

<b>Municipal Building 625 52nd Street – Room 202</b>	<b><i>Kenosha City Plan Commission Agenda</i></b>	<b>Monday, September 30, 2013 4:30 p.m.</b>
<p style="text-align: center;"><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. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, Under Section 66.1105 (4)(h)1., Wisconsin Statutes. (Kenall) (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  <b>FACT SHEET</b>	September 30, 2013	Item 1
<b>By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, Under Section 66.1105 (4)(h)1., Wisconsin Statutes. (Kenall) (District #16) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Area generally bounded by 52nd Street on the north, 99th Avenue on the east, 60th Street on the south and 104th Avenue on the west.

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Downing, has been notified. This item will also be reviewed by the Finance Committee before final approval by the Common Council.

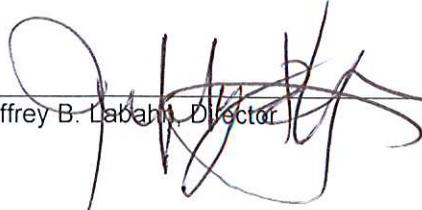
**ANALYSIS:**

- The Project Plan Amendment is to add \$4,360,000 for an up-front cash development grant and additional public administrative, legal and other costs.
- The Amendment does not involve an Amendment to the TID #8 boundaries as shown in the boundary description.
- The estimated cost of the up-front cash development grant is \$4,000,000 and will assist in the construction of a 350,000 s.f. lighting manufacturing facility and headquarters that will create approximately 300 new jobs at an average salary of \$65,000. The estimated assessment increase of this facility is \$14,000,000.
- The estimated cost of the public administrative, legal and other costs is \$360,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

**RECOMMENDATION:**

A recommendation is made to approve the City Plan Commission Resolution adopting the Project Plan Amendment for TID #8.

  
 \_\_\_\_\_  
 A. Zohrab Khaligian, Development Specialist  
/u2/acct/cp/ckays/1CPC/2013/SEP30/fact-cpccresol-tid8.odt

  
 \_\_\_\_\_  
 Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # \_\_ -13

BY: THE CITY PLAN COMMISSION

TO ADOPT A PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission on September 30, 2013, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$4,360,000 for an up-front cash development grant and additional public administrative, legal and other costs as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, the purpose of the Development Grant is to assist in the construction of a lighting manufacturing facility and headquarters which will serve the purpose of promoting industrial development in TID #8; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

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

1. Finds the Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts the Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopts this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

\_\_\_\_\_  
Keith G. Bosman, Chairman of City Plan Commission

## EXHIBIT "A"

### AMENDMENT DESCRIPTION

#### TAX INCREMENTAL DISTRICT #8

The Project Plan Amendment is to add \$4,360,000 for an up-front cash development grant and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

The estimated cost of the up-front cash development grant is \$4,000,000 and will assist in the construction of a 350,000 s.f. lighting manufacturing facility and headquarters that will create approximately 300 new jobs at an average salary of \$65,000. The estimated assessment increase of this facility is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$360,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a development grant agreement and any other activities associated with the Amendment.

## EXHIBIT "B"

### BOUNDARY DESCRIPTION

#### TAX INCREMENTAL DISTRICT #8

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104<sup>th</sup> Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52<sup>nd</sup> Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60<sup>th</sup> Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).

**City of Kenosha, Wisconsin**

**Proposed  
Project Plan Amendment for Tax Incremental District #8**

**For Consideration by the Common Council on October 7, 2013**

## Table of Contents

Goals of the Kenosha TID Program	1
Resolution to Adopt a Project Plan Amendment for TID #8 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID #8 (Council)	5
Resolution to Approve the Project Plan Amendment for TID #8 (JRB)	9
Amended Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred	10
Amended Economic Feasibility Study, including Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations	11
Changes in Zoning Ordinance, Master Plan, Map, Building Code and City Ordinances	14
List of Estimated Non-Project Costs	14
Statement of Proposed Method for Relocation of Persons to be Displaced	14
Statement of Conformity to the City of Kenosha Master Plans	14
Statement of Orderly Development	14
Opinion of the City Attorney	15
Amended Maps:	
Boundary & Vicinity Map	17
Boundary & Parcel Map	18
Existing Land Use Map	19
Existing Zoning Map	20
Proposed Improvements Map	21
Proposed Uses Map	22

## **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

**CITY PLAN COMMISSION RESOLUTION # \_\_ -13**

**BY: THE CITY PLAN COMMISSION**

**TO ADOPT A PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission on September 30, 2013, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$4,360,000 for an up-front cash Development Grant and additional public administrative, legal and other costs as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, the purpose of the Development Grant is to assist in the construction of a lighting manufacturing facility and headquarters which will serve the purpose of promoting industrial development in TID #8; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

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

1. Finds the Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts the Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopts this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013

ATTEST: \_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE: \_\_\_\_\_  
Keith G. Bosman, Chairman of City Plan Commission

*Drafted by: Department of Community Development & Inspections*

*/u2/acct/cp/ckays/3KHALIGIAN/TIDS/TID8/AMEND-ADD4360/PLAN/ProjectPlan-Amd-092513.odt*

**EXHIBIT "A"**

**PROJECT PLAN AMENDMENT DESCRIPTION**

**TAX INCREMENTAL DISTRICT #8**

The Project Plan Amendment is to add \$4,360,000 for an up-front cash Development Grant and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

The estimated cost of the up-front cash Development Grant is \$4,000,000 and will assist in the construction of a 350,000 s.f. lighting manufacturing facility and headquarters that will create approximately 300 new jobs at an average salary of \$65,000. The estimated assessment increase of this facility is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$360,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

**EXHIBIT "B"**

**BOUNDARY DESCRIPTION**

**TAX INCREMENTAL DISTRICT #8**

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104<sup>th</sup> Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52<sup>nd</sup> Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60<sup>th</sup> Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).

RESOLUTION NO. \_\_\_\_\_

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #8 , CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission on September 30, 2013, at a duly authorized, noticed and convened special meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID#8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$4,360,000 for an up-front cash development grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #8 City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Deems the Project Plan Amendment to promote industrial development in the City of Kenosha, to be in the public interest and for a proper public purpose; and,
3. 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,
4. Confirms that not less than 50% by area of the real property within the District is suitable for "industrial uses" within the meaning of Section 66.1101, Wisconsin Statutes, and has been zoned for industrial uses; and,
5. Finds that the project costs directly serve to promote industrial development within the District consistent with the purpose for which the Tax Incremental District was created; and,
6. 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; and,
7. Confirms that the District is an industrial district.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2013

ATTEST: \_\_\_\_\_  
Debra Salas, City Clerk/Treasurer

APPROVED: \_\_\_\_\_  
Keith G. Bosman, Mayor

*Drafted By: Department of Community Development & Inspections*

**EXHIBIT "A"**

**PROJECT PLAN AMENDMENT DESCRIPTION**

**TAX INCREMENTAL DISTRICT #8**

The Project Plan Amendment is to add \$4,360,000 for an up-front cash Development Grant and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

The estimated cost of the up-front cash Development Grant is \$4,000,000 and will assist in the construction of a 350,000 s.f. lighting manufacturing facility and headquarters that will create approximately 300 new jobs at an average salary of \$65,000. The estimated assessment increase of this facility is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$360,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

**EXHIBIT "B"**

**BOUNDARY DESCRIPTION**

**TAX INCREMENTAL DISTRICT #8**

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104<sup>th</sup> Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52<sup>nd</sup> Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60<sup>th</sup> Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).

**RESOLUTION NO. 13-1**

**BY: THE JOINT REVIEW BOARD  
FOR TAX INCREMENTAL DISTRICT #8**

**TO APPROVE THE PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN**

**WHEREAS**, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a Project Plan for a Tax Incremental District (TID); 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)(h)1., Wisconsin Statutes and relating to the proposed Amendment of the Project Plan (The "Project Plan Amendment") of Tax Incremental District #8 of the City of Kenosha, Wisconsin (The "District"); and,

**WHEREAS**, the Joint Review Board has completed its review.

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for TID #8, City of Kenosha, Wisconsin, that it approves Resolution Number \_\_\_\_\_ adopted on October 7, 2013, by the Common Council of the City of Kenosha, Wisconsin, and the Project Plan Amendment, under Section 66.1105(4)(h)1., Wisconsin Statutes, based on the following criteria:

1. That the development expected in the District would not occur without the use of tax incremental financing.
2. That 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 improvements.
3. That the benefits of the District outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.
4. That, in its judgment, the development described in the Project Plan Amendment would not occur without the Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013

ATTEST: \_\_\_\_\_, Staff

APPROVED: \_\_\_\_\_, Chairperson

*Drafted By: Department of Community Development & Inspections*

**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**

Development Grant costs include building and parking lot construction and equipment purchases. See attached maps for location of all improvements. The Development Grant cannot be provided to the developer until a Development Grant Agreement per Wisconsin Statute 66.1105 (2)(f)2.d is executed.

Costs of Issuance includes all City administrative, legal and related costs with creating the district, issuing the G.O. Promissory Notes, preparation of the Development Grant Agreement and any other activities associated with the district.

<b>Description of Project Costs</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
1. Development Grant	\$4,000,000.00	\$0.00	\$0.00	\$4,000,000.00
2. Capitalized Interest	\$275,000.00	\$0.00	\$0.00	\$275,000.00
3. Costs of Issuance	\$85,000.00	\$0.00	\$0.00	\$85,000.00
<b>Total</b>	\$4,360,000.00	\$0.00	\$0.00	\$4,360,000.00

<b>Costs to be Recovered by TID</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
1. Project Costs	--	--	--	\$4,360,000.00
2. Financing Costs	--	--	--	\$761,200.00
<b>Total</b>	--	--	--	\$5,121,200.00

**City of Kenosha**  
**Cash Flow Projections - TID No. 8 - BPOK II - Industrial**  
**Creation Date 06/19/02 - Expenditure Period 01/01/20**  
**Dissolution Date 01/01/25**  
**Transfers Allowed Through 12/31/16**

Last Prepared: 09/09/13

Calendar Year	Construction Takes Place Year	Amount	Collection Year	Taxable Incremental Value	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Total All Revenues and Adjustments	Less: Capital Appreciation Paid 09/21/05 Debt Service	Fund Balance 31-Dec	Less: Transfer To TID No. 10	Less: Loss-Taxable C.O. Bonds 12/01/13	Net Fund Balance 31-Dec	Collection Year
2004	2004	2,263,700 (A)	2006	2,263,700 (A)	22.080 (A)	49,991 (A)	177	50,168		50,168 (A)			50,168 (A)	2006
2005	2005	6,465,200 (A)	2007	6,465,200 (A)	21.350 (A)	137,320 (A)		137,320 (A)		237,488 (A)			237,488 (A)	2007
2006	2006	(3,388,400) (A)	2008	4,840,500 (A)	21.360 (A)	103,378 (A)		101,378 (A)		340,866 (A)			340,866 (A)	2008
2007	2007	14,179,100 (A)	2009	19,019,600 (A)	22.100 (A)	420,313 (A)		420,313 (A)	(200,000)	561,179 (A)			561,179 (A)	2009
2008	2008	3,937,800 (A)	2010	2,957,400 (A)	23.020 (A)	67,827 (A)		67,827 (A)	(200,000)	889,606 (A)			889,606 (A)	2010
2009	2009	7,589,800 (A)	2011	30,547,200 (A)	25.780 (A)	789,577 (A)	2,052	791,629 (A)	(300,000)	1,379,235 (A)			1,379,235 (A)	2011
2010	2010	(3,366,100) (A)	2012	27,181,100 (A)	27.240 (A)	740,416 (A)	2,052	742,468 (A)	(400,000)	1,721,565 (A)			1,721,565 (A)	2012
2011	2011	1,633,300 (A)	2013	28,836,400 (A)	29.290 (A)	844,759 (A)	275,000 (A)	1,119,759 (A)	(600,000)	2,341,324 (A)			2,341,324 (A)	2013
2012	2012	1,776,800 (A)	2014	30,613,300 (A)	29.290 (A)	896,664 (A)		896,664 (A)	(600,000)	2,637,988 (A)			2,637,988 (A)	2014
2013	2013	1,429,184 (A)	2015	30,919,433 (A)	29.290 (A)	905,630 (A)		905,630 (A)	(3,185,000)	358,618 (A)		(174,400)	9,818 (A)	2015
2014	2014	452,266 (A)	2016	43,228,627 (A)	29.290 (A)	1,324,746 (A)		1,324,746 (A)		1,683,364 (A)		(174,400)	10,164 (A)	2016
2015	2015	456,809 (A)	2017	45,680,914 (A)	29.290 (A)	1,337,994 (A)		1,337,994 (A)		3,021,358 (A)		(1,324,400)	14,758 (A)	2017
2016	2016	461,377 (A)	2018	47,171,753 (A)	29.290 (A)	1,351,374 (A)		1,351,374 (A)		4,372,732 (A)		(1,333,400)	15,932 (A)	2018
2017	2017	463,377 (A)	2019	48,599,100 (A)	29.290 (A)	1,364,888 (A)		1,364,888 (A)		5,737,620 (A)		(1,350,200)	0 (A)	2019
2018	2018	465,991 (A)	2020	47,055,091 (A)	29.290 (A)	1,378,537 (A)		1,378,537 (A)		7,116,156 (A)	(616,420)	(764,400)	0 (A)	2020
2019	2019	470,651 (A)	2021	47,535,742 (A)	29.290 (A)	1,392,322 (A)		1,392,322 (A)		8,508,478 (A)	(1,378,537)	(1,350,200)	0 (A)	2021
2020	2020	475,357 (A)	2022	48,011,099 (A)	29.290 (A)	1,406,245 (A)		1,406,245 (A)		9,914,723 (A)	(1,392,322)	(764,400)	0 (A)	2022
2021	2021	480,111 (A)	2023	48,491,210 (A)	29.290 (A)	1,420,308 (A)		1,420,308 (A)		11,335,031 (A)	(1,406,245)	(764,400)	1,158,291 (A)	2023
2022	2022	484,912 (A)	2024	48,976,122 (A)	29.290 (A)	1,434,511 (A)		1,434,511 (A)		12,769,541 (A)	(1,420,308)	(764,400)	2,578,598 (A)	2024
2023	2023	489,761 (A)	2025	49,465,884 (A)	29.290 (A)	1,448,856 (A)		1,448,856 (A)		14,218,397 (A)	(1,434,511)	(764,400)	4,013,109 (A)	2025
2024	2024	494,659 (A)	2026	49,960,542 (A)	29.290 (A)	1,463,344 (A)		1,463,344 (A)		15,681,741 (A)	(1,448,856)	(764,400)	5,461,965 (A)	2026
						<u>20,787,598</u>	<u>279,143</u>	<u>21,066,741</u>	<u>(6,385,000)</u>		<u>(6,615,232)</u>	<u>(5,121,200)</u>	<u>6,925,309</u>	

**ASSUMPTIONS:**

Improvement amounts in years 2012 through 2023 include a 1.0% increase in taxable incremental values.

(A) Actual

(B) Estimated

(C) Capitalized Interest on Taxable C.O. Bonds dated 12/01/13

(D) To adjust to net City's Audit Report.

2011 - No Change

2014 - Outlets \$14,000,000 + 1% Appreciation

**City of Kenosha**

\$4,360,000.00 Taxable G.O. Notes, Series 2013 - Dated 12/01/13

TID No. 8

Preliminary Estimate

**Debt Service Schedule -- Accrual Basis**

Calendar Year	Principal	Coupon	Interest	Total P+I
2013	-	-	-	-
2014	-	-	174,400.00	174,400.00
2015	-	-	174,400.00	174,400.00
2016	1,150,000.00	4,000%	174,400.00	1,324,400.00
2017	1,205,000.00	4,000%	128,400.00	1,333,400.00
2018	1,270,000.00	4,000%	80,200.00	1,350,200.00
2019	735,000.00	4,000%	29,400.00	764,400.00
-	\$4,360,000.00	-	\$761,200.00	\$5,121,200.00

**Yield Statistics**

Bond Year Dollars	519,030.00
Average Life	4.365 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	4.3207567%
True Interest Cost (TIC)	4.3467320%
Bond Yield for Arbitrage Purposes	3.9902932%
All Inclusive Cost (AIC)	4.4883417%

**IRS Form 8038**

Net Interest Cost	4.0000000%
Weighted Average Maturity	4.365 Years

2013 - TID8 Existing and | SINGLE PURPOSE | 9/ 9/2013 | 9:11 AM

Piper Jaffray & Co.  
Wisconsin Public Finance

**City of Kenosha**

\$4,360,000.00 Taxable G.O. Notes, Series 2013 - Dated 12/01/13

TID No. 8

Preliminary Estimate

**Sources & Uses**

Dated 12/01/2013 | Delivered 12/01/2013

**Sources Of Funds**

Par Amount of Bonds	<u>\$4,360,000.00</u>
<b>Total Sources</b>	<b><u>\$4,360,000.00</u></b>

**Uses Of Funds**

Deposit to Project Construction Fund	\$4,000,000.00
Capitalized Interest	275,000.00
Costs of Issuance	<u>85,000.00</u>
<b>Total Uses</b>	<b><u>\$4,360,000.00</u></b>

2013 - TID8 Existing and | SINGLE PURPOSE | 9/9/2013 | 9:11 AM

Piper Jaffray & Co.  
Wisconsin Public Finance

## **CHANGES IN ZONING ORDINANCE, MASTER PLAN, MAP, BUILDING CODE AND CITY ORDINANCES**

No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, Building Code or City Ordinances are anticipated to accommodate the activities planned for this project plan amendment. 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 project plan amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, adopted April, 2010. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

## **STATEMENT OF ORDERLY DEVELOPMENT**

Based upon the feasibility analysis of the proposed project plan amendment and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, the amendment of this Tax Incremental District promotes the orderly development of the City.

OFFICE OF THE CITY ATTORNEY  
MUNICIPAL BUILDING  
625 52ND STREET, ROOM 201  
Kenosha, Wisconsin 53140  
PHONE: (262) 653-4170  
FAX: (262-653-4176



EDWARD R. ANTARAMIAN  
CITY ATTORNEY

MATTHEW A. KNIGHT  
DEPUTY CITY ATTORNEY

WILLIAM K. RICHARDSON  
ASSISTANT CITY ATTORNEY

JONATHAN A. MULLIGAN  
ASSISTANT CITY ATTORNEY

CHRISTINE M. GENHNER  
ASSISTANT CITY ATTORNEY

September 24, 2013

Honorable Mayor  
and Common Council  
City of Kenosha  
Kenosha, Wisconsin 53140

Re: Project Plan Amendment for Tax Incremental  
District Number 8 [TIF District No. 8]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

Respectfully submitted,

  
Edward R. Antaramian  
City Attorney

**AMENDED MAPS**

**TAX INCREMENTAL DISTRICT #8**

The proposed project plan amendment does not involve a boundary Amendment or change in proposed private or public improvements. However, since the plan was adopted, the following changes were made:

***BOUNDARY & PARCEL MAP***

New parcels and parcel numbers were created within the TID boundaries.

***EXISTING LAND USE***

A portion of the TID previously identified as vacant is now developed with industrial uses.

***EXISTING ZONING***

Per the original Project Plan, one parcel was rezoned from A-2 Agricultural to M-2 Heavy Manufacturing.

***PROPOSED IMPROVEMENTS***

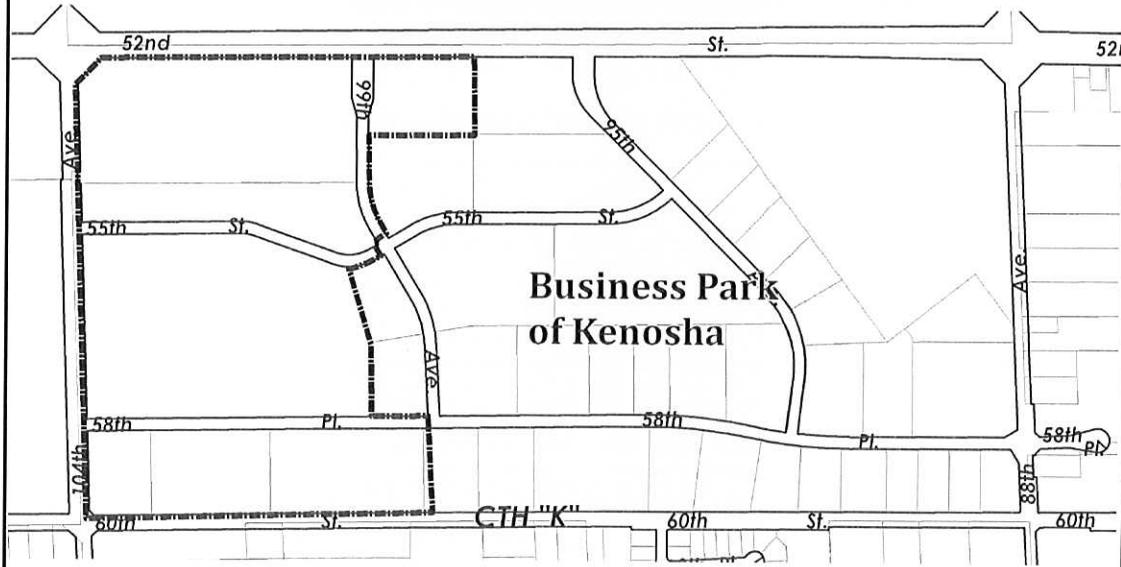
Shows where site preparation and mass grading will occur for the proposed development.

***PROPOSED USES***

Shows where building and parking lot construction will occur for the proposed development.

City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



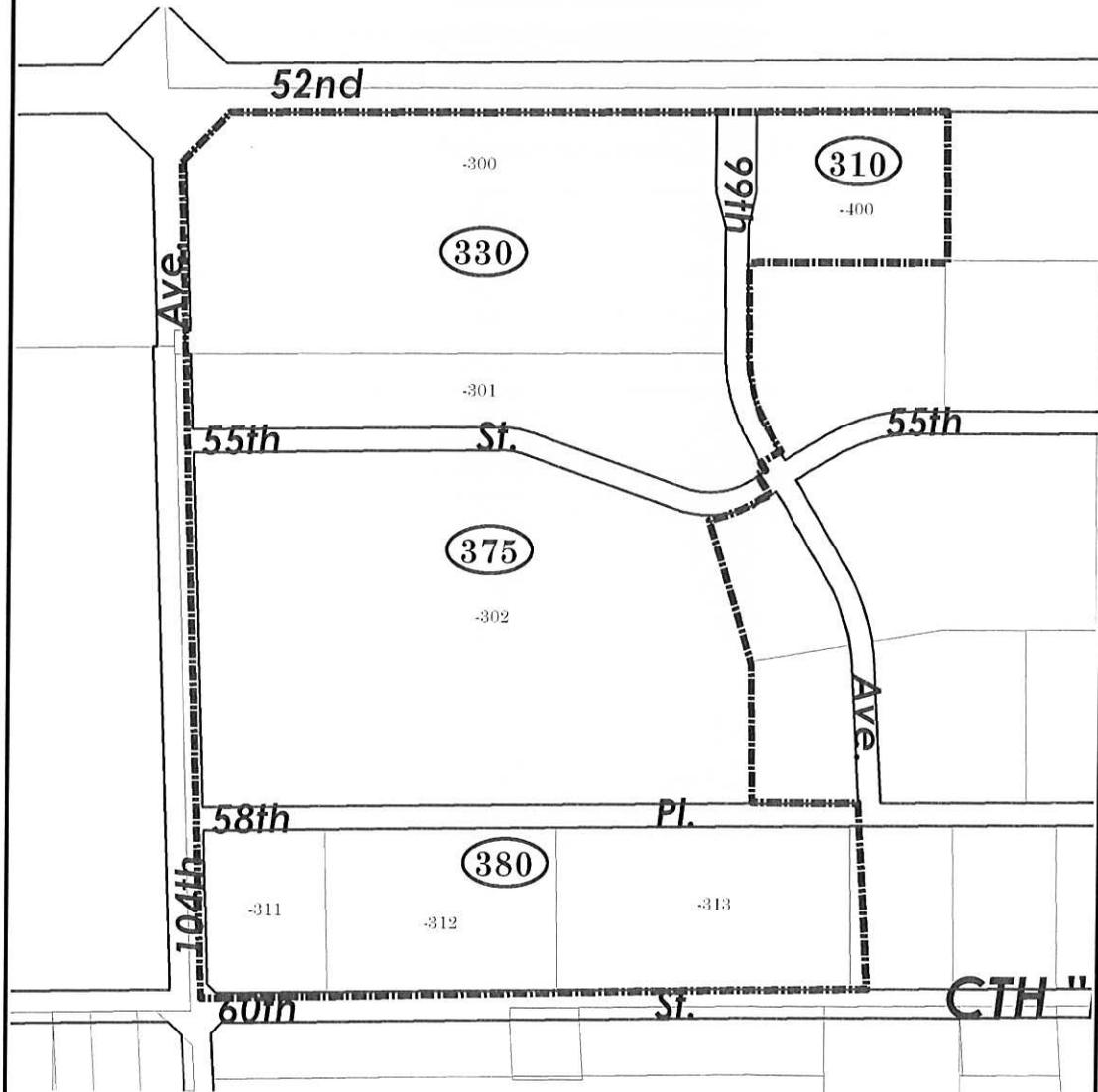
Boundary & Vicinity Map

--- TID #8 Boundary

2021 City of Kenosha, Development Department, 11/16/21, 11/16/21, 11/16/21

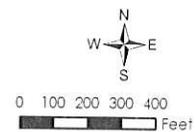
City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



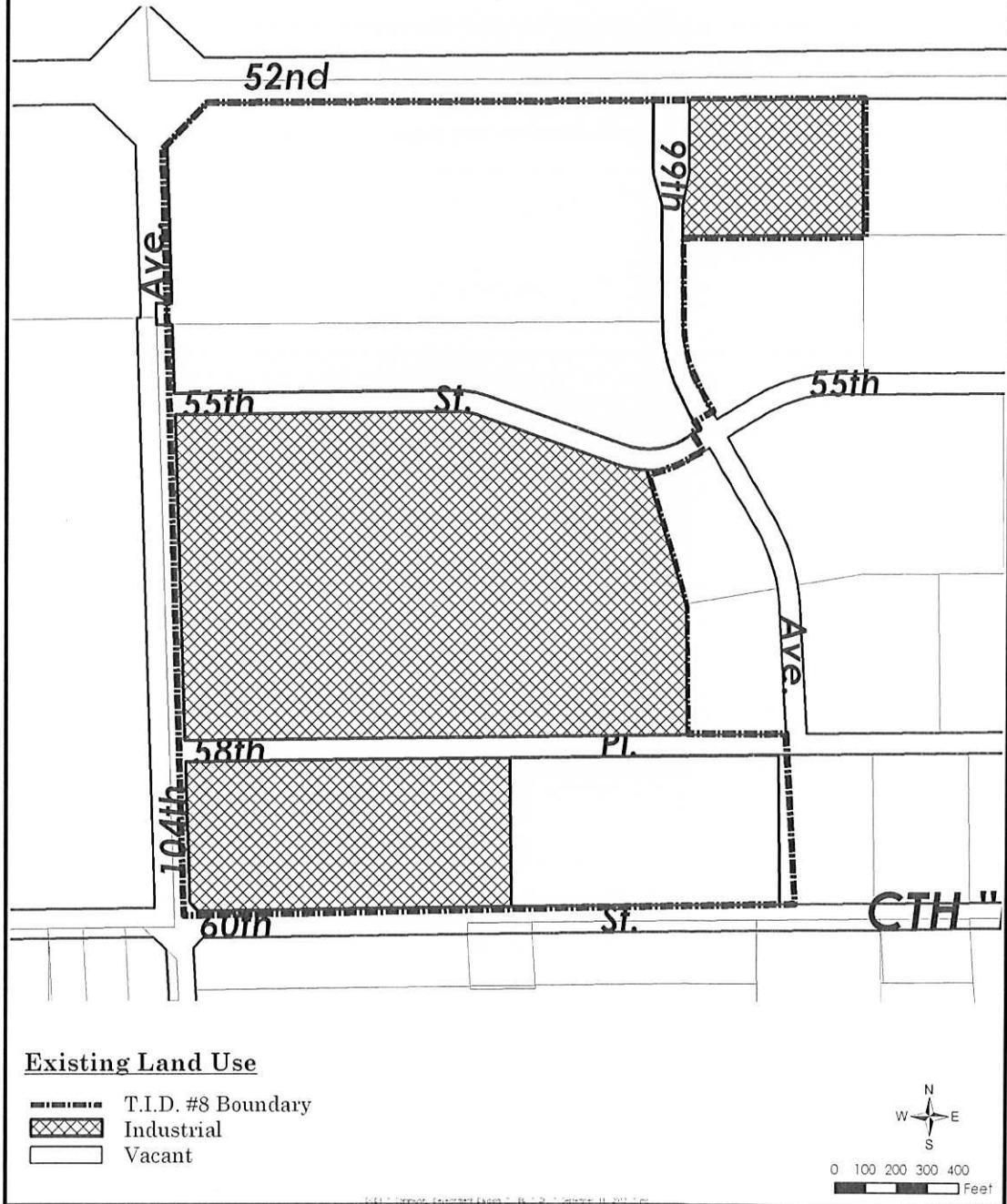
**Boundary & Parcel Map**

- T.I.D. #8 Boundary
- (330) Block Number
- 300 Parcel Number



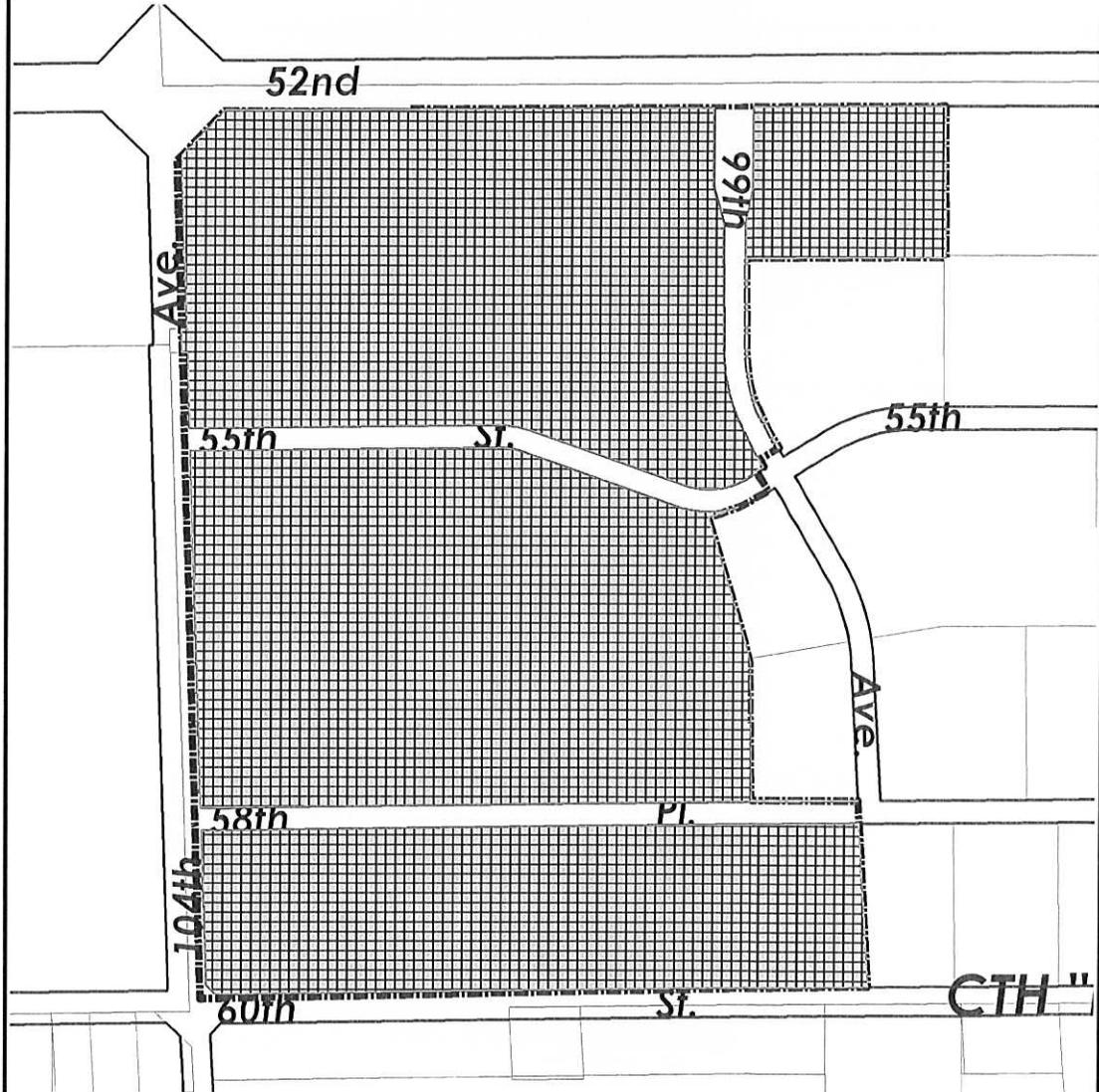
City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



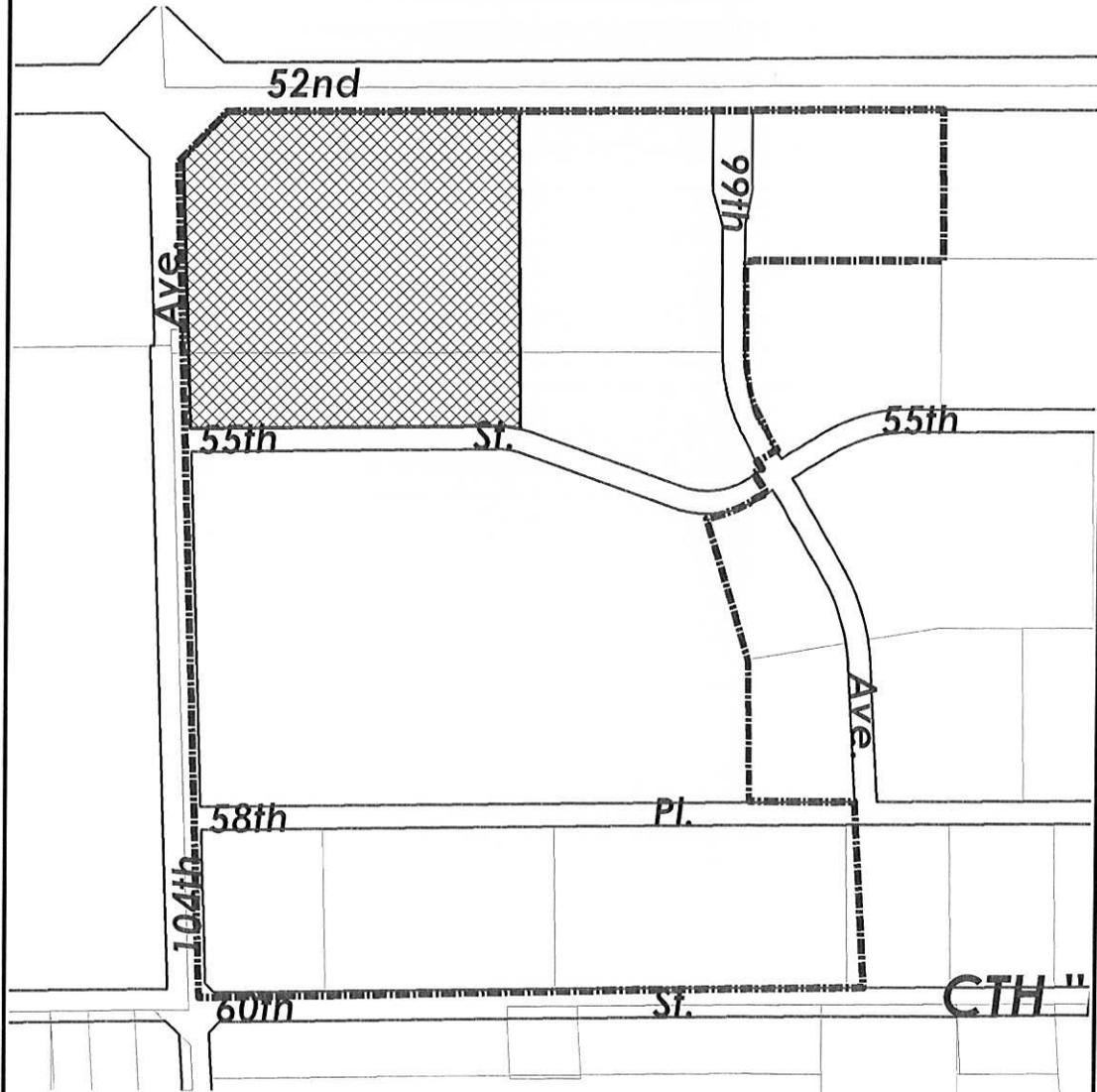
**Existing Zoning**

-  T.I.D. #8 Boundary
-  M-2 Heavy Manufacturing



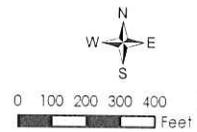
City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



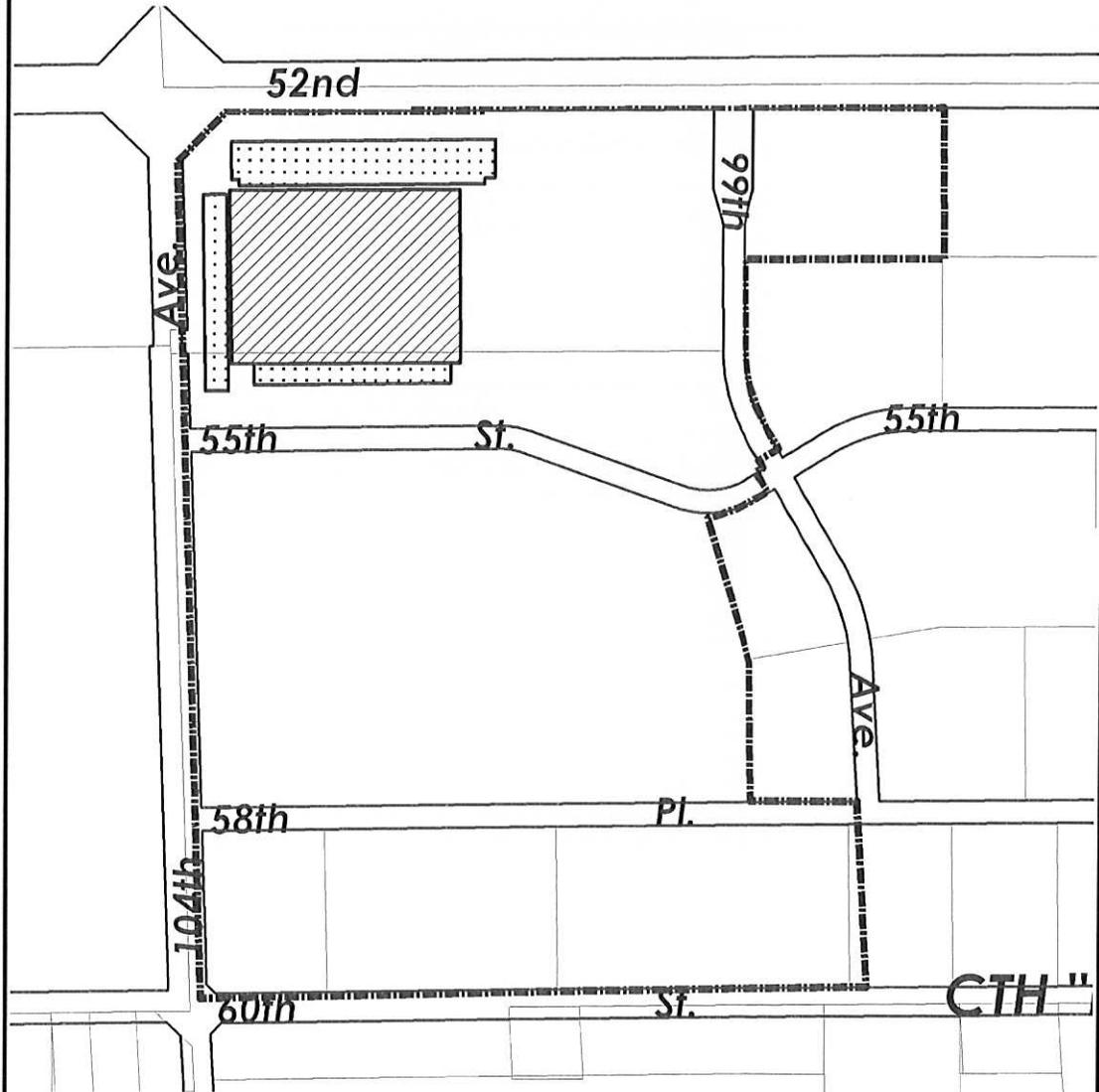
**Proposed Improvements**

- T.I.D. #8 Boundary
- ▨ Site Preparation & Mass Grading



City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



**Proposed Uses**

-  T.I.D. #8 Boundary
-  Building, Construction & Equipment Purchases
-  Parking Lot Construction

