street with the northerly extent being the Manitowoc River and the southerly extent being the Lakeside Foods Office building (former Library location). The furthest easterly extent is S. 6<sup>th</sup> Street and the furthest westerly extent is S. 10<sup>th</sup> Street. The intended purpose of the TID was to raze the old Kelvinator plant and adjacent buildings to allow for the construction of the public library. In addition the old library building was purchased by Lakeside Foods which was then remodeled and used for Lakeside Foods corporate offices. This TID includes City Hall, library, Schuette Building, Village Square Building, former Kresge Building, Capitol Civic Centre, Studio 8, Law office, Courthouse Pub, Courthouse, County Jail to name a few.

### TID Status

TID 11 is distressed and eligible as a recipient – The maximum life was extended to June 16, 2034

### TID 11 Recommendations

- Expenditure period ends 2019. Since the TID was distressed only the projects identified in the existing project plan could be undertaken. Remaining project costs should be reviewed and prioritization established.
- The existing debt and advances should be able to be paid off over the remaining life of the TID and with revenue from donor TIDs this TID could closeout as early as 2016 or 2017.

TID 11 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### Projected Development & Estimated Expenditures

- No Projected Development
- No Estimated Expenses



# VALUE AND TAX INCREMENT PROJECTION – TID NO. 11

## City of Manitowoc

### Tax Increment District No. 11 Tax Increment Projection Worksheet

|                                     |                |
|-------------------------------------|----------------|
| Type of District                    | Rehabilitation |
| Anticipated Creation Date           | 6/16/1997      |
| Valuation Date                      | Jan. 1, 1997   |
| Maximum Life (In Years)             | 27             |
| Expenditure Period (In Years)       | 22             |
| Revenue Periods/Final Rev Year      | 27   2025      |
| End of Expenditure Period           | 6/16/2019      |
| Lates Termination Date              | 6/16/2024      |
| Eligible for Extension/No. of Years | Yes   4        |
| Eligible Recipient District         | Yes            |

|  |           |
|--|-----------|
| Actual Base Value                              | 7,211,500 |
| Pre-Amendment Base Value (Actual)              | NA        |
| Property Appreciation Factor                   | 0.00%     |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08   |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%     |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%     |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%     |
| Discount Rate 1 for NPV Calculation            | 4.00%     |
| Discount Rate 2 for NPV Calculation            | 5.00%     |

Apply Inflation Factor to Base?

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 15                | 0           | 2013           | 0                   | 3,747,100           | 2014         | 23.08    | 95,189        | 84,622             | 82,227             |
| 16                | 13,600      | 2014           | 0                   | 3,760,700           | 2015         | 23.08    | 86,812        | 158,830            | 153,648            |
| 17                |             | 2015           | 0                   | 3,760,700           | 2016         | 23.08    | 86,812        | 230,183            | 221,668            |
| 18                |             | 2016           | 0                   | 3,760,700           | 2017         | 23.08    | 86,812        | 298,792            | 286,449            |
| 19                |             | 2017           | 0                   | 3,760,700           | 2018         | 23.08    | 86,812        | 364,762            | 348,144            |
| 20                |             | 2018           | 0                   | 3,760,700           | 2019         | 23.08    | 86,812        | 428,195            | 406,902            |
| 21                |             | 2019           | 0                   | 3,760,700           | 2020         | 23.08    | 86,812        | 489,189            | 462,862            |
| 22                |             | 2020           | 0                   | 3,760,700           | 2021         | 23.08    | 86,812        | 547,836            | 516,158            |
| 23                |             | 2021           | 0                   | 3,760,700           | 2022         | 23.08    | 86,812        | 604,227            | 566,915            |
| 24                |             | 2022           | 0                   | 3,760,700           | 2023         | 23.08    | 86,812        | 658,450            | 615,255            |
| 25                |             | 2023           | 0                   | 3,760,700           | 2024         | 23.08    | 86,812        | 710,587            | 661,294            |
| 26                |             | 2024           | 0                   | 3,760,700           | 2025         | 23.08    | 86,812        | 760,719            | 705,140            |
| 27                |             | 2025           | 0                   | 3,760,700           | 2026         | 23.08    | 86,812        | 808,923            | 746,898            |
| 28                |             | 2026           | 0                   | 3,760,700           | 2027         | 23.08    | 86,812        | 855,273            | 786,668            |
| 29                |             | 2027           | 0                   | 3,760,700           | 2028         | 23.08    | 86,812        | 899,840            | 824,544            |
| 30                |             | 2028           | 0                   | 3,760,700           | 2029         | 23.08    | 86,812        | 942,693            | 860,616            |
| 31                |             | 2029           | 0                   | 3,760,700           | 2030         | 23.08    | 86,812        | 983,898            | 894,971            |
| 32                |             | 2030           | 0                   | 3,760,700           | 2031         | 23.08    | 86,812        | 1,023,518          | 927,689            |
| 33                |             | 2031           | 0                   | 3,760,700           | 2032         | 23.08    | 86,812        | 1,061,614          | 958,850            |
| 34                |             | 2032           | 0                   | 3,760,700           | 2033         | 23.08    | 86,812        | 1,098,245          | 988,527            |
| 35                |             | 2033           | 0                   | 3,760,700           | 2034         | 23.08    | 86,812        | 1,133,467          | 1,016,790          |
| 36                |             | 2034           | 0                   | 3,760,700           | 2035         | 23.08    | 86,812        | 1,167,334          | 1,043,708          |
| 37                |             | 2035           | 0                   | 3,760,700           | 2036         | 23.08    | 86,812        | 1,199,899          | 1,069,344          |

13,600

0

Future Value of Increment 434,062



## TID NO. 11 CASH FLOW PROJECTIONS

*City of Manitowoc*



**Tax Increment District No. 11**

**Cash Flow Pro Forma - Without Revenue Sharing**

| Year         | Revenues         |                 |                |                             | Expenditures   |           |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|-----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |           | 0                               | 0                | (0)                     | 2013 |
| 2014         | 95,189           |                 | 24,801         | 119,990                     | 190,513        | 0         | 190,513                         | (70,523)         | (70,523)                | 2014 |
| 2015         | 86,812           |                 | 24,801         | 111,613                     | 195,925        | 0         | 195,925                         | (84,312)         | (154,835)               | 2015 |
| 2016         | 86,812           |                 | 24,801         | 111,613                     | 132,125        | 0         | 132,125                         | (20,512)         | (175,347)               | 2016 |
| 2017         | 86,812           |                 | 24,801         | 111,613                     | 54,800         | 0         | 54,800                          | 56,813           | (118,533)               | 2017 |
| 2018         | 86,812           |                 | 24,801         | 111,613                     | 53,550         | 0         | 53,550                          | 58,063           | (60,470)                | 2018 |
| 2019         | 86,812           |                 | 24,801         | 111,613                     | 52,250         | 0         | 52,250                          | 59,363           | (1,107)                 | 2019 |
| 2020         | 86,812           |                 | 24,801         | 111,613                     | 21,200         | 0         | 21,200                          | 90,413           | 89,306                  | 2020 |
| 2021         | 86,812           |                 | 24,801         | 111,613                     | 20,400         | 0         | 20,400                          | 91,213           | 180,520                 | 2021 |
| 2022         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 292,133                 | 2022 |
| 2023         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 403,746                 | 2023 |
| 2024         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 515,360                 | 2024 |
| 2025         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 626,973                 | 2025 |
| 2026         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 738,586                 | 2026 |
| 2027         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 850,200                 | 2027 |
| 2028         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 961,813                 | 2028 |
| 2029         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,073,426               | 2029 |
| 2030         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,185,040               | 2030 |
| 2031         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,296,653               | 2031 |
| 2032         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,408,266               | 2032 |
| 2033         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,519,880               | 2033 |
| 2034         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,631,493               | 2034 |
| 2035         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,743,106               | 2035 |
| 2036         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,854,720               | 2036 |
| <b>Total</b> | <b>2,005,060</b> | <b>0</b>        | <b>570,423</b> | <b>2,575,483</b>            | <b>720,763</b> | <b>0</b>  | <b>720,763</b>                  | <b>1,854,720</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TRD Closure

Tax Increment District No. 11

Cash Flow Pro Forma - With Revenue Sharing

| Year         | Revenues         |                 |                |                             | Expenditures   |           |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|-----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |           | 0                               | 0                | (0)                     | 2013 |
| 2014         | 95,189           |                 | 24,801         | 119,990                     | 190,513        | 0         | 190,513                         | (70,523)         | (70,523)                | 2014 |
| 2015         | 86,812           | 84,312          | 24,801         | 195,925                     | 195,925        | 0         | 195,925                         | 0                | (70,523)                | 2015 |
| 2016         | 86,812           | 293,235         | 24,801         | 404,848                     | 132,125        | 0         | 132,125                         | 272,723          | 202,200                 | 2016 |
| 2017         | 86,812           |                 | 24,801         | 111,613                     | 54,800         | 0         | 54,800                          | 56,813           | 259,014                 | 2017 |
| 2018         | 86,812           |                 | 24,801         | 111,613                     | 53,550         | 0         | 53,550                          | 58,063           | 317,077                 | 2018 |
| 2019         | 86,812           |                 | 24,801         | 111,613                     | 52,250         | 0         | 52,250                          | 59,363           | 376,440                 | 2019 |
| 2020         | 86,812           |                 | 24,801         | 111,613                     | 21,200         | 0         | 21,200                          | 90,413           | 466,853                 | 2020 |
| 2021         | 86,812           |                 | 24,801         | 111,613                     | 20,400         | 0         | 20,400                          | 91,213           | 558,067                 | 2021 |
| 2022         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 669,680                 | 2022 |
| 2023         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 781,293                 | 2023 |
| 2024         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 892,907                 | 2024 |
| 2025         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,004,520               | 2025 |
| 2026         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,116,133               | 2026 |
| 2027         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,227,747               | 2027 |
| 2028         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,339,360               | 2028 |
| 2029         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,450,973               | 2029 |
| 2030         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,562,587               | 2030 |
| 2031         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,674,200               | 2031 |
| 2032         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,785,813               | 2032 |
| 2033         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 1,897,427               | 2033 |
| 2034         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 2,009,040               | 2034 |
| 2035         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 2,120,653               | 2035 |
| 2036         | 86,812           |                 | 24,801         | 111,613                     |                |           |                                 | 111,613          | 2,232,267               | 2036 |
| <b>Total</b> | <b>2,005,060</b> | <b>377,547</b>  | <b>570,423</b> | <b>2,953,030</b>            | <b>720,763</b> | <b>0</b>  | <b>720,763</b>                  | <b>2,232,267</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TID Closure

## Tax Incremental District No. 12

|                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>District Type:</b>           | Industrial                        |
| <b>Created:</b>                 | August 16, 1999                   |
| <b>Maximum Term:</b>            | 2022 (33 years) (Distressed 2032) |
| <b>Final Revenue Year:</b>      | 2023                              |
| <b>Expenditure Period Ends:</b> | August 16, 2017                   |

### Staff Description

TID 12 is located in the Manitowoc I-43 Industrial Park / I-TEC (I-43 Technology and Enterprise Campus). It is west of I-43 and south of W. Custer Street. Dufek Drive is the furthest easterly border, Silver Creek is the westerly border and S. 63<sup>rd</sup> Street runs through the middle of the district. A majority of the district is located in Manitowoc I-43 Industrial Park Subdivision No. 3. TID 12 is approximately 123 acres in area and was originally created to expand the number of available industrial lots in the City. Businesses located in the TID include Jagemann Stamping.

### TID Status

TID 12 is distressed and eligible as a recipient – The maximum life was extended to August 16, 2032.

### TID 12 Recommendations

- Expenditure period ends in 2017. Since the TID was distressed only the projects identified in the existing project plan could be undertaken. Remaining project costs should be reviewed and prioritization established.
- The existing debt and advances should be able to be paid off over the remaining life of the TID, and with revenue from donor TIDs, this TID could closeout as early as 2017 or 2018.

TID 12 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### Projected Development & Estimated Expenditures

- Jagemann Stamping Expansion
- No Estimated Expenses

# VALUE AND TAX INCREMENT PROJECTION – TID NO. 12

## City of Manitowoc

### Tax Increment District No. 12 Tax Increment Projection Worksheet

|                                     |              |
|-------------------------------------|--------------|
| Type of District                    | Industrial   |
| Anticipated Creation Date           | 8/16/1999    |
| Valuation Date                      | Jan. 1, 1999 |
| Maximum Life (In Years)             | 23           |
| Expenditure Period (In Years)       | 18           |
| Revenue Periods/Final Rev Year      | 23   2023    |
| End of Expenditure Period           | 8/16/2017    |
| Latest Termination Date             | 8/16/2022    |
| Eligible for Extension/No. of Years | Yes   3      |
| Eligible Recipient District         | No           |

|  |         |
|--|---------|
| Actual Base Value                              | 225,400 |
| Pre-Amendment Base Value (Actual)              | NA      |
| Property Appreciation Factor                   | 0.00%   |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08 |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%   |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%   |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%   |
| Discount Rate 1 for NPV Calculation            | 4.00%   |
| Discount Rate 2 for NPV Calculation            | 5.00%   |

Apply Inflation Factor to Base?

X

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment             | Cumulative @ 4.00% | Cumulative @ 5.00% |           |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------------------|--------------------|--------------------|-----------|
| 13                | 2012        | 0              | 2013                | 0                   | 5,410,100    | 2014     | 24.04                     | 101,850            | 90,544             | 87,982    |
| 14                | 2013        | 1,792,300      | 2014                | 0                   | 7,202,400    | 2015     | 23.08                     | 166,261            | 232,665            | 224,765   |
| 15                | 2014        |                | 2015                | 0                   | 7,202,400    | 2016     | 23.08                     | 166,261            | 369,319            | 355,035   |
| 16                | 2015        |                | 2016                | 0                   | 7,202,400    | 2017     | 23.08                     | 166,261            | 500,717            | 479,101   |
| 17                | 2016        |                | 2017                | 0                   | 7,202,400    | 2018     | 23.08                     | 166,261            | 627,062            | 597,259   |
| 18                | 2017        |                | 2018                | 0                   | 7,202,400    | 2019     | 23.08                     | 166,261            | 748,547            | 709,791   |
| 19                | 2018        |                | 2019                | 0                   | 7,202,400    | 2020     | 23.08                     | 166,261            | 865,360            | 816,965   |
| 20                | 2019        |                | 2020                | 0                   | 7,202,400    | 2021     | 23.08                     | 166,261            | 977,679            | 919,034   |
| 21                | 2020        |                | 2021                | 0                   | 7,202,400    | 2022     | 23.08                     | 166,261            | 1,085,679          | 1,016,244 |
| 22                | 2021        |                | 2022                | 0                   | 7,202,400    | 2023     | 23.08                     | 166,261            | 1,189,525          | 1,108,824 |
| 23                | 2022        |                | 2023                | 0                   | 7,202,400    | 2024     | 23.08                     | 166,261            | 1,289,377          | 1,196,995 |
| 24                | 2023        |                | 2024                | 0                   | 7,202,400    | 2025     | 23.08                     | 166,261            | 1,385,389          | 1,280,968 |
| 25                | 2024        |                | 2025                | 0                   | 7,202,400    | 2026     | 23.08                     | 166,261            | 1,477,707          | 1,360,943 |
| 26                | 2025        |                | 2026                | 0                   | 7,202,400    | 2027     | 23.08                     | 166,261            | 1,566,475          | 1,437,109 |
| 27                | 2026        |                | 2027                | 0                   | 7,202,400    | 2028     | 23.08                     | 166,261            | 1,651,829          | 1,509,648 |
| 28                | 2027        |                | 2028                | 0                   | 7,202,400    | 2029     | 23.08                     | 166,261            | 1,733,900          | 1,578,733 |
| 29                | 2028        |                | 2029                | 0                   | 7,202,400    | 2030     | 23.08                     | 166,261            | 1,812,815          | 1,644,528 |
| 30                | 2029        |                | 2030                | 0                   | 7,202,400    | 2031     | 23.08                     | 166,261            | 1,888,694          | 1,707,190 |
| 31                | 2030        |                | 2031                | 0                   | 7,202,400    | 2032     | 23.08                     | 166,261            | 1,961,655          | 1,766,868 |
| 32                | 2031        |                | 2032                | 0                   | 7,202,400    | 2033     | 23.08                     | 166,261            | 2,031,810          | 1,823,704 |
|                   |             | 1,792,300      |                     |                     | 0            |          |                           |                    |                    |           |
|                   |             |                |                     |                     |              |          | Future Value of Increment | 3,158,956          |                    |           |



## TID NO. 12 CASH FLOW PROJECTIONS

*City of Manitowoc*



**Tax Increment District No. 12**

**Cash Flow Pro Forma - (With the Additional 10-years)**

| Year         | Revenues         |                 |               |                             | Expenditures     |           |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|---------------|-----------------------------|------------------|-----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers /etc. | Other Revenue | Total Revenues <sup>1</sup> | Expenditures     | Transfers | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |               | 0                           |                  |           | 0                               | 0                | (134,574)               | 2013 |
| 2014         | 101,850          | 252,456         | 2,255         | 356,561                     | 357,579          | 0         | 357,579                         | (1,018)          | (135,592)               | 2014 |
| 2015         | 166,261          |                 | 2,255         | 168,516                     | 348,316          | 0         | 348,316                         | (179,800)        | (315,392)               | 2015 |
| 2016         | 166,261          |                 | 2,255         | 168,516                     | 350,277          | 0         | 350,277                         | (181,761)        | (497,154)               | 2016 |
| 2017         | 166,261          |                 | 2,255         | 168,516                     | 347,052          | 0         | 347,052                         | (178,536)        | (675,690)               | 2017 |
| 2018         | 166,261          |                 | 2,255         | 168,516                     | 210,327          | 0         | 210,327                         | (41,811)         | (717,501)               | 2018 |
| 2019         | 166,261          |                 | 2,255         | 168,516                     | 215,371          | 0         | 215,371                         | (46,855)         | (764,356)               | 2019 |
| 2020         | 166,261          |                 | 2,255         | 168,516                     | 150,680          | 0         | 150,680                         | 17,836           | (746,520)               | 2020 |
| 2021         | 166,261          |                 | 2,255         | 168,516                     | 101,786          | 0         | 101,786                         | 66,730           | (679,791)               | 2021 |
| 2022         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | (511,275)               | 2022 |
| 2023         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | (342,759)               | 2023 |
| 2024         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | (174,243)               | 2024 |
| 2025         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | (5,727)                 | 2025 |
| 2026         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 162,789                 | 2026 |
| 2027         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 331,304                 | 2027 |
| 2028         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 499,820                 | 2028 |
| 2029         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 668,336                 | 2029 |
| 2030         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 836,852                 | 2030 |
| 2031         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 1,005,368               | 2031 |
| 2032         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 1,173,883               | 2032 |
| 2033         | 166,261          |                 | 2,255         | 168,516                     |                  |           |                                 | 168,516          | 1,342,399               | 2033 |
| <b>Total</b> | <b>3,260,805</b> | <b>252,456</b>  | <b>45,100</b> | <b>3,558,362</b>            | <b>2,081,388</b> | <b>0</b>  | <b>2,081,388</b>                | <b>1,476,974</b> |                         |      |

*Possible TID Closure*

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Tax Increment District No. 12  
Cash Flow Pro Forma - With Revenue Sharing**

| Year         | Revenues          |                    |                  |                                | Expenditures     |           |                                    | Balances         |                         | Year |
|--------------|-------------------|--------------------|------------------|--------------------------------|------------------|-----------|------------------------------------|------------------|-------------------------|------|
|              | Tax<br>Increments | Transfers<br>/etc. | Other<br>Revenue | Total<br>Revenues <sup>1</sup> | Expenditures     | Transfers | Total<br>Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                   |                    |                  | 0                              |                  |           | 0                                  | 0                | (134,574)               | 2013 |
| 2014         | 101,850           | 252,456            | 2,255            | 356,561                        | 357,579          | 0         | 357,579                            | (1,018)          | (135,592)               | 2014 |
| 2015         | 166,261           | 179,800            | 2,255            | 348,316                        | 348,316          | 0         | 348,316                            | (0)              | (135,592)               | 2015 |
| 2016         | 166,261           | 317,354            | 2,255            | 485,870                        | 350,277          | 0         | 350,277                            | 135,593          | 0                       | 2016 |
| 2017         | 166,261           | 799,880            | 2,255            | 968,396                        | 347,052          | 0         | 347,052                            | 621,344          | 621,344                 | 2017 |
| 2018         | 166,261           | 55,120             | 2,255            | 223,636                        | 210,327          | 0         | 210,327                            | 13,309           | 634,653                 | 2018 |
| 2019         | 166,261           |                    | 2,255            | 168,516                        | 215,371          | 0         | 215,371                            | (46,855)         | 587,798                 | 2019 |
| 2020         | 166,261           |                    | 2,255            | 168,516                        | 150,680          | 0         | 150,680                            | 17,836           | 605,634                 | 2020 |
| 2021         | 166,261           |                    | 2,255            | 168,516                        | 101,786          | 0         | 101,786                            | 66,730           | 672,363                 | 2021 |
| 2022         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 840,879                 | 2022 |
| 2023         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,009,395               | 2023 |
| 2024         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,177,911               | 2024 |
| 2025         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,346,427               | 2025 |
| 2026         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,514,943               | 2026 |
| 2027         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,683,458               | 2027 |
| 2028         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 1,851,974               | 2028 |
| 2029         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 2,020,490               | 2029 |
| 2030         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 2,189,006               | 2030 |
| 2031         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 2,357,522               | 2031 |
| 2032         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 2,526,037               | 2032 |
| 2033         | 166,261           |                    | 2,255            | 168,516                        |                  |           |                                    | 168,516          | 2,694,553               | 2033 |
| <b>Total</b> | <b>3,260,805</b>  | <b>1,604,610</b>   | <b>45,100</b>    | <b>4,910,516</b>               | <b>2,081,388</b> | <b>0</b>  | <b>2,081,388</b>                   | <b>2,829,128</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TID Closure

## **Tax Incremental District No. 13**

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Industrial      |
| <b>Created:</b>                 | August 21, 2000 |
| <b>Maximum Term:</b>            | 2023 (23 years) |
| <b>Final Revenue Year:</b>      | 2024            |
| <b>Expenditure Period Ends:</b> | August 21, 2018 |

### **Staff Summary**

TID 13 is generally located south of Calumet Avenue/USH 151 and being symmetrical about I-43. The westerly border is Hecker Road and the easterly border approximately S. 42<sup>nd</sup> Street. I-43 and S. 44<sup>th</sup> Street are two rights of way that run through the district. The district is approximately 49.79 acres in area. The original intent of the TID was to accommodate the Manitowoc Company new corporate office facility. Businesses located in the TID include the world headquarters of the Manitowoc Company, Stocks Harley Davidson, Wendy's, Applebee's, Superior Liquor, Fork and Knife Restaurant.

### **TID Status**

TID 13 is a donor district.

### **TID 13 Recommendations**

- Expenditure period ends in 2018. If there are remaining project costs they should be reviewed and prioritization established.
- Substantial cash balance available for expenditures but as a donor district the amount to be distributed will determine the outstanding cash flow and available funds for future capital projects.

TID 13 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### **Projected Development & Estimated Expenditures**

- Land available for Development
- No Estimated Expenses



# VALUE AND TAX INCREMENT PROJECTION – TID NO. 13

## City of Manitowoc

### Tax Increment District No. 13 Tax Increment Projection Worksheet

|                                     |              |
|-------------------------------------|--------------|
| Type of District                    | Industrial   |
| Anticipated Creation Date           | 8/21/2000    |
| Valuation Date                      | Jan. 1, 2000 |
| Maximum Life (In Years)             | 23           |
| Expenditure Period (In Years)       | 18           |
| Revenue Periods/Final Rev Year      | 23   2024    |
| End of Expenditure Period           | 8/21/2018    |
| Latest Termination Date             | 8/21/2023    |
| Eligible for Extension/No. of Years | Yes   3      |
| Eligible Recipient District         | No           |

|  |           |
|--|-----------|
| Actual Base Value                              | 4,719,800 |
| Pre-Amendment Base Value (Actual)              | NA        |
| Property Appreciation Factor                   | 0.00%     |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08   |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%     |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%     |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%     |
| Discount Rate 1 for NPV Calculation            | 4.00%     |
| Discount Rate 2 for NPV Calculation            | 5.00%     |

Apply Inflation Factor to Base?

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 12                | 0           | 2013           | 0                   | 7,900,200           | 2014         | 24.04    | 181,042       | 160,946            | 156,391            |
| 13                | (242,900)   | 2014           | 0                   | 7,657,300           | 2015         | 23.08    | 176,762       | 312,043            | 301,814            |
| 14                |             | 2015           | 0                   | 7,657,300           | 2016         | 23.08    | 176,762       | 457,328            | 440,311            |
| 15                |             | 2016           | 0                   | 7,657,300           | 2017         | 23.08    | 176,762       | 597,025            | 572,213            |
| 16                |             | 2017           | 0                   | 7,657,300           | 2018         | 23.08    | 176,762       | 731,350            | 697,835            |
| 17                |             | 2018           | 0                   | 7,657,300           | 2019         | 23.08    | 176,762       | 860,508            | 817,474            |
| 18                |             | 2019           | 0                   | 7,657,300           | 2020         | 23.08    | 176,762       | 984,698            | 931,416            |
| 19                |             | 2020           | 0                   | 7,657,300           | 2021         | 23.08    | 176,762       | 1,104,112          | 1,039,933          |
| 20                |             | 2021           | 0                   | 7,657,300           | 2022         | 23.08    | 176,762       | 1,218,933          | 1,143,282          |
| 21                |             | 2022           | 0                   | 7,657,300           | 2023         | 23.08    | 176,762       | 1,329,338          | 1,241,709          |
| 22                |             | 2023           | 0                   | 7,657,300           | 2024         | 23.08    | 176,762       | 1,435,497          | 1,335,450          |
| 23                |             | 2024           | 0                   | 7,657,300           | 2025         | 23.08    | 176,762       | 1,537,572          | 1,424,726          |

(242,900)

0

Future Value of Increment

1,944,379



**TID NO. 13 CASH FLOW PROJECTIONS**

*City of Manitowoc*



**Tax Increment District No. 13  
Cash Flow Pro Forma Without Future Sharing**

| Year         | Revenues         |                 |                |                             | Expenditures   |                |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|----------------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers      | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |                | 0                               | 0                | 0                       | 2013 |
| 2014         | 181,042          |                 | 70,488         | 251,530                     | 89,300         | 162,230        | 251,530                         | 0                | 0                       | 2014 |
| 2015         | 176,762          |                 | 70,488         | 247,250                     | 91,675         | 0              | 91,675                          | 155,575          | 155,575                 | 2015 |
| 2016         | 176,762          |                 | 70,488         | 247,250                     | 94,050         | 0              | 94,050                          | 153,200          | 308,775                 | 2016 |
| 2017         | 176,762          |                 | 70,488         | 247,250                     | 91,350         | 0              | 91,350                          | 155,900          | 464,674                 | 2017 |
| 2018         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 711,924                 | 2018 |
| 2019         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 959,174                 | 2019 |
| 2020         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 1,206,424               | 2020 |
| 2021         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 1,453,673               | 2021 |
| 2022         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,700,923               | 2022 |
| 2023         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,948,173               | 2023 |
| 2024         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 2,195,423               | 2024 |
| 2025         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 2,442,672               | 2025 |
| <b>Total</b> | <b>2,125,422</b> | <b>0</b>        | <b>845,856</b> | <b>2,971,278</b>            | <b>366,375</b> | <b>162,230</b> | <b>528,605</b>                  | <b>2,442,672</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

## Tax Increment District No. 13

### Cash Flow Pro Forma With Future Sharing

| Year         | Revenues         |                 |                |                             | Expenditures   |                |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|----------------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers      | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |                | 0                               | 0                | 0                       | 2013 |
| 2014         | 181,042          |                 | 70,488         | 251,530                     | 89,300         | 162,230        | 251,530                         | 0                | 0                       | 2014 |
| 2015         | 176,762          |                 | 70,488         | 247,250                     | 91,675         | 155,575        | 247,250                         | (0)              | (0)                     | 2015 |
| 2016         | 176,762          |                 | 70,488         | 247,250                     | 94,050         | 153,200        | 247,250                         | (0)              | (0)                     | 2016 |
| 2017         | 176,762          |                 | 70,488         | 247,250                     | 91,350         | 155,900        | 247,250                         | (0)              | (1)                     | 2017 |
| 2018         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 247,249                 | 2018 |
| 2019         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 494,499                 | 2019 |
| 2020         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 741,749                 | 2020 |
| 2021         | 176,762          |                 | 70,488         | 247,250                     | 0              | 0              | 0                               | 247,250          | 988,998                 | 2021 |
| 2022         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,236,248               | 2022 |
| 2023         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,483,498               | 2023 |
| 2024         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,730,748               | 2024 |
| 2025         | 176,762          |                 | 70,488         | 247,250                     | 0              |                |                                 | 247,250          | 1,977,997               | 2025 |
| <b>Total</b> | <b>2,125,422</b> | <b>0</b>        | <b>845,856</b> | <b>2,971,278</b>            | <b>366,375</b> | <b>626,905</b> | <b>993,280</b>                  | <b>1,977,997</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

## Tax Incremental District No. 14

|                                 |                    |
|---------------------------------|--------------------|
| <b>District Type:</b>           | Rehabilitation     |
| <b>Created:</b>                 | September 12, 2001 |
| <b>Maximum Term:</b>            | 2028 (27 years)    |
| <b>Final Revenue Year:</b>      | 2029               |
| <b>Expenditure Period Ends:</b> | September 12, 2023 |

### Staff Description

TID 14 is generally located north of the Manitowoc River, east of N. 8<sup>th</sup> Street, south of Chicago Street and west of N. 6<sup>th</sup> Street and Maritime Drive. The area covers approximately 7 blocks and adjacent right of way area in the downtown area of the City. The district is approximately 16.5 acres in area. The original intent of the TID was to assist in developing the Wisconsin Maritime Museum. In addition, the TID includes the 100 Maritime Place (office professional building), credit union, office professional space (former medical building), taverns, restaurants, limited residential.

A development agreement with Maritime Museum is in place.

### TID Status

TID 14 isn't distressed and does not receive or share increment. Current increment value of \$95,500 is down from \$1,663,800 due to the reevaluation conducted by the state.

### TID 14 Recommendations

- Eligible recipient of excess tax increments of other TIDs as a "Rehabilitation" district
- Substantial feasibility analysis should be undertaken prior to future expenditures or development projects, as the current revenue is projected to be insufficient to payback expenditures prior to the TID closure.

TID 14 is not currently projected to recover its project costs.

### Projected Development & Estimated Expenditures

- Potential Development
- Potential for development but future expenditures may be required

# VALUE AND TAX INCREMENT PROJECTION – TID NO. 14

## City of Manitowoc

### Tax Increment District No. 14 Tax Increment Projection Worksheet

|                                     |                |
|-------------------------------------|----------------|
| Type of District                    | Rehabilitation |
| Anticipated Creation Date           | 9/12/2001      |
| Valuation Date                      | Jan. 1, 2001   |
| Maximum Life (In Years)             | 27             |
| Expenditure Period (In Years)       | 22             |
| Revenue Periods/Final Rev Year      | 27   2029      |
| End of Expenditure Period           | 9/12/2023      |
| Latest Termination Date             | 9/12/2028      |
| Eligible for Extension/No. of Years | Yes   4        |
| Eligible Recipient District         | Yes            |

|  |           |
|--|-----------|
| Actual Base Value                              | 7,467,200 |
| Pre-Amendment Base Value (Actual)              | NA        |
| Property Appreciation Factor                   | 0.00%     |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08   |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%     |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%     |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%     |
| Discount Rate 1 for NPV Calculation            | 4.00%     |
| Discount Rate 2 for NPV Calculation            | 5.00%     |

Apply Inflation Factor to Base?

X

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 11                | 2012        | 0              | 2013                | 0                   | 1,663,800    | 2014     | 24.04         | 46,298             | 41,158             |
| 12                | 2013        | (1,568,300)    | 2014                | 0                   | 95,500       | 2015     | 23.08         | 2,204              | 43,042             |
| 13                | 2014        | 1,000,000      | 2015                | 0                   | 1,095,500    | 2016     | 23.08         | 25,284             | 63,824             |
| 14                | 2015        |                | 2016                | 0                   | 1,095,500    | 2017     | 23.08         | 25,284             | 83,807             |
| 15                | 2016        |                | 2017                | 0                   | 1,095,500    | 2018     | 23.08         | 25,284             | 103,020            |
| 16                | 2017        |                | 2018                | 0                   | 1,095,500    | 2019     | 23.08         | 25,284             | 121,495            |
| 17                | 2018        |                | 2019                | 0                   | 1,095,500    | 2020     | 23.08         | 25,284             | 139,260            |
| 18                | 2019        |                | 2020                | 0                   | 1,095,500    | 2021     | 23.08         | 25,284             | 156,341            |
| 19                | 2020        |                | 2021                | 0                   | 1,095,500    | 2022     | 23.08         | 25,284             | 172,765            |
| 20                | 2021        |                | 2022                | 0                   | 1,095,500    | 2023     | 23.08         | 25,284             | 188,557            |
| 21                | 2022        |                | 2023                | 0                   | 1,095,500    | 2024     | 23.08         | 25,284             | 203,742            |
| 22                | 2023        |                | 2024                | 0                   | 1,095,500    | 2025     | 23.08         | 25,284             | 218,343            |
| 23                | 2024        |                | 2025                | 0                   | 1,095,500    | 2026     | 23.08         | 25,284             | 232,383            |
| 24                | 2025        |                | 2026                | 0                   | 1,095,500    | 2027     | 23.08         | 25,284             | 245,882            |
| 25                | 2026        |                | 2027                | 0                   | 1,095,500    | 2028     | 23.08         | 25,284             | 258,862            |
| 26                | 2027        |                | 2028                | 0                   | 1,095,500    | 2029     | 23.08         | 25,284             | 271,343            |
| 27                | 2028        |                | 2029                | 0                   | 1,095,500    | 2030     | 23.08         | 25,284             | 283,344            |

(568,300)

0

Projection of Dialysis center development

Future Value of Increment

179,193



## TID NO. 14 CASH FLOW PROJECTION

*City of Manitowoc*



**Tax Increment District No. 14  
Cash Flow Pro Forma - With New Development**

| Year         | Revenues          |                    |                  |                                | Expenditures   |           |                                    | Balances        |                         | Year |
|--------------|-------------------|--------------------|------------------|--------------------------------|----------------|-----------|------------------------------------|-----------------|-------------------------|------|
|              | Tax<br>Increments | Transfers/<br>etc. | Other<br>Revenue | Total<br>Revenues <sup>1</sup> | Expenditures   | Transfers | Total<br>Expenditures <sup>1</sup> | Annual          | Cumulative <sup>1</sup> |      |
| 2013         |                   |                    |                  | 0                              |                |           | 0                                  | 0               | (340,800)               | 2013 |
| 2014         | 46,298            |                    | 1,702            | 48,000                         | 107,661        | 0         | 107,661                            | (59,661)        | (400,462)               | 2014 |
| 2015         | 2,204             |                    | 1,702            | 3,906                          | 104,492        | 0         | 104,492                            | (100,586)       | (501,048)               | 2015 |
| 2016         | 25,284            |                    | 1,702            | 26,986                         | 106,398        | 0         | 106,398                            | (79,412)        | (580,459)               | 2016 |
| 2017         | 25,284            |                    | 1,702            | 26,986                         | 103,229        | 0         | 103,229                            | (76,243)        | (656,702)               | 2017 |
| 2018         | 25,284            |                    | 1,702            | 26,986                         | 18,348         | 0         | 18,348                             | 8,638           | (648,064)               | 2018 |
| 2019         | 25,284            |                    | 1,702            | 26,986                         | 6,000          | 0         | 6,000                              | 20,986          | (627,078)               | 2019 |
| 2020         | 25,284            |                    | 1,702            | 26,986                         | 10,850         | 0         | 10,850                             | 16,136          | (610,942)               | 2020 |
| 2021         | 25,284            |                    | 1,702            | 26,986                         | 10,625         | 0         | 10,625                             | 16,361          | (594,581)               | 2021 |
| 2022         | 25,284            |                    | 1,702            | 26,986                         | 10,375         |           | 10,375                             | 16,611          | (577,970)               | 2022 |
| 2023         | 25,284            |                    | 1,702            | 26,986                         | 10,125         |           | 10,125                             | 16,861          | (561,108)               | 2023 |
| 2024         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (534,122)               | 2024 |
| 2025         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (507,136)               | 2025 |
| 2026         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (480,150)               | 2026 |
| 2027         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (453,164)               | 2027 |
| 2028         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (426,178)               | 2028 |
| 2029         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (399,192)               | 2029 |
| 2030         | 25,284            |                    | 1,702            | 26,986                         | 0              |           | 0                                  | 26,986          | (372,205)               | 2030 |
| <b>Total</b> | <b>427,764</b>    | <b>0</b>           | <b>28,934</b>    | <b>456,698</b>                 | <b>488,103</b> | <b>0</b>  | <b>488,103</b>                     | <b>(31,405)</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TD Closure**

## Tax Incremental District No. 15

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Blighted Area   |
| <b>Created:</b>                 | May 20, 2002    |
| <b>Maximum Term:</b>            | 2029 (27 years) |
| <b>Final Revenue Year:</b>      | 2030            |
| <b>Expenditure Period Ends:</b> | May 20, 2024    |

### Staff Description

The district which is known as the Harbor Town Center is generally located at the intersection of Calumet Avenue and Dewey Streets. The westerly border is S. Rapids Road, the easterly border is S. 35<sup>th</sup> Street, the northerly border Expo Drive and the southerly border is the mid-point between Dewey and Viebahn Streets. The current TID 15(which includes a boundary amendment) is approximately 250 acres in area. The original intent of the TID was to construct the public infrastructure (roads, utilities, storm water pond, amenities, etc) for a major retail and shopping hub near I-43. Goal was to expand property tax base and capture retail spending dollars which were historically leaving to other neighboring communities.

A TID boundary amendment occurred in 2008 adding the Festival Foods and Kwik Trip project. A major component of this amendment was the relocation and realignment of the S.42<sup>nd</sup> Street and Dewey Street right of ways along with the related utilities. Businesses located in the TID include Lowe's, Kohls, MC Sports, Starbucks, Buffalo Wild Wings, Jimmy Johns, Petco, Qdoba, Batteries Plus, Arby's, A&W, Charcoal Grill, Aldi's, Festival Foods, and other retail orientated businesses.

There is an existing development agreement.

### TID Status

TID 15 is a donor district.

### TID 15 Recommendations

- Eligible recipient of excess tax increments of other TIDs as a "Blighted Area" district
- Expenditure period ends in 2024. If there are remaining project costs they should be reviewed and prioritization established.
- Substantial cash balance available for expenditures but as a donor district the amount to be distributed will determine the outstanding cash flow and available funds for future capital projects. At this time TID 15 could closeout as early as 2018.

TID 15 is currently projected to recover its project costs prior to the closure of the TID. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### Projected Development & Estimated Expenditures

- Potential Development – Dialysis Center
- Estimated Project Expenditures for Dewey Street

# VALUE AND TAX INCREMENT PROJECTION – TID NO. 15

## City of Manitowoc

### Tax Increment District No. 15 Tax Increment Projection Worksheet

|                                     |               |
|-------------------------------------|---------------|
| Type of District                    | Blighted Area |
| Anticipated Creation Date           | 5/20/2002     |
| Valuation Date                      | Jan. 1, 2002  |
| Maximum Life (In Years)             | 27            |
| Expenditure Period (In Years)       | 22            |
| Revenue Periods/Final Rev Year      | 27   2030     |
| End of Expenditure Period           | 5/20/2024     |
| Latest Termination Date             | 5/20/2029     |
| Eligible for Extension/No. of Years | Yes   4       |
| Eligible Recipient District         | Yes           |

|  |            |
|--|------------|
| Actual Base Value                              | 19,468,800 |
| Pre-Amendment Base Value (Actual)              | NA         |
| Property Appreciation Factor                   | 0.00%      |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08    |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%      |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%      |
| Tax Rate Adjustment Factor (The result)        | 0.00%      |
| Discount Rate 1 for NPV Calculation            | 4.00%      |
| Discount Rate 2 for NPV Calculation            | 5.00%      |

Apply Inflation Factor to Base?

X

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment             | Cumulative @ 4.00% | Cumulative @ 5.00% |            |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------------------|--------------------|--------------------|------------|
| 11                | 2012        | 0              | 2013                | 0                   | 62,171,600   | 2014     | 24.04                     | 1,483,418          | 1,318,753          | 1,281,432  |
| 12                | 2013        | 3,233,200      | 2014                | 0                   | 65,404,800   | 2015     | 23.08                     | 1,509,543          | 2,609,117          | 2,523,337  |
| 13                | 2014        |                | 2015                | 0                   | 65,404,800   | 2016     | 23.08                     | 1,509,543          | 3,849,851          | 3,706,103  |
| 14                | 2015        |                | 2016                | 0                   | 65,404,800   | 2017     | 23.08                     | 1,509,543          | 5,042,865          | 4,832,547  |
| 15                | 2016        |                | 2017                | 0                   | 65,404,800   | 2018     | 23.08                     | 1,509,543          | 6,189,993          | 5,905,351  |
| 16                | 2017        |                | 2018                | 0                   | 65,404,800   | 2019     | 23.08                     | 1,509,543          | 7,293,001          | 6,927,069  |
| 17                | 2018        |                | 2019                | 0                   | 65,404,800   | 2020     | 23.08                     | 1,509,543          | 8,353,586          | 7,900,134  |
| 18                | 2019        |                | 2020                | 0                   | 65,404,800   | 2021     | 23.08                     | 1,509,543          | 9,373,379          | 8,826,862  |
| 19                | 2020        |                | 2021                | 0                   | 65,404,800   | 2022     | 23.08                     | 1,509,543          | 10,353,949         | 9,709,461  |
| 20                | 2021        |                | 2022                | 0                   | 65,404,800   | 2023     | 23.08                     | 1,509,543          | 11,296,805         | 10,550,031 |
| 21                | 2022        |                | 2023                | 0                   | 65,404,800   | 2024     | 23.08                     | 1,509,543          | 12,203,397         | 11,350,573 |
| 22                | 2023        |                | 2024                | 0                   | 65,404,800   | 2025     | 23.08                     | 1,509,543          | 13,075,121         | 12,112,995 |
| 23                | 2024        |                | 2025                | 0                   | 65,404,800   | 2026     | 23.08                     | 1,509,543          | 13,913,316         | 12,839,111 |
| 24                | 2025        |                | 2026                | 0                   | 65,404,800   | 2027     | 23.08                     | 1,509,543          | 14,719,273         | 13,530,650 |
| 25                | 2026        |                | 2027                | 0                   | 65,404,800   | 2028     | 23.08                     | 1,509,543          | 15,494,232         | 14,189,258 |
| 26                | 2027        |                | 2028                | 0                   | 65,404,800   | 2029     | 23.08                     | 1,509,543          | 16,239,385         | 14,816,505 |
| 27                | 2028        |                | 2029                | 0                   | 65,404,800   | 2030     | 23.08                     | 1,509,543          | 16,955,878         | 15,413,882 |
|                   |             | 3,233,200      |                     |                     | 0            |          |                           |                    |                    |            |
|                   |             |                |                     |                     |              |          | Future Value of Increment | 12,076,342         |                    |            |





**TID NO. 15 CASH FLOW PROJECTIONS**

*City of Manitowoc*



**Tax Increment District No. 15  
Cash Flow Pro Forma Without Future Revenue Sharing**

| Year         | Revenues          |                 |                |                             | Expenditures     |              |                                 | Balances          |                         | Year |
|--------------|-------------------|-----------------|----------------|-----------------------------|------------------|--------------|---------------------------------|-------------------|-------------------------|------|
|              | Tax Increments    | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures     | Transfers    | Total Expenditures <sup>1</sup> | Annual            | Cumulative <sup>1</sup> |      |
| 2013         |                   |                 |                | 0                           |                  |              | 0                               | 0                 | 0                       | 2013 |
| 2014         | 1,483,418         |                 | 21,628         | 1,505,046                   | 1,501,575        | 3,471        | 1,505,046                       | 0                 | 0                       | 2014 |
| 2015         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,519,589        | 0            | 1,519,589                       | 11,582            | 11,582                  | 2015 |
| 2016         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,230,963        | 0            | 1,230,963                       | 300,208           | 311,790                 | 2016 |
| 2017         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,045,192        | 0            | 1,045,192                       | 485,979           | 797,768                 | 2017 |
| 2018         | 1,509,543         |                 | 21,628         | 1,531,171                   | 821,866          | 0            | 821,866                         | 709,305           | 1,507,073               | 2018 |
| 2019         | 1,509,543         |                 | 21,628         | 1,531,171                   | 63,175           | 0            | 63,175                          | 1,467,996         | 2,975,069               | 2019 |
| 2020         | 1,509,543         |                 | 21,628         | 1,531,171                   | 61,975           | 0            | 61,975                          | 1,469,196         | 4,444,265               | 2020 |
| 2021         | 1,509,543         |                 | 21,628         | 1,531,171                   | 55,688           | 0            | 55,688                          | 1,475,483         | 5,919,747               | 2021 |
| 2022         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 7,450,918               | 2022 |
| 2023         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 8,982,089               | 2023 |
| 2024         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 10,513,260              | 2024 |
| 2025         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 12,044,431              | 2025 |
| 2026         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 13,575,601              | 2026 |
| 2027         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 15,106,772              | 2027 |
| 2028         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 16,637,943              | 2028 |
| 2029         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 18,169,114              | 2029 |
| 2030         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |              |                                 | 1,531,171         | 19,700,285              | 2030 |
| <b>Total</b> | <b>25,636,103</b> | <b>0</b>        | <b>367,676</b> | <b>26,003,779</b>           | <b>6,300,023</b> | <b>3,471</b> | <b>6,303,494</b>                | <b>19,700,285</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund blance provided by City Finance Department.

**Possible TID Closure**

# City of Manitowoc

## Tax Increment District No. 15

### Cash Flow Pro Forma With Revenue Sharing



| Year         | Revenues          |                 |                |                             | Expenditures     |                |                                 | Balances          |                         | Year |
|--------------|-------------------|-----------------|----------------|-----------------------------|------------------|----------------|---------------------------------|-------------------|-------------------------|------|
|              | Tax Increments    | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures     | Transfers      | Total Expenditures <sup>1</sup> | Annual            | Cumulative <sup>1</sup> |      |
| 2013         |                   |                 |                | 0                           |                  |                | 0                               | 0                 | 0                       | 2013 |
| 2014         | 1,483,418         |                 | 21,628         | 1,505,046                   | 1,501,575        | 3,471          | 1,505,046                       | 0                 | 0                       | 2014 |
| 2015         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,519,589        | 11,582         | 1,531,171                       | (0)               | (0)                     | 2015 |
| 2016         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,230,963        | 300,208        | 1,531,171                       | (0)               | (0)                     | 2016 |
| 2017         | 1,509,543         |                 | 21,628         | 1,531,171                   | 1,045,192        | 485,979        | 1,531,171                       | (0)               | (1)                     | 2017 |
| 2018         | 1,509,543         |                 | 21,628         | 1,531,171                   | 821,866          | 0              | 821,866                         | 709,305           | 709,304                 | 2018 |
| 2019         | 1,509,543         |                 | 21,628         | 1,531,171                   | 63,175           | 0              | 63,175                          | 1,467,996         | 2,177,300               | 2019 |
| 2020         | 1,509,543         |                 | 21,628         | 1,531,171                   | 61,975           | 0              | 61,975                          | 1,469,196         | 3,646,496               | 2020 |
| 2021         | 1,509,543         |                 | 21,628         | 1,531,171                   | 55,688           | 0              | 55,688                          | 1,475,483         | 5,121,978               | 2021 |
| 2022         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 6,653,149               | 2022 |
| 2023         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 8,184,320               | 2023 |
| 2024         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 9,715,491               | 2024 |
| 2025         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 11,246,662              | 2025 |
| 2026         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 12,777,832              | 2026 |
| 2027         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 14,309,003              | 2027 |
| 2028         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 15,840,174              | 2028 |
| 2029         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 17,371,345              | 2029 |
| 2030         | 1,509,543         |                 | 21,628         | 1,531,171                   |                  |                |                                 | 1,531,171         | 18,902,516              | 2030 |
| <b>Total</b> | <b>25,636,103</b> | <b>0</b>        | <b>367,676</b> | <b>26,003,779</b>           | <b>6,300,023</b> | <b>801,240</b> | <b>7,101,263</b>                | <b>18,902,516</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TD Closure

## **Tax Incremental District No. 16**

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Rehabilitation  |
| <b>Created:</b>                 | August 18, 2003 |
| <b>Maximum Term:</b>            | 2030 (27 years) |
| <b>Final Revenue Year:</b>      | 2031            |
| <b>Expenditure Period Ends:</b> | August 18, 2025 |

### **Staff Description**

TID 16 is centrally located in the downtown area's industrial river corridor area. The district is approximately located adjacent to the Manitowoc River extending from the 8<sup>th</sup> Street bridge to the east, to Spring Street to the west, St. Clair Street to the north and Washington Street to the south. The original TID area was 190 acres then amended to add an additional 30 acres.

TID 16 was created to promote a diversity of uses, and is designed to support the redevelopment of several properties in the downtown and river corridor area. The main projects anticipated at the time of the TID creation were: Manitowoc Place which is the conversion of an historic hotel into low - and moderate-income housing; City Centre LLC (peninsula property) redevelopment of the former Manitowoc Company property into a mix of industrial uses; Burger Boat Company expansion; Rahr West Art Museum upgrade; and other miscellaneous projects related to river stabilization.

There many parcels in this district ranging from some industrial and commercial uses to some limited residential uses which may not conform to the current zoning. Some of the major businesses and property owners in the district are: Broadwind, Deep Flex, CN Railroad, Dermatology Associates, McMullen and Pitz, Steimle Birschbach Law Offices, Rahr West Art Museum and many other smaller retail and office businesses. The former Micro Plant # 9 is located in this TID.

There is an existing development agreement.

### **TID Status**

TID 16 isn't distressed and does not receive or share increment.

### **TID 16 Recommendations**

- Eligible recipient of excess tax increments of other TIDs as a "Rehabilitation" district
- Without further development the TID does not support additional project costs
- If no additional project costs then debt could be retired by 2025 and advance balances paid back prior to the TID closure.

TID 16 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### **Projected Development & Estimated Expenditures**

- Estimated Project Expenditures needed to promote Development

VALUE AND TAX INCREMENT PROJECTION – TID NO. 16

City of Manitowoc

Tax Increment District No. 16  
Tax Increment Projection Worksheet

|                                     |                |
|-------------------------------------|----------------|
| Type of District                    | Rehabilitation |
| Anticipated Creation Date           | 8/18/2003      |
| Valuation Date                      | Jan. 1, 2003   |
| Maximum Life (In Years)             | 27             |
| Expenditure Period (In Years)       | 22             |
| Revenue Periods/Final Rev Year      | 27   2031      |
| End of Expenditure Period           | 8/18/2025      |
| Latest Termination Date             | 8/18/2030      |
| Eligible for Extension/No. of Years | Yes   4        |
| Eligible Recipient District         | Yes            |

|  |            |
|--|------------|
| Actual Base Value                              | 23,530,400 |
| Pre-Amendment Base Value (Actual)              | NA         |
| Property Appreciation Factor                   | 0.00%      |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08    |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%      |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%      |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%      |

|  |            |
|--|------------|
| Actual Base Value                              | 23,530,400 |
| Pre-Amendment Base Value (Actual)              | NA         |
| Property Appreciation Factor                   | 0.00%      |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08    |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%      |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%      |
| Tax Rate Adjustment Factor (Thereafter)        | 0.00%      |

Apply Inflation Factor to Base?

|                                     |       |
|-------------------------------------|-------|
| Discount Rate 1 for NPV Calculation | 4.00% |
| Discount Rate 2 for NPV Calculation | 5.00% |

Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 10                | 2012        | 0              | 2013                | 0                   | 11,591,500   | 2014     | 24.04         | 297,358            | 264,350            |
| 11                | 2013        | 972,800        | 2014                | 0                   | 12,564,300   | 2015     | 23.08         | 289,984            | 512,229            |
| 12                | 2014        |                | 2015                | 0                   | 12,564,300   | 2016     | 23.08         | 289,984            | 750,575            |
| 13                | 2015        |                | 2016                | 0                   | 12,564,300   | 2017     | 23.08         | 289,984            | 979,754            |
| 14                | 2016        |                | 2017                | 0                   | 12,564,300   | 2018     | 23.08         | 289,984            | 1,200,118          |
| 15                | 2017        |                | 2018                | 0                   | 12,564,300   | 2019     | 23.08         | 289,984            | 1,412,006          |
| 16                | 2018        |                | 2019                | 0                   | 12,564,300   | 2020     | 23.08         | 289,984            | 1,615,745          |
| 17                | 2019        |                | 2020                | 0                   | 12,564,300   | 2021     | 23.08         | 289,984            | 1,811,648          |
| 18                | 2020        |                | 2021                | 0                   | 12,564,300   | 2022     | 23.08         | 289,984            | 2,000,016          |
| 19                | 2021        |                | 2022                | 0                   | 12,564,300   | 2023     | 23.08         | 289,984            | 2,181,139          |
| 20                | 2022        |                | 2023                | 0                   | 12,564,300   | 2024     | 23.08         | 289,984            | 2,355,296          |
| 21                | 2023        |                | 2024                | 0                   | 12,564,300   | 2025     | 23.08         | 289,984            | 2,522,755          |
| 22                | 2024        |                | 2025                | 0                   | 12,564,300   | 2026     | 23.08         | 289,984            | 2,683,773          |
| 23                | 2025        |                | 2026                | 0                   | 12,564,300   | 2027     | 23.08         | 289,984            | 2,838,597          |
| 24                | 2026        |                | 2027                | 0                   | 12,564,300   | 2028     | 23.08         | 289,984            | 2,987,467          |
| 25                | 2027        |                | 2028                | 0                   | 12,564,300   | 2029     | 23.08         | 289,984            | 3,130,612          |
| 26                | 2028        |                | 2029                | 0                   | 12,564,300   | 2030     | 23.08         | 289,984            | 3,268,250          |
| 27                | 2029        |                | 2030                | 0                   | 12,564,300   | 2031     | 23.08         | 289,984            | 3,400,595          |
|                   |             | 972,800        | 0                   |                     |              |          |               |                    |                    |

Future Value of Increment 2,319,872



## TID NO. 16 CASH FLOW PROJECTION

*City of Manitowoc*

**Tax Increment District No. 16**

**Cash Flow Pro Forma**



| Year         | Revenues         |                 |                |                             | Expenditures     |           |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|------------------|-----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures     | Transfers | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                  |           | 0                               | 0                | {1,228,975}             | 2013 |
| 2014         | 297,358          |                 | 39,679         | 337,037                     | 526,472          |           | 526,472                         | {189,435}        | {1,418,411}             | 2014 |
| 2015         | 289,984          |                 | 39,679         | 329,663                     | 460,633          |           | 460,633                         | {130,970}        | {1,549,381}             | 2015 |
| 2016         | 289,984          |                 | 39,679         | 329,663                     | 397,697          |           | 397,697                         | {68,034}         | {1,617,415}             | 2016 |
| 2017         | 289,984          |                 | 39,679         | 329,663                     | 398,234          |           | 398,234                         | {68,571}         | {1,685,985}             | 2017 |
| 2018         | 289,984          |                 | 39,679         | 329,663                     | 397,239          |           | 397,239                         | {67,576}         | {1,753,561}             | 2018 |
| 2019         | 289,984          |                 | 39,679         | 329,663                     | 283,961          |           | 283,961                         | 45,702           | {1,707,859}             | 2019 |
| 2020         | 289,984          |                 | 39,679         | 329,663                     | 290,221          |           | 290,221                         | 39,442           | {1,668,417}             | 2020 |
| 2021         | 289,984          |                 | 39,679         | 329,663                     | 611,381          |           | 611,381                         | {281,718}        | {1,950,135}             | 2021 |
| 2022         | 289,984          |                 | 39,679         | 329,663                     | 607,308          |           | 607,308                         | {277,645}        | {2,227,780}             | 2022 |
| 2023         | 289,984          |                 | 39,679         | 329,663                     | 435,670          |           | 435,670                         | {106,007}        | {2,333,787}             | 2023 |
| 2024         | 289,984          |                 | 39,679         | 329,663                     | 91,715           |           | 91,715                          | 237,948          | {2,095,839}             | 2024 |
| 2025         | 289,984          |                 | 39,679         | 329,663                     | 92,295           |           | 92,295                          | 237,368          | {1,858,471}             | 2025 |
| 2026         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | {1,528,808}             | 2026 |
| 2027         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | {1,199,145}             | 2027 |
| 2028         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | {869,482}               | 2028 |
| 2029         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | {539,819}               | 2029 |
| 2030         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | {210,156}               | 2030 |
| 2031         | 289,984          |                 | 39,679         | 329,663                     |                  |           |                                 | 329,663          | 119,507                 | 2031 |
| <b>Total</b> | <b>5,227,086</b> | <b>0</b>        | <b>714,222</b> | <b>5,941,308</b>            | <b>4,592,826</b> | <b>0</b>  | <b>4,592,826</b>                | <b>1,348,482</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**

## Tax Incremental District No. 17

|                                 |                 |
|---------------------------------|-----------------|
| <b>District Type:</b>           | Industrial      |
| <b>Created:</b>                 | August 6, 2007  |
| <b>Maximum Term:</b>            | 2027 (20 years) |
| <b>Final Revenue Year:</b>      | 2028            |
| <b>Expenditure Period Ends:</b> | August 6, 2022  |

### Staff Description

TID 17 is located in the western most section of the City's Manitowoc I-43 Industrial Park. It is located east of S. Alverno Road, south of W. Custer Street, West of Silver Creek and north of Calumet Avenue. TID 17 was intended for development and expansion of the City's Industrial Park. Goals were development of the infrastructure to support the businesses in the area. Businesses located in the TID include Americollect.

### TID Status

TID 17 is a donor district.

### TID 17 Recommendations

- Can support additional project costs
- Expenditure period ends in 2028. If there are remaining project costs they should be reviewed and prioritization established.
- Substantial cash balance available for expenditures but as a donor district the amount to be distributed will determine the outstanding cash flow and available funds for future capital projects.

TID 17 is projected to recover all costs. Any remaining balances will be distributed to all taxing jurisdictions on a proportional basis upon closure.

### Projected Development & Estimated Expenditures

- \$1 Million in New Development projected 50% in 2014 and 50% in 2015
- Estimated Project Expenditures needed to promote Development

# VALUE AND TAX INCREMENT PROJECTION – TID NO. 17

## City of Manitowoc

### Tax Increment District No. 17 Tax Increment Projection Worksheet

|                                     |              |
|-------------------------------------|--------------|
| Type of District                    | Industrial   |
| Anticipated Creation Date           | 8/6/2007     |
| Valuation Date                      | Jan. 1, 2007 |
| Maximum Life (In Years)             | 20           |
| Expenditure Period (In Years)       | 15           |
| Revenue Periods/Final Rev Year      | 20   2028    |
| End of Expenditure Period           | 8/6/2022     |
| Latest Termination Date             | 8/6/2027     |
| Eligible for Extension/No. of Years | Yes   3      |
| Eligible Recipient District         | No           |

|  |         |
|--|---------|
| Actual Base Value                              | 192,200 |
| Pre-Amendment Base Value (Actual)              | NA      |
| Property Appreciation Factor                   | 0.00%   |
| Current Tax Rate (Per \$1,000 EV)              | \$23.08 |
| Tax Rate Adjustment Factor (Next 2 Years)      | 0.00%   |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00%   |
| Tax Rate Adjustment Factor (The result)        | 0.00%   |
| Discount Rate 1 for NPV Calculation            | 4.00%   |
| Discount Rate 2 for NPV Calculation            | 5.00%   |

Apply Inflation Factor to Base?

X

#### Net Present Value Calculation

| Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment | Cumulative @ 4.00% | Cumulative @ 5.00% |
|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|--------------------|--------------------|
| 6                 | 2012        | 0              | 2013                | 0                   | 7,438,700    | 2014     | 24.04         | 161,820            | 143,858            |
| 7                 | 2013        | 227,500        | 2014                | 0                   | 7,666,200    | 2015     | 23.08         | 176,936            | 295,103            |
| 8                 | 2014        |                | 2015                | 0                   | 7,666,200    | 2016     | 23.08         | 176,936            | 440,532            |
| 9                 | 2015        |                | 2016                | 0                   | 7,666,200    | 2017     | 23.08         | 176,936            | 580,367            |
| 10                | 2016        |                | 2017                | 0                   | 7,666,200    | 2018     | 23.08         | 176,936            | 714,823            |
| 11                | 2017        |                | 2018                | 0                   | 7,666,200    | 2019     | 23.08         | 176,936            | 844,109            |
| 12                | 2018        |                | 2019                | 0                   | 7,666,200    | 2020     | 23.08         | 176,936            | 968,421            |
| 13                | 2019        |                | 2020                | 0                   | 7,666,200    | 2021     | 23.08         | 176,936            | 1,087,953          |
| 14                | 2020        |                | 2021                | 0                   | 7,666,200    | 2022     | 23.08         | 176,936            | 1,202,887          |
| 15                | 2021        |                | 2022                | 0                   | 7,666,200    | 2023     | 23.08         | 176,936            | 1,313,401          |
| 16                | 2022        |                | 2023                | 0                   | 7,666,200    | 2024     | 23.08         | 176,936            | 1,419,664          |
| 17                | 2023        |                | 2024                | 0                   | 7,666,200    | 2025     | 23.08         | 176,936            | 1,521,840          |
| 18                | 2024        |                | 2025                | 0                   | 7,666,200    | 2026     | 23.08         | 176,936            | 1,620,086          |
| 19                | 2025        |                | 2026                | 0                   | 7,666,200    | 2027     | 23.08         | 176,936            | 1,714,554          |
| 20                | 2026        |                | 2027                | 0                   | 7,666,200    | 2028     | 23.08         | 176,936            | 1,805,388          |
|                   |             | 227,500        |                     | 0                   |              |          |               |                    |                    |

Future Value of Increment 1,415,487



**TID NO. 17 CASH FLOW PROJECTIONS**

*City of Manitowoc*



**Tax Increment District No. 17**

**Cash Flow Pro Forma Without Future Sharing**

| Year         | Revenues         |                 |                |                             | Expenditures   |           |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|-----------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |           | 0                               | 0                | (35,539)                | 2013 |
| 2014         | 161,820          |                 | 7,079          | 168,899                     | 77,362         |           | 77,362                          | 91,537           | 55,998                  | 2014 |
| 2015         | 176,936          |                 | 7,079          | 184,015                     | 79,976         |           | 79,976                          | 104,039          | 160,037                 | 2015 |
| 2016         | 176,936          |                 | 7,079          | 184,015                     | 77,651         |           | 77,651                          | 106,364          | 266,401                 | 2016 |
| 2017         | 176,936          |                 | 7,079          | 184,015                     | 80,229         |           | 80,229                          | 103,786          | 370,187                 | 2017 |
| 2018         | 176,936          |                 | 7,079          | 184,015                     | 77,711         |           | 77,711                          | 106,304          | 476,491                 | 2018 |
| 2019         | 176,936          |                 | 7,079          | 184,015                     | 80,095         |           | 80,095                          | 103,920          | 580,411                 | 2019 |
| 2020         | 176,936          |                 | 7,079          | 184,015                     | 77,383         |           | 77,383                          | 106,632          | 687,043                 | 2020 |
| 2021         | 176,936          |                 | 7,079          | 184,015                     | 79,573         |           | 79,573                          | 104,442          | 791,484                 | 2021 |
| 2022         | 176,936          |                 | 7,079          | 184,015                     | 81,560         |           | 81,560                          | 102,455          | 893,939                 | 2022 |
| 2023         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,077,954               | 2023 |
| 2024         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,261,969               | 2024 |
| 2025         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,445,984               | 2025 |
| 2026         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,629,999               | 2026 |
| 2027         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,814,014               | 2027 |
| 2028         | 176,936          |                 | 7,079          | 184,015                     |                |           |                                 | 184,015          | 1,998,029               | 2028 |
| <b>Total</b> | <b>2,638,923</b> | <b>0</b>        | <b>106,185</b> | <b>2,745,108</b>            | <b>711,540</b> | <b>0</b>  | <b>711,540</b>                  | <b>2,033,568</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

**Possible TID Closure**



**Tax Increment District No. 17  
Cash Flow Pro Forma With Future Sharing**

| Year         | Revenues         |                 |                |                             | Expenditures   |                |                                 | Balances         |                         | Year |
|--------------|------------------|-----------------|----------------|-----------------------------|----------------|----------------|---------------------------------|------------------|-------------------------|------|
|              | Tax Increments   | Transfers/ etc. | Other Revenue  | Total Revenues <sup>1</sup> | Expenditures   | Transfers      | Total Expenditures <sup>1</sup> | Annual           | Cumulative <sup>1</sup> |      |
| 2013         |                  |                 |                | 0                           |                |                | 0                               | 0                | (35,539)                | 2013 |
| 2014         | 161,820          |                 | 7,079          | 168,899                     | 77,362         |                | 77,362                          | 91,537           | 55,998                  | 2014 |
| 2015         | 176,936          |                 | 7,079          | 184,015                     | 79,976         | 104,039        | 184,015                         | (0)              | 55,998                  | 2015 |
| 2016         | 176,936          |                 | 7,079          | 184,015                     | 77,651         | 106,364        | 184,015                         | (0)              | 55,998                  | 2016 |
| 2017         | 176,936          |                 | 7,079          | 184,015                     | 80,229         | 103,786        | 184,015                         | (0)              | 55,998                  | 2017 |
| 2018         | 176,936          |                 | 7,079          | 184,015                     | 77,711         | 55,120         | 132,831                         | 51,184           | 107,182                 | 2018 |
| 2019         | 176,936          |                 | 7,079          | 184,015                     | 80,095         |                | 80,095                          | 103,920          | 211,102                 | 2019 |
| 2020         | 176,936          |                 | 7,079          | 184,015                     | 77,383         |                | 77,383                          | 106,632          | 317,734                 | 2020 |
| 2021         | 176,936          |                 | 7,079          | 184,015                     | 79,573         |                | 79,573                          | 104,442          | 422,175                 | 2021 |
| 2022         | 176,936          |                 | 7,079          | 184,015                     | 81,560         |                | 81,560                          | 102,455          | 524,630                 | 2022 |
| 2023         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 708,645                 | 2023 |
| 2024         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 892,660                 | 2024 |
| 2025         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 1,076,675               | 2025 |
| 2026         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 1,260,690               | 2026 |
| 2027         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 1,444,705               | 2027 |
| 2028         | 176,936          |                 | 7,079          | 184,015                     |                |                |                                 | 184,015          | 1,628,720               | 2028 |
| <b>Total</b> | <b>2,638,923</b> | <b>0</b>        | <b>106,185</b> | <b>2,745,108</b>            | <b>711,540</b> | <b>369,309</b> | <b>1,080,849</b>                | <b>1,664,259</b> |                         |      |

<sup>1</sup> Revenue, Expenditures and beginning fund balance provided by City Finance Department.

Possible TID Closure

## SECTION 3: Summary of Recommendations

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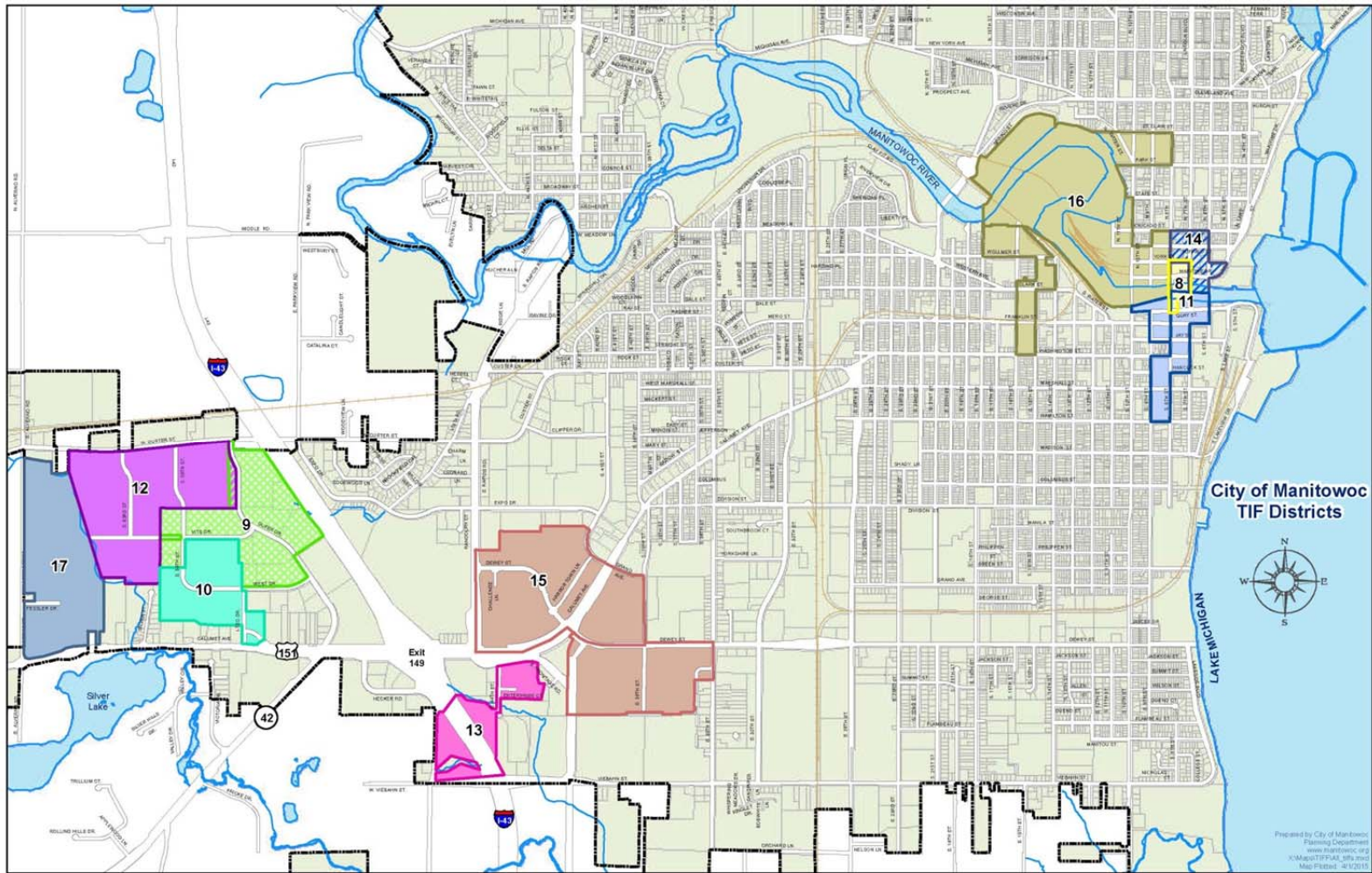
### General Recommendations

1. Capital Planning
  - a. TIF projects should be considered “self-supporting” and generally dissociated from limitations imposed by the City’s current capital planning process
  - b. If project is feasible within context of existing/anticipated cash flow, then should be considered by Council for approval
  - c. Debt financing of projects needs to be considered in the context of the City’s current debt metrics and rating(s)
  - d. The City should maximize the potential of TIDs as defined in the Project Plans
2. Allocate “some” administrative costs to TIDs on an annual basis. Costs that are directly attributed to supporting TID activities.
3. Treat TIDs like the City’s enterprise funds (i.e. a “development” utility)
  - a. Long-term planning
  - b. Multi-department coordination
  - c. Prepare an annual budget based on planning that has occurred throughout the year
4. Provide Plan Commission and Council summary TID report(s) at least annually
  - a. Council and PC should understand financial condition of TIDs, allowing both bodies to prioritize and make informed decisions
  - b. Coordination will allow for better execution of TIDs when elected/appointed bodies are an integral part of the process

### Potential Action Items

1. Closure of Distressed TIDs
  - a. As demonstrated the plan is to close TID 8 in 2015 and TIDs 11 & 12 within the next 3-years, or as soon as practical
2. Donor TIDs
  - a. TIDs 10, 13, 15, & 17 could be considered as donors to TIDs 14 & 16
  - b. Close the donor TIDs as soon as practical
3. TID Amendments
  - a. Amend TID 15 to include a portion of Dewey road project
  - b. Possible amendment of TID 15 to share revenue with TID 14 & 16
4. TID Creation
  - a. The City will be proposing the creation of TID 18 for the Redevelopment of Lakeview Mall area.

# APPENDIX A: City-wide Boundary Map of all TIDs



## APPENDIX B: Summary of Proposed Changes to TID Law

### **SB-50 WLC: 0049/1 – Technical Corrections**

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- Clarifies that the maintenance of industrial zoning requirement applies only to industrial TIDs (and not to mixed use TIDs)
- Changes public hearing notice requirement from Class 2 to Class 1 for TID amendments
- Deletes obsolete references in the TID law as identified by DOR
- Eliminates creation date “timing penalty”
- Extends timeframe for Final JRB meeting from 30 to 45 days
- Requires DOR to use TID OUT value when calculating the allowable levy limit increase following TID closure

### **SB-51 WLC: 0048/1 – Annual Reports**

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- Current law requires annual reports to be filed with overlapping taxing jurisdictions by 5/1
  - Study Committee Recommendation
    - Extend reporting deadline to July 1 with ability to request DOR extension
    - Prescribe minimum report content
    - Require JRBs to convene annually to review the annual report and to remain standing for the life of the TID
    - Require DOR to post reports on its website
    - Impose a \$100 per day fine for late reports unless an extension is granted

### **SB-52 WLC: 0047/1 – Increment Sharing**

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- Current law:
  - Donors and recipients must have same overlapping taxing jurisdictions
  - Eligible recipients limited to blighted area, in need of conservation or rehabilitation, distressed and severely distressed TIDs
- Study Committee Recommendation
  - Eliminate lake sanitary, public inland lake protection and rehabilitation, and town sanitary districts from overlap requirement
  - Make all types of TIDs eligible recipients

### **SB-53 WLC: 0043/1 – Adverse Impact**

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- Study Committee Recommendation
  - Permit five-year extensions to TID life where tax increment collections are adversely impacted by:
    - Prospective changes to the TID law
    - DOR valuation methodology changes
    - Technical college levy reductions (2013 Wisconsin Act 145)
  - Extension would be available in addition to the three and four year extensions currently available for certain TIDs

- An additional territory amendment would also be available in cases where the four permitted per TID under current law had already been utilized

### **SB-54 WLC: 0041/1 – Vacant Land & Municipal Land**

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- Current law:
  - Restricts vacant land in “blighted area” and “in need of conservation or rehabilitation” TIDs to 25%
  - Requires that tax-exempt land owned by the municipality creating the TID be assigned a value if not being held for a public purpose (thus creating an immediate decrement)
- Study Committee Recommendation
  - Eliminate vacant land test
  - Eliminate requirement to assign value to tax-exempt land
  - Both changes would apply only to TIDs created after effective date

### **SB-55 WLC: 0019/1 – Valuation Test**

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- Current law valuation test requires that the base value of the proposed TID or territory addition, plus the increment value of existing TIDs, be less than 12% of TID IN EV
- Study Committee Recommendation
  - Increase limit from 12% to 15%

### **SB-56 WLC: 0017/1 – Distressed TID**

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- Current law allowing a TID to be declared distressed or severely distressed sunsets 10/1/15
- Study Committee Recommendation
  - Extend sunset provision to October 1, 2020

### **SB- 57 WLC: 0015/2 – Base Value Redetermination**

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- 2013 Wisconsin Act 183 created authority to reset TID base value one time when a TID has been in a “decrement” situation for two successive years
- Study Committee Recommendation
  - Permit single, or multiple redeterminations as long as that possibility is identified in TID project plan or an amendment thereto.
  - JRB approval required for project plan or plan amendment, but not for individual redetermination(s)
  - Single year of decrement permits a redetermination