



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



February 20, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 10-2020: Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 22, City of Manitowoc, Wisconsin"**

At the February 19, 2020 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

***Approve the Proposed Boundaries and Project Plan for Tax Incremental District #22.***

Granicus #: 20-0179 & 20-0180  
Attachments: Plan Commission Resolution  
Project Plan

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES  
AND APPROVING A PROJECT PLAN  
FOR TAX INCREMENTAL DISTRICT NO. 22,  
CITY OF MANITOWOC, WISCONSIN**

**WHEREAS**, the City of Manitowoc (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

**WHEREAS**, Tax Incremental District No. 22 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, a Project Plan for the District has been prepared that includes:

- A. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- B. An economic feasibility study;
- C. A detailed list of estimated project costs;
- D. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- E. A map showing existing uses and conditions of real property in the District;
- F. A map showing proposed improvements and uses in the District;
- G. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- H. A list of estimated non-project costs;
- I. A statement of the proposed plan for relocation of any persons to be displaced;
- J. A statement indicating how the District promotes the orderly development of the City;
- K. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

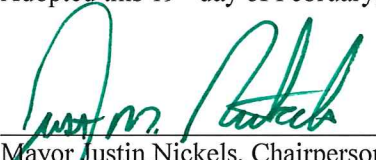
**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Manitowoc County, the Manitowoc School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 19, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the City of Manitowoc that:

- 1. It recommends to the Common Council that Tax Incremental District No. 22 be created with boundaries as designated in Exhibit A of this Resolution.
- 2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
- 3. Creation of the District promotes orderly development in the City.

Adopted this 19<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
Mayor Justin Nickels, Chairperson

  
\_\_\_\_\_  
Paul Braun, Secretary



February 12, 2020 Draft

# **Project Plan**

## **Tax Incremental District No. 22**

### **“Peninsula Redevelopment”**

## **City of Manitowoc, Wisconsin**

Organizational Joint Review Board Meeting Held:	Scheduled for February 19, 2020
Public Hearing Held:	Scheduled for February 19, 2020
Approval by Plan Commission:	Scheduled for February 19, 2020
Adoption by Common Council:	Scheduled for March 16, 2020
Approval by the Joint Review Board:	Scheduled for TBD

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# **SECTION 1:**

## **Executive Summary**

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### **Description of District**

Tax Incremental District (“TID”) No. 22 (“District”) is a proposed Redevelopment District which comprises of approximately 20.92 acres located in the East Central part of the City and overlays a portion of TID 16. The District will be created to pay the costs of various public improvements, potential development incentives, façade improvement grants, and professional service costs needed (“Project”) to be developed by the City and developers. In addition to the incremental property value that will be created, the City expects the Project which will result in the environmental cleanup of the site, will generate new housing opportunities, along with commercial, office, and light industrial development.

### **Authority**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **Estimated Total Project Cost Expenditures**

The City anticipates making total expenditures of approximately \$18.6M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). While the \$18.6M is on the high end of estimates, for planning purposes, the City has used a much more conservative cost estimate of \$12.6M. The final cost will be determined by the development scope and layout and corresponding public infrastructure requirements needed. It’s the intent to phase the improvements to mitigate the risk to the City. Costs include an estimated public infrastructure needs by phase, façade improvement grants, development incentives, and professional service costs.

### **Incremental Valuation**

The City projects that new land and improvements value of approximately \$26M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. Additionally, the City anticipates additional project revenue through various grants to be applied for to assist with the cleanup of the site. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.

## Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for the cleanup and redevelopment within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

The expectation that upon at buildout the site will provide additional employment and housing opportunities in the City. During the redevelopment, it's expected that the City will attempt to utilize local suppliers in construction of the Project.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation.
6. The Project Costs relate directly to the rehabilitation of property and improvements in the District, consistent with the purpose for which the District is created.

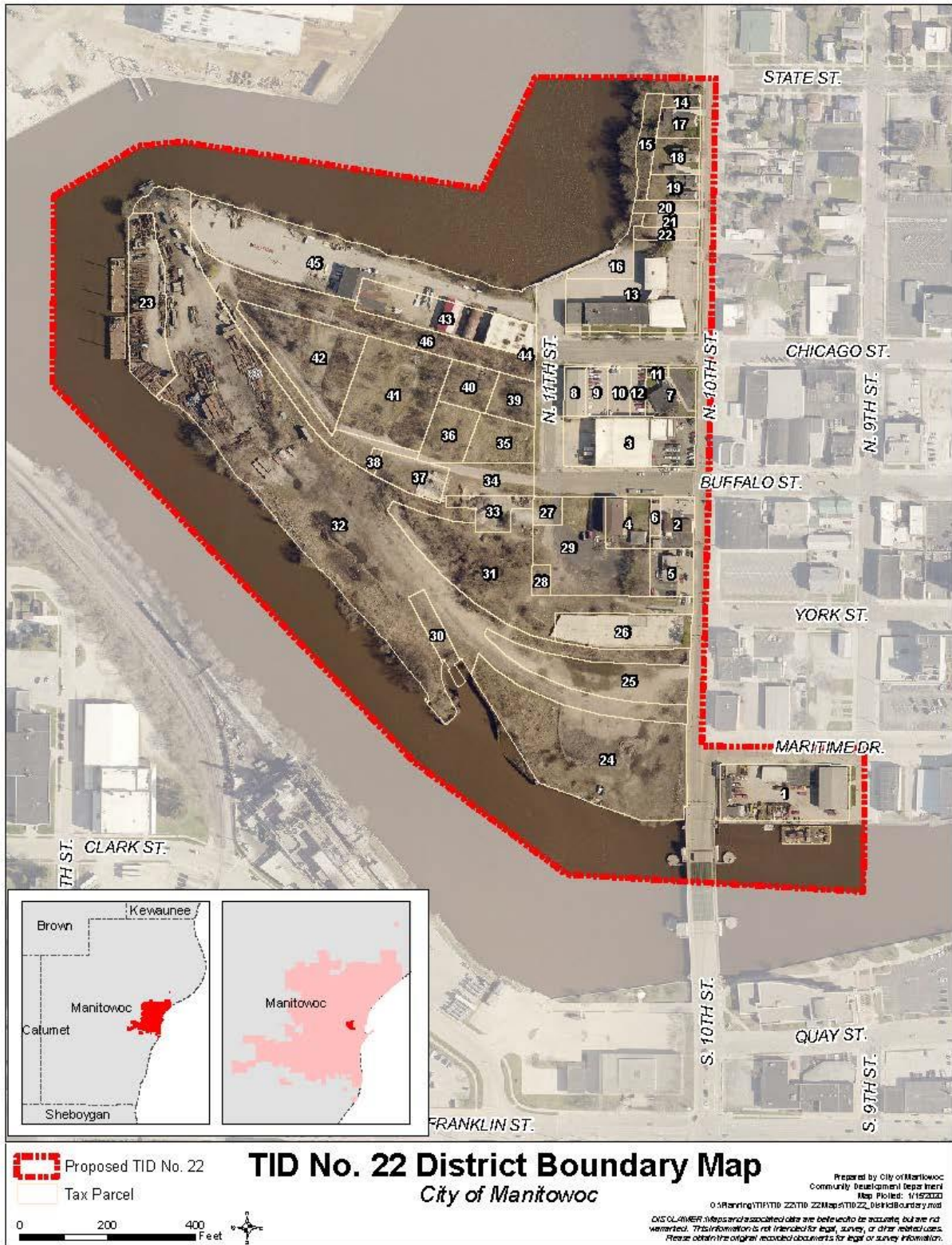
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 21% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

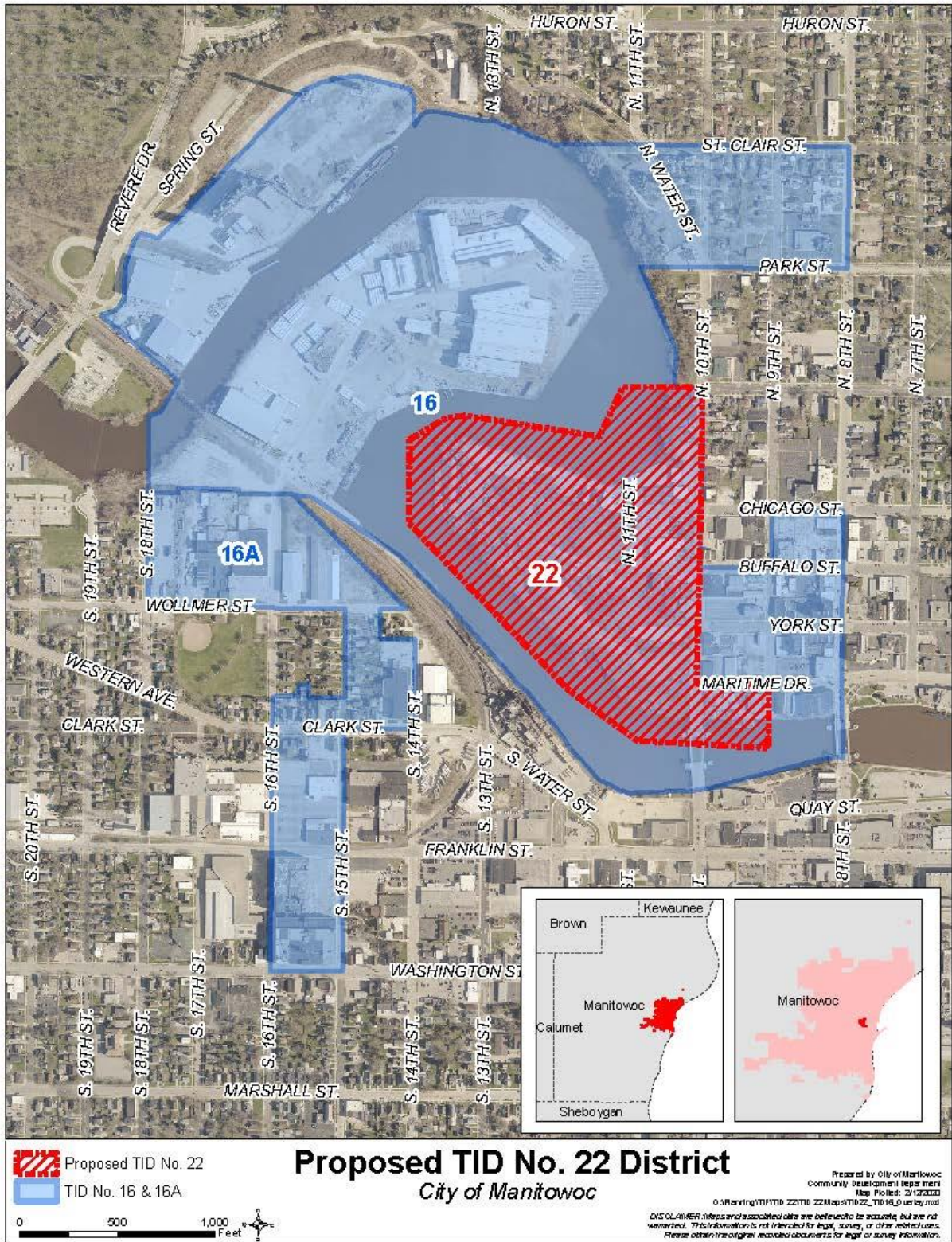


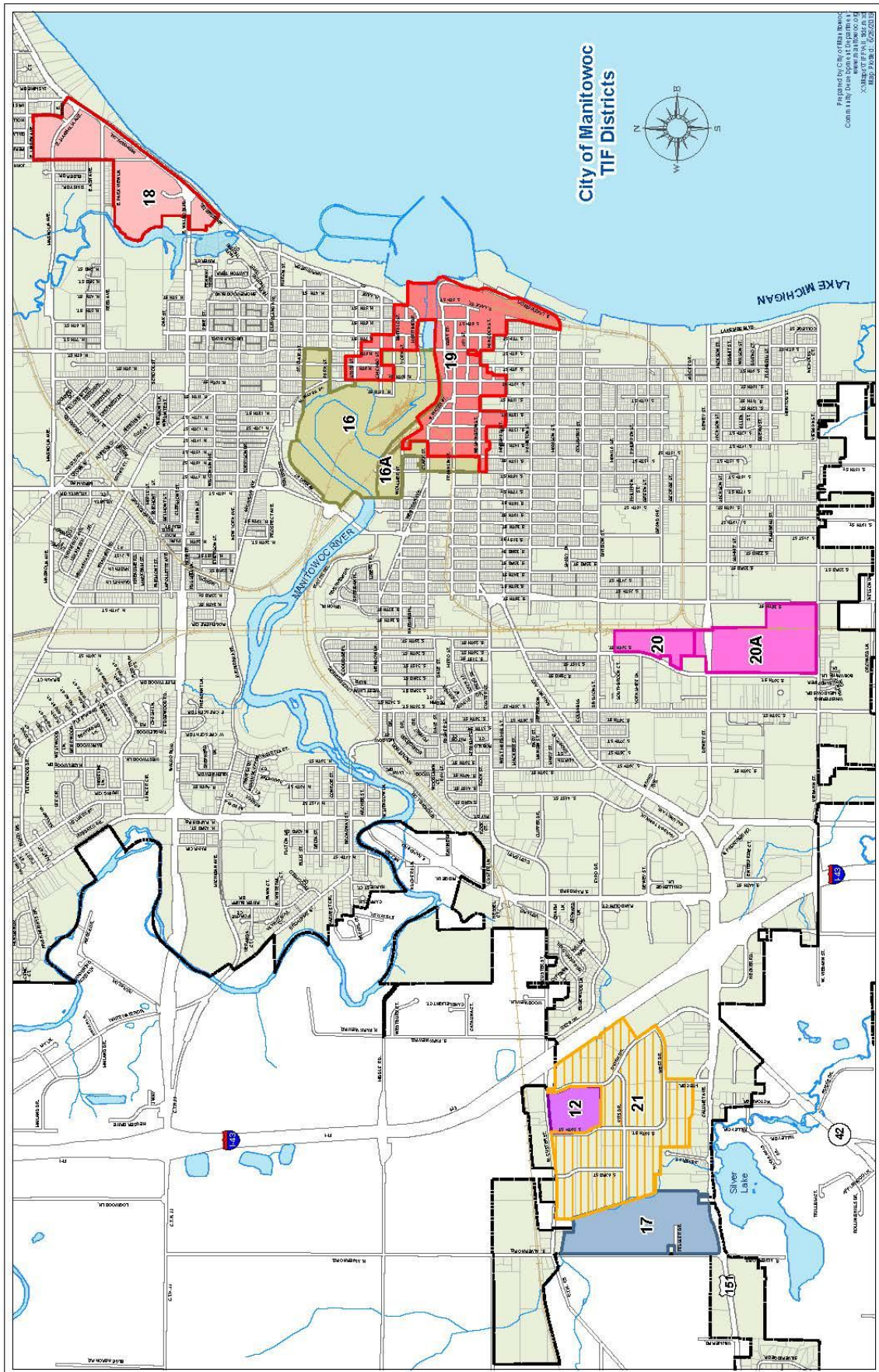
## **SECTION 2:** **Preliminary Maps of Proposed District Boundary**

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Maps Found on Following Pages.







City of Manitowoc  
TIF Districts

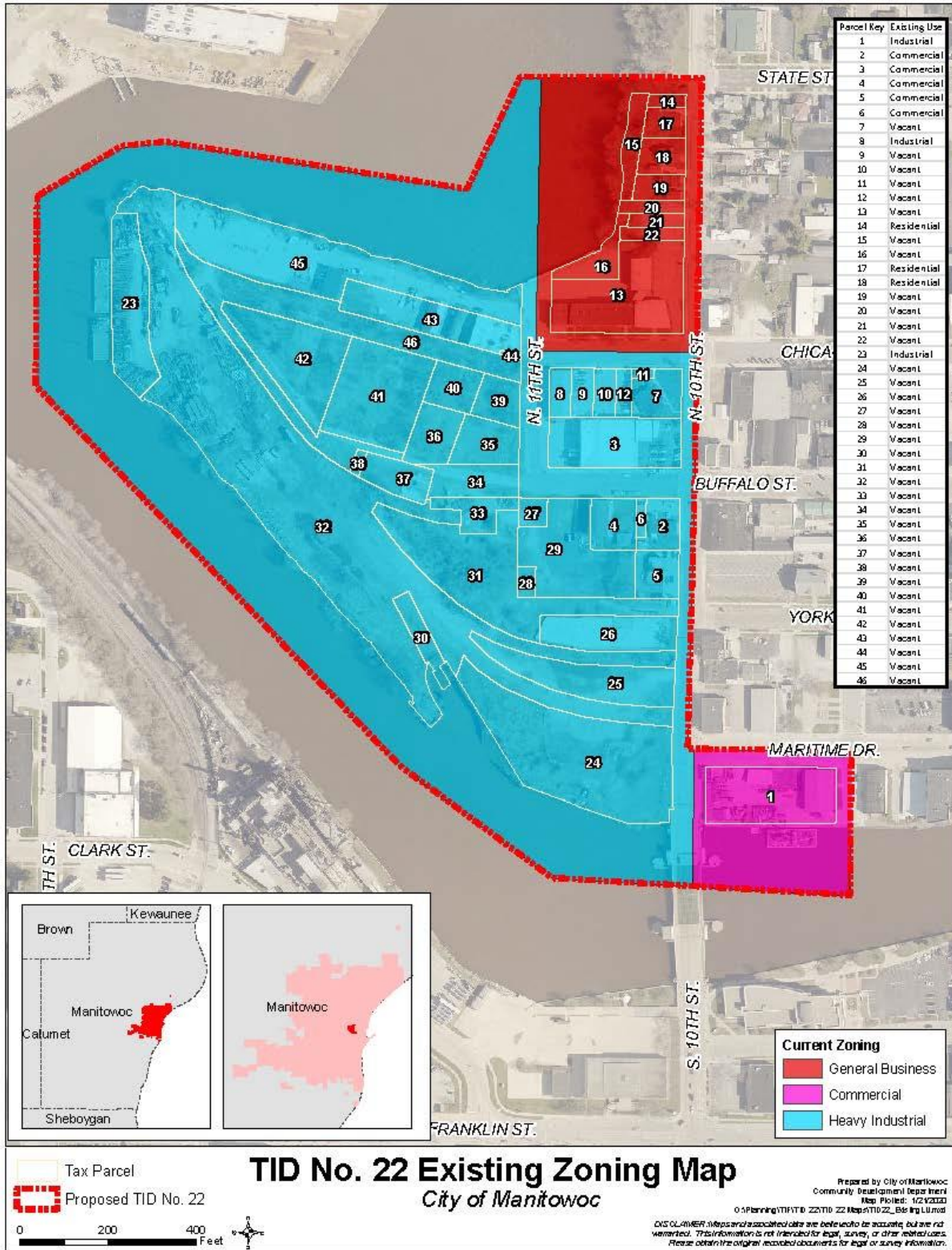
Prepared by City of Manitowoc  
Comprehensive Development  
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APP. PLAN 02 (02/2010)

## **SECTION 3:**

# **Map Showing Existing Uses and Conditions**

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Map Found on Following Page.



# SECTION 4: Preliminary Parcel List and Analysis

City of Manitowoc																				Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)						
TID No. 22 Rehab 2020 Creation																										
Base Property Information																										
Property Information							Assessment Information				Equalized Value				District Classification				District Classification			Comments				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/Conservation	Vacant	Comments	Assessment Roll Classification?	
1	05200018402000	17 MARITIME DR	MCMULLEN & PITZ CONSTRUCTION CO	0.85	N	16	133,400	380,300		513,700	100.00%	133,400	380,300	0	513,700		0.85			0.85		0.85	0.00	Light Industrial Use that would likely be relocated	Class 2	
2	05200016802000	216 N 10TH ST	SIMON PAULA	0.22	N	16	42,700	76,800		119,500	100.00%	42,700	76,800	0	119,500		0.22			0.22		0.22	0.00	Car Wash	Class 2	
3	05200015309100	306 N 10TH ST	306 N 10TH ST BLDG LLC	0.78	N	16	68,000	260,300		328,300	100.00%	68,000	260,300	0	328,300		0.78			0.78		0.78	0.00	Auto Sales - Potential site for new Co-Op	Class 2	
4	05200016804000	1015 BUFFALO ST	1015 BUFFALO LLC	0.28	N	16	30,000	74,000		104,000	100.00%	30,000	74,000	0	104,000		0.28			0.28		0.28	0.00	Vacant Building - Potential Brew-Pub	Class 2	
5	05200016812000	204 N 10TH ST	SIMON PAULA	0.25	N	16	49,500	78,900		128,400	100.00%	49,500	78,900	0	128,400		0.25			0.25		0.25	0.00	Oil Change/Car Repair	Class 2	
6	05200016802100	BUFFALO ST	SIMON PAULA	0.05	N	16	5,000	0		5,000	100.00%	5,000	0	0	5,000		0.05			0.05			0.05		Class 2	
7	05200015301000	320 N 10TH ST	WISCONSIN PUBLIC SERVICE CORPORATION	0.27	N	16	52,500	107,300		159,800	100.00%	52,500	107,300	0	159,800		0.27			0.27	0.27				Shows improvement value, but building was removed in December 2019, Superfund Site	Class 2
8	05200015306000	1023 CHICAGO ST	TOM KITZEROW ENTERPRISES LLC	0.13	N	16	16,100	133,200		149,300	100.00%	16,100	133,200	0	149,300		0.13			0.13		0.13	0.00	Light Industrial Use	Class 3	
9	05200015305000	1019 CHICAGO ST	306 N 10TH ST BLDG LLC	0.13	N	16	13,800	1,500		15,300	100.00%	13,800	1,500	0	15,300		0.13			0.13			0.13	Parking	Class 2	
10	05200015304000	1015 CHICAGO ST	306 N 10TH ST BLDG LLC	0.13	N	16	13,800	1,500		15,300	100.00%	13,800	1,500	0	15,300		0.13			0.13			0.13	Parking	Class 2	
11	05200015302000	1011 CHICAGO ST	WISCONSIN PUBLIC SERVICE CORP	0.03	N	16	0	0		0	100.00%	0	0	0	0		0.03			0.03			0.03		X	
12	05200015303000	1013 CHICAGO ST	306 N 10TH ST BLDG LLC	0.09	N	16	9,600	1,000		10,600	100.00%	9,600	1,000	0	10,600		0.09			0.09			0.09	Parking	Class 2	
13	05200012007000	402 N 10TH ST	WISCONSIN PUBLIC SERVICE CORP	1.12	N	16	117,300	771,900		889,200	100.00%	117,300	771,900	0	889,200		1.12			1.12	1.12				Shows improvement value, but majority of the building was removed in December 2019,	Class 2
14	05200012001000	436 N 10TH ST	DARREN RUSSELL WHEELOCK	0.06	N	16	8,100	23,100		31,200	100.00%	8,100	23,100	0	31,200		0.06			0.06		0.06			Residential that is zoned commercial	Class 2
15	05200012008000	N/A	MANITOWOC CITY OF VACANT LOT	0.42	N	16	0	0		0	100.00%	0	0	0	0		0.42			0.42			0.42	Riverbank outlot intended for future bike path	X	
16	05200012008000	N/A	MANITOWOC CITY OF VACANT LOT	0.42	N	16	0	0		0	100.00%	0	0	0	0		0.42			0.42			0.42	Parking and Riverbank lot, likely for future bike path	X	
17	05200012001100	434 N 10TH ST	BROWN JEANNE	0.16	N	16	18,900	32,100		51,000	100.00%	18,900	32,100	0	51,000		0.16			0.16		0.16			Residential that is zoned commercial	Class 1
18	05200012003000	426 N 10TH ST	GREENWOLD MARY M	0.22	N	16	15,600	49,400		65,000	100.00%	15,600	49,400	0	65,000		0.22			0.22		0.22			Residential that is zoned commercial	Class 1
19	05200012004000	N 10TH ST	MANITOWOC CITY OF	0.16	N	16	18,800	83,300		102,100	100.00%	18,800	83,300	0	102,100		0.16			0.16			0.16		Shows improvement value, but City removed the two residential structure, currently	Class 1/X
20	05200012004100	420 N 10TH ST	WISCONSIN PUBLIC SERVICE CORP	0.11	N	16	0	0		0	100.00%	0	0	0	0		0.11			0.11			0.11		X	
21	05200012005000	418 N 10TH ST	WISCONSIN PUBLIC SERVICE CORP	0.09	N	16	0	0		0	100.00%	0	0	0	0		0.09			0.09			0.09		X	
22	05200012006000	416 N 10TH ST	WISCONSIN PUBLIC SERVICE CORP	0.10	N	16	0	0		0	100.00%	0	0	0	0		0.1			0.10			0.10		X	
23	05200014901000	N 10TH ST	MCMULLEN & PITZ CONSTRUCTION CO	0.86	N	16	14,200	16,400		30,600	100.00%	14,200	16,400	0	30,600		0.86			0.86		0.86			Lay down yard for marine salvager	Class 2
24 & 25	05200017316000	1 N 10TH ST	CDA OF THE CITY OF MANITOWOC	3.11	N	16	51,500	10,600		62,100	100.00%	51,500	10,600	0	62,100		3.11			3.11			3.11		Shows value, but purchased by City in 2019 - Parcels 24 & 25	Class 2/X
26	05200017310000	N 10TH ST	CDA OF THE CITY OF MANITOWOC	0.50	N	16	8,300	88,300		96,600	100.00%	8,300	88,300	0	96,600		0.5			0.50			0.50		Shows value but purchased by City in 2019	Class 2/X

**City of Manitowoc**

TID No. 22 Rehab 2020 Creation

Base Property Information

Assessment Roll Classification?  
 (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

Property Information							Assessment Information				Equalized Value				District Classification					District Classification			Comments						
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/Conservation	Vacant						
27	05200017313000	BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.09	N	16	1,500	0		1,500	100.00%	1,500	0	0	1,500	0.09				0.09			0.09	Shows value but purchased by City in 2019	Class 2/X				
28	05200017314000	VACATED N 11TH ST	CDA OF THE CITY OF MANITOWOC	0.08	N	16	1,400	0		1,400	100.00%	1,400	0	0	1,400	0.08				0.08			0.08	Shows value but purchased by City in 2019	Class 2/X				
29	05200017309000	BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.95	N	16	15,700	0		15,700	100.00%	15,700	0	0	15,700	0.95				0.95			0.95	Shows value but purchased by City in 2019	Class 2/X				
30	05200017300300	N/A	CDA OF THE CITY OF MANITOWOC	0.17	N	16	2,700	0		2,700	100.00%	2,700	0	0	2,700	0.17				0.17			0.17	Shows value but purchased by City in 2019	Class 2/X				
31	05200017317000	VACATED YORK ST	CDA OF THE CITY OF MANITOWOC	3.04	N	16	125,500	0		125,500	100.00%	125,500	0	0	125,500	3.04				3.04			3.04	Shows value but purchased by City in 2019	Class 2/X				
32	05200017300000	N 10TH ST	CDA OF THE CITY OF MANITOWOC	2.85	N	16	47,200	0		47,200	100.00%	47,200	0	0	47,200	2.85				2.85			2.85	Shows value but purchased by City in 2019	Class 2/X				
33	05200017308000	VACATED BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.43	N	16	7,100	0		7,100	100.00%	7,100	0	0	7,100	0.43				0.43			0.43	Shows value but purchased by City in 2019	Class 2/X				
34	05200017315000	VACATED BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.28	N	16	4,600	0		4,600	100.00%	4,600	0	0	4,600	0.28				0.28			0.28	Shows value but purchased by City in 2019	Class 2/X				
35	05200017304000	N 11TH ST	CDA OF THE CITY OF MANITOWOC	0.37	N	16	6,100	0		6,100	100.00%	6,100	0	0	6,100	0.37				0.37			0.37	Shows value but purchased by City in 2019	Class 2/X				
36	05200017311000	VACATED BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.36	N	16	6,000	0		6,000	100.00%	6,000	0	0	6,000	0.36				0.36			0.36	Shows value but purchased by City in 2019	Class 2/X				
37	05200017307000	1121 BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.31	N	16	5,100	11,300		16,400	100.00%	5,100	11,300	0	16,400	0.31				0.31			0.31	Shows value but purchased by City in 2019	Class 2/X				
38	05200017306000	VACATED BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.05	N	16	900	0		900	100.00%	900	0	0	900	0.05				0.05			0.05	Shows value but purchased by City in 2019	Class 2/X				
39	05200017303000	308 N 11TH ST	CDA OF THE CITY OF MANITOWOC	0.12	N	16	1,900	0		1,900	100.00%	1,900	0	0	1,900	0.12				0.12			0.12	Shows value but purchased by City in 2019	Class 2/X				
40	05200017302300	VACATED CHICAGO ST	CDA OF THE CITY OF MANITOWOC	0.25	N	16	4,200	0		4,200	100.00%	4,200	0	0	4,200	0.25				0.25			0.25	Shows value but purchased by City in 2019	Class 2/X				
41	05200017302200	BUFFALO ST	CDA OF THE CITY OF MANITOWOC	1.03	N	16	17,100	0		17,100	100.00%	17,100	0	0	17,100	1.03				1.03			1.03	Shows value but purchased by City in 2019	Class 2/X				
42	05200017302000	VACATED BUFFALO ST	CDA OF THE CITY OF MANITOWOC	0.91	N	16	15,100	0		15,100	100.00%	15,100	0	0	15,100	0.91				0.91			0.91	Shows value but purchased by City in 2019	Class 2/X				
43	05200017301000	1103 CHICAGO ST	CDA OF THE CITY OF MANITOWOC	0.81	N	16	13,300	179,800		193,100	100.00%	13,300	179,800	0	193,100	0.81				0.81		0.81		Shows value but purchased by City in 2019 - Occupied by Braun Building Center	Class 2/X				
44	05200017300200	N 11TH ST	CDA OF THE CITY OF MANITOWOC	0.01	N	16	0	0		0	100.00%	0	0	0	0	0.01				0.01			0.01		X				
45	05200017300100	N/A	CDA OF THE CITY OF MANITOWOC	1.75	N	16	29,000	0		29,000	100.00%	29,000	0	0	29,000	1.75				1.75			1.75	Shows value but purchased by City in 2019	Class 2/X				
46	05200017317000	VACATED YORK ST	CDA OF THE CITY OF MANITOWOC	3.04	N	16	125,500	0		125,500	100.00%	125,500	0	0	125,500	3.04				3.04			3.04	Shows value but purchased by City in 2019	Class 2/X				
				<b>Total Acreage</b>	<b>27.44</b>		<b>1,117,000</b>	<b>2,381,000</b>	<b>0</b>	<b>3,498,000</b>		<b>1,117,000</b>	<b>2,381,000</b>	<b>0</b>		<b>23.73</b>	<b>3.71</b>	<b>0</b>	<b>0</b>	<b>27.44</b>	<b>1.39</b>	<b>4.62</b>	<b>21.43</b>						
																<b>86.49%</b>	<b>13.52%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.02%</b>									
																<b>Estimated Base Value</b>		<b>3,118,200</b>											



## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$61,862,600. This value is less than the maximum of \$243,883,800 in equalized value that is permitted for the City.

<b>City of Manitowoc, Wisconsin</b>	
<b>Tax Increment District # 22</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	3/16/2020
	Valuation Data Currently Available 2019
Total EV (TID In)	2,032,365,000
12% Test	243,883,800
Total Existing Increment	<u>58,744,400</u>
Projected Base of New or Amended District	3,118,200
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	<u><u>61,862,600</u></u>
Compliance	<b>PASS</b>

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

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

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

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

To promote and facilitate redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly

costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

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

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

#### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

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

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river bank; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

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

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

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

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Façade Improvement Grant Program (Development Incentives)**

To encourage continued private development in and around the TID boundary consistent with the objectives of this Plan, the City may provide loans or grants to eligible property owners in and within ½ mile of the District. Eligible improvements will be those that are likely to improve the value of the property,

enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the City. Any funds returned to the City from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the City for purposes of implementing this program are considered eligible Project Costs.

## **Miscellaneous**

### **Various River Front Improvements**

To encourage continued private development in and around the TID boundary, the City plans to enhance the riverfront to include but not limited to: the potential dredging of the river; creation of small craft launch or docks; sheet wall installation, removal, or repair; riverbank stabilization and repair; and the development of open space and park areas.

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- 1) Façade Improvement Grants

### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee

salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

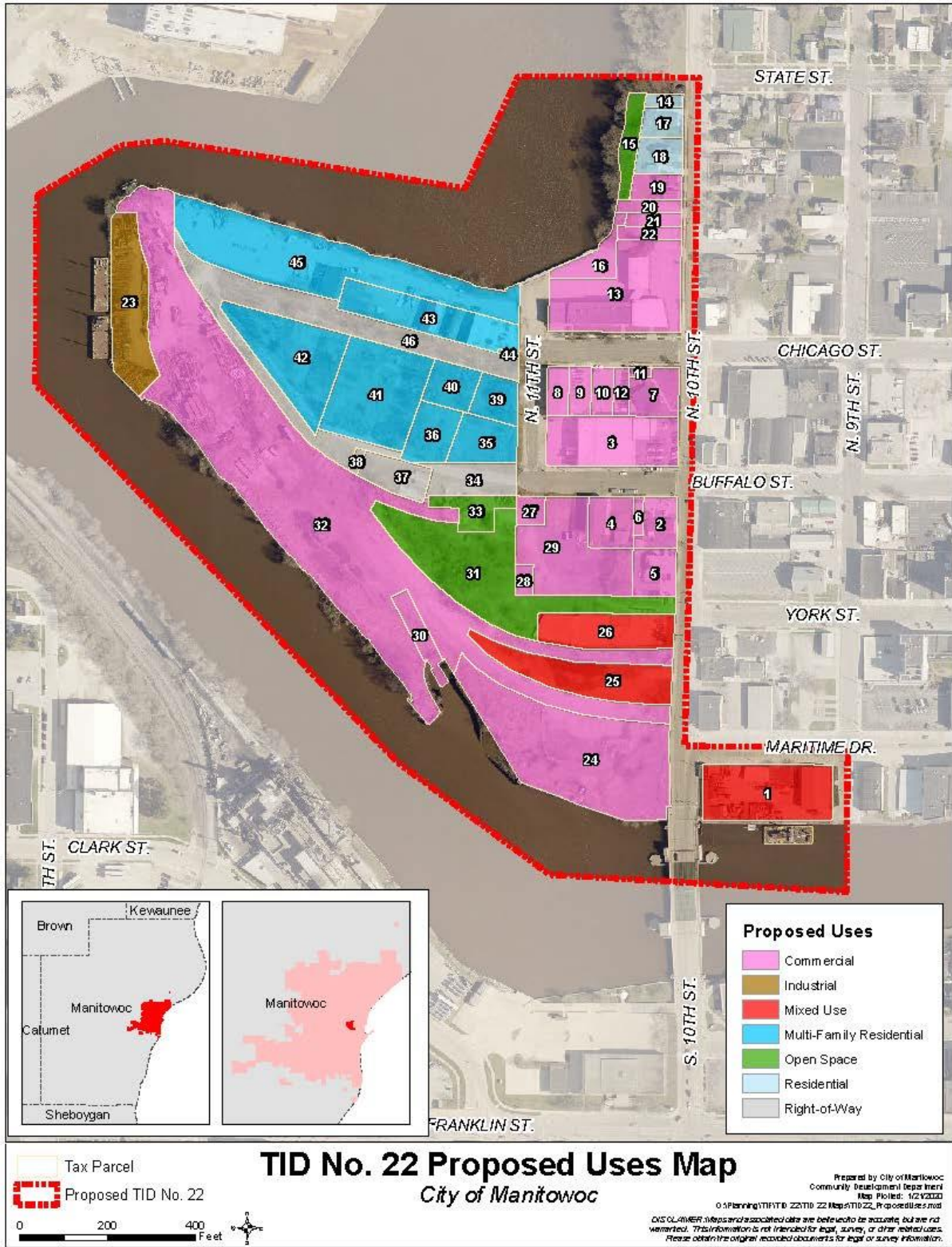
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.



## **SECTION 7:**

# **Maps Showing Proposed Improvements and Uses**

Maps Found on Following Pages.





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

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The following list identifies the Project Costs by phase that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

# City of Manitowoc, Wisconsin

## Tax Increment District # 22

### Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2022	Phase III 2024	Total (Note 1)
1	Infrastructure (Mid Range Estimate) <sup>2</sup>	5,500,000		5,500,000	11,000,000
2	Phase 2 - Design & Engineering	120,000			120,000
3	Development Incentives <sup>3</sup>	250,000	250,000	500,000	1,000,000
4	Façade Grant <sup>4</sup>	100,000		100,000	200,000
5	EPA Revolving Loan Fund Repayment <sup>5</sup>	225,000			225,000
6	Administrative/Legal	50,000			50,000
<b>Total Projects</b>		<u>6,245,000</u>	<u>250,000</u>	<u>6,100,000</u>	<u>12,595,000</u>

**Notes:**

- Note 1 Project costs are estimates and are subject to modification
- Note 2 City estimates a range of costs from \$10.5M to \$17M. For planning purposes we have used a \$11M estimate but costs up to \$17M are TID eligible.
- Note 3 Incentives up to \$1M are an eligible TID expense. Incentives are not included in the cashflow and will only will be paid if demonstrated to be needed for the project to occur and the increment sufficient to cashflow.
- Note 4 Eligible with 1/2 mile of TID boundary.
- Note 5 Available funds to offset infrastructure costs but required to be paid back out of TID increment.

# City of Manitowoc, Wisconsin

## Tax Increment District # 22

### Estimated Project List - Phase 1

Project ID	Project Name/Type	Phase I 2020	Phase II 2022	Phase III 2024	Total (Note 1)
1	Infrastructure (Mid Range Estimate) <sup>2</sup>	5,500,000			5,500,000
2	Phase 2 - Design & Engineering	120,000			120,000
3	Development Incentives <sup>3</sup>	250,000	250,000	500,000	1,000,000
4	Façade Grant <sup>4</sup>	100,000		100,000	200,000
5	EPA Revolving Loan Fund Repayment <sup>5</sup>	225,000			225,000
6	Administrative/Legal	50,000			50,000
<b>Total Projects</b>		<u>6,245,000</u>	<u>250,000</u>	<u>600,000</u>	<u>7,095,000</u>

**Notes:**

- Note 1 Project costs are estimates and are subject to modification
- Note 2 City estimates the Phase 1 range of costs from \$5M to \$8.5M. For planning purposes we have used a \$5.5M estimate but costs up to \$8.5M are TID eligible for Phase 1.
- Note 3 Incentives up to \$1M are an eligible TID expense. Incentives are not included in the cashflow and will only will be paid if demonstrated to be needed for the project to occur and the increment sufficient to cashflow.
- Note 4 Eligible with 1/2 mile of TID boundary.
- Note 5 Available funds to offset infrastructure costs but required to be paid back out of TID increment.

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

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

### **Key Assumptions**

The Project Costs the City plans to make are expected to create \$26M over both phases in incremental value by 2026. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$22.30 per thousand of equalized value and an estimate  $\frac{1}{2}$  of 1% annual drop in the tax rate, and a 2% economic appreciation, the Project would generate \$16.7M in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

**Table 1 – Development Assumptions**

City of Manitowoc, Wisconsin										
Tax Increment District # 22										
Development Assumptions										
Construction Year	Cream City Redevelopment	Mixed Use Building Development	Apartments <sup>1</sup>	Condos <sup>2</sup>	Riverfront Redevelopment Commercial <sup>3</sup>	Light Industrial Relocation	Annual Total	Construction Year		
1	2020	1,000,000					1,000,000	2020	1	
2	2021		10,000,000		750,000		10,750,000	2021	2	
3	2022					500,000	500,000	2022	3	
4	2023		4,000,000	1,000,000	435,000		5,435,000	2023	4	
5	2024		4,000,000	1,000,000	637,500		5,637,500	2024	5	
6	2025			1,000,000	630,000		1,630,000	2025	6	
7	2026			1,000,000			1,000,000	2026	7	
8	2027						0	2027	8	
9	2028						0	2028	9	
10	2029						0	2029	10	
Totals		<u>1,000,000</u>	<u>10,000,000</u>	<u>8,000,000</u>	<u>4,000,000</u>	<u>2,452,500</u>	<u>500,000</u>	<u>25,952,500</u>		

Notes:

<sup>1</sup>Assumes 80 apartments @100K per unit, built over two years.

<sup>2</sup>Assumes 8 condos 2-unit buildings @250K per unit, built over four years.

<sup>3</sup>Assumes commercial redevelopment 1 acre lot in 2021, .58 acre lot in 2023, .85 acre in 2024 and a .84 acre lot in 2025.



**Table 1 - Development Assumptions**

City of Manitowoc, Wisconsin									
Tax Increment District # 22									
Development Assumptions - Phase 1									
Construction Year	Cream City Redevelopment	Mixed Use Building Development	Apartments <sup>1</sup>	Condos <sup>2</sup>	Riverfront Redevelopment Commercial <sup>3</sup>	Light Industrial Relocation	Annual Total	Construction Year	
1	2020	1,000,000					1,000,000	2020	1
2	2021		10,000,000		750,000		10,750,000	2021	2
3	2022					500,000	500,000	2022	3
4	2023				435,000		435,000	2023	4
5	2024				637,500		637,500	2024	5
6	2025						0	2025	6
7	2026						0	2026	7
8	2027						0	2027	8
9	2028						0	2028	9
10	2029						0	2029	10
Totals		<u>1,000,000</u>	<u>10,000,000</u>	<u>0</u>	<u>0</u>	<u>1,822,500</u>	<u>500,000</u>	<u>13,322,500</u>	

Notes:  
<sup>1&2</sup> The apartments and condos would be built as part of phase 2.  
<sup>3</sup> Assumes commercial redevelopment 1 acre lot in 2021, .58 acre lot in 2023, .85 acre in 2024.

## Table 2 – Tax Increment Projection Worksheet

City of Manitowoc, Wisconsin Tax Increment District # 22 Tax Increment Projection Worksheet										
Type of District	Rehabilitation			Base Value	3,118,200			<b>Apply to Base Value</b>		
District Creation Date	March 16, 2020			Appreciation Factor	2.00%					
Valuation Date	Jan 1,	2020		Base Tax Rate	\$22.30					
Max Life (Years)	27			Rate Adjustment Factor	-0.50%					
Expenditure Period/Termination	22	3/16/2042		Tax Exempt Discount Rate	3.00%					
Revenue Periods/Final Year	27			2048			Taxable Discount Rate	4.00%		
Extension Eligibility/Years	Yes			3						
Eligible Recipient District	Yes									

Construction Year	Valuation Year	Value Added	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV
								NPV Calculation	Calculation
1	2020	1,000,000	0	1,000,000	2022	\$22.19	22,193	20,310	19,730
2	2021	10,750,000	20,000	11,770,000	2023	\$22.08	259,909	251,235	241,901
3	2022	500,000	235,400	12,505,400	2024	\$21.97	274,767	488,252	467,739
4	2023	5,435,000	250,108	18,190,508	2025	\$21.86	397,681	821,304	782,032
5	2024	5,637,500	363,810	24,191,818	2026	\$21.75	526,238	1,249,183	1,181,930
6	2025	1,630,000	483,836	26,305,655	2027	\$21.64	569,358	1,698,640	1,597,954
7	2026	1,000,000	526,113	27,831,768	2028	\$21.54	599,377	2,158,012	2,019,069
8	2027	0	556,635	28,388,403	2029	\$21.43	608,308	2,610,651	2,430,020
9	2028	0	567,768	28,956,171	2030	\$21.32	617,372	3,056,653	2,831,053
10	2029	0	579,123	29,535,294	2031	\$21.21	626,571	3,496,117	3,222,407
11	2030	0	590,706	30,126,000	2032	\$21.11	635,907	3,929,139	3,604,316
12	2031	0	602,520	30,728,520	2033	\$21.00	645,382	4,355,812	3,977,008
13	2032	0	614,570	31,343,091	2034	\$20.90	654,998	4,776,230	4,340,705
14	2033	0	626,862	31,969,953	2035	\$20.79	664,757	5,190,485	4,695,624
15	2034	0	639,399	32,609,352	2036	\$20.69	674,662	5,598,667	5,041,978
16	2035	0	652,187	33,261,539	2037	\$20.59	684,715	6,000,864	5,379,972
17	2036	0	665,231	33,926,769	2038	\$20.48	694,917	6,397,166	5,709,809
18	2037	0	678,535	34,605,305	2039	\$20.38	705,271	6,787,657	6,031,686
19	2038	0	692,106	35,297,411	2040	\$20.28	715,780	7,172,424	6,345,794
20	2039	0	705,948	36,003,359	2041	\$20.18	726,445	7,551,550	6,652,321
21	2040	0	720,067	36,723,426	2042	\$20.08	737,269	8,162,872	7,229,509
22	2041	0	734,469	37,457,895	2043	\$19.98	748,254	8,542,006	7,533,095
23	2042	0	749,158	38,207,053	2044	\$19.88	759,403	8,915,582	7,829,355
24	2043	0	764,141	38,971,194	2045	\$19.78	770,718	9,283,681	8,118,464
25	2044	0	779,424	39,750,618	2046	\$19.68	782,202	9,646,384	8,400,596
26	2045	0	795,012	40,545,630	2047	\$19.58	793,857	10,003,770	8,675,918
27	2046	0	810,913	41,356,543	2048	\$19.48	805,685	10,355,916	8,944,596
<b>Totals</b>		<b>25,952,500</b>	<b>15,404,043</b>		<b>Future Value of Increment</b>		<b>16,701,995</b>		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

## Table 2 – Tax Increment Projection Worksheet

City of Manitowoc, Wisconsin Tax Increment District # 22 Tax Increment Projection Worksheet - Phase 1										
Type of District	Rehabilitation			Base Value	3,118,200					
District Creation Date	March 16, 2020			Appreciation Factor	2.00%			Apply to Base Value		
Valuation Date	Jan 1,	2020		Base Tax Rate	\$22.30					
Max Life (Years)	27			Rate Adjustment Factor	-0.50%					
Expenditure Period/Termination	22	3/16/2042		Tax Exempt Discount Rate	3.00%					
Revenue Periods/Final Year	27			2048						
Extension Eligibility/Years	Yes			3						
Eligible Recipient District	Yes			4.00%						

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV	
								NPV Calculation	Calculation	
1	2020	1,000,000	2021	0	1,000,000	2022	\$22.19	22,193	20,310	19,730
2	2021	10,750,000	2022	20,000	11,770,000	2023	\$22.08	259,909	251,235	241,901
3	2022	500,000	2023	235,400	12,505,400	2024	\$21.97	274,767	488,252	467,739
4	2023	435,000	2024	250,108	13,190,508	2025	\$21.86	288,371	729,758	695,643
5	2024	637,500	2025	263,810	14,091,818	2026	\$21.75	306,535	978,999	928,585
6	2025	0	2026	281,836	14,373,655	2027	\$21.64	311,103	1,224,587	1,155,904
7	2026	0	2027	287,473	14,661,128	2028	\$21.54	315,738	1,466,574	1,377,738
8	2027	0	2028	293,223	14,954,350	2029	\$21.43	320,443	1,705,013	1,594,217
9	2028	0	2029	299,087	15,253,437	2030	\$21.32	325,217	1,939,957	1,805,472
10	2029	0	2030	305,069	15,558,506	2031	\$21.21	330,063	2,171,456	2,011,628
11	2030	0	2031	311,170	15,869,676	2032	\$21.11	334,981	2,399,562	2,212,809
12	2031	0	2032	317,394	16,187,070	2033	\$21.00	339,972	2,624,323	2,409,135
13	2032	0	2033	323,741	16,510,811	2034	\$20.90	345,038	2,845,790	2,600,722
14	2033	0	2034	330,216	16,841,027	2035	\$20.79	350,179	3,064,010	2,787,685
15	2034	0	2035	336,821	17,177,848	2036	\$20.69	355,396	3,279,030	2,970,136
16	2035	0	2036	343,557	17,521,405	2037	\$20.59	360,692	3,490,899	3,148,183
17	2036	0	2037	350,428	17,871,833	2038	\$20.48	366,066	3,699,661	3,321,934
18	2037	0	2038	357,437	18,229,269	2039	\$20.38	371,520	3,905,363	3,491,491
19	2038	0	2039	364,585	18,593,855	2040	\$20.28	377,056	4,108,049	3,656,956
20	2039	0	2040	371,877	18,965,732	2041	\$20.18	382,674	4,307,764	3,818,427
21	2040	0	2041	379,315	19,345,047	2042	\$20.08	388,376	4,639,687	4,135,042
22	2041	0	2042	386,901	19,731,947	2043	\$19.98	394,163	4,839,406	4,294,964
23	2042	0	2043	394,639	20,126,586	2044	\$19.88	400,036	5,036,198	4,451,027
24	2043	0	2044	402,532	20,529,118	2045	\$19.78	405,996	5,230,104	4,603,323
25	2044	0	2045	410,582	20,939,700	2046	\$19.68	412,046	5,421,167	4,751,943
26	2045	0	2046	418,794	21,358,495	2047	\$19.58	418,185	5,609,430	4,896,977
27	2046	0	2047	427,170	21,785,664	2048	\$19.48	424,416	5,794,932	5,038,510
<b>Totals</b>	<b>13,322,500</b>		<b>8,463,164</b>		<b>Future Value of Increment</b>		<b>9,181,131</b>			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

## **Financing and Implementation**

The City anticipates undertaking the redevelopment in Phases which is how the financing is structured. The timing of development, grants received, and need for access to public improvements by developers will determine the timing of when projects are financed. This finance plan assumes the use of General Obligation Bonds for the financing of the public improvements. The City may utilize other financing alternatives if they are deemed as more cost efficient or to mitigate risk. Any developer incentives to be paid will first be vetted to determine need and then paid only if there is sufficient increment to justify the incentive. **Table 3.** provides a summary of the District's financing plan.

**Table 3 – Financing Plan**

City of Manitowoc, Wisconsin			
Tax Increment District # 22			
Estimated Financing Plan			
	G.O. Bond 2020	G.O. Bond 2023	Totals
<b>Projects</b>			
Phase I - Infrastructure	5,500,000		5,500,000
Phase 2 - Design & Engineering	120,000		
Infill Offset	(325,000)		(325,000)
Administrative - TID Setup	50,000		50,000
Phase 2 - Infrastructure		5,500,000	5,500,000
<b>Total Project Funds</b>	<b>5,345,000</b>	<b>5,500,000</b>	<b>10,725,000</b>
<b>Estimated Finance Related Expenses</b>			
Municipal Advisor	22,000	22,500	
Bond Counsel	12,000	12,000	
Rating Agency Fee	11,500	11,500	
Underwriter Discount	11.00 59,675	11.00 61,435	
Capitalized Interest			
<b>Total Financing Required</b>	<b>5,450,175</b>	<b>5,607,435</b>	
Estimated Interest	1.75% (23,384)	2.00% (22,917)	
Assumed spend down (months)	3	3	
Rounding	(1,791)	482	
<b>Net Issue Size</b>	<b>5,425,000</b>	<b>5,585,000</b>	<b>11,010,000</b>
Notes:			

**Table 3 - Financing Plan**

<h2 style="margin: 0;">City of Manitowoc, Wisconsin</h2> <h3 style="margin: 0;">Tax Increment District # 22</h3> <h4 style="margin: 0;">Estimated Financing Plan - Phase 1</h4>		
	<b>G.O. Bond 2020</b>	<b>Totals</b>
<b>Projects</b>		
Phase 1 - Infrastructure	5,500,000	5,500,000
Phase 2 - Design & Engineering	120,000	
Infill Offset	(325,000)	(325,000)
Administrative - TID Setup	50,000	50,000
Phase 2 - Infrastructure		0
<b>Total Project Funds</b>	5,345,000	5,225,000
<b>Estimated Finance Related Expenses</b>		
Municipal Advisor	22,000	
Bond Counsel	12,000	
Rating Agency Fee	11,500	
Underwriter Discount	11.00	59,675
Capitalized Interest		
<b>Total Financing Required</b>	5,450,175	
Estimated Interest	1.75%	(23,384)
Assumed spend down (months)	3	
Rounding		(1,791)
<b>Net Issue Size</b>	5,425,000	5,425,000
<b>Notes:</b>		

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2047 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow**

City of Manitowoc, Wisconsin																			
Tax Increment District # 22																			
Cash Flow Projection - Both Phases																			
Year	Projected Revenues					Expenditures							Balances			Year			
	Tax Increments	EPA Grant Funds	Potential Site Assessment Grant	Potential Grant to Offset Infrastructure	Total Revenues	G.O. Bond 5,425,000			G.O. Bond 5,585,000			EPA Repayment	Façade Grants	Admin. + 1%	Total Expenditures		Annual	Cumulative	Principal Outstanding
						Dated Date:	Est. Rate	Interest	Dated Date:	Est. Rate	Interest								
2020		225,000			225,000									0	225,000	225,000		2020	
2021			200,000		200,000		2.75%	149,188				50,000	4,000	203,188	(3,188)	221,813		2021	
2022	22,193				22,193		2.75%	149,188					4,040	153,228	(131,034)	90,778		2022	
2023	259,909			400,000	659,909	75,000	2.75%	149,188				50,000	4,080	278,268	381,641	472,419		2023	
2024	274,767				274,767	100,000	2.75%	147,125	50,000	3.25%	181,513		4,121	482,759	(207,992)	264,427		2024	
2025	397,681				397,681	185,000	2.75%	144,375	75,000	3.25%	179,888	50,000	4,162	638,425	(240,744)	23,684		2025	
2026	526,238				526,238	225,000	2.75%	139,288	100,000	3.25%	177,450		4,204	645,942	(119,704)	(96,020)		2026	
2027	569,358				569,358	275,000	2.75%	133,100	100,000	3.25%	174,200	50,000	4,246	736,546	(167,188)	(263,208)		2027	
2028	599,377				599,377	315,000	2.75%	125,538	100,000	3.25%	170,950		4,289	715,776	(116,399)	(379,607)		2028	
2029	608,308				608,308	340,000	2.75%	116,875	100,000	3.25%	167,700		4,331	728,906	(120,598)	(500,205)		2029	
2030	617,372				617,372	350,000	2.75%	107,525	125,000	3.25%	164,450		4,375	751,350	(133,978)	(634,183)		2030	
2031	626,571				626,571	360,000	2.75%	97,900	145,000	3.25%	160,388		4,418	767,706	(141,135)	(775,318)		2031	
2032	635,907				635,907	370,000	2.75%	88,000	165,000	3.25%	155,675		4,463	783,138	(147,231)	(922,549)		2032	
2033	645,382				645,382	375,000	2.75%	77,825	185,000	3.25%	150,313		4,507	792,645	(147,263)	(1,069,813)		2033	
2034	654,998				654,998	380,000	2.75%	67,513	205,000	3.25%	144,300		4,552	801,365	(146,367)	(1,216,180)		2034	
2035	664,757				664,757	395,000	2.75%	57,063	220,000	3.25%	137,638		4,598	814,298	(149,541)	(1,365,720)		2035	
2036	674,662				674,662	410,000	2.75%	46,200	225,000	3.25%	130,488		4,644	816,331	(141,669)	(1,507,390)		2036	
2037	684,715				684,715	420,000	2.75%	34,925	245,000	3.25%	123,175		4,690	827,790	(143,076)	(1,650,465)		2037	
2038	694,917				694,917	425,000	2.75%	23,375	265,000	3.25%	115,213		4,737	833,325	(138,408)	(1,788,873)		2038	
2039	705,271				705,271	425,000	2.75%	11,688	280,000	3.25%	106,600		4,785	828,072	(122,801)	(1,911,674)		2039	
2040	715,780				715,780				715,000	3.25%	97,500		4,832	817,332	(101,553)	(2,013,227)		2040	
2041	726,445				726,445				735,000	3.25%	74,263		4,881	814,143	(87,698)	(2,100,925)		2041	
2042	737,269				737,269				750,000	3.25%	50,375		4,930	805,305	(68,036)	(2,168,961)		2042	
2043	748,254				748,254				800,000	3.25%	26,000		4,979	830,979	(82,725)	(2,251,686)		2043	
2044	759,403				759,403							225,000	5,029	230,029	529,374	(1,722,311)		2044	
2045	770,718				770,718								5,079	5,079	765,639	(956,672)		2045	
2046	782,202				782,202								5,130	5,130	777,072	(179,600)		2046	
2047	793,857				793,857								5,181	5,181	788,676	609,076		2047	
2048	805,685				805,685								5,233	5,233	800,452	1,409,528		2048	
Total	16,701,995	225,000	200,000	400,000	17,526,995	5,425,000		1,865,875	5,585,000		2,688,075	225,000	200,000	128,516	16,117,466			Total	
Notes:															Projected TID Closure				



**Table 4 - Cash Flow**

City of Manitowoc, Wisconsin																
Tax Increment District # 22																
Cash Flow Projection - Phase 1																
Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	EPA Grant Funds	Potential Site Assessment Grant	Potential Grant to Offset Infrastructure	Total Revenues	G.O. Bond 5,425,000 Dated Date: 09/01/20			EPA Repayment	Façade Grants	Admin. + 1%	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2020		225,000			225,000						0	225,000	225,000		2020	
2021			200,000		200,000		2.75%	149,188		50,000	4,000	203,188	(3,188)	221,813	2021	
2022	22,193				22,193		2.75%	149,188			4,040	153,228	(131,034)	90,778	2022	
2023	259,909			400,000	659,909	200,000	2.75%	149,188		50,000	4,080	403,268	256,641	347,419	2023	
2024	274,767				274,767	200,000	2.75%	143,688			4,121	347,809	(73,042)	274,377	2024	
2025	288,371				288,371	200,000	2.75%	138,188		50,000	4,162	392,350	(103,979)	170,399	2025	
2026	306,535				306,535	250,000	2.75%	132,688			4,204	386,892	(80,356)	90,042	2026	
2027	311,103				311,103	225,000	2.75%	125,813		50,000	4,246	405,059	(93,956)	(3,914)	2027	
2028	315,738				315,738	285,000	2.75%	119,625			4,289	408,914	(93,176)	(97,089)	2028	
2029	320,443				320,443	295,000	2.75%	111,788			4,331	411,119	(90,676)	(187,766)	2029	
2030	325,217				325,217	305,000	2.75%	103,675			4,375	413,050	(87,833)	(275,598)	2030	
2031	330,063				330,063	315,000	2.75%	95,288			4,418	414,706	(84,643)	(360,241)	2031	
2032	334,981				334,981	335,000	2.75%	86,625			4,463	426,088	(91,107)	(451,348)	2032	
2033	339,972				339,972	355,000	2.75%	77,413			4,507	436,920	(96,948)	(548,296)	2033	
2034	345,038				345,038	370,000	2.75%	67,650			4,552	442,202	(97,165)	(645,461)	2034	
2035	350,179				350,179	385,000	2.75%	57,475			4,598	447,073	(96,894)	(742,355)	2035	
2036	355,396				355,396	400,000	2.75%	46,888			4,644	451,531	(96,135)	(838,490)	2036	
2037	360,692				360,692	420,000	2.75%	35,888			4,690	460,578	(99,886)	(938,376)	2037	
2038	366,066				366,066	435,000	2.75%	24,338			4,737	464,075	(98,009)	(1,036,385)	2038	
2039	371,520				371,520	450,000	2.75%	12,375			4,785	467,160	(95,639)	(1,132,024)	2039	
2040	377,056				377,056						4,832	4,832	372,224	(759,800)	2040	
2041	382,674				382,674						4,881	4,881	377,793	(382,007)	2041	
2042	388,376				388,376						4,930	4,930	383,446	1,440	2042	
2043	394,163				394,163				225,000		4,979	229,979	164,184	165,624	2043	
2044	400,036				400,036						5,029	5,029	395,007	560,631	2044	
2045	405,996				405,996						5,079	5,079	400,917	961,548	2045	
2046	412,046				412,046						5,130	5,130	406,916	1,368,464	2046	
2047	418,185				418,185						5,181	5,181	413,004	1,781,469	2047	
2048	424,416				424,416						5,233	5,233	419,183	2,200,652	2048	
<b>Total</b>	<b>9,181,131</b>	<b>225,000</b>	<b>200,000</b>	<b>400,000</b>	<b>10,006,131</b>	<b>5,425,000</b>		<b>1,826,963</b>		<b>225,000</b>	<b>200,000</b>	<b>128,516</b>	<b>7,805,479</b>		<b>Total</b>	
Notes:													Projected TID Closure			

## **SECTION 10: Annexed Property**

---

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

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 21% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

### **Zoning Ordinances**

The majority of the TID is currently zoned heavy industrial. The intent is to rezone to the site to a commercial/residential district or more likely utility a planned unit development to dictate the future uses on the site. As such, the City's zoning ordinance will allow for the type of redevelopment being proposed.

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

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

## **Building Codes and Ordinances**

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

## **SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

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

## **SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development through the elimination of blighted areas and by providing necessary public infrastructure. In addition, by providing the appropriate financial incentives for private development projects, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

## **SECTION 15:**

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

---

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

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

**SECTION 16:**  
**Legal Opinion Advising Whether the Plan is**  
**Complete and Complies with Wis. Stat. §**  
**66.1105(4)(f)**

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Legal Opinion Found on Following Page.

Insert Legal Opinion

## **SAMPLE**

Dear Mayor:

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

Sincerely,

City Attorney

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

---

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

**Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.**

Statement of Taxes Data Year:	2018	Percentage
County	10,265,096	23.16%
Technical College	1,473,401	3.32%
Municipality	17,994,360	40.59%
School District	14,597,810	32.93%
<b>Total</b>	<b>44,330,667</b>	

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	5,139	738	9,009	7,308	22,193	2022
2023	60,184	8,638	105,500	85,586	259,909	2023
2024	63,624	9,132	111,531	90,479	274,767	2024
2025	92,086	13,218	161,424	130,954	397,681	2025
2026	121,854	17,490	213,606	173,287	526,238	2026
2027	131,839	18,924	231,109	187,486	569,358	2027
2028	138,790	19,921	243,295	197,371	599,377	2028
2029	140,858	20,218	246,920	200,312	608,308	2029
2030	142,957	20,519	250,599	203,297	617,372	2030
2031	145,087	20,825	254,333	206,326	626,571	2031
2032	147,249	21,135	258,122	209,400	635,907	2032
2033	149,443	21,450	261,968	212,520	645,382	2033
2034	151,670	21,770	265,872	215,687	654,998	2034
2035	153,929	22,094	269,833	218,900	664,757	2035
2036	156,223	22,423	273,854	222,162	674,662	2036
2037	158,551	22,758	277,934	225,472	684,715	2037
2038	160,913	23,097	282,075	228,832	694,917	2038
2039	163,311	23,441	286,278	232,241	705,271	2039
2040	165,744	23,790	290,544	235,702	715,780	2040
2041	168,214	24,145	294,873	239,214	726,445	2041
2042	170,720	24,504	299,266	242,778	737,269	2042
2043	173,264	24,869	303,725	246,395	748,254	2043
2044	175,845	25,240	308,251	250,067	759,403	2044
2045	178,466	25,616	312,844	253,793	770,718	2045
2046	181,125	25,998	317,505	257,574	782,202	2046
2047	183,823	26,385	322,236	261,412	793,857	2047
2048	186,562	26,778	327,037	265,307	805,685	2048
	<u>3,867,471</u>	<u>555,118</u>	<u>6,779,544</u>	<u>5,499,862</u>	<u>16,701,995</u>	

**Notes:**

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



**Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. Phase 1 Only.**

Statement of Taxes Data Year:	2018	Percentage
County	10,265,096	23.16%
Technical College	1,473,401	3.32%
Municipality	17,994,360	40.59%
School District	14,597,810	32.93%
<b>Total</b>	<b>44,330,667</b>	

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2022	5,139	738	9,009	7,308	22,193	2022
2023	60,184	8,638	105,500	85,586	259,909	2023
2024	63,624	9,132	111,531	90,479	274,767	2024
2025	66,774	9,584	117,053	94,959	288,371	2025
2026	70,981	10,188	124,426	100,940	306,535	2026
2027	72,038	10,340	126,280	102,444	311,103	2027
2028	73,111	10,494	128,162	103,971	315,738	2028
2029	74,201	10,650	130,072	105,520	320,443	2029
2030	75,306	10,809	132,010	107,092	325,217	2030
2031	76,429	10,970	133,977	108,688	330,063	2031
2032	77,567	11,134	135,973	110,307	334,981	2032
2033	78,723	11,300	137,999	111,951	339,972	2033
2034	79,896	11,468	140,055	113,619	345,038	2034
2035	81,086	11,639	142,142	115,312	350,179	2035
2036	82,295	11,812	144,260	117,030	355,396	2036
2037	83,521	11,988	146,409	118,774	360,692	2037
2038	84,765	12,167	148,591	120,543	366,066	2038
2039	86,028	12,348	150,805	122,339	371,520	2039
2040	87,310	12,532	153,052	124,162	377,056	2040
2041	88,611	12,719	155,332	126,012	382,674	2041
2042	89,931	12,908	157,647	127,890	388,376	2042
2043	91,271	13,101	159,996	129,795	394,163	2043
2044	92,631	13,296	162,379	131,729	400,036	2044
2045	94,011	13,494	164,799	133,692	405,996	2045
2046	95,412	13,695	167,254	135,684	412,046	2046
2047	96,834	13,899	169,747	137,706	418,185	2047
2048	98,277	14,106	172,276	139,758	424,416	2048
	<u>2,125,959</u>	<u>305,150</u>	<u>3,726,733</u>	<u>3,023,289</u>	<u>9,181,131</u>	

**Notes:**

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