

<p>Municipal Building 625 52nd Street – Room 301</p>	<p>SPECIAL MEETING Kenosha City Plan Commission Agenda</p>	<p>Monday, August 5, 2013 4:30 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Kevin Mathewson - Vice-Chairman Alderman Anthony Kennedy, Alderman Jan Michalski, Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

Call to Order and Roll Call

1. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #16. (District #16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission Special Meeting FACT SHEET	August 5, 2013	Item 1
Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #16. (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: The area generally bounded by CTH "S" on the north, the Kilbourn Road Ditch on the east, 38th Street on the South and the 120th Avenue Frontage Road and I-94 on the west.

NOTIFICATIONS/PROCEDURES:

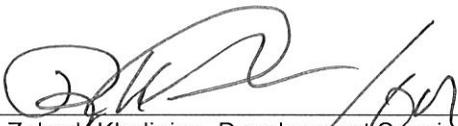
The alderman of the district, Alderman Downing, has been notified. This item will be reviewed again by the City Plan Commission on August 29, 2013; the Finance Committee and Common Council will review it on September 16, 2013. Wisconsin Statute requires a notice to be published and sent to other local government units in anticipation of a City Plan Commission public hearing, which is scheduled for August 29, 2013.

ANALYSIS:

- A Tax Incremental District (TID) has been proposed for adoption. A TID allows a local government to capture new taxes that are generated from private development to fund public and private improvements. The new taxes are used to recover the costs of the public and private improvements including the cost of borrowing.
- The initial proposal is the Preliminary Designation of the TID Boundaries and Adoption of the proposed Project Plan. The proposed plan, associated maps and a timeline is attached.
- The proposed development is the construction of a 1,000,000 s.f. industrial facility and the creation of up to 1,000 full time jobs. The estimated cost of the development is \$250,000,000.
- The total project cost for TID #16 is \$17,100,000, of which \$4,000,000 will be in the form of a Development Grant. The estimated assessment increase of the development is \$172,089,276.

RECOMMENDATION:

A recommendation is made to approve the preliminary designation for the boundaries of TID #16 and adopt the proposed TID #16 Project Plan.



A. Zohrab Khaligian, Development Specialist

Jeffrey B. Labahn, Director

City of Kenosha, Wisconsin

**Preliminary Project Plan for
Tax Incremental District Number Sixteen**

For Consideration by Common Council on September 16, 2013

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GOALS OF THE KENOSHA TID PROGRAM

The City of Kenosha Tax Incremental District Program has been undertaken because of concern over the community's economic stability. As a result of numerous community meetings, the following goals have been identified:

- Encourage development in the City that will increase its tax base and reduce individual tax burdens
- Encourage development in the City that will increase the number and the variety of employment opportunities
- Encourage development in the City that will diversify the economic mix of businesses
- Encourage the efficient and economical use of land, buildings, and community facilities
- Encourage private investment through an expanded community facilities program
- Encourage reduction and/or elimination of economic and physical blight in the area

RESOLUTION # _____

BY: THE MAYOR

TO CREATE TAX INCREMENTAL DISTRICT #16,
CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(gm), WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

WHEREAS, a public hearing was properly noticed and held by the City Plan Commission on August 29, 2013 wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District and the proposed boundaries thereof; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the City Plan Commission has favorably recommended to the Common Council of the City of Kenosha the creation of Tax Incremental District #16, City of Kenosha, Wisconsin, the boundaries of which are described on Exhibits "A" and "B".

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that it:

1. Deems the creation of the recommended Tax Incremental District to promote industrial development in the City of Kenosha to be in the public interest and for a proper public purpose; and
2. Accepts and adopts as the district boundaries those recommended by the City Plan Commission, which boundaries generally lie within the City of Kenosha between CTH "S" and 38th Street and between the 120th Avenue Frontage Road/I-94 and Kilbourn Road Ditch, and are more specifically defined in Exhibit "A", which is attached hereto and incorporated herein by reference. The district boundaries include only those whole units of property as are assessed for general property tax purposes; and
3. Finds that not less than fifty (50%) percent by area of the real property within the District is suitable for "industrial sites" within the meaning of Section 66.1101, Wisconsin Statutes and has been zoned for industrial uses; and
4. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
5. Finds that the project costs relate directly and serve to promote industrial development within the District consistent with the purpose for which the Tax Incremental District was created; and
6. Finds that the equalized value of taxable property of the District plus the value increment of all existing tax increment districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and
7. Confirms that the real property within the District that has been found suitable for industrial sites has been zoned for industrial use and will remain zoned for industrial use for the life of the tax incremental district.

8. Declares that the District is a blighted area district.
9. Finds that the Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin, is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

BE IT FURTHER RESOLVED that Tax Incremental District #16 is created effective January 1, 2014 upon passage and publication of this Resolution and review and approval of this Resolution by a Joint Review Board under Section 66.1105(4m), Wisconsin Statutes.

Adopted this _____ day of _____ 2013

ATTEST:

Debra Salas, City Clerk

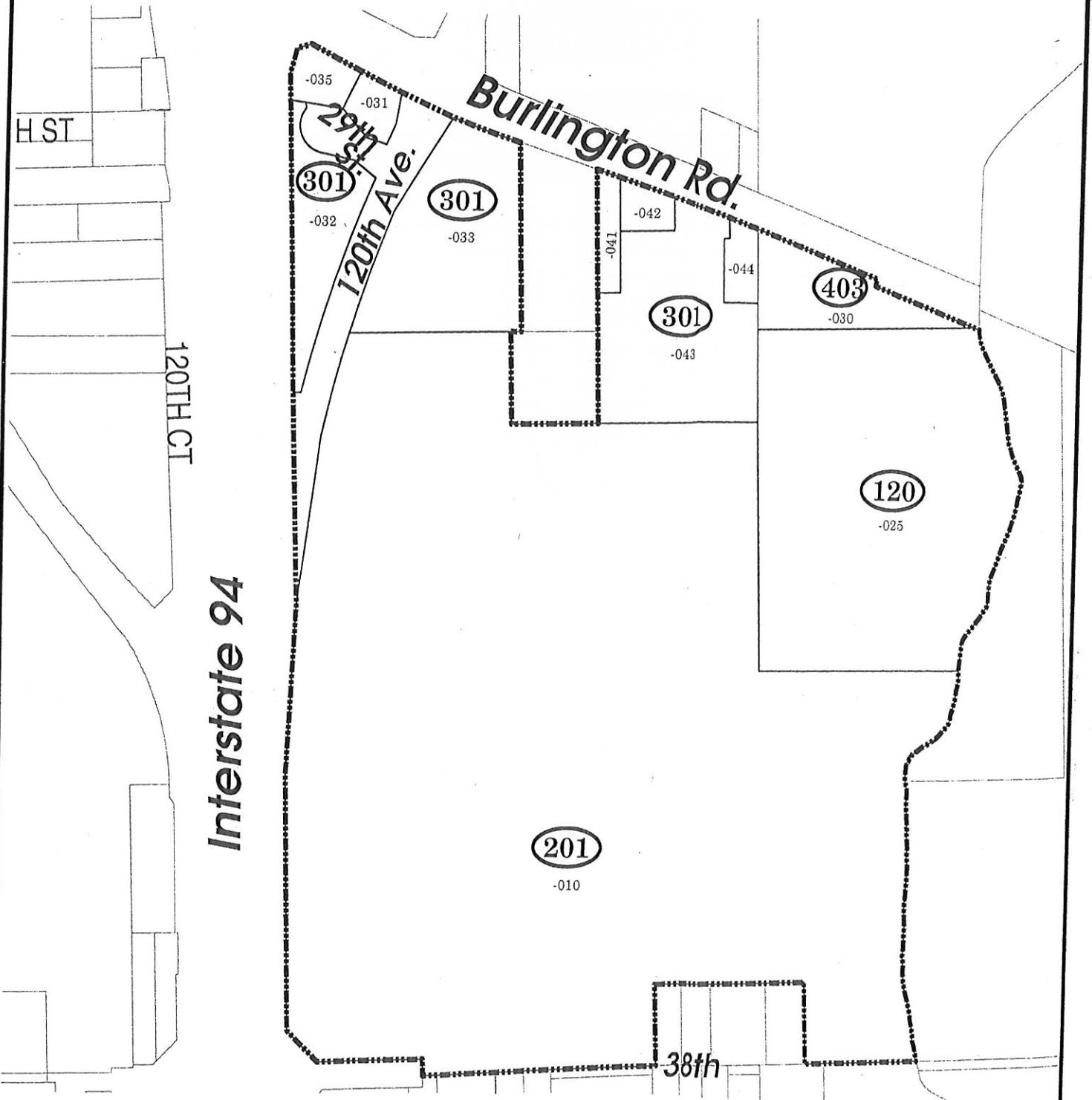
APPROVE:

Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

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Proposed Tax Incremental District # 16
for the City of Kenosha



Boundary & Parcel Map

-  Proposed TID #16 Boundary
-  Block Number
-  Parcel Number

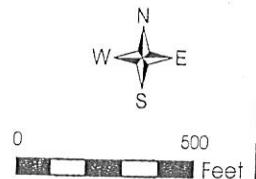


Exhibit "B"

Proposed Tax Incremental District #16 for the City of Kenosha, Wisconsin Boundary Description

A part of the Southwest and Southeast quarters of Section 19 and the Northwest and Northeast quarters of Section 30, Township 2 North, Range 22 East, of the 4th Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of Section 19, Town 2 North Range 22 East of the Fourth Principal Meridian, thence N88°30'55"E along the south line of said Section 19 a distance of 437.23 feet to the East right-of-way line of Interstate Highway 94 and the Point of Beginning; thence northerly along said right-of-way line a distance of 1,022 feet, more or less, to the South line of Burlington Road, which is also known as County Trunk Highway "S"; thence southeasterly along said right-of-way line a distance of 838 feet, more or less, to the intersection of said right-of-way line and the present City of Kenosha corporate limits; thence southerly along said corporate limits a distance of 676 feet, more or less, to a parcel of land currently identified as tax parcel 08-222-30-201-021; thence westerly along the north line of said tax parcel a distance of 37 feet, more or less; thence southerly along the west line of said tax parcel a distance of 330 feet, more or less; thence easterly along the south line of said tax parcel a distance of 310 feet, more or less, thence northerly along the east line of said tax parcel a distance of 310 feet, more or less, to the intersection of said tax parcel and the present City of Kenosha corporate limits; thence northerly along said corporate limits a distance of 581 feet, more or less, to the intersection of the City of Kenosha corporate limits and the south right-of-way line of Burlington Road; thence southeasterly along said right-of-way line a distance of 1,619 feet, more or less, to the center of a branch of the Des Plaines River, also described as the Kilbourn Road Ditch or the Kilbourn Ditch Creek; thence southerly along the center of said waterway a distance of 2,749 feet, more or less, to the intersection of the center line of said waterway, the present City of Kenosha corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way line a distance of 438 feet, more or less, to the intersection of said right-of-way line and the present City of Kenosha corporate limits; thence northerly along said corporate limits 257 feet, more or less, thence westerly along said corporate limits a distance of 585 feet, more or less, thence southerly along said corporate limits a distance of 256 feet, more or less, to the intersection of said corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way a distance of 1,216 feet, more or less; thence northwesterly along said right-of-way line a distance of 215 feet, more or less, to the intersection of the north right-of-way line of 38th Street and the east right-of-way line of Interstate Highway 94; thence northerly along said east right-of-way a distance of 2,508 feet, more or less, to the point of beginning; said Tax Incremental Financing District containing 170.41 Acres of land, more or less.

RESOLUTION # _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT #16,
CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(g), WISCONSIN STATUTES**

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

WHEREAS, the Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin, has been developed in accordance with Section 66.1105(4)(f), Wisconsin Statutes; and

WHEREAS, a public hearing was properly noticed and held by the City Plan Commission on August 28, 2013, under Section 66.1105(4)(e), Wisconsin Statutes, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin; and

WHEREAS, the City Plan Commission, on August 29, 2013, at a duly authorized, noticed and convened meeting, adopted the Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin, under 66.1105(4)(f), Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin, is found to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin; and

BE IT FURTHER RESOLVED that the Project Plan for Tax Incremental District #16, City of Kenosha, Wisconsin, which is incorporated herein by reference and on file in the office of the City Clerk/Treasurer, is adopted under Section 66.1105(4)(g), Wisconsin Statutes.

Adopted this _____ day of _____ 2013

ATTEST:

Debra Salas, City Clerk

APPROVE:

Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

/u2/acct/cp/ckays/2DEVELOPMENT/TIDs/TID16/resol-cc-tid16-adopt.odt

RESOLUTION NO. 13-1

BY: THE JOINT REVIEW BOARD FOR
TAX INCREMENTAL DISTRICT NUMBER SIXTEEN (16)

TO APPROVE THE CREATION OF TAX INCREMENTAL
DISTRICT NUMBER FOURTEEN (14), CITY OF KENOSHA, WISCONSIN

WHEREAS, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for creating a Tax Incremental District; and,

WHEREAS, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(gm), Wisconsin Statutes; and,

WHEREAS, the Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for Tax Incremental District Number Sixteen (16), City of Kenosha, Wisconsin, that it approves Resolution Number ____ adopted on September 16, 2013, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without the the creation of the Tax Incremental District and the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental District outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this ____ day of _____, 2013.

ATTEST: _____, Staff

APPROVED: _____, Chairperson

STATEMENT OF KIND, NUMBER AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT AND A DETAILED LIST OF ESTIMATED PROJECT COSTS AND WHEN COSTS ARE EXPECTED TO BE INCURRED – Capital costs include site preparation, mass grading and storm water and utility improvements. Other project costs to be covered by the development grant include site acquisition, building improvements and equipment purchases.

<u>Description of Project Costs</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>Total</u>
1. City Administrative, Legal and Other Costs	\$100,000	\$0	\$0	\$100,000
2. Capital Costs	\$13,000,000	\$0	\$0	\$13,000,000
3. Development Grant	\$4,000,000	\$0	\$0	\$4,000,000
Total	\$17,100,000	\$0	\$0	\$17,100,000

Costs to be Recovered by TID

1. Project Costs	-	-	-	\$17,100,000
2. Financing Costs	-	-	-	\$7,769,433
Total				\$24,869,433

METHODS OF FINANCING ALL ESTIMATED COSTS

Project Onyx
T.I.D. # 16
Projected Debt Service Requirements

Year 2013 Net Borrowing:

\$17,100,000

Net Interest Cost:

4.00%

Year	Principal	Interest	Fiscal Total
2008	\$377,362	\$451,619	\$828,981
2009	\$585,218	\$658,254	\$1,243,472
2010	\$609,060	\$634,411	\$1,243,472
2011	\$633,874	\$609,597	\$1,243,472
2012	\$659,699	\$583,772	\$1,243,472
2013	\$686,577	\$556,895	\$1,243,472
2014	\$714,549	\$528,923	\$1,243,472
2015	\$743,661	\$499,811	\$1,243,472
2016	\$773,959	\$469,513	\$1,243,472
2017	\$805,491	\$437,981	\$1,243,472
2018	\$838,308	\$405,164	\$1,243,472
2019	\$872,462	\$371,010	\$1,243,472
2020	\$908,007	\$335,464	\$1,243,472
2021	\$945,001	\$298,471	\$1,243,472
2022	\$983,502	\$259,970	\$1,243,472
2023	\$1,023,571	\$219,901	\$1,243,472
2024	\$1,065,273	\$178,199	\$1,243,472
2025	\$1,108,674	\$134,798	\$1,243,472
2026	\$1,153,843	\$89,629	\$1,243,472
2027	\$1,200,852	\$42,620	\$1,243,472
2028	\$411,059	\$3,431	\$414,491
Total	\$17,100,000	\$7,769,433	\$24,869,433

Economic Feasibility Study

Project Onyx
 T.I.D. #16
 Estimated Tax Increments, Cash Flow and All Debt Service

Assumptions:
 Mill Rate Increase:
 0.00%
 Appreciation Rate:
 0.00%

Year Increase Occurs	Assessed Value Jan. 1st	Year Tax Collected	Assessed Value	Yearly Assessment Increase	Cumulative Assessment Increase	Mill Rate	Yearly Tax Increment	Carry Forward	Funds Available	Debt Service	Year End Balance
2013		2014	1,459,900	0	0	29.29	0			828,981	(828,981)
2014		2015	1,459,900	19,465,650	0	29.29	0	(828,981)	(828,981)	1,243,472	(2,072,453)
2015		2016	20,925,550	129,474,938	19,465,650	29.29	570,149	(2,072,453)	(1,502,304)	1,243,472	(2,745,775)
2016		2017	144,625,694	23,148,688	143,165,794	29.29	4,193,326	(2,745,775)	1,447,551	1,243,472	204,079
2017		2018	159,684,720	0	158,224,820	29.29	4,634,405	204,079	4,838,484	1,243,472	3,595,012
2018		2019	151,595,057	0	150,135,157	29.29	4,397,459	3,595,012	7,992,471	1,243,472	6,748,999
2019		2020	143,505,394	0	142,045,494	29.29	4,160,513	6,748,999	10,909,512	1,243,472	9,666,040
2020		2021	135,415,732	0	133,955,832	29.29	3,923,566	9,666,040	13,589,607	1,243,472	12,346,135
2021		2022	127,326,069	0	125,866,169	29.29	3,686,620	12,346,135	16,032,755	1,243,472	14,789,283
2022		2023	119,236,407	0	117,776,507	29.29	3,449,674	14,789,283	18,238,957	1,243,472	16,995,486
2023		2024	111,146,744	0	109,686,844	29.29	3,212,728	16,995,486	20,208,213	1,243,472	18,964,742
2024		2025	103,057,081	0	101,597,181	29.29	2,975,781	18,964,742	21,940,523	1,243,472	20,697,052
2025		2026	100,742,213	0	99,282,313	29.29	2,907,979	20,697,052	23,605,030	1,243,472	22,361,559
2026		2027	100,742,213	0	99,282,313	29.29	2,907,979	22,361,559	25,269,538	1,243,472	24,026,066
2027		2028	100,742,213	0	99,282,313	29.29	2,907,979	24,026,066	26,934,045	1,243,472	25,690,573
2028		2029	100,742,213	0	99,282,313	29.29	2,907,979	25,690,573	28,598,552	1,243,472	27,355,081
2029		2030	100,742,213	0	99,282,313	29.29	2,907,979	27,355,081	30,263,060	1,243,472	29,019,588
2030		2031	100,742,213	0	99,282,313	29.29	2,907,979	29,019,588	31,927,567	1,243,472	30,684,095
2031		2032	100,742,213	0	99,282,313	29.29	2,907,979	30,684,095	33,592,074	1,243,472	32,348,603
2032		2033	100,742,213	0	99,282,313	29.29	2,907,979	32,348,603	35,256,582	1,243,472	34,013,110
2033		2034	100,742,213	0	99,282,313	29.29	2,907,979	34,013,110	36,921,089	414,491	36,506,598
			100,742,213	172,089,276	99,282,313		61,376,031			24,869,433	

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

The land area of 07-222-19-301-041, 07-222-19-301-042, 07-222-19-301-043, 07-222-19-301-044, 07-222-19-403-030, 08-222-30-120-025, 08-222-30-201-010 that are zoned A-2 Agricultural Land Holding, and account for well over 50% of the land area of the proposed TID, will be re-zoned to M-2 Heavy Manufacturing. Portions of parcel 08-222-30-201-010 that are zoned C-2 Lowland Conservancy may also be re-zoned to M-2 Heavy Manufacturing. No changes to the City of Kenosha Zoning Ordinance, Building Code or other ordinances are presently anticipated. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

STATEMENT OF THE PROPOSED METHOD FOR THE RELOCATION OF PERSONS TO BE DISPLACED

All individuals and businesses to be displaced as a result of the activities occurring within the district as a part of this project plan will be provided assistance in conformance with Chapter 32, Wisconsin Statutes, and in conformance with any other state and federal rules and regulations as applicable.

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this tax incremental district conforms to the City of Kenosha's *Comprehensive Land Use Plan:2035*, adopted April, 2010, including the rezoning to M-2 Heavy Manufacturing. The *Comprehensive Land Use Plan:2035* is incorporated herein by reference.

STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the Corridor Land Use Plan, the creation of this Tax Incremental District promotes the orderly development of the City.

Opinion of the City Attorney
(to be provided)

City of Kenosha
Proposed Tax Incremental District # 16
for the City of Kenosha

Site Vicinity Map



Proposed T.I.D. #16

Site Location:

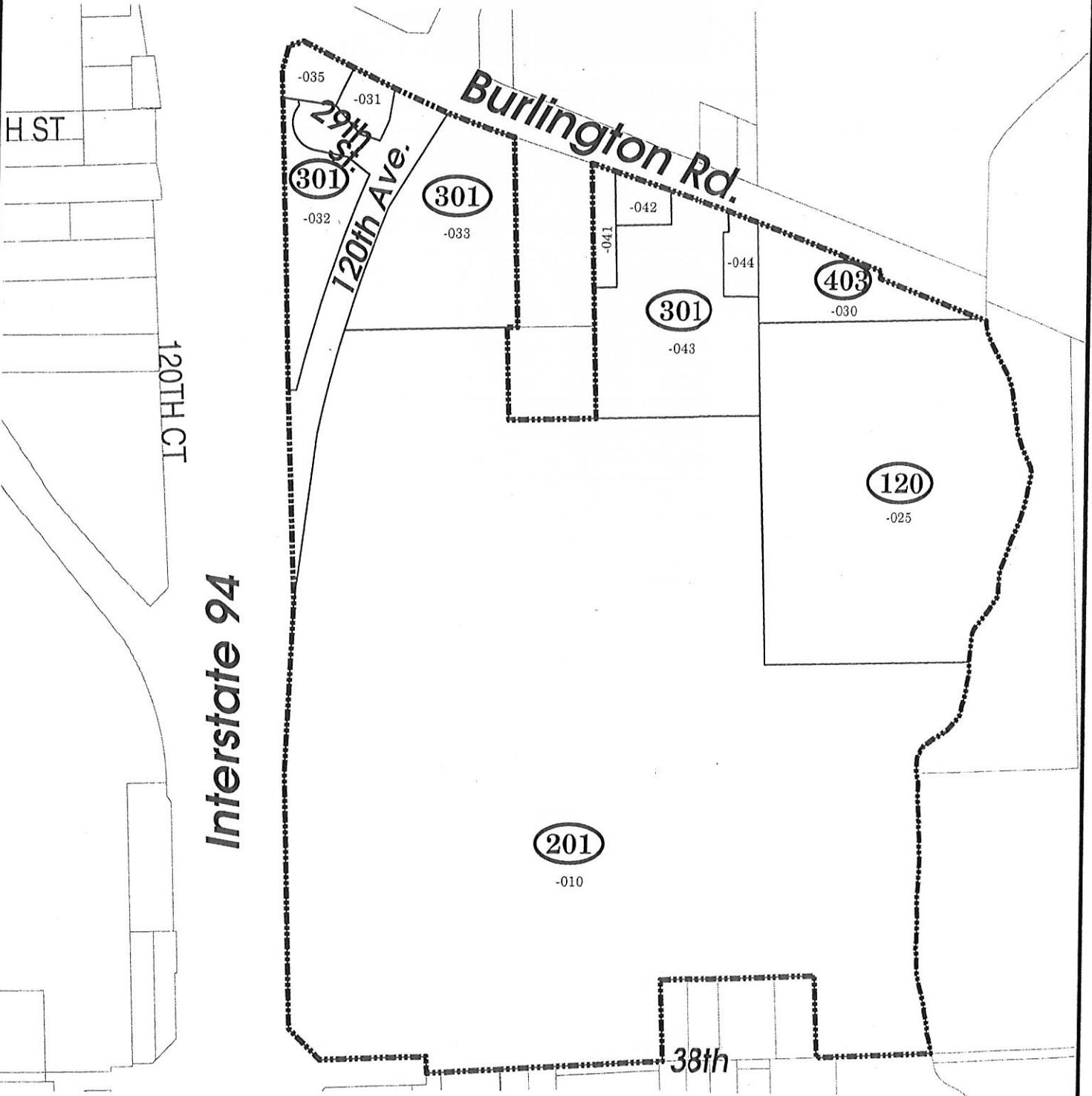
North of 38th Street
South of CTH "S" (Burlington Rd.)
East of I-94 (120th Avenue Frontage Rd.)
West of Kilbourn Road Ditch

Municipal Boundary

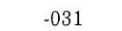


0 1,000 Feet

City of Kenosha
 Proposed Tax Incremental District # 16
 for the City of Kenosha

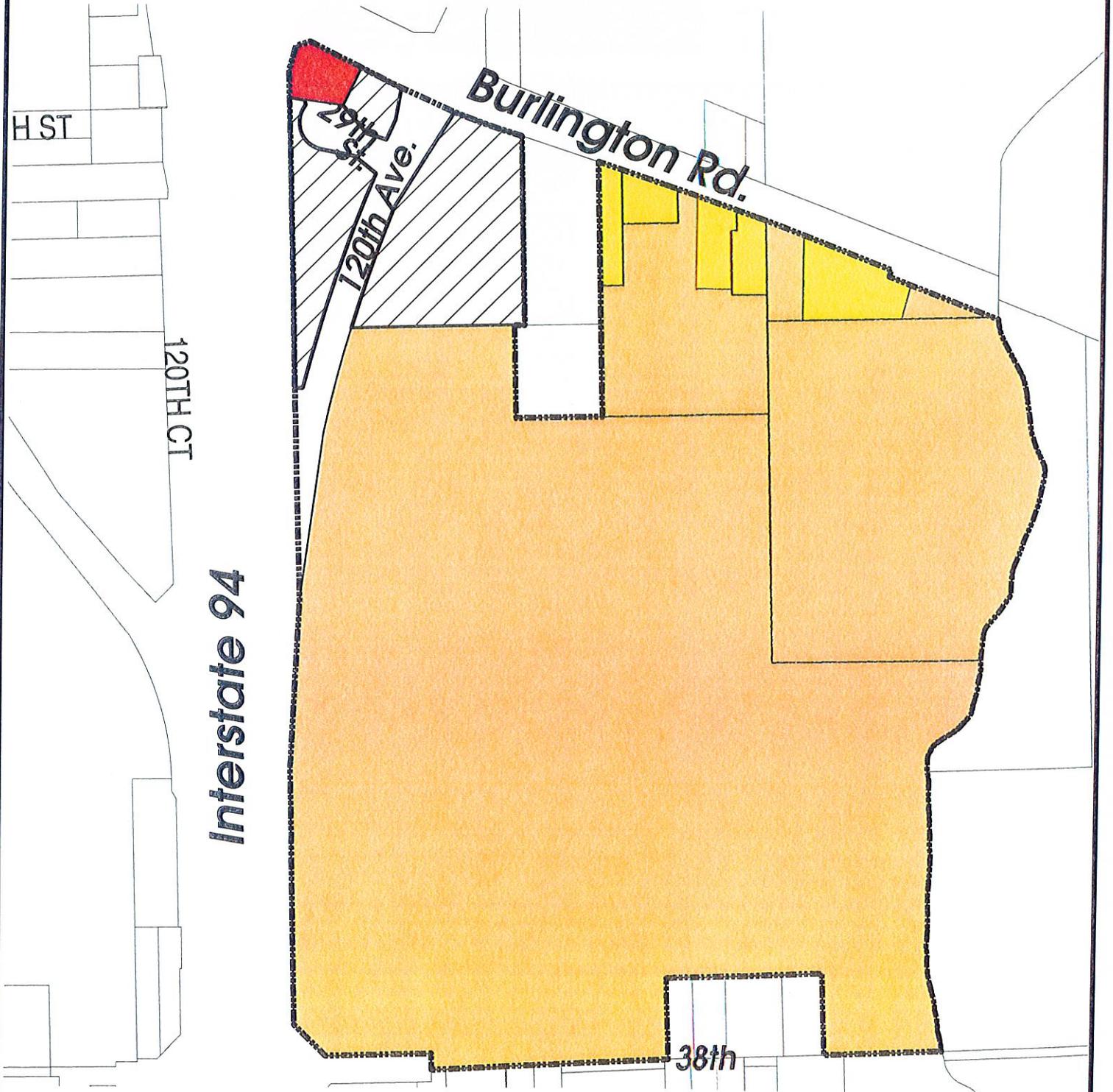


Boundary & Parcel Map

-  Proposed TID #16 Boundary
-  Block Number
-  Parcel Number



City of Kenosha
Proposed Tax Incremental District # 16
for the City of Kenosha



Existing Land Use

- Proposed TID #16 Boundary
- Residential
- Commercial
- Agricultural
- Vacant



City of Kenosha
 Proposed Tax Incremental District # 16
 for the City of Kenosha



Existing Zoning

-  Proposed TID #16 Boundary
-  A-2 Agricultural Land Holding
-  B-2 Community Business
-  C-2 Lowland Conservancy
-  FW Floodway



City of Kenosha
Proposed Tax Incremental District # 16
for the City of Kenosha

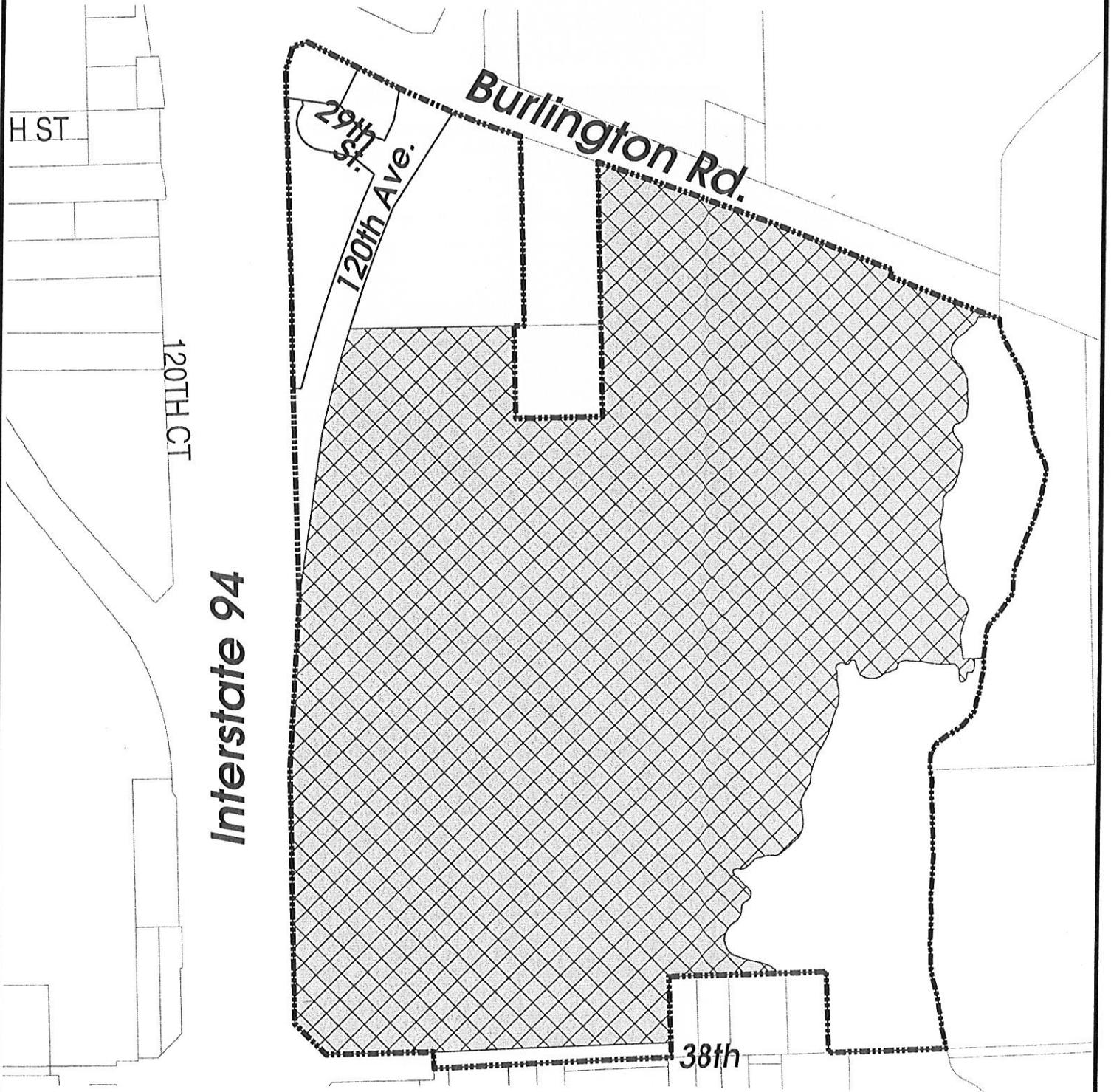


Proposed Public Improvements

- Proposed TID #16 Boundary
- //// Site Preparation, Mass Grading, Utility & Storm Water Improvements



City of Kenosha
Proposed Tax Incremental District # 16
for the City of Kenosha



Proposed Private Improvements

-  Proposed TID #16 Boundary
-  Manufacturing



**TIMELINE FOR PROPOSED
TAX INCREMENTAL DISTRICT #16
(Project Onyx)
(City Plan Public Hearing 08/29/13)**

- | | |
|-----------|---|
| July 29 | Initiate Preparation of Proposed Project Plan |
| July 30 | Mail Letters to Overlying Taxing Districts (City, County, KUSD and Gateway) <ul style="list-style-type: none">- Inform each of proposed TID creation and request representatives to serve on TID Joint Review Board |
| August 2 | Prepare City Plan Commission Referral |
| August 5 | Special City Plan Commission Meeting <ul style="list-style-type: none">- Designate proposed boundaries of TID & adopt proposed project plan |
| August 6 | Mail Notice of Public Hearing to Overlying Taxing Districts and Members of TID Joint Review Board <ul style="list-style-type: none">- This notice must be sent before public notice is published Send Class II Notice of Public Hearing to Kenosha Labor Paper (Tuesday 10:00am prior to publication on Friday) <ul style="list-style-type: none">- State the purpose and cost of the project plan, that there is a development grant and that copies of the plan are available upon request Send Class I Notice of First Joint Review Board Meeting to Kenosha Labor Paper |
| August 9 | Publish First Notice of Public Hearing in Kenosha Labor Paper per Ch. 985 and Class I Notice of First Joint Review Board Meeting |
| August 15 | First Joint Review Board Meeting (within 14 days of first notice of public hearing published and 5 days after notice of JRB meeting published) <ul style="list-style-type: none">- Chairperson and public member selected (must be completed prior to City Plan public hearing)- Review proposed TID for information only |

- August 16 Publish Second Notice of Public Hearing in Kenosha Labor Paper (at least seven (7) days before City Plan public hearing)
- August 19 Common Council Meeting
- Refer proposed project plan and boundaries to Special Plan Commission Meeting on August 29 & Finance Committee Meeting on September 16
- August 29 Special City Plan Commission Public Hearing
- Allow public to express views on proposed TID boundaries and project plan
 - Following the hearing, City Plan to consider adoption of boundaries and project plan and submit to Common Council
- September 16 Finance Committee Meeting
- Review and consider approval of project plan and creation of the TID
- Common Council Meeting
- Consider adopting resolutions approving the project plan and creating the TID (14 days after City Plan Commission public hearing)
- September 17 Send Class I Notice of Second Joint Review Board Meeting to Kenosha Labor Paper
- September 20 Publish Class I Notice of Second Joint Review Board Meeting
- September 25 - October 17 TID Joint Review Board Meeting
- Consider approval of Council resolution to create TID (within 30 days of Common Council meeting and 5 days after notice of JRB meeting published – **earliest date of approval is September 25**)