

Agenda
Finance Committee
625 52nd Street, Room 204
Monday, December 19, 2016
5:30 PM

(Please note earlier start time of meeting)

Chairperson Daniel Prozanski Jr.
Aldersperson Patrick Juliana
Aldersperson Dave Paff

Vice-Chairperson Curt Wilson
Aldersperson Anthony Kennedy
Aldersperson Scott N. Gordon

Call to Order
Roll Call
Citizens' Comments

1. Approval of the minutes of the regular meeting held December 5, 2016. **Pg. 1**
2. Proposed Resolution by Aldersperson Jan Michalski - Resolution to Urge the Governor of the State of Wisconsin and the Wisconsin State Legislature to Approve the University of Wisconsin System 2017-2019 Biennial Budget Request. **Pgs. 2-3**
3. Proposed Resolution by the Finance Committee - Resolution to Approve the 2017 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. (CP – Ayes 7, Noes 0) **Pgs. 4-17**
4. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 4 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes. (Districts 2 & 7) (CP – Ayes 7, Noes 0) **Pgs. 18-44**
5. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 7 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (Districts 3 & 12) (CP – Ayes 7, Noes 0) **Pgs. 45-68**
6. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 8 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (District 16) (CP – Ayes 7, Noes 0) **Pgs. 69-85**
7. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 9 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (District 1 & 6) (CP – Ayes 7, Noes 0) **Pgs. 86-107**
8. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 11 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (District 16) (CP – Ayes 7, Noes 0) **Pgs. 108-125**
9. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 13 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (District 16) (CP – Ayes 7, Noes 0) **Pgs. 126-142**
10. Proposed Resolution by the Mayor – Resolution to Adopt a Project Plan Amendment for Tax Incremental District 19 (City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes). (Districts 3, 7 & 11) (CP – Ayes 7, Noes 0) **Pgs. 143-168**
11. Third Amendment to Community Housing Development Organization Agreement Through the HOME Investment Partnerships Program By and Between the City of Kenosha, Wisconsin and Habitat for Humanity of Kenosha, Inc. **Pgs. 169-173**

12. Agreement for Emergency Medical Service User Fee Billings Serviced by and between the City of Kenosha and EMS Medical Billing Associates, LLC. (PSW – Ayes 4, Noes 0) **Pgs. 174-193**
13. Disbursement Record #22 - \$10,058,595.11. **Pgs. 194-227**
14. Vacant Building Status Report. **Pg. 228**
15. Recommendation of Settlement of Jane Finley v. City of Kenosha. **CLOSED SESSION: The Finance Committee may go into Closed Session, pursuant to §19.85 (1)(g), Wisconsin Statutes, to confer with legal counsel regarding this matter. The Finance Committee may or may not reconvene into open session.**

ALDERPERSONS' COMMENTS

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 262-653-4020 BY NOON BEFORE THIS MEETING TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.

City of Kenosha, 625-52nd Street, Room 105, Kenosha Wisconsin 53140 | T: 262-653-4020 | clerk@kenosha.org

KENOSHA.ORG

FINANCE COMMITTEE
Minutes of Meeting Held December 5, 2016

A meeting of the Finance Committee held on Monday, December 5, 2016 in Room 204 at the Kenosha Municipal Building was called to order at 6:00 pm by Chairperson Prozanski. At roll call, the following members were present: Vice-Chair Wilson and Alderpersons Juliana, and Paff. Alderperson Gordon was excused. Alderperson Kennedy arrived during Item #1.

Citizens Comments: Raymond Cameron, 2905 54th Street, spoke about the Kenosha Community Health Center and Transit sales tax.

1. Approval of the minutes of the regular meeting held November 7, 2016, the special meeting held November 9, 2016 and the regular meeting held November 21, 2016. **It was moved by Alderperson Wilson, seconded by Alderperson Paff, to approve. Motion carried unanimously.**
2. Proposed Ordinance by the Mayor - To Repeal Section 1.06 A.A. (of the Code of General Ordinances) Entitled "Ethics Board", to Create Section 1.295 (of the Code of General Ordinances) Entitled "Confidentiality and Impartiality; to Repeal and Recreate Section 29.06 (of the Code of General Ordinances) Relating to Penalties For Failure to File a Statement of Economic Interest, and to Repeal and Recreate Chapter 30 (of the Code of General Ordinances) Entitled "Code of Ethics". PUBLIC HEARING: No one spoke. **It was moved by Alderperson Wilson, seconded by Alderperson Paff, to approve. Motion carried unanimously.**
3. Proposed Resolution by Alderperson David F. Bogdala, Co-Sponsors Alderperson Mitchell Pedersen and Alderperson Kevin Mathewson - Resolution To Request an Investigation by The Health Resources and Services Administration, of The Kenosha Community Health Center, Inc., Which Operates As A Federally Qualified Health Center. PUBLIC HEARING: David Bogdala, 17th District Alderperson, 7101 96th Avenue and Lydia Spottswood, 6903 2nd Avenue, spoke. **It was moved by Alderperson Paff to amend to add to send to the Wisconsin Department of Health Services. Motion carried unanimously. After further discussion, Chairperson Prozanski passed the gavel and made a motion to amend the second to last red line paragraph – after the word “immediately” add “evaluate the effectiveness of the Board of Directors, the Human Resources Director and the Executive Director positions of the KCHC, giving full consideration of the reconstitution of these positions”. Motion carried unanimously. It was then moved by Alderperson Paff, seconded by Alderperson Juliana, to approve as amended (red line and two amendments). Motion carried (Ayes 4, Noes 1) with Alderperson Kennedy voting nay.**
4. Proposed Resolution by the Mayor – Resolution To Amend Resolution No.147-11, Adopted on November 29, 2011, Which Amended Emergency Medical Service User Fees (in Accordance with Section 2.20 of The Code of General Ordinances). PUBLIC HEARING: Carol Stancato, Director of Finance; Charles Leipzig, Fire Chief; James Poltrock, Assistant Division Chief EMS and Eric Keifer, Director of Sales and Marketing, EMS Medical Billing Associates, LLC, spoke. **It was moved by Alderperson Kennedy, seconded by Alderperson Juliana, to approve. Motion carried unanimously.**
5. Contract By and Between the City of Kenosha and Azarian Wrecking, LLC to Raze the Buildings Located at 1214 61st Street, 4410 73rd Street, and 6106 23rd Avenue in the Total Amount of \$62,328.00. PUBLIC HEARING: No one spoke. **It was moved by Alderperson Juliana, seconded by Alderperson Wilson, to approve. Motion carried unanimously.**
6. Disbursement Record #21. - \$3,464,678.47. **PUBLIC HEARING: No one spoke. It was moved by Alderperson Kennedy, seconded by Alderperson Juliana, to approve. Motion carried unanimously.**
7. Claim of Ronald Suokko. PUBLIC HEARING: No one spoke. STAFF: William Richardson, Assistant City Attorney, spoke. **At 7:03 pm, it was moved by Alderperson Kennedy, seconded by Alderperson Paff, to go into Closed Session pursuant to §19.85 (1)(g), Wisconsin Statutes, to confer with legal counsel regarding this matter. Motion carried unanimously. At 7:05 pm, it was moved by Alderperson Kennedy, seconded by Alderperson Juliana, to return to Open Session. Motion carried unanimously. It was moved by Alderperson Kennedy, seconded by Alderperson Juliana, to receive and file. Motion carried unanimously.**

ALDERPERSONS' COMMENTS: None.

There being no further business to come before the Finance Committee, it was moved, seconded and unanimously carried to adjourn at 7:06 pm.

**NOTE: Minutes are unofficial until approval by the Finance Committee at the meeting scheduled for Monday, December 19, 2016.*

RESOLUTION _____

SPONSOR: ALDERPERSON JAN MICHALSKI

**RESOLUTION TO URGE THE GOVERNOR OF THE STATE OF WISCONSIN
AND THE WISCONSIN STATE LEGISLATURE TO APPROVE THE UNIVERSITY
OF WISCONSIN SYSTEM 2017-2019 BIENNIAL BUDGET REQUEST**

WHEREAS, The University of Wisconsin System (“UW System”) is made up of 13 four-year universities (which includes the University of Wisconsin-Parkside), 13 two-year colleges, and statewide UW-Extension; and

WHEREAS, the University of Wisconsin-Parkside has served the citizens of the City of Kenosha for close to a half century with accessible, affordable public higher education connecting the Kenosha area with world-class resources of the University of Wisconsin; and

WHEREAS, the University of Wisconsin-Parkside has a direct and indirect economic impact in Southeastern Wisconsin, including 500 employees, 4,600 students and 16,000 alumni actively engaged in the region’s economy; and

WHEREAS, more than 600 students graduate from the University of Wisconsin-Parkside each year, and more than 60 percent stay in Southeastern Wisconsin, working, raising families, and being productive taxpaying citizens; and

WHEREAS, University of Wisconsin-Parkside alumni say their degree has opened doors in their professional careers, and data shows that individuals with a bachelor’s degree earn an additional \$1 million over their lifetime; and

WHEREAS, while the state of Wisconsin faces a demographic shift with an aging population and shrinking labor force, the infusion of highly educated graduates from the University of Wisconsin-Parkside into southeastern Wisconsin’s workforce is essential to the region’s economy; and

WHEREAS, the University of Wisconsin-Parkside has experienced a substantial reduction in funding from the State of Wisconsin since 2010, and, when adjusted for inflation, the revenue coming to the UW System today from the State of Wisconsin is the lowest in the history of the UW System; and

WHEREAS, through its “2020FWD strategic framework”, which is the UW System’s strategic plan, and through its 2017-2019 biennial budget request, the UW System is making a request for funds that will help more students succeed and graduate in a timely fashion by reducing time-to-degree, expanding college credit options for high school students, adding more options to transfer college credits, engaging businesses to help create job opportunities after graduation, and responding to the needs of nontraditional students and working adults;

WHEREAS, the UW System 2017-2019 biennial budget request includes capital funding to support required maintenance and infrastructure upgrades to the University of Wisconsin-Parkside Wyllie Hall.

THEREFORE BE IT RESOLVED that the Kenosha Common Council supports the UW System 2020FWD strategic framework, and strongly encourages the Governor of the State of Wisconsin and the Wisconsin State Legislature to invest in the future of our children, and in the future of our state by approving the UW System 2017-2019 biennial budget request, which will have a direct and positive impact on the University of Wisconsin-Parkside and the vibrant economic region that is Southeastern Wisconsin.

Adopted this ____ day of _____, 2016.

ATTEST: _____
DEBRA L. SALAS, City Clerk/Treasurer

APPROVED: _____ Date; _____
JOHN M. ANTARAMIAN, Mayor

Drafted By;
EDWARD R. ANTARAMIAN
City Attorney



TO: Mayor John M. Antaramian
Members of the Common Council
Members of the Finance Committee

FROM: Anthony Geliche, Community Development & Inspections *AG*
Mike Maki, Community Development & Inspections *MM*

RE: **Resolution to approve the 2017 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program**

DATE: December 15, 2016

Attached is the *Resolution to approve the Consolidated Plan - Annual Plan for the CDBG and HOME Programs for 2017.*

The CDBG Committee recommendations were approved by the City Plan Commission at their meeting on December 8, 2016.

The HOME Program Description was recommended for approval by the HOME Commission at their meeting on November 1, 2016.

Please contact Tony Geliche at 653.4039 if you have any questions regarding the CDBG Program or contact Mike Maki at 653.4038 regarding the HOME Program.

MM/TG:ks
Attachment

Resolution by the Finance Committee - To Approve the 2017 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

The *Community Development Block Grant (CDBG)* portion of the Consolidated Plan - Annual Plan has also been referred to the Finance Committee with final approval by the Common Council. The *HOME Program* portion will only go to the Finance Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: City-Wide

1. The CDBG Program is a City-Wide program with the primary purpose to aid in the elimination of slums/blight and to benefit low/moderate income persons.
2. The CDBG Committee reviewed the 2017 Allocation Plan on September 13, 2016.
3. The CDBG Committee conducted interviews on October 25, 2016 and October 26, 2016.
4. The CDBG Committee held the Allocation meeting and made recommendations on November 1, 2016.
5. The activities recommended by the CDBG Committee comply with the requirements of the CDBG Program in that they eliminate slum/blight and benefit low/moderate income persons.

RECOMMENDATION:

A recommendation is made to approve the CDBG Committee recommendation for the 2017 CDBG Program.



Tony Geliche, Community Development Specialist



Jeffrey B. Labahn, Director

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RESOLUTION NO. _____

BY: FINANCE COMMITTEE

TO APPROVE THE 2017 CONSOLIDATED PLAN - ANNUAL PLAN

WHEREAS, the City of Kenosha receives CDBG funds under the Housing and Community Development Act of 1974, as amended; and HOME funds under the HOME Investment Partnership Program of 1991 as amended; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the City to develop a document designed as its Consolidated Plan; and

WHEREAS, for the purpose of the CDBG Program, public hearings were held as follows:
CDBG Committee on September 13, October 25, October 26, and November 1, 2016;
City Plan Commission on September 22 and December 8 2016;
Finance Committee on October 3 and December 19, 2016; and
Common Council on October 3 and December 19, 2016 to consider proposed projects and obtain citizen views and comments on housing and community development needs; and

WHEREAS, for the purpose of the HOME Program, public hearings were held before the HOME Program Commission on November 1, 2016; the Finance Committee on December 19, 2016 and the Common Council on December 19, 2016 to consider the 2017 Program Description and obtain citizen comments on housing needs; and

WHEREAS, the 2017 CDBG Entitlement Grant to be received from HUD for the City is estimated to be \$942,787; and project allocations based on this amount; and

WHEREAS, if the actual 2017 CDBG Entitlement Grant is less than \$942,787, program allocations will be adjusted in proportion to each project allocation; and

WHEREAS, if the actual 2017 CDBG Entitlement Grant is more than \$942,787, funds will be used in accordance with the 2017 Fund Allocation Plan approved by the Common Council on October 3, 2016; and

WHEREAS, the 2017 HOME Entitlement Grant to be received from HUD for the City is estimated to be \$380,600 and proposed allocations are based on this amount; and

WHEREAS, if the actual 2017 HOME Entitlement Grant is more or less than \$383,600, the program allocation will be adjusted in proportion to each activity allocation approved in the 2017 Program Description.

NOW, THEREFORE, BE IT RESOLVED by the Common Council, that the 2017 Consolidated Plan - Annual Plan is approved; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to submit all necessary and required documents to the U.S. Department of Housing and Urban Development, and execute all documents relative thereto.

Dated this ____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk-Treasurer

APPROVE:

John M. Antaramian, Mayor

2017 CDBG PROGRAM

Agency	Project	Amount
PUBLIC SERVICE		
Kenosha Area Family & Aging Services	Volunteer Transportation	\$5,000
Walkin In My Shoes	Street Outreach Program	\$10,000
ELCA Urban Outreach Center	Helping Residents Gain Employment	\$14,000
Kenosha Literacy Council	Literacy Program	\$14,000
Shalom Center	Shelter Case Manager	\$15,000
Boys and Girls Club	Lincoln Park Outpost	\$18,018
Women and Children's Horizons	Legal Program	\$20,000
Kenosha Achievement Center	Transportation Security	\$20,400
Kenosha YMCA	Frank Neighborhood Project	\$25,000
		\$141,418
HOUSING, NEIGHBORHOOD IMPROVEMENT/ECONOMIC DEVELOPMENT		
City of Kenosha	Street Improvements	\$9,062
Urban League	Roof Replacement	\$13,350
St. Matthews	ElderGarten	\$15,000
Kenosha Human Development Services	Juvenile Shelter Care – Roof	\$18,400
Women and Children's Horizons	IT Infrastructure	\$30,000
Shalom Center	Food Pantry	\$82,000
Wisconsin Women's Business Initiative Corp.	Micro Enterprise Technical Assistance	\$85,000
City of Kenosha	Elimination of Blighted Structures	\$100,000
City of Kenosha	Section 108 Loan Guarantee Payment	\$260,000
		\$612,812
PLANNING AND MANAGEMENT		
City of Kenosha	Program Administration/Planning	\$188,557
TOTAL 2017 CDBG PROGRAM		\$942,787

Note: If the Section 108 Loan Guarantee application is not approved by HUD, funds are to be used for Street Improvements.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) 2017 PROGRAM DESCRIPTION

Use of Funds

The City of Kenosha intends to use its 2017 HOME funds for Program Administration and for eligible HOME Program activities as outlined below. The 2017 HOME Program Description is designed to allow flexibility in the allocation and commitment of funds to a variety of eligible HOME Program housing activities.

The City is funding these particular activities in this plan in order to be consistent with its Consolidated Plan, and to insure local housing activities are consistent with neighborhood revitalization strategies already adopted by the City.

Program Administration

The City of Kenosha will use 10% of its 2017 HOME allocation for payment of administrative and planning costs of the HOME Program. These costs include the reasonable costs of overall program management, coordination, monitoring, and evaluation of HOME activities by the City of Kenosha. The City will also set aside 10% of eligible HOME Program Income for allowable HOME Program administrative costs.

City of Kenosha Eligible HOME Program Activities

The City of Kenosha may use available 2017 HOME allocation to support the following types of activities undertaken by the City, Community Housing Development Organizations (CHDOs), Sub-recipients or Private Developers:

- A) Homeowner Rehabilitation
- B) Home Buyer Purchase Assistance city-wide
- C) Down Payment and/or Closing Cost Assistance Grant
- D) Tenant-Based Rental Assistance (TBRA) for Elderly, Elderly Veteran and/or Elderly with Disabilities households
- E) Acquisition and/or rehabilitation of homebuyer properties by a CHDO or sub-recipient.
- F) New Construction of Single Family Homes by a CHDO or sub-recipient.
- G) Rental unit Rehabilitation

Community Housing Development Organizations (CHDOs)

A minimum of 15% of HOME funds is reserved for use by eligible CHDOs. The City of Kenosha has chosen to set aside 30% of its 2017 HOME funds for eligible CHDOs to undertake eligible HOME Program activities listed above.

The City will allow CHDOs to request a maximum developer/general contractor fee of 15% of the total project cost of each HOME funded project they undertake and complete. Additional funding for CHDO projects may be made available from other HOME Program funds.

The City could also set aside up to \$25,000 for CHDO administrative expenses. The HOME Program regulations allow CHDO administrative expenses up to 5% of the City's total annual HOME Grant. CHDOs will need to submit an application to the City which includes their operating budget sources and use of funds to support their application for CHDO administrative expenses. The application will be reviewed by the City's HOME Program Commission with a recommendation to the City Finance Committee and Common Council for review and consideration.

HOME Program Income

HOME Program Income funds will be used to fund eligible HOME Program activities and funding set-asides for eligible CHDOs and/or sub-recipients to carry out HOME eligible activities, including housing rehabilitation projects, homeowner rehabilitation loans, homebuyer assistance, tenant-based rental assistance, rental property rehabilitation and single family new construction. In addition, up to 10% of eligible program income may be used for HOME Program allowable administrative expenses.

**Anticipated 2017 HOME Program Entitlement and Program Income Funds:
(2017 Entitlement funds based on the 2015 allocation)**

Activity	Home Funding	Match Funding (25%)
Administration (2017 Funds)	\$38,060.00	\$0
Eligible Housing Activities (2017 Funds)	\$209,330.00	\$52,332.50
CHDO Set-Aside (2017 Funds)	\$114,180.00	\$28,545.00
CHDO Operating Funds (2017 Funds)	\$19,030.00	\$0.00
TOTAL 2017 HOME FUNDING	\$380,600.00	\$80,877.50

Estimated 2017 HOME Program Income (Estimated \$63,000 of loan repayments, less 10% Program Administration)	\$56,700.00
Estimated Program Administration (10%)	\$6,300
TOTAL ESTIMATED 2017 HOME PROGRAM INCOME FUNDING	\$63,000

The City also has \$824,200.00 of previous years Entitlement funds and Program Income.

Proposed Allocation of HOME Program Entitlement and Program Income Funds:

ACTIVITY	FUNDING AMOUNT
Program Administration (10% of 2017 HOME Program Allocation)	\$38,060.00
PA funds (additional Administration funds generated from Program Income)	\$14,400.42
Tenant-based Rental Assistance	\$220,000.00
Homeowner Rehabilitation Loan Program	\$727,239.97
Second Mortgage Loans, Closing Cost and Down Payment Assistance	\$150,000.00
HOME-eligible Homebuyer Costs (Repairs, Utilities, etc.)	\$2,000.00
Community Housing Development Organizations – Operating Funds	\$19,030.00
Community Housing Development Organizations – Activities (30% of 2017 Allocation and existing funds)	\$600,000.00
Rental Unit Rehabilitation *	\$200,000.00
TOTAL ESTIMATED 2017 HOME PROGRAM FUNDING	\$1,970,730.39

*\$500,000.00 of 2016 funding for Rental Unit Rehabilitation is proposed to fund an application on file. If the funds are not committed in 2016, the Rental Unit Rehabilitation total in the 2017 plan will include an additional \$500,000.00.

RENTAL HOUSING REHABILITATION

The City may utilize HOME Program funds to support the acquisition and/or rehabilitation of affordable Rental Housing units. Eligible projects may be existing one or more multifamily buildings with rental units on a single site, or multiple sites that are under common ownership, management and financing. In no case shall funding be provided for a unit to be converted to a rental unit if the existing use or former use was owner-occupied housing. The project should also utilize private funds, Low Income Housing Tax Credits, Low Income Housing Revenue Bonds or other grant /loan programs to help leverage the HOME funds.

Units that are rehabilitated with HOME funds must meet all applicable state and local codes, rehabilitation standards and ordinances, including the *City of Kenosha Minimum Housing Rehabilitation Standards*. All assisted units are required to meet the accessibility requirements of the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. The property must be maintained in accordance with these property standards throughout the affordability period.

Rehabilitation of rental housing utilizing HOME funds will require a 5 to 15-year affordability period for the HOME Assisted Units. The HOME Assisted Units will be "fixed units" as opposed to "floating" HOME units for the entire affordability period. HOME Assisted Units must be comparable to non-HOME Assisted Units in terms of amenities, number of bedrooms, square footage and location in the building.

The household occupying such rental units shall be families or individuals whose income does not exceed 50% of Kenosha County median family income as published annually by the US Department of Housing and Urban Development (HUD). Low HOME Rent Limits will apply to all designated HOME units. The 50% HOME Rent Limits less any tenant paid utilities would apply to all other 50% CMI designated Assisted Senior Units. Determination of the minimum number of HOME Assisted Units per project and maximum per-unit HOME subsidy will be calculated according to all HOME Program standards, including, pro-rata (fair share test), the HOME per unit subsidy limit and subsidy layering analysis to determine the funding gap to be financed to provide the HOME affordable units.

The City's subsidy layering evaluation requirements are included in the next section below. The City may use the subsidy layering review done by WHEDA for the Low Income Tax Credit Program to ensure that no more than the necessary amount of HOME Program funds are invested in any one project to provide affordable housing.

RENTAL HOUSING REHABILITATION SUBSIDY LAYERING REVIEW, UNDERWRITING AND MARKET ANALYSIS

HUD establishes subsidy limits annually on the amount of HOME funds that may be invested in affordable rental housing on a per-unit basis per locality.

Before committing HOME funds to a project that combines the use of any other local, state or federal assistance, the City must evaluate the proposed project in accordance with the guidelines that it has adopted, to ensure that the City does not invest any more HOME funds than are necessary to provide affordable rental housing. The guidelines, referred to as Subsidy Layering Guidelines, are incorporated as part of the City of Kenosha HOME Program Description, Consolidated Plan and Policies and Procedures.

The City of Kenosha will use the following types of subsidy layering review before committing HOME Program funds to any rental housing rehabilitation project:

- A) A subsidy layering review produced by HUD when the other source of funding is provided by HUD, and HUD conducts a subsidy layering review;
- B) Subsidy layering analysis produced by the Wisconsin Economic and Housing Development Authority when Low Income Housing Tax Credit (LIHTC) is used, and WHEDA conducts an evaluation to determine whether there are excess tax subsidies;
- C) A subsidy layering analysis produced by the developer and reviewed by the City of Kenosha in accordance with the guidelines presented in HUD Notice CPD 98-1. These guidelines include review of the following documents supplied by the developer/applicant:
 - Sources & Uses of Funds: As part of the application process, the City of Kenosha will require a Sources and Uses of Funds Statement for the proposed project with supportive documentation, including lender commitment letter(s), documentation of owner cash equity and any deferred developer fees. This should reflect the project development budget and should list:
 1. All proposed sources (both private and public) of the funds and dollar amounts for each respective source; and
 2. All uses of funds (including acquisition costs, rehabilitation or new construction costs, financing costs, and professional fees) associated with the project.
 - Certification of Governmental Assistance: The applicant/developer must provide a formal certification as to whether or not additional governmental assistance will be provided to the project, and if so, what kind of assistance.
 - *Project Development Budget*: The City of Kenosha will review the project development budget to determine whether the development costs are necessary and reasonable. The budget is to include all costs associated with the development of the project, regardless of the funding sources.
 1. "Reasonableness" of costs should be based on all of the following factors:
 - a) Cost of comparable projects in the same geographical area;
 - b) The qualifications of the cost estimators for the various budget line items; and
 - c) Comparable costs published by recognized industry cost index services.
 - *Proforma*: The City of Kenosha will determine the reasonableness of the rate of return on equity investment by looking at the applicants proforma (project income and expense statement). The proforma should include achievable rent levels, market vacancies, and operating expenses. It should also specify the consequences of tax benefits, if any, and any other assumptions used in calculating the project cash flow. The proforma should represent, at a minimum, the term of the HOME affordability requirements (20 years) or longer if any other funding sources require longer affordability terms.
 - The subsidy guidelines can also be used to determine the appropriate level of HOME funds to be used in a project absent of any other governmental assistance.
 - The City will utilize the underwriting guidelines in its Policies and Procedures and will assess whether there is adequate market demand prior to commitment of HOME funds.

Home Sales Policy

Homes for sale through the City of Kenosha HOME Program will be advertised and sold on a first-come-first-served basis.

HOMEBUYER APPLICANT REQUIREMENTS

Citizenship

Applicants to purchase properties for sale through the City of Kenosha's HOME Program must be US citizens or have "Qualified Alien" status under Section 431 of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.

Income

Eligibility for buyers through the HOME Program is based on annual household income. Total annual household income cannot exceed 80% of the County's median income per family size as determined by HUD. In accordance with the federal HOME Program Rules, the City has chosen to use Federal Income Tax IRS Form 1040 adjusted gross income to determine annual income. All homebuyers must sign IRS Form 4506 "Request for Copy of Tax Form" and the City will request a copy of the applicant's federal tax return transcript from the IRS. For IRS tax returns older than six months, the City will require an updated income verification, including third party verification of employment and recent earnings statements.

Ability to Obtain Mortgage Financing

Potential homebuyers must have the ability to obtain a Fixed Rate mortgage loan from a private lender or the City for a minimum of 80% of the purchase price of the property offered for sale (non City owned properties), or a minimum of 57% of the purchase price of the City properties offered for sale. The minimum financing is based on a 3% down payment. Where the homebuyer provides a larger downpayment, the minimum financing obtained through a private lender or the City may be reduced.

Down Payment Requirement and Down Payment Assistance

All homebuyers are required to provide a 3% down payment at closing. The down payment may be from the buyer's personal savings or from a Down Payment Assistance Grant provided through the Federal Home Loan Bank, City of Kenosha, or other source of down payment assistance.

The City may provide a Down Payment Assistance Grant to eligible homebuyers through HOME Program funds. The Down Payment Assistance Grant will require the homebuyer to pay a minimum of 25% of the required downpayment amount, or \$1,000, whichever is greater. The Homeowner will be required to live in home for minimum of five years, or the grant amount will be required to be paid back in full, less a 20% reduction for every year the homeowner resides in the home.

Down Payment Assistance for VA Loan Borrowers

The City may provide a Down Payment Assistance Grant of up to \$5,000 for eligible Veterans Administration Loan borrowers. Down Payment Assistance Grants will be a lien filed on the property and will be forgiven provided the homeowner resides at the property for a period of 5 years after purchasing the property. Where the homeowner lives in the home less than 5 years, the grant amount will be required to be paid back in full, less a 20% reduction for every year the homeowner resides in

the home.

Primary Residence and Owner Occupied Single Family Deed Restriction

HOME assisted property must be occupied as the homebuyer's primary residence. The City will place a Deed Restriction on the property at the time of property transfer: "This property is a single family dwelling and will always remain a single family dwelling and owner occupied for as long as it remains on the land." The homebuyer cannot own any other residential property at time of closing.

A deed restriction will also be recorded on properties that have utilized a mortgage to complete owner-occupied rehabilitation through the Rehabilitation Loan Program.

Homebuyer Counseling Requirement

All homebuyers receiving assistance through the City's HOME Program must participate in homebuyer training offered through a HUD certified Local Housing Counseling Agency and provide the City with certification they have successfully completed such training.

Mortgage Subordinations

The City will process requests for mortgage subordinations from homebuyers for their HOME funded second mortgage under the following criteria:

- A) By refinancing their first mortgage, the borrower will be able to lower their interest rate, monthly payment and/or loan term.
- B) The borrower will be able to convert from an ARM to a fixed rate mortgage.
- C) The borrower will be taking out an equity loan or refinancing for purposes of doing home improvements, purchasing a car or for college costs.
- D) The City will require a 90% Loan to Value limit on equity loans, and a maximum of 125% Loan to Value limit on refinancing where the borrower is able to lower their interest rate, payment or loan term. The Loan to Value ratio will include the City's HOME second mortgage balance.
- E) The City will use the Assessed Value as determined by the City Assessor's Office, Estimated Market Value consistent with valuation modules permitted by the first mortgage's loan program, or appraised value, whichever is higher, to determine the property value.
- F) Closing costs and fees for the proposed refinancing loan or equity loan must be no more than 3% of the proposed new loan amount.

Written requests for mortgage subordinations from homebuyers with a HOME second mortgage will be accepted and reviewed by City staff. A report and recommendation will be submitted to the City of Kenosha Housing Authority Board of Commissioners for review and consideration. A processing fee of \$100 will be charged to the borrower upon approval and processing the mortgage subordination.

HOME PROGRAM ASSISTANCE TO BUYERS

Second Mortgage Purchase Assistance

HOME funded second mortgage purchase assistance will be provided for up to 40% of the purchase price of homes sold by the City of Kenosha. HOME second mortgage purchase loans will be written as deferred payment loans at 0% interest for up to the first fifteen (15) years, then monthly payments will be required for the next fifteen (15) years at an interest rate of 3% annually.

On a case-by-case basis, subject to final approval by the Kenosha Housing Authority Board, the City may offer a second mortgage loan where repayment is deferred until time of sale or when the property ceases to be the principal residence of the homebuyer. This provision is also available to existing holders of City Second Mortgage Loans when refinancing. Repayment shall not be required until the borrower sells the home or it is no longer their principal residence. Such loans shall be subject to a "deferred loan fee" of 10% of the original loan amount at the time of repayment.

Second mortgage purchase assistance loans will continue to be made available to income eligible homebuyers purchasing new homes city-wide. These purchase assistance loans will be provided for up to 17% of the purchase price of the home. HOME second mortgage purchase loans for eligible homebuyers will be written as deferred payment loans at 0% interest for the first ten (10) years, then monthly payments will be required for the next twenty (20) years at an interest rate of 3% annually.

In all cases, the second mortgage will be based on the financing gap, less the amount of the first mortgage and required down payment. As part of its underwriting review, the City will evaluate debt-to-income (dti) ratio for all applicants. Generally, the front end dti should not be any greater than 30%, including the first mortgage principal and interest, taxes and insurance, and the back-end dti should be less than 45%. Where the front-end dti is greater than 30% or the back-end dti is greater than 45%, the City may provide a second mortgage for a larger amount than the financing gap to reduce the front-end dti to 30% or less, or to reduce the back-end dti to 45% or less.

Closing Cost Assistance

The City may provide a Closing Cost Assistance Grant, up to 3% of the purchase price, to eligible homebuyers through HOME Program funds. The Homeowner will be required to live in home for minimum of five years, or the grant amount will be required to be paid back in full, less a 20% reduction for every year the homeowner resides in the home.

Recapture and Resale Provisions

The City of Kenosha anticipates that some of the first-time Homebuyer (FTHB) assistance provided with HOME funding will be a development subsidy used by the City or developer (HOME fund recipient) to produce affordable housing units. In those instances, it is expected that some of this subsidy will be a project development subsidy and this subsidy amount may not be recaptured.

Recapture Option

This option will be used by the City to recapture the HOME funded second mortgage purchase assistance loans provided to the homebuyers if the HOME recipient decides to sell the house within the required affordability period. The homeowner is able to sell the property at whatever price the market will bear. Recaptured funds are considered HOME Program Income to be reused for any HOME-eligible activity.

The City of Kenosha will also require that rental housing developers who have been assisted with HOME funding be subject to recapture provisions in the event the owner/developer sells their property before the period of affordability has expired:

- Five (5) years when the per unit of HOME funds is less than \$15,000
- Ten (10) years where the amount of HOME funds provided is \$15,000 to \$40,000
- Fifteen (15) years where the per unit amount of HOME funds is greater than \$40,000

Affordability periods for home ownership assistance through the HOME Program

HOME Funds Provided (Per Unit) *	Affordability Period
Less than \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Greater than \$40,000	15 Years

**Per unit HOME Program assistance for home ownership is based on the amount of the HOME mortgage purchase assistance provided to the homebuyer. For example, if the City's HOME funded second mortgage to the buyer is \$25,000, the affordability period on the home is 10 years. Therefore, the City will provide second mortgage purchase loans with monthly payments deferred for 10 years at 0% interest. After the initial 10 years, the loan converts to a 3% monthly installment loan at 3% interest for a 20-year term.*

Resale Option

The resale option will only be used by the City in those cases where the homebuyer declines to accept a HOME funded second mortgage to purchase a HOME Buyer Program property. This option ensures that the HOME-assisted unit remains affordable over the entire affordability term. Resale requirements under the "resale option" include the following:

- A) The new purchaser must meet HOME Program income eligibility requirements (annual adjusted income below 80% of Kenosha County median income for family size).
- B) The new purchaser must occupy the property as their principal place of residence.
- C) The sales price must be affordable to the new buyer.
- D) Affordability is defined as: Monthly payment for principal, interest, taxes and insurance (PITI) cannot exceed 40% of the purchasers gross annual income.
- E) The seller is entitled to a "fair return" on their investment upon sale of the property. "Fair Return" on investment for purposes of the City's HOME Program includes the homeowner's initial investment (first mortgage, down payment and closing costs) and any documented capital improvements to the property completed after the initial sale.

Enforcement of the Recapture or Resale Options

The City will use the following legal instruments to meet and enforce the requirements of the recapture or resale restrictions:

<i>HOME Requirement</i>	<i>Recapture Option</i>	<i>Resale Option</i>
Principal Residence	Deed Restriction & HOME Lien	Deed Restriction & HOME Lien
Affordability Period	Promissory Note & HOME Lien	Deed Restriction & HOME Lien
Repayment of HOME Subsidy	Promissory Note & HOME Lien	Deed Restriction & HOME Lien
Fair Return to Owner	N/A	Deed Restriction & HOME Lien
Affordable Resale Price	N/A	Deed Restriction & HOME Lien
Subsequent Buyer's Income	N/A	Deed Restriction & HOME Lien

* HOME Lien is a document recorded as a "Rider" with the HOME Program Mortgage securing repayment of the HOME subsidy.

Matching Funds

The City of Kenosha intends to satisfy the Federally-mandated match requirements by using a combination of the eligible forms of match outlined in Section 92.220 of the HOME Program regulations. The City and all sub-recipients will document "match" on a per-project basis.

Funding Reduction and Adjustment Based on Actual HUD Allocation

If the 2017 funding level is more or less than the \$380,600 as indicated in this program description, each program activity will be adjusted by applying the same percent of funding increase or decrease equally to each activity.

Applicability of this HOME Program Description

The 2017 HOME Program Description shall supersede any and all previous HOME Program Descriptions in regard to the purposes and use of HOME Program funds.

Approved by City of Kenosha HOME Program Commission:

Approved by Common Council:

Amended by Common Council:

CITY OF SECOND MORTGAGE PURCHASE ASSISTANCE POLICY

Homes for sale through the City of Kenosha HOME Program will be advertised and sold on a first-come-first-served basis. All applicants, including persons assisted through the Second Mortgage Purchase Assistance Program that is used to purchase any eligible home within the City of Kenosha, shall be subject to the following Applicant Requirements.

Applicant Requirements

Applicants must meet the following requirements:

- U.S. citizenship or "Qualified Alien" status (as defined by HUD)
- 18 years of age or older
- Must meet the City's income limits for HOME Program
- Cannot own any real estate at time of closing
- Good verifiable credit rating
- Adequate verifiable income to support home ownership
- Must have 3% in funds to be used towards down payment plus closing costs
- Must complete a HUD accredited Homebuyer Counseling Course

When the purchase contract is signed, a \$500 earnest money deposit is required and will be credited toward the down payment. Obtaining first mortgage loan financing from private sources is the responsibility of the applicant.

FOR FURTHER INFORMATION CONTACT

Department of Community Development & Inspections
 625 52nd Street, Room 308
 Kenosha, WI 53140
 Phone: 262.653.4030
 Hours: 8:00 A.M. - 4:30 P.M.

2017 HOME Program Review & Approval Schedule

Date	Activity
By 11/18/16	Publish Public Notice for City of Kenosha Consolidated Plan/Annual Plan for CDBG and HOME Funds and Activities with a 30 Day Comment Period
12/19/16	Finance Committee Review and Consideration of 2017 Annual Plan/Consolidated Plan and 2017 HOME Program Description (Public Hearing)
12/19/16	Common Council Review and Consideration of 2017 Annual Plan/Consolidated Plan and 2017 HOME Program Description

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Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #4, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1. , Wisconsin Statute]. (Districts 2 & 7) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Fox, District 2, and Alderperson Juliana, District 7 have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by 52nd Street on the north, Lake Michigan on the east, 60th Street on the south, and 22nd Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #4 is to:
 - a. Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
 - b. Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
 - c. Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 in order to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
 - d. Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center at 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant Agreements are required before any grant is made.
2. The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds.
3. The Project Plan Amendment will not change the TID's dissolution date of January 1, 2031.
4. The Project Plan Amendment will not change the boundaries of TID #4.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #4



Zohrab Khaligian, Community Dev Specialist
/u2/acct/cp/cdays/MEETINGS/CPC/2016/DEC8/2-Staff-TID4.doc



Jeffrey B. Labahn, Director

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #4, 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 December 8, 2016, 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 #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 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 #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, 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 #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
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.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #4, 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 _____, 2016

ATTEST: _____
Debra Salas, City Clerk/Treasurer

APPROVED: _____
John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

The following map has been revised to reflect the Project Plan Amendment: *Proposed Improvements & Uses*.

curve that is concave northwesterly, a distance of 49.01'; said curve having a central angle of 7°11'44", a radius of 390.24' and a chord which bears S63°29'32"W for a distance of 48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7th Avenue: said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56th Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56th) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56th Street, approximately 183.5'; thence continuing along the North line of 56th Street approximately 1325.84' to the East line of 22nd Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55th Street and the East line of 23rd Avenue; thence easterly along the South line of 55th Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22nd Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19th Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55th Street and the East line of 19th Avenue; thence Easterly along the South line of 55th Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14th Avenue and the Easterly extension of the North line of 55th Street; thence Northerly along the East line of 14th Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.



Project Plan Amendment for Tax Incremental District #4

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TAX INCREMENTAL DISTRICT PROGRAM

The City of Kenosha Tax Incremental District (TID) 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 # 9-16

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #4, 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 December 8, 2016, 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 #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

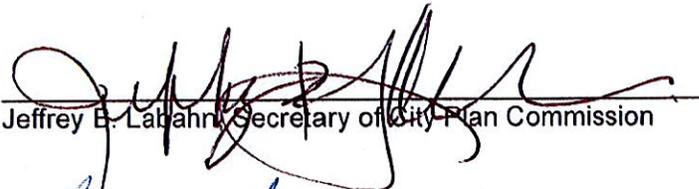
WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

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

1. Finds the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #4, 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 adopt this Project Plan Amendment.

Adopted this 8th day of December, 2016

ATTEST:


Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

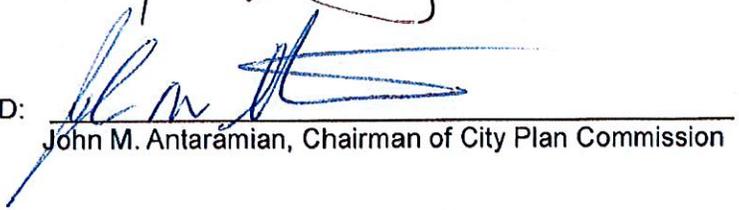

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

EXHIBIT "B"

Tax Incremental District #4

Boundary Description

A part of the Northwest quarter of Section 5, Township 1 North, Range 23 East; the Southwest and Southeast quarters of Section 31 and the Southwest quarter of Section 32, Township 2 North, Range 23 East; and the Southeast quarter of Section 36, Township 2 North, Range 22 East of the 4th Principal Meridian, all lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of Certified Survey Map 1293, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence N87°18'26"E along the North line of said CSM 1293 a distance of 566'; thence continuing Easterly along the North line of Block 2 of Southport, a Subdivision of record and on file in the Racine County Land Registry, a distance of approximately 200.31'; thence continuing Southeasterly approximately 85.1' along a line to a point which is approximately 29.25' East and approximately 20.54' South of the Northwest corner of Block 1 of Southport; thence continuing Easterly along a line approximately 300.48' to the Northwest corner of Certified Survey Map 2159, a CSM of record and on file in the Kenosha County Land Registry; thence continuing N87°18'26"E along the north line of said CSM 2159 a distance of 574.37' to the Northeast corner of Lot 2 of Said CSM; thence continuing Easterly along the extension of the North line of said CSM 2159 to the Kenosha Harbor; thence Southerly along the shoreline of Kenosha Harbor to the Northwest corner of Outlot 1 of HarborPark Subdivision, a Subdivision of record and on file in the Kenosha County Land Registry; thence N82°35'20"E along the North line of said Outlot 1 a distance of 670.64'; thence N83°24'7"E a distance of 4.12' to the East line of the aforementioned Section 31; thence continuing N83°24'7"E along the North line of said Outlot 1 a distance of 207.49'; thence N82°21'55"E, along the North line of said Outlot 1 a distance of 359.42'; thence N84°0'28"E along the North line of said Outlot 1 a distance of 85.98'; thence N85°34'29"E along the North line of said Outlot 1 a distance of 320.68'; thence N88°3'59"E along the North line of said Outlot 1 a distance of 47.94'; thence N89°9'27"E along the North line of said Outlot 1 a distance of 154.58'; thence S87°59'16"E along the North line of said Outlot 1 a distance of 68.07'; thence N82°54'14"E along the North line of said Outlot 1 a distance of 363.25'; thence N84°36'13"E along the North line of said Outlot 1 a distance of 669.43'; thence N84°34'34"E a distance of 79.65' to the Northeast corner of said Outlot 1; thence S4°7'11"E along the east line of said Outlot 1 a distance of 29.0'; thence S84°50'47"W along the East line of said Outlot 1 a distance of 7.56'; thence N5°15'14"W along the east line of said Outlot 1 a distance of 1.65'; thence S84°56'46"W along the east line of said Outlot 1 a distance of 55.47'; thence S2°3'54"E a distance of 1101.07' to the Southeast corner of said Outlot 1; thence S88°17'44"W along the South line of said Outlot 1 a distance of 386.13' to the eastern edge of the Armour-stone breakwater; thence southerly along the breakwater – following the curve Westerly and continuing across the mouth of Southport Marina to the shore of Lake Michigan; thence southerly along the shoreline of Lake Michigan to the south property line of Eichelman Park as recorded in document 121967 on Page 156 in Volume 93 of deeds in the Kenosha County Land Registry; thence Westerly along the south line of Eichelman Park approximately 292.73' to the east line of 3rd Avenue; thence northerly along the East line of 3rd Avenue approximately 888.8'; thence continuing northerly along the extension of the east line of 3rd Avenue approximately 511.41' to the Northeast corner of Lot 16 of Lake View Subdivision; thence Northeasterly along the extension of the North line of said Lot 16 approximately 122.28'; thence Northerly approximately 209.04' to a point on the south line of Lot 9, Block 11 of Southport which point is approximately 47.91' Southwesterly of the southeast corner of said Lot 9; thence Northerly approximately 274.42' to the Northeast corner of Lot 1, Block 11 of Southport; thence Northerly approximately 66' to the Southeast corner of Lot 8, Block 10 of Southport; thence Westerly along the South line of said Block 10 approximately 340.68' to the southwest corner of said Block 10; thence Northerly upon the West line of said Block 10 approximately 267.38' to the Northwest corner of said Block 10; thence continuing Northerly upon the extension of the West line of said Block 10 approximately 66' to the South line of Lot 28 of HarborPark Subdivision; thence S79°10'6"W along and upon the South line of Lots 28 and 29 of HarborPark Subdivision approximately 309.16'; thence N10°23'4"W along and upon the West line of Lot 29 of HarborPark Subdivision approximately 199.98' to the Easterly extension of the North line of an East-West alley which runs through Block 30 of Southport; thence Westerly upon the Easterly of the North line of said alley approximately 66'; thence continuing Westerly upon the North line of said alley approximately 264.67' to the Southwest corner of Lot 6 of said Block 30; thence Northerly up the West line of said Lot 6 approximately 58.02'; thence Westerly upon the Easterly extension of the North line of Block 31 of Southport approximately 66'; thence continuing along the North line of said Block 31 approximately 150.98'; thence Northerly perpendicular to the North line of said Block 31 approximately 136.01' to the South line of Block 26 of Southport; thence Easterly along the south lines of Blocks 26 and 27 approximately 484.13' to the Southeast corner of Block 27 of Southport; thence Northerly along the East line of said Block 27 approximately 264.02' to the Northeast corner of said Block 27; thence Westerly along the North line of Said Block 27 approximately 264.02' to the Northwest corner of said Block 27; thence Northerly perpendicular to the North line of said Block 27 approximately 75.53' to the Southwest corner of Lot 1 of HarborPark Subdivision; thence N10°29'35"W upon and along the west line of said Lot 1 approximately 183.53'; thence perpendicular to the West line of said Lot 1 approximately 82.53' to the Southeast corner of Certified Survey Map 2159; thence Southwesterly along the arc of a

curve that is concave northwesterly, a distance of 49.01'; said curve having a central angle of 7°11'44", a radius of 390.24' and a chord which bears S63°29'32"W for a distance of 48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7th Avenue; said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19'; said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56th Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56th) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56th Street, approximately 183.5'; thence continuing along the North line of 56th Street approximately 1325.84' to the East line of 22nd Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55th Street and the East line of 23rd Avenue; thence easterly along the South line of 55th Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22nd Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19th Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55th Street and the East line of 19th Avenue; thence Easterly along the South line of 55th Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14th Avenue and the Easterly extension of the North line of 55th Street; thence Northerly along the East line of 14th Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #4, 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 December 8, 2016, 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 #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 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 #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, 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 #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
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.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #4, 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 _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

EXHIBIT "B"

Tax Incremental District #4

Boundary Description

A part of the Northwest quarter of Section 5, Township 1 North, Range 23 East; the Southwest and Southeast quarters of Section 31 and the Southwest quarter of Section 32, Township 2 North, Range 23 East; and the Southeast quarter of Section 36, Township 2 North, Range 22 East of the 4th Principal Meridian, all lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of Certified Survey Map 1293, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence N87°18'26"E along the North line of said CSM 1293 a distance of 566'; thence continuing Easterly along the North line of Block 2 of Southport, a Subdivision of record and on file in the Racine County Land Registry, a distance of approximately 200.31'; thence continuing Southeasterly approximately 85.1' along a line to a point which is approximately 29.25' East and approximately 20.54' South of the Northwest corner of Block 1 of Southport; thence continuing Easterly along a line approximately 300.48' to the Northwest corner of Certified Survey Map 2159, a CSM of record and on file in the Kenosha County Land Registry; thence continuing N87°18'26"E along the north line of said CSM 2159 a distance of 574.37' to the Northeast corner of Lot 2 of Said CSM; thence continuing Easterly along the extension of the North line of said CSM 2159 to the Kenosha Harbor; thence Southerly along the shoreline of Kenosha Harbor to the Northwest corner of Outlot 1 of HarborPark Subdivision, a Subdivision of record and on file in the Kenosha County Land Registry; thence N82°35'20"E along the North line of said Outlot 1 a distance of 670.64'; thence N83°24'7"E a distance of 4.12' to the East line of the aforementioned Section 31; thence continuing N83°24'7"E along the North line of said Outlot 1 a distance of 207.49'; thence N82°21'55"E, along the North line of said Outlot 1 a distance of 359.42'; thence N84°0'28"E along the North line of said Outlot 1 a distance of 85.98'; thence N85°34'29"E along the North line of said Outlot 1 a distance of 320.68'; thence N88°3'59"E along the North line of said Outlot 1 a distance of 47.94'; thence N89°9'27"E along the North line of said Outlot 1 a distance of 154.58'; thence S87°59'16"E along the North line of said Outlot 1 a distance of 68.07'; thence N82°54'14"E along the North line of said Outlot 1 a distance of 363.25; thence N84°36'13"E along the North line of said Outlot 1 a distance of 669.43'; thence N84°34'34"E a distance of 79.65' to the Northeast corner of said Outlot 1; thence S4°7'11"E along the east line of said Outlot 1 a distance of 29.0'; thence S84°50'47"W along the East line of said Outlot 1 a distance of 7.56'; thence N5°15'14"W along the east line of said Outlot 1 a distance of 1.65'; thence S84°56'46"W along the east line of said Outlot 1 a distance of 55.47'; thence S2°3'54"E a distance of 1101.07' to the Southeast corner of said Outlot 1; thence S88°17'44"W along the South line of said Outlot 1 a distance of 386.13' to the eastern edge of the Armour-stone breakwater; thence southerly along the breakwater – following the curve Westerly and continuing across the mouth of Southport Marina to the shore of Lake Michigan; thence southerly along the shoreline of Lake Michigan to the south property line of Eichelman Park as recorded in document 121967 on Page 156 in Volume 93 of deeds in the Kenosha County Land Registry; thence Westerly along the south line of Eichelman Park approximately 292.73' to the east line of 3rd Avenue; thence northerly along the East line of 3rd Avenue approximately 888.8'; thence continuing northerly along the extension of the east line of 3rd Avenue approximately 511.41' to the Northeast corner of Lot 16 of Lake View Subdivision; thence Northeasterly along the extension of the North line of said Lot 16 approximately 122.28'; thence Northerly approximately 209.04' to a point on the south line of Lot 9, Block 11 of Southport which point is approximately 47.91' Southwesterly of the southeast corner of said Lot 9; thence Northerly approximately 274.42' to the Northeast corner of Lot 1, Block 11 of Southport; thence Northerly approximately 66' to the Southeast corner of Lot 8, Block 10 of Southport; thence Westerly along the South line of said Block 10 approximately 340.68' to the southwest corner of said Block 10; thence Northerly upon the West line of said Block 10 approximately 267.38' to the Northwest corner of said Block 10; thence continuing Northerly upon the extension of the West line of said Block 10 approximately 66' to the South line of Lot 28 of HarborPark Subdivision; thence S79°10'6"W along and upon the South line of Lots 28 and 29 of HarborPark Subdivision approximately 309.16'; thence N10°23'4"W along and upon the West line of Lot 29 of HarborPark Subdivision approximately 199.98' to the Easterly extension of the North line of an East-West alley which runs through Block 30 of Southport; thence Westerly upon the Easterly of the North line of said alley approximately 66'; thence continuing Westerly upon the North line of said alley approximately 264.67' to the Southwest corner of Lot 6 of said Block 30; thence Northerly upon the West line of said Lot 6 approximately 58.02'; thence Westerly upon the Easterly extension of the North line of Block 31 of Southport approximately 66'; thence continuing along the North line of said Block 31 approximately 150.98'; thence Northerly perpendicular to the North line of said Block 31 approximately 136.01' to the South line of Block 26 of Southport; thence Easterly along the south lines of Blocks 26 and 27 approximately 484.13' to the Southeast corner of Block 27 of Southport; thence Northerly along the East line of said Block 27 approximately 264.02' to the Northeast corner of said Block 27; thence Westerly along the North line of Said Block 27 approximately 264.02' to the Northwest corner of said Block 27; thence Northerly perpendicular to the North line of said Block 27 approximately 75.53' to the Southwest corner of Lot 1 of HarborPark Subdivision; thence N10°29'35"W upon and along the west line of said Lot 1 approximately 183.53'; thence perpendicular to the West line of said Lot 1 approximately 82.53' to the Southeast corner of Certified Survey Map 2159; thence Southwesterly along the arc of a curve that is concave northwesterly, a distance of 49.01': said curve having a central angle of 7°11'44", a radius of

390.24' and a chord which bears S63°29'32"W for a distance of 48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7th Avenue: said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56th Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56th) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56th Street, approximately 183.5'; thence continuing along the North line of 56th Street approximately 1325.84' to the East line of 22nd Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55th Street and the East line of 23rd Avenue; thence easterly along the South line of 55th Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22nd Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19th Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55th Street and the East line of 19th Avenue; thence Easterly along the South line of 55th Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14th Avenue and the Easterly extension of the North line of 55th Street; thence Northerly along the East line of 14th Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.

RESOLUTION NO. 17-1

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #4, 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, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g) 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, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #4 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without 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.
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 _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**AMENDED 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**

Construction/improvement of public parking; acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; park improvements; and reconstruction of 22nd Avenue Development Grants for rehabilitation. The Development Grants cannot be provided until a Development Grant Agreement per Wisconsin Statute 66.1105(2)(f)2.d. is executed. See attached map for location of all improvements.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, preparing Development Grant Agreements, capitalized interest and any other activities associated with the Amendment.

TID #4

Description of Project Costs	2016	2017	2018	Total
Construction/Improvement of Public Parking	\$0	\$6,150,000 \$3,500,000	\$1,850,000 \$5,000,000	\$8,000,000 \$8,500,000
Acquisition, relocation, demolition, and site preparation and rehabilitation for new development and public parking	\$10,000,000 \$7,520,000	\$3,500,000 \$4,980,000- \$5,480,000	\$0	\$13,500,000 \$12,500,000- \$13,000,000
Park Improvements	\$0	\$0-\$500,000	\$0	\$0-\$500,000
<i>Sub Total (not to exceed)</i>	\$7,520,000	\$5,480,000	\$0	\$13,000,000
Reconstruction of 22nd Avenue Development Grants for Rehabilitation	\$0	-\$350,000 \$3,500,000	\$3,150,000 \$0	\$3,500,000
City Administrative/Legal/ Related Costs	\$1,110,000 \$507,000	\$640,000 \$1,385,000	\$100,000 \$555,000	\$1,850,000 \$2,447,000
Total	\$11,110,000 \$8,027,000	\$10,640,000 \$13,865,000	\$5,100,000 \$5,555,000	\$26,850,000 \$27,447,000

Costs to be Recovered by TID	2016	2017	2018	Total
Project Costs	--	--	--	\$26,850,000 \$27,447,000
Financing Costs	--	--	--	\$11,498,800 \$10,696,412
Total	--	--	--	\$38,348,800 \$38,143,412

City of Kenosha
\$660,000 G.O. Promissory Notes, Series 2016B - Dated 11/21/16
TID No. 4 and 8 Projects - TID No. 4 Portion - \$147,000
Sales Results

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/21/2016	-	-	-	-	-
09/01/2017	-	-	2,858.33	2,858.33	2,858.33
03/01/2018	-	-	1,837.50	1,837.50	-
09/01/2018	-	-	1,837.50	1,837.50	3,675.00
03/01/2019	-	-	1,837.50	1,837.50	-
09/01/2019	-	-	1,837.50	1,837.50	3,675.00
03/01/2020	-	-	1,837.50	1,837.50	-
09/01/2020	-	-	1,837.50	1,837.50	3,675.00
03/01/2021	-	-	1,837.50	1,837.50	-
09/01/2021	-	-	1,837.50	1,837.50	3,675.00
03/01/2022	-	-	1,837.50	1,837.50	-
09/01/2022	-	-	1,837.50	1,837.50	3,675.00
03/01/2023	-	-	1,837.50	1,837.50	-
09/01/2023	147,000.00	2.500%	1,837.50	148,837.50	150,675.00
Total	\$147,000.00	-	\$24,908.33	\$171,908.33	-

City of Kenosha
\$7,880,000.00 Taxable G.O. Promissory Notes, Series 2016 - Dated 11/21/16
TID No. 4 Projects
Sales Results

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/21/2016	-	-	-	-	-
09/01/2017	-	-	166,727.56	166,727.56	166,727.56
03/01/2018	-	-	107,182.00	107,182.00	-
09/01/2018	-	-	107,182.00	107,182.00	214,364.00
03/01/2019	-	-	107,182.00	107,182.00	-
09/01/2019	-	-	107,182.00	107,182.00	214,364.00
03/01/2020	-	-	107,182.00	107,182.00	-
09/01/2020	-	-	107,182.00	107,182.00	214,364.00
03/01/2021	-	-	107,182.00	107,182.00	-
09/01/2021	-	-	107,182.00	107,182.00	214,364.00
03/01/2022	-	-	107,182.00	107,182.00	-
09/01/2022	-	-	107,182.00	107,182.00	214,364.00
03/01/2023	-	-	107,182.00	107,182.00	-
09/01/2023	-	-	107,182.00	107,182.00	214,364.00
03/01/2024	-	-	107,182.00	107,182.00	-
09/01/2024	1,000,000.00	2.460%	107,182.00	1,107,182.00	1,214,364.00
03/01/2025	-	-	94,882.00	94,882.00	-
09/01/2025	1,000,000.00	2.630%	94,882.00	1,094,882.00	1,189,764.00
03/01/2026	-	-	81,732.00	81,732.00	-
09/01/2026	5,880,000.00	2.780%	81,732.00	5,961,732.00	6,043,464.00
Total	\$7,880,000.00	-	\$2,020,503.56	\$9,900,503.56	-

City of Kenosha
\$13,865,000.00 G.O. Promissory Notes - Dated 09/01/17
TID No. 4 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2017	-	-	-	-
2018	-	-	554,600.00	554,600.00
2019	-	-	554,600.00	554,600.00
2020	-	-	554,600.00	554,600.00
2021	-	-	554,600.00	554,600.00
2022	-	-	554,600.00	554,600.00
2023	790,000.00	4.000%	554,600.00	1,344,600.00
2024	300,000.00	4.000%	523,000.00	823,000.00
2025	70,000.00	4.000%	511,000.00	581,000.00
2026	-	-	508,200.00	508,200.00
2027	3,975,000.00	4.000%	508,200.00	4,483,200.00
2028	4,150,000.00	4.000%	349,200.00	4,499,200.00
2029	4,235,000.00	4.000%	183,200.00	4,418,200.00
2030	345,000.00	4.000%	13,800.00	358,800.00
-	\$13,865,000.00	-	\$5,924,200.00	\$19,789,200.00

2017 - \$12.48M + 2% @ 4.0 | SINGLE PURPOSE | 11/22/2016 | 10:15 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
\$5,555,000.00 G.O. Promissory Notes - Dated 09/01/18
TID No. 4 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2018	-	-	-	-
2019	-	-	222,200.00	222,200.00
2020	-	-	222,200.00	222,200.00
2021	-	-	222,200.00	222,200.00
2022	-	-	222,200.00	222,200.00
2023	-	-	222,200.00	222,200.00
2024	-	-	222,200.00	222,200.00
2025	-	-	222,200.00	222,200.00
2026	-	-	222,200.00	222,200.00
2027	-	-	222,200.00	222,200.00
2028	-	-	222,200.00	222,200.00
2029	-	-	222,200.00	222,200.00
2030	4,045,000.00	4.000%	222,200.00	4,267,200.00
2031	1,510,000.00	4.000%	60,400.00	1,570,400.00
-	\$5,555,000.00	-	\$2,726,800.00	\$8,281,800.00

2018 - \$5.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/21/2016 | 12:12 PM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha

Cash Flow Projections - TID No. 4 - Blighted
Creation Date 07/03/89 - Expenditure Period 07/01/26
Dissolution Date 07/01/31 - Transfers Allowed Through 12/31/16 Without IRB Approval
Transfers Allowed Through 07/01/31 With IRB Approval

For Phase II Amendment - Includes Transfers from TID No. 1, 3, 5 and 11

Date Prepared: 11/27/16

Change Takes Place During Year	Amount	Taxable Incremental Value		Tax Rate	Tax Increment Collections	Transfer From TID #1	Transfer From TID #5	Transfer From TID #11	Other Revenues and Adjustments	Capitalized Interest	Exempt Computer Aid	Total All Revenues and Adjustments	Less Existing Debt Service as of 11/21/16	Less Projected C.O. Notes 09/01/17	Less Projected C.O. Notes 09/01/18	Fund Balance 31-Dec	For Collection Year
		Value as of 07/01	Incremental Value														
1999																	
2000	1,476,400 (M)	9,172,200 (M)	26,150 (M)	242,030 (M)	1,168,088 (M)				15,673			1,425,791 (M)	(1,829,683) (M)			(5,316,304) (M)	2001
2001	10,171,000 (M)	10,648,600 (M)	26,500 (M)	282,409 (M)	1,239,460 (M)				16,909			1,538,778 (M)	(1,832,579) (M)			(5,660,105) (M)	2002
2002	17,553,900 (M)	20,919,600 (M)	25,550 (M)	534,019 (M)	1,381,178 (M)							1,815,197 (M)	(1,430,031) (M)			(5,274,938) (M)	2003
2003	14,301,900 (M)	38,073,500 (M)	24,750 (M)	942,485 (M)	1,288,861 (M)				1,263,375			3,494,724 (M)	(2,309,993) (M)			(4,090,208) (M)	2004
2004	21,301,900 (M)	52,375,400 (M)	23,910 (M)	1,253,832 (M)	1,293,168 (M)				172,268			2,719,268 (M)	(2,445,846) (M)			(3,816,765) (M)	2005
2005	25,981,000 (M)	68,079,100 (M)	22,080 (M)	1,638,024 (M)	1,276,932 (M)				1,609,592 (K)			4,444,548 (M)	(2,837,604) (M)			(2,209,646) (M)	2006
2006	17,959,900 (M)	100,960,100 (M)	21,350 (M)	2,166,582 (M)	1,313,517 (M)				134,354			3,614,453 (M)	(2,389,501) (M)			(864,690) (M)	2007
2007	17,946,000 (M)	108,356,000 (M)	22,100 (M)	2,374,155 (M)	1,431,818 (M)				353,586 (M)			4,099,559 (M)	(2,462,813) (M)			(82,057) (M)	2008
2008	17,946,000 (M)	119,604,000 (M)	22,100 (M)	2,643,137 (M)	1,584,071 (M)				31,205 (F)			4,260,413 (M)	(5,847,317) (M)			(933,047) (M)	2009
2009	17,946,000 (M)	120,344,100 (M)	23,020 (M)	2,771,862 (M)	1,702,244 (M)				268,249 (M)			4,474,106 (M)	(6,339,832) (M)			(4,716,800) (M)	2010
2010	17,946,000 (M)	96,004,000 (M)	25,780 (M)	2,485,517 (M)	1,709,317 (M)				(131,883) (F)			4,463,083 (M)	(3,443,676) (M)			(4,593,331) (M)	2011
2011	17,946,000 (M)	87,713,500 (M)	27,240 (M)	2,372,980 (M)	1,708,341 (M)				(400) (F)			3,949,438 (M)	(3,830,963) (M)			(4,007,789) (M)	2012
2012	17,946,000 (M)	78,337,600 (M)	29,290 (M)	2,294,890 (M)	1,833,768 (M)				1,817 (M)			4,128,258 (M)	(3,833,986) (M)			(3,790,994) (M)	2013
2013	17,946,000 (M)	81,672,600 (M)	30,960 (M)	2,528,698 (M)	1,952,442 (M)				2,104 (M)			4,280,233 (M)	(3,016,659) (M)			(3,040,277) (M)	2014
2014	17,946,000 (M)	74,411,500 (M)	29,017 (M)	2,130,168 (M)	1,728,635 (M)				2,092 (M)			4,819,748 (M)	(2,711,876) (M)			(2,496,101) (M)	2015
2015	17,946,000 (M)	76,877,100 (M)	28,663 (M)	2,197,402 (M)	1,826,855 (M)				17,340,619 (M)			7,402,208 (M)	(2,220,861) (M)			(3,348,229) (M)	2016
2016	17,946,000 (M)	75,271,260 (M)	27,709 (F)	2,065,012 (F)	1,764,511 (F)							6,698,112 (M)	(16,810,938) (M)			(8,166,381) (M)	2017
2017	762,145	76,032,973	26,991	2,051,988	1,732,197							7,551,815 (M)	(1,234,086) (M)			(3,823,688) (M)	2018
2018	760,740	76,784,212	26,751	2,054,043	1,753,355							8,716,115 (M)	(1,332,185) (M)			(4,292,759) (M)	2019
2019	767,842	77,552,054	26,274	2,037,606	1,753,355							4,765,580 (M)	(1,903,236) (M)			(3,113,771) (M)	2020
2020	773,321	78,327,575	25,442	2,080,361	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2021
2021	5,283,276	83,610,851	24,881	2,080,361	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2022
2022	836,109	84,446,959	24,881	2,080,361	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2023
2023	844,470	85,291,429	24,728	2,080,361	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2024
2024	852,914	86,144,343	24,576	2,080,361	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2025
2025	6,861,443	93,005,787	24,422	2,103,872	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2026
2026	930,058	93,935,844	24,117	2,252,458	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2027
2027	939,338	94,875,203	23,487	2,228,248	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2028
2028	948,752	95,823,955	23,366	2,239,002	1,753,355							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2029
2029	958,240	96,782,194	23,245	1,522,008	1,522,008							5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2030
2030												5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2031
2031												5,657,347 (M)	(2,222,000) (M)			(2,222,000) (M)	2031

Assumptions:

- (A) Actual
- (B) Debt Per Schedule 51,642,230 - \$303,256 Refunding Proceeds 2004C 11,073,041 - 32,443,846 matching debt paid 09/01/05
- (C) Transfer \$1,339,422 + \$173,165
- (D) Premium on \$25,586,620 purchase of 2008B Notes of \$737,337 + \$180,139 to agree with City's Books = 353,586
- (E) Estimate
- (F) Excess premium on \$315,000 Notes 06/01/09 to adjust to 12/31/09 audited balance
- (G) Transfer from Capital Project Fund 1522,112,426,353 - 2,485,517 - 91661 - 563,144 less [(0.3782) * 1522,112,426,353] = 294,081 less (25,812) in transfers
- (H) Represents proceeds from refinancing of 09/01/15 maturity of 2005D CNA's \$77,862,862.21; plus Capitalized Interest on the 2015A Notes \$177,914.33 less Urban Renewal fee \$150 less \$28 to adjust to City's Audit Report.
- (I) CAP \$1,260 less TRF \$1,900 - (640)
- (J) Debt Service per Paper \$5,603,823 plus \$170,124 (2006A) less \$2,000,000 (2005D) = Debt Service per Audit \$3,333,833
- (K) Debt Service per Paper \$6,032,823 plus \$170,124 (2006A) plus \$2,000,000 (2005D) = Debt Service per City \$6,032,823
- (L) Debt Service per Paper \$6,032,823 plus \$1,404,673 = Debt Service per City \$6,632,823
- (M) Rebased to City's 12/01/14 Audit Report.
- (N) Estimate based on 3% escalation per year.
- (O) To adjust to the City's Audit Report.

Base Value = \$161,773,300

PLEASE NOTE:
 Debt Issues dated 11/23/16 provides Project Funds of \$2,500,000
 Debt Issue dated 09/01/17 provides Project Funds of 12,400,000
 Debt Issue dated 09/01/18 provides Project Funds of 5,000,000
Total New Project Funds = 325,000,000

2021 - Priced J \$4,300,000 plus 1% Appreciation
 2025 - Priced A \$6,000,000 plus 1% Appreciation

2021 - Priced J \$4,300,000 plus 1% Appreciation
 2025 - Priced A \$6,000,000 plus 1% Appreciation

**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*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

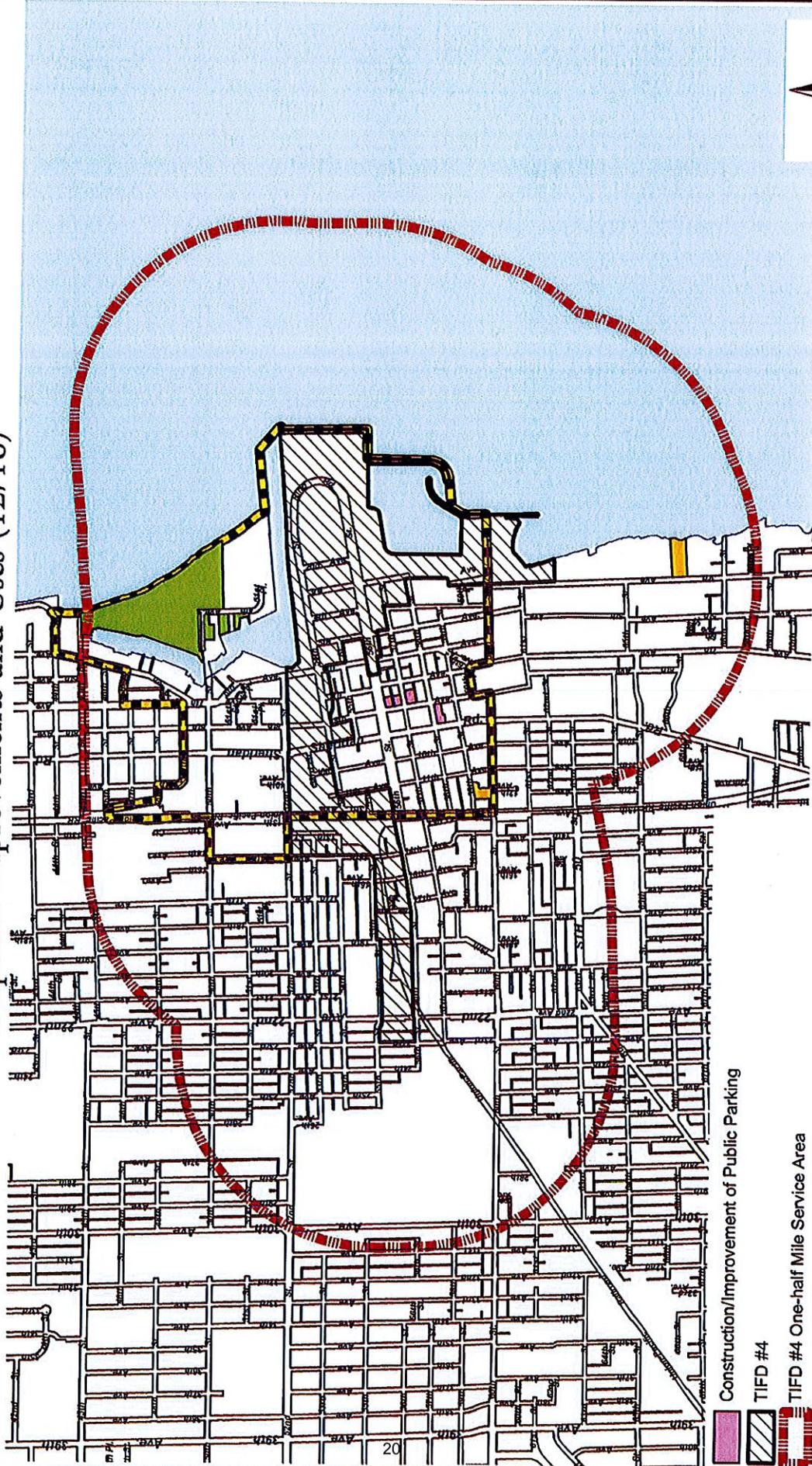
STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed Project Plan Amendment as amended January 20, 2016, 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.

Opinion of the City Attorney

Tax Incremental Financing District #4 for the City of Kenosha

Proposed Improvements and Uses (12/16)



- Construction/Improvement of Public Parking
- TIF #4
- TIF #4 One-half Mile Service Area
- Acquisition, Relocation, Demolition, Site Preparation, and/or Rehabilitation for New Development and Public Parking
- Park Improvements
- Development Grants for Rehabilitation

DCCI - Community Development Division - JBL - ZK - November 7, 2016 - mc

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #7, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes] (District 3 & 12) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Michalski, District 3, and Aldersperson Pedersen, District 12, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

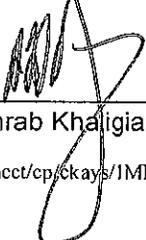
LOCATION AND ANALYSIS:

Site: Area generally bounded by 63rd Street on the north, 14th Avenue on the east, 65th Street on the south and 20th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #7 is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #7 boundaries.
2. The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.
3. The estimated cost of the public administrative, legal and other costs is \$500,000 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, capitalized interest and any other activities associated with the district.
4. These added costs will delay the project termination of TID #7 from January 1, 2022 to January 1, 2032 which will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the TID #7 dissolution date of January 1, 2029.
5. The added costs will also extend the allocation of positive tax increments from TID #6 from January 1, 2022 to its dissolution date of January 1, 2027; and from TID #9 from January 1, 2021 to January 1, 2026, and will require the Amendment of TID #8 and #11 to allocate positive tax increments to TID #7 and delay project termination of TID #8 from January 1, 2021 to its dissolution date of January 1, 2025 and TID #11 from January 1, 2022 to its dissolution date of January 1, 2026.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #7



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/MEETINGS/CPC/2016/DEC8/3-Staff-TID7.doc

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #7
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; 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 #7 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 #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

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 #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
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.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created

6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED, that the Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of TID #7 to May 20, 2033.

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of May 20, 2029 to May 20, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

Part of the Northwest Quarter of Section 6, Township 1 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the south line of 62nd Street and the west line of 14th Avenue thence southerly 1,116 feet along the west line of 14th Avenue to the intersection of the north line of 65th Street and the west line of 14th Avenue, thence easterly 66 feet to the intersection of the north line of 65th Street and the east line of 14th Avenue, thence southerly 66 feet to the intersection of the south line of 65th Street and the east line of 14th Avenue, thence easterly 234 feet along the south line of 65th Street, thence southerly 130 feet, thence easterly 20 feet, thence southerly 679.46 feet along the west line of the Chicago & Northwestern Railroad right-of-way, thence westerly 271.19 feet along the south line of said ¼ section to the east line of 14th Avenue, thence northerly 603 feet more or less along the east line of 14th Avenue, thence westerly 66 feet to the northeast corner of Lot 1 of Pfenning & Getschmans subdivision, thence westerly 100 feet to the northwest corner of said Lot 1, thence southerly 120 feet to the southeast corner of Lot 14 of Pfenning & Getschmans subdivision, thence westerly 96.5 feet to the southwest corner of said Lot 14, thence northerly 120 feet along the east line of 15th Avenue to the northwest corner of Lot 16 of Pfenning & Getschmans subdivision, thence westerly 50 feet to a point 5 feet north of the northeast corner of Lot 18 of Pfenning & Getschmans subdivision, thence westerly 80 feet to a point 5 feet north of the northwest corner of said Lot 18, thence southerly 50 feet to the southeast corner of Lot 3 Block 1 of Westerhowen's subdivision, thence westerly 107 feet to the southwest corner of said Lot 3, thence northerly 303 feet more or less along the east line of 16th Avenue extended to the north line of 65th Street, thence westerly 1,206 feet more or less along the north line of 65th Street to the intersection of the north line of 65th Street and the east line of 20th Avenue, thence northerly 792 feet more or less along the east line of 20th Avenue to the intersection of the east line of 20th Avenue and the south line of 63rd Street, thence easterly 994 feet more or less along the south line of 63rd Street to the extension of the east line of an alley which runs perpendicular to the north line of 63rd Street and lies west of Lots 7 & 8 of Block 17 of Bond's subdivision, thence northerly along the extension of the east line of said alley 324 feet to the south line of 62nd Street, thence easterly 642 feet along the south line of 62nd Street to the point of the beginning, containing 42.487 acres of land, more or less (including rights-of-way).



Project Plan Amendment for Tax Incremental District #7

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TAX INCREMENTAL DISTRICT PROGRAM

The City of Kenosha Tax Incremental District (TID) 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 # 10-16

TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #7
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; 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 #7 as shown in Exhibit "B"; and

WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

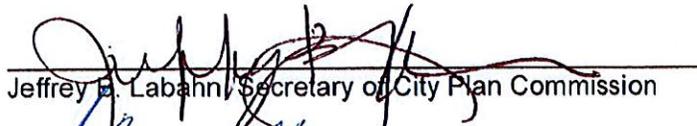
NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #7, 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 adopt this Project Plan Amendment.

BE IT FURTHER RESOLVED, that the City Plan Commission recommends that he Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of TID #7 to May 20, 2033.

Adopted this 8th day of December, 2016

ATTEST:


Jeffrey E. Labahn, Secretary of City Plan Commission

APPROVED:

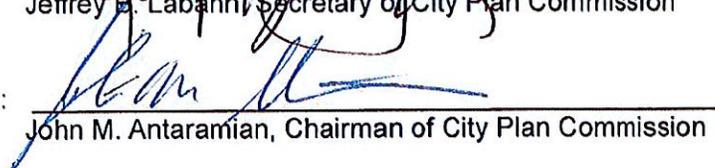

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of May 20, 2029 to May 20, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

Part of the Northwest Quarter of Section 6, Township 1 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the south line of 62nd Street and the west line of 14th Avenue thence southerly 1,116 feet along the west line of 14th Avenue to the intersection of the north line of 65th Street and the west line of 14th Avenue, thence easterly 66 feet to the intersection of the north line of 65th Street and the east line of 14th Avenue, thence southerly 66 feet to the intersection of the south line of 65th Street and the east line of 14th Avenue, thence easterly 234 feet along the south line of 65th Street, thence southerly 130 feet, thence easterly 20 feet, thence southerly 679.46 feet along the west line of the Chicago & Northwestern Railroad right-of-way, thence westerly 271.19 feet along the south line of said ¼ section to the east line of 14th Avenue, thence northerly 603 feet more or less along the east line of 14th Avenue, thence westerly 66 feet to the northeast corner of Lot 1 of Pfenning & Getschmans subdivision, thence westerly 100 feet to the northwest corner of said Lot 1, thence southerly 120 feet to the southeast corner of Lot 14 of Pfenning & Getschmans subdivision, thence westerly 96.5 feet to the southwest corner of said Lot 14, thence northerly 120 feet along the east line of 15th Avenue to the northwest corner of Lot 16 of Pfenning & Getschmans subdivision, thence westerly 50 feet to a point 5 feet north of the northeast corner of Lot 18 of Pfenning & Getschmans subdivision, thence westerly 80 feet to a point 5 feet north of the northwest corner of said Lot 18, thence southerly 50 feet to the southeast corner of Lot 3 Block 1 of Westerhowen's subdivision, thence westerly 107 feet to the southwest corner of said Lot 3, thence northerly 303 feet more or less along the east line of 16th Avenue extended to the north line of 65th Street, thence westerly 1,206 feet more or less along the north line of 65th Street to the intersection of the north line of 65th Street and the east line of 20th Avenue, thence northerly 792 feet more or less along the east line of 20th Avenue to the intersection of the east line of 20th Avenue and the south line of 63rd Street, thence easterly 994 feet more or less along the south line of 63rd Street to the extension of the east line of an alley which runs perpendicular to the north line of 63rd Street and lies west of Lots 7 & 8 of Block 17 of Bond's subdivision, thence northerly along the extension of the east line of said alley 324 feet to the south line of 62nd Street, thence easterly 642 feet along the south line of 62nd Street to the point of the beginning, containing 42.487 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 #7
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; 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 #7 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 #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

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 #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
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.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED, that the Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of TID #7 to May 20, 2033.

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of May 20, 2029 to May 20, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

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RESOLUTION NO. 17-2

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #7, CITY OF KENOSHA, WISCONSIN AND
TO APPROVE THE EXTENSION OF THE LIFE OF TAX INCREMENTAL DISTRICT #7**

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

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #7 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without 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.
4. That, in its judgment, the development described in the Project Plan Amendment would not occur without the Project Plan Amendment.

BE IT FURTHER RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves extending the life of TID #7 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of TID #7 to May 20, 2033.

Adopted this ____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**AMENDED 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**

Acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements. See attached map for location of all improvements.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, preparing Development Grant Agreements, capitalized interest and any other activities associated with the Amendment.

TID #7

Description of Project Costs	2017	2018	2019	Total
Acquisition, relocation, demolition, and site preparation for new development and ROW improvements	\$1,000,000	\$1,500,000	\$1,000,000	\$3,500,000
Reconstruction of 22nd Avenue and other ROW Improvements	\$4,000,000	\$3,500,000	\$3,000,000	\$10,500,000
City Administrative/Legal/ Related Costs	\$100,000	\$320,000	\$80,000	\$500,000
Total	\$5,100,000	\$5,320,000	\$4,080,000	\$14,500,000

Costs to be Recovered by TID	2017	2018	2019	Total
Project Costs	--	--	--	\$14,500,000
Financing Costs	--	--	--	\$3,767,200
Total	--	--	--	\$18,267,200

City of Kenosha
\$5,100,000.00 G.O. Notes - Dated 09/01/17
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2017	-	-	-	-
2018	-	-	204,000.00	204,000.00
2019	190,000.00	4.000%	204,000.00	394,000.00
2020	710,000.00	4.000%	196,400.00	906,400.00
2021	85,000.00	4.000%	168,000.00	253,000.00
2022	2,040,000.00	4.000%	164,600.00	2,204,600.00
2023	2,075,000.00	4.000%	83,000.00	2,158,000.00
	\$5,100,000.00	-	\$1,020,000.00	\$6,120,000.00

2017 - TID7 \$5.0M + 2% @ | SINGLE PURPOSE | 11/10/2016 | 11:42 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
\$5,320,000.00 G.O. Notes - Dated 09/01/18
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+i
2018	-	-	-	-
2019	-	-	212,800.00	212,800.00
2020	-	-	212,800.00	212,800.00
2021	-	-	212,800.00	212,800.00
2022	-	-	212,800.00	212,800.00
2023	440,000.00	4.000%	212,800.00	652,800.00
2024	2,595,000.00	4.000%	195,200.00	2,790,200.00
2025	2,285,000.00	4.000%	91,400.00	2,376,400.00
-	\$5,320,000.00	-	\$1,350,600.00	\$6,670,600.00

2018 - TID7 \$5.0M + 2% @ | SINGLE PURPOSE | 11/10/2018 | 11:43 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
\$4,080,000.00 G.O. Notes - Dated 09/01/19
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2019	-	-	-	-
2020	-	-	163,200.00	163,200.00
2021	-	-	163,200.00	163,200.00
2022	-	-	163,200.00	163,200.00
2023	-	-	163,200.00	163,200.00
2024	-	-	163,200.00	163,200.00
2025	355,000.00	4.000%	163,200.00	518,200.00
2026	1,590,000.00	4.000%	149,000.00	1,739,000.00
2027	590,000.00	4.000%	85,400.00	675,400.00
2028	305,000.00	4.000%	61,800.00	366,800.00
2029	310,000.00	4.000%	49,600.00	359,600.00
2030	330,000.00	4.000%	37,200.00	367,200.00
2031	340,000.00	4.000%	24,000.00	364,000.00
2032	260,000.00	4.000%	10,400.00	270,400.00
-	\$4,080,000.00	-	\$1,396,600.00	\$5,476,600.00

2019 - TID7 \$4.0M + 2% @ | SINGLE PURPOSE | 11/10/2016 | 11:43 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
 Cash Flow Projections - TID No. 7 - Brass Sta. - Blighted
 Creation Date 05/20/02 - Expenditure Period 01/01/24
 Dissolution Date 01/01/29
 Dissolution Date with Extension 01/01/33
 Transfers Allowed Through 01/01/29 With Board of Review Approval
 Date Prepared: 1/17/016

FacPhaseUnionBoardofEconomicMeeting

Change/Takes Price During Year	Amount	Value as of 01/01	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Capitalized Interest	Exempt Computer Aid	Transfer from TID #8	Transfer from TID #9	Transfer from TID #11	Total All Revenues and Adjustments	Less Existing Debt Service as of 11/21/16	Less Projected \$5.1M C.O. Notes 09/01/17	Less Projected \$5.37M C.O. Notes 09/01/18	Less Projected \$4.08M C.O. Notes 09/01/19	Fund Balance 31-Dec	For Collection Year
1999					2001	N/A	0	0	0					0	0			0	2001	
2000					2002	N/A	0	0	0					0	0			0	2002	
2001					2003	N/A	0	343,320	0					343,320	(175,047)			175,047	2003	
2002					2004	N/A	0	1,606	0					1,606	(117,175)			117,175	2004	
2003					2005	23,910 M	0	1,606	0					1,606	(68,587)			68,587	2005	
2004					2006	23,844 M	23,844	23,844	(3,373)					20,471	(201,438)			201,438	2006	
2005					2007	21,350 M	66,508	66,508	(9,296)					57,212	(204,143)			204,143	2007	
2006					2008	21,360 M	269,224	269,224	(5,714)					263,510	(204,143)			204,143	2008	
2007					2009	22,100 M	375,017	375,017	30,059					395,076	(204,143)			204,143	2009	
2008					2010	22,100 M	393,939	393,939	30,059					393,939	(204,143)			204,143	2010	
2009					2011	23,780 M	380,482	380,482	3,569					374,078	(204,143)			204,143	2011	
2010					2012	27,240 M	371,805	371,805	2,273					363,227	(204,143)			204,143	2012	
2011					2013	29,290 M	361,578	361,578	1,649					347,768	(204,143)			204,143	2013	
2012					2014	30,960 M	395,027	395,027	(2,300)					394,448	(204,143)			204,143	2014	
2013					2015	29,017 M	346,091	346,091	(190)					347,768	(204,143)			204,143	2015	
2014					2016	29,017 M	403,976	403,976						403,976	(204,143)			204,143	2016	
2015					2017	22,691 M	393,536	393,536						393,536	(204,143)			204,143	2017	
2016					2018	25,161 M	374,160	374,160						374,160	(204,143)			204,143	2018	
2017					2019	26,991 M	374,160	374,160						374,160	(204,143)			204,143	2019	
2018					2020	26,791 M	374,160	374,160						374,160	(204,143)			204,143	2020	
2019					2021	26,274 M	371,538	371,538						371,538	(204,143)			204,143	2021	
2020					2022	25,442 M	363,377	363,377						363,377	(204,143)			204,143	2022	
2021					2023	24,881 M	358,918	358,918						358,918	(204,143)			204,143	2023	
2022					2024	24,728 M	360,265	360,265						360,265	(204,143)			204,143	2024	
2023					2025	24,576 M	361,632	361,632						361,632	(204,143)			204,143	2025	
2024					2026	24,422 M	362,964	362,964						362,964	(204,143)			204,143	2026	
2025					2027	24,269 M	364,399	364,399						364,399	(204,143)			204,143	2027	
2026					2028	24,117 M	365,837	365,837						365,837	(204,143)			204,143	2028	
2027					2029	23,965 M	367,275	367,275						367,275	(204,143)			204,143	2029	
2028					2030	23,813 M	368,713	368,713						368,713	(204,143)			204,143	2030	
2029					2031	23,661 M	370,151	370,151						370,151	(204,143)			204,143	2031	
2030					2032	23,509 M	371,589	371,589						371,589	(204,143)			204,143	2032	
2031					2033	23,357 M	373,027	373,027						373,027	(204,143)			204,143	2033	
2032					2034	23,205 M	374,465	374,465						374,465	(204,143)			204,143	2034	
2033					2035	23,053 M	375,903	375,903						375,903	(204,143)			204,143	2035	
2034					2036	22,901 M	377,341	377,341						377,341	(204,143)			204,143	2036	
2035					2037	22,749 M	378,779	378,779						378,779	(204,143)			204,143	2037	
2036					2038	22,597 M	380,217	380,217						380,217	(204,143)			204,143	2038	
2037					2039	22,445 M	381,655	381,655						381,655	(204,143)			204,143	2039	
2038					2040	22,293 M	383,093	383,093						383,093	(204,143)			204,143	2040	
2039					2041	22,141 M	384,531	384,531						384,531	(204,143)			204,143	2041	
2040					2042	21,989 M	385,969	385,969						385,969	(204,143)			204,143	2042	
2041					2043	21,837 M	387,407	387,407						387,407	(204,143)			204,143	2043	
2042					2044	21,685 M	388,845	388,845						388,845	(204,143)			204,143	2044	
2043					2045	21,533 M	390,283	390,283						390,283	(204,143)			204,143	2045	
2044					2046	21,381 M	391,721	391,721						391,721	(204,143)			204,143	2046	
2045					2047	21,229 M	393,159	393,159						393,159	(204,143)			204,143	2047	
2046					2048	21,077 M	394,597	394,597						394,597	(204,143)			204,143	2048	
2047					2049	20,925 M	396,035	396,035						396,035	(204,143)			204,143	2049	
2048					2050	20,773 M	397,473	397,473						397,473	(204,143)			204,143	2050	
2049					2051	20,621 M	398,911	398,911						398,911	(204,143)			204,143	2051	
2050					2052	20,469 M	400,349	400,349						400,349	(204,143)			204,143	2052	
2051					2053	20,317 M	401,787	401,787						401,787	(204,143)			204,143	2053	
2052					2054	20,165 M	403,225	403,225						403,225	(204,143)			204,143	2054	
2053					2055	20,013 M	404,663	404,663						404,663	(204,143)			204,143	2055	
2054					2056	19,861 M	406,101	406,101						406,101	(204,143)			204,143	2056	
2055					2057	19,709 M	407,539	407,539						407,539	(204,143)			204,143	2057	
2056					2058	19,557 M	408,977	408,977						408,977	(204,143)			204,143	2058	
2057					2059	19,405 M	410,415	410,415						410,415	(204,143)			204,143	2059	
2058					2060	19,253 M	411,853	411,853						411,853	(204,143)			204,143	2060	
2059					2061	19,101 M	413,291	413,291						413,291	(204,143)			204,143	2061	
2060					2062	18,949 M	414,729	414,729						414,729	(204,143)			204,143	2062	
2061					2063	18,797 M	416,167	416,167						416,167	(204,143)			204,143	2063	
2062					2064	18,645 M	417,605	417,605						417,605	(204,143)			204,143	2064	
2063					2065	18,493 M	419,043	419,043						419,043	(204,143)			204,143	2065	
2064					2066	18,341 M	420,481	420,481						420,481	(204,143)			204,143	2066	
2065					2067	18,189 M	421,919	421,919						421,919	(204,143)			204,143	2067	
2066					2068	18,037 M	423,357	423,357						423,357	(204,143)			204,143	2068	
2067					2069	17,885 M	424,795	424,795						424,795	(204,143)			204,143	2069	
2068					2070	17,733 M	426,233	426,233						426,233	(204,143)			204,143	2070	
2069					2071	17,581 M	427,671	427,671						427,671	(204,143)			204,143	2071	
2070					2072	17,429 M	429,109	429,109						429,109	(204,143)			204,143	2072	
2071					2073	17,277 M	430,547	430,547						430,547	(204,143)			204,143	2073	
2072					2074	17,125 M	431,985	431,985						431,985	(204,143)			204,143	2074	
2073					2075	16,973 M	433,423	433,423						433,423	(204,143)			204,143	2075	
2074					2076	16,821 M	434,861	434,861						434,861	(204,143)			204,143	2076	
2075					2077	16,669 M	436,299	436,299						436,299	(204,143)			204,143	2077	
2076					2078	16,517 M	437,737	437,737						437,737	(204,143)			204,143	2078	
2077					2079	16,365 M	439,175	439,175						439,175	(204,143)			204,143	2079	
2078					2080	16,213 M	440,613	440,613						440,613	(204,143)			204,143	208	

**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*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

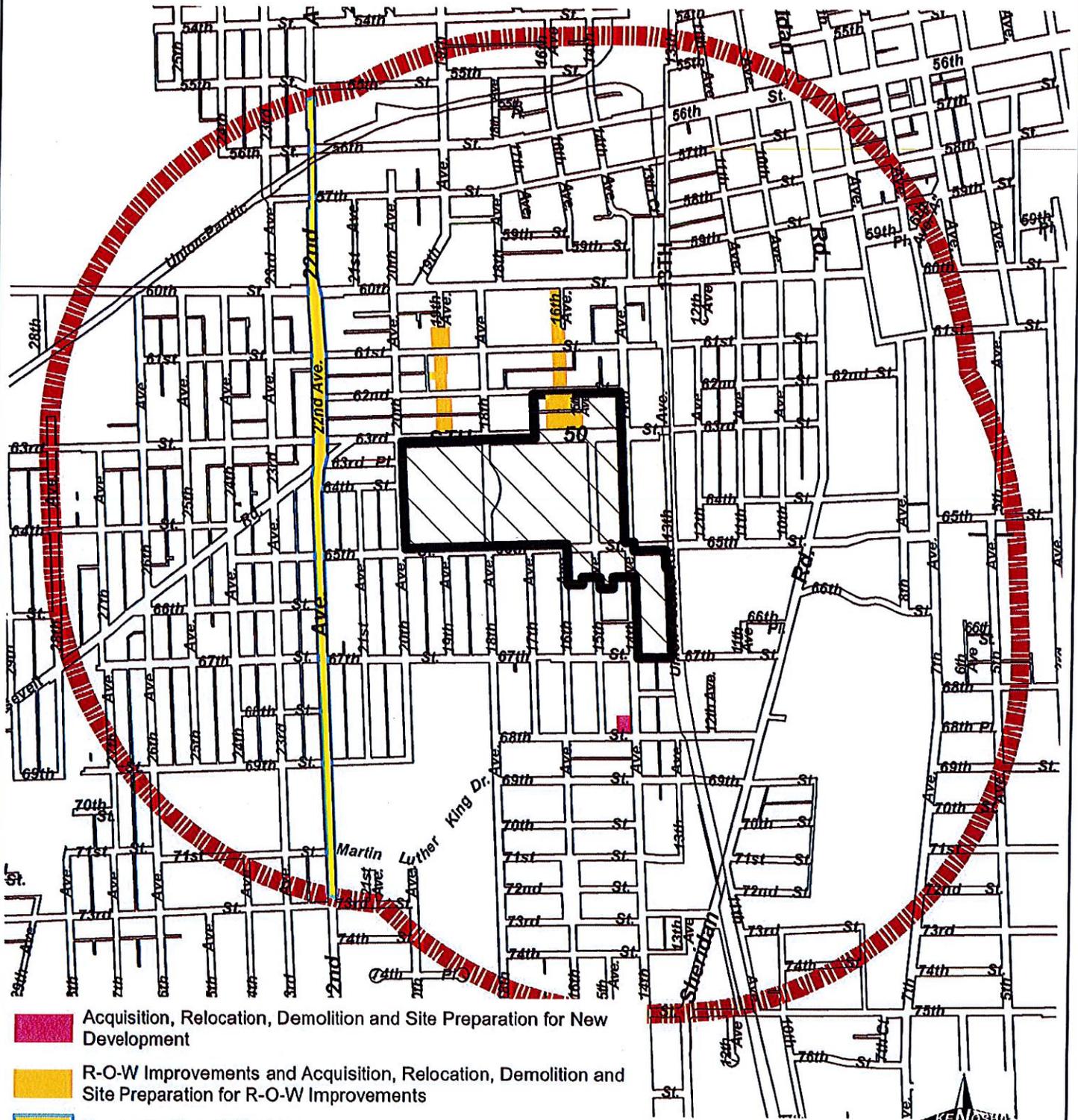
STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed Project Plan Amendment as amended January 20, 2016, 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.

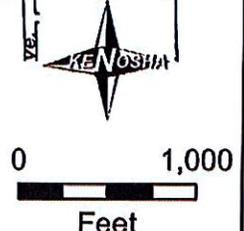
Opinion of the City Attorney

Tax Incremental Financing District #7

Proposed Improvements (12/16)



-  Acquisition, Relocation, Demolition and Site Preparation for New Development
-  R-O-W Improvements and Acquisition, Relocation, Demolition and Site Preparation for R-O-W Improvements
-  Reconstruction of 22nd Avenue
-  TIFD #7
-  TIFD #7 One-half Mile Service Area



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution 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] (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

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.

1. The Tax Incremental District (TID) #8 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #8 to assist TID #7 in paying the added project costs in the proposed TID #7 Project Plan Amendment.
2. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or changes to the TID #8 boundaries.
7. The added costs to TID #7 will delay the project termination of TID #8 from January 1, 2021 to its dissolution date of January 1, 2025; no tax increments may be allocated later than the 2025 dissolution date.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #8.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/MEETINGS/CPC/2016/DEC8/4-Staff-TID8.doc

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 AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in and attached hereto as Exhibit "A"; 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, as amended, 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, as amended.
2. Adopts and approves the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #8

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #8

For Consideration by the Common Council on December 19, 2016

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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

CITY PLAN COMMISSION RESOLUTION # 11-16

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in and attached hereto as Exhibit "A"; and

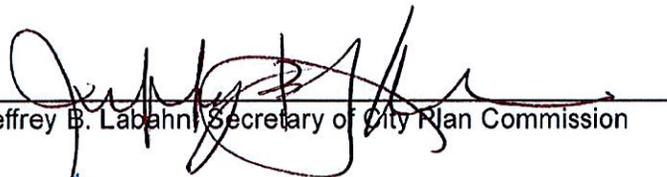
WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission 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, as amended.
2. Adopts the Project Plan Amendment for TID #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 adopt this Project Plan Amendment.

Adopted this 8th day of December, 2016

ATTEST:


Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:


John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #8

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

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 AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in and attached hereto as Exhibit "A"; 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, as amended, 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, as amended.
2. Adopts and approves the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #8

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-3

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

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, the City of Kenosha has proposed to amend the Project Plan for TID #8 to allocate positive tax increments generated by TID #8 to TID #7 pursuant to Section 66.1105(6) (f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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.; and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution # _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the TID #8 and TID #7 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, 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 Districts 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 for TID #7 would not occur without the allocation of positive tax increments generated by TID #8 to TID #7, as provided in the Project Plan Amendment.

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**SEPTEMBER 2016 AMENDMENT -
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, parking lot and related site improvements and equipment purchases. See attached map 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.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, preparing the Development Grant Agreement and any other activities associated with the Amendment.

TID #8

Description of Project Costs	2016	2017	2018	Total
Development Grant	\$500,000	\$0	\$0	\$500,000
City Administrative/Legal/ Related Costs	\$25,000	\$0	\$0	\$25,000
Total	\$525,000	\$0	\$0	\$525,000

Costs to be Recovered by TID	2016	2017	2018	Total
Project Costs	\$0	\$0	\$0	\$525,000
Financing Costs	\$0	\$0	\$0	\$105,000
Total	\$0	\$0	\$0	\$630,000.00

City of Kenosha
 \$525,000.00 G.O. Notes, Series 2016B - Dated 11/01/16
 TID No. 8 - Proposed Colbert Packaging
 Preliminary Estimate @ 4.0%

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
###	-	-	-	-	-
###	-	-	21,000.00	21,000.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	525,000.00	4.000%	10,500.00	535,500.00	546,000.00
Total	\$525,000.00	-	\$105,000.00	\$630,000.00	-

City of Kenosha

Cash Flow Projections - TID No. 8 - BPOK II - Industrial - Includes Proposed Colbert Packaging

Creation Date 08/19/02 - Expenditure Period 01/01/20

Dissolution Date 01/01/25

Transfers Allowed Through 01/01/25 With Board of Review Approval

Date Prepared: 11/10/16

For Phase II Joint Board of Review Meeting - Includes Transfers to TID 7 and 10

Change Takes Place During Year	Taxable Incremental Value		Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Capitalized Interest	Exempt Computer Aid	Total All Revenues and Adjustments	Less Existing Debt Service as of 11/21/16	Less Transfer To TID No. 10	Less Transfer To TID No. 7	Fund Balance 31-Dec	For Collection Year
	Value as of 01/01	Incremental Value											
1999													2001
2000												0	2002
2001												0	2003
2002												0	2004
2003												0	2005
2004												0	2006
2005	2,263,700 (A)	2,263,700 (A)	21.08%	49,991 (A)	177			50,168	(200,000)			50,168 (A)	2007
2006	6,465,200 (A)	8,728,900 (A)	21.35%	187,320 (A)				187,320 (A)	(300,000)			237,488 (A)	2008
2007	(3,888,400) (A)	4,840,500 (A)	21.36%	103,378 (A)				103,378 (A)	(300,000)			340,866 (A)	2009
2008	14,179,100 (A)	19,019,600 (A)	22.10%	420,313 (A)				420,313 (A)	(300,000)			561,179 (A)	2010
2009	3,937,800 (A)	22,957,400 (A)	23.02%	528,427 (A)				528,427 (A)	(300,000)			889,606 (A)	2011
2010	7,589,800 (A)	30,547,200 (A)	25.78%	787,577 (A)	2,052			789,629 (A)	(300,000)			1,275,233 (A)	2012
2011	(3,365,100) (A)	27,181,100 (A)	27.24%	740,416 (A)	1,914 (A)			742,330 (A)	(300,000)			1,721,565 (A)	2013
2012	1,655,300 (A)	28,836,400 (A)	29.29%	844,759 (A)	4,156 (A)			848,915 (A)	(300,000)			2,070,480 (A)	2014
2013	2,781,600 (A)	30,613,300 (A)	30.96%	947,831 (A)	183,315 (A)			1,131,146 (A)	(300,000)			2,556,885 (A)	2015
2014	18,893,400 (A)	33,394,900 (A)	29.017%	969,016 (A)	(655)			978,027 (A)	(3,297,875)			237,037 (A)	2016
2015	2,699,100 (A)	52,988,300 (A)	28.663%	1,498,744 (A)		18,581		1,517,325 (A)	(335,750)			1,248,172 (A)	2017
2016	1,099,748 (B)	54,987,400 (A)	27.709%	1,523,627 (B)				1,551,709 (A)	(541,265)			2,258,618 (A)	2018
2017	1,121,743 (B)	56,087,148 (A)	27.164%	1,523,551 (B)				1,550,229 (A)	(562,838)			3,246,010 (A)	2019
2018	572,089 (B)	57,208,891 (A)	26.991%	1,544,144 (B)				1,569,488 (A)	(533,950)			4,261,347 (A)	2020
2019	8,577,810 (B)	57,780,980 (A)	26.751%	1,545,691 (B)				1,569,767 (A)	(2,617,350) (A)			26,857 (A)	2021
2020	0 (B)	66,358,790 (A)	26.274%	1,743,514 (B)				1,766,387 (A)	(12,825)	(3,187,108)		538,650 (A)	2022
2021	0 (B)	66,358,790 (A)	25.442%	1,688,333 (B)				1,710,062 (A)	(12,825)	(706,144)		525,825 (A)	2023
2022	0 (B)	66,358,790 (A)	24.881%	1,651,104 (B)				1,671,747 (A)	(1,710,062)			0 (A)	2024
2023	0 (B)	66,358,790 (A)	24.728%	1,640,891 (B)				1,660,502 (A)	(1,660,502)			0 (A)	2025
2024	0 (B)	66,358,790 (A)	24.576%	1,630,812 (B)				1,649,442 (A)	(1,649,442)			0 (A)	2026
2025				21,569,438 (B)	190,959 (B)	18,581 (B)	252,005 (B)	22,030,983 (B)	(10,910,353) (B)	(3,893,252) (B)	(7,227,378) (B)		

Assumptions:

Improvement amounts in years 2016 and 2017 include a 2.0% increase in taxable incremental values. Improvement amounts in years 2018 and 19 include a 1.0% increase in taxable incremental values.

- (A) Actual
- (B) CAP \$4,306 less TRF (\$150) = \$4,156
- (C) Capitalized interest of \$183,615 on Taxable C.O. Notes dated 04/22/14 (Reflected in Contribution to Debt Service Fund on Schedule I) less \$100 to adjust to City's Audit Report = \$183,315
- (D) Includes total debt service due in 2020 of \$54,525 and refunding of 04/01/21 - 04/01/24 principal payments of \$475,000, \$500,000, \$525,000 and \$550,000 on 04/01/20 call date.
- (E) Estimated
- (F) Reconciled to City's 12/31/14 Audit Report.
- (G) Estimate based on 3% reduction per year.
- (H) To adjust to the City's Audit Report.

Base Value = \$245,900

2019 - Kenail Expansion \$5,000,000 plus 1% Appreciation

PLEASE NOTE:

Debt Issue dated 11/21/16 provides Project Funds of \$504,000

**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.

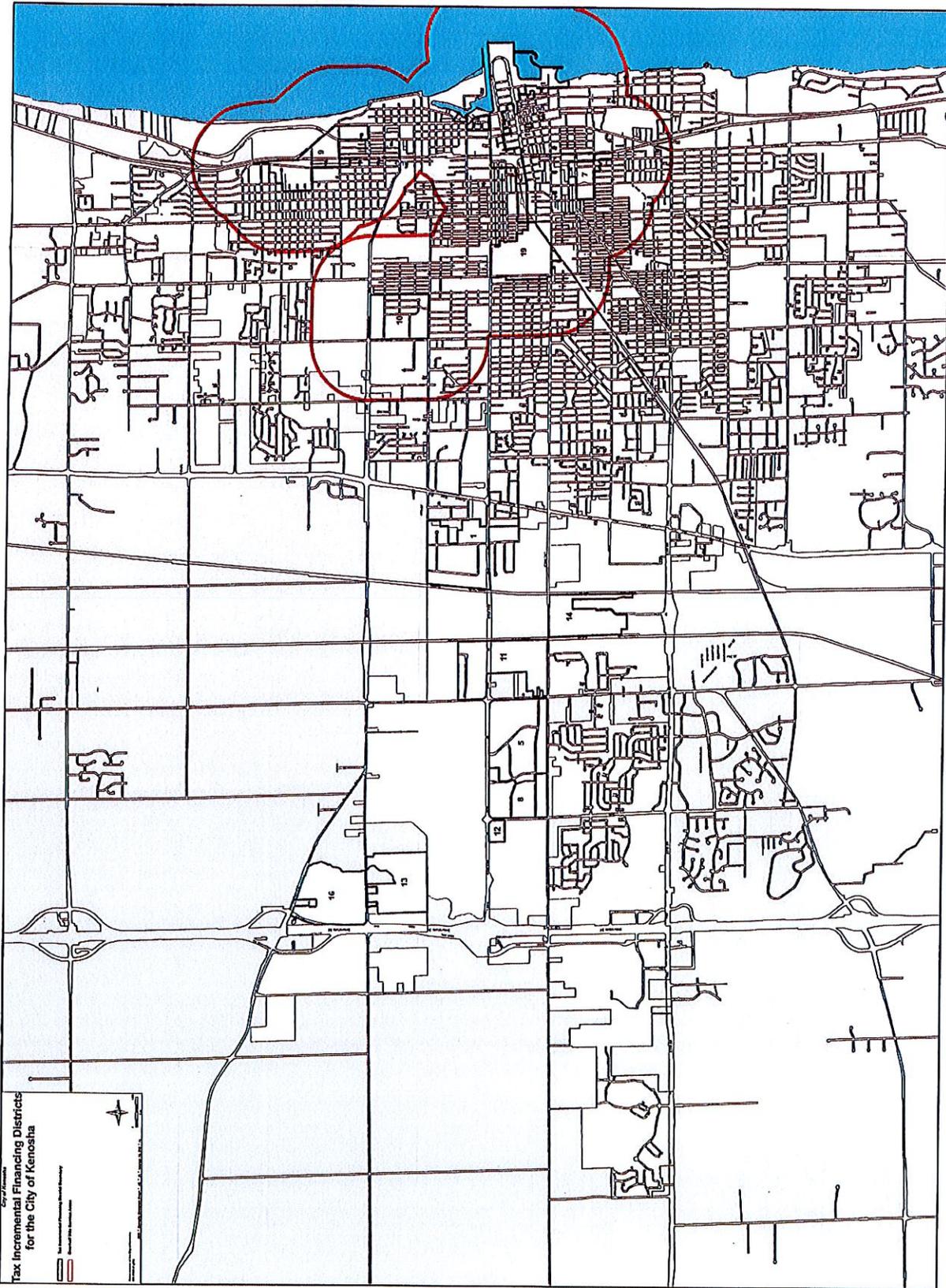
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. 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*, as amended January 20, 2016, the amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney
(to be prepared)**



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #9, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1. , Wisconsin Statutes] (Districts 1 & 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Haugaard, District 1 and Aldersperson Paff, District 6, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by 24th Street on the north, 7th Avenue on the east, 38th Street on the south and 18th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #9 is to add \$7,980,000 for reconstruction of 22nd Avenue and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #9 boundaries.
2. The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.
3. The estimated cost of the public administrative, legal and other costs is \$480,000 and is added to cover any public costs associated with, but no limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.
4. These added costs will delay the project termination of TID #9 from January 1, 2021 to January 1, 2034, which will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the TID #9 dissolution date of January 1, 2030.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #9.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/6kays/1MEETINGS/CPC/2016/DEC8/5-Staff-TID9.doc

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #9,
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; 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 #9 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 #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

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 #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination 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 real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED, that the Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of the District to September 3, 2034.

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of September 3, 2030 to September 3, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwestly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 acres of land, more or less (including rights-of-way).



Project Plan Amendment for Tax Incremental District #9

For Consideration by the Common Council on December 19, 2016

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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

CITY PLAN COMMISSION RESOLUTION # 12-16

**TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #9,
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; 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 #9 as shown in Exhibit "B"; and

WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

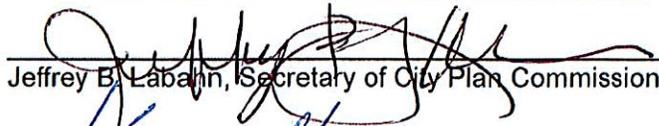
NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #9, 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 adopt this Project Plan Amendment.

BE IT FURTHER RESOLVED, that the City Plan Commission recommends that the Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of the District to September 3, 2034.

Adopted this 8th day of December, 2016

ATTEST:


Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

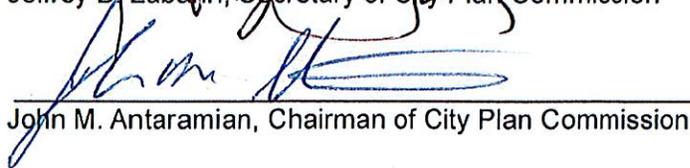

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of September 3, 2030 to September 3, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwesterly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 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 #9,
CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1.,
WISCONSIN STATUTES AND REQUEST AN EXTENSION OF THE LIFE OF THE
DISTRICT PURSUANT TO SECTION 66.1105(7)(am)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 December 8, 2016, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; 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 #9 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 #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment; and

WHEREAS, it is also necessary and desirable for the City to request that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, to enable the District to pay off its project costs.

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 #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination 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 real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED, that the Common Council of the City of Kenosha requests that the City of Kenosha Standing Joint Review Board extend the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of the District to September 3, 2034.

Adopted this _____ day of _____, 2016

ATTEST: _____
Debra Salas, City Clerk/Treasurer

APPROVED: _____
John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 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, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of September 3, 2030 to September 3, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwesterly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 acres of land, more or less (including rights-of-way).

RESOLUTION NO. 17-4

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #9, CITY OF KENOSHA, WISCONSIN AND
TO APPROVE THE EXTENSION OF THE LIFE OF TAX INCREMENTAL DISTRICT #9**

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

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #9 of the City of Kenosha, Wisconsin (the Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution # _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without 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.
4. That, in its judgment, the development described in the Project Plan Amendment would not occur without the Project Plan Amendment.

BE IT FURTHER RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves extending the life of TID #9 for four (4) years in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes, resulting in the extension of the life of TID #9 to September 3, 2034.

Adopted this _____ day of _____, 2016

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**

Reconstruction of 22nd Avenue, see the attached map for location of all improvements.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, capitalized interest and any other activities associated with the Amendment.

TID #9

Description of Project Costs	2018	2019	2020	Total
Reconstruction of 22nd Avenue	\$0	\$0	\$7,500,000	\$7,500,000
City Administrative/Legal/ Related Costs	\$0	\$0	\$480,000	\$480,000
Total	\$0	\$0	\$7,980,000	\$7,980,000

Costs to be Recovered by TID	2018	2018	2020	Total
Project Costs	\$0	\$0	\$0	\$7,980,000
Financing Costs	\$0	\$0	\$0	\$2,756,000
Total	\$0	\$0	\$0	\$10,736,000

City of Kenosha, Wisconsin
\$7,980,000.00 G.O. Notes - Dated 09/01/2020
TID No. 9 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2020	-	-	-	-
2021	-	-	319,200.00	319,200.00
2022	515,000.00	4.000%	319,200.00	834,200.00
2023	525,000.00	4.000%	298,600.00	823,600.00
2024	560,000.00	4.000%	277,600.00	837,600.00
2025	575,000.00	4.000%	255,200.00	830,200.00
2026	200,000.00	4.000%	232,200.00	432,200.00
2027	615,000.00	4.000%	224,200.00	839,200.00
2028	635,000.00	4.000%	199,600.00	834,600.00
2029	650,000.00	4.000%	174,200.00	824,200.00
2030	680,000.00	4.000%	148,200.00	828,200.00
2031	710,000.00	4.000%	121,000.00	831,000.00
2032	745,000.00	4.000%	92,600.00	837,600.00
2033	785,000.00	4.000%	62,800.00	847,800.00
2034	785,000.00	4.000%	31,400.00	816,400.00
-	\$7,980,000.00	-	\$2,756,000.00	\$10,736,000.00

2020 - TID 9 \$7.5M + 2% @ | SINGLE PURPOSE | 11/10/2016 | 11:36 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
Cash Flow Projections - TID No. 9 - MacWhyte Site - Blighted
Creation Date 09/03/03 - Expenditure Period 01/01/25
Dissolution Date 01/01/30
Dissolution Date with Extension 01/01/34
Transfers Allowed Through 01/01/30 With Board of Review Approval

Date Prepared: 11/09/16

Enc Phase II Joint Board of Review Meeting

Change Taxes Place During Year	Amount	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Capitalized Interest	Exempt Computer Aid	Total All Revenues and Adjustments	Less Existing Debt Service as of 11/21/16	Less Transfer To TID No. 7	Less Transfer To TID No. 10	Less Projected C.O. Notes 09/01/20	Fund Balance 31-Dec	For Collection Year
1999		2000		2001											2001	
2000		2001		2002											2002	
2001		2002		2003											2003	
2002		2003		2004											2004	
2003	1,360,700 (M)	2004	1,260,700 (M)	2005	23,910 (M)	0	(617)			30,288	(42,642)			(43,259) (M)	2005	
2004	17,314,400 (M)	2005	18,375,100 (M)	2006	22,080 (M)	31,264 (M)	(976) (M)			412,702	(95,233)			(111,194) (M)	2006	
2005	5,013,000 (M)	2006	23,588,100 (M)	2007	21,350 (M)	410,207 (M)	2,495			509,973	(116,844)			184,664 (M)	2007	
2006	(1,385,100) (M)	2007	22,200,000 (M)	2008	21,350 (M)	506,195 (M)	3,778			482,835	(116,475)			578,162 (M)	2008	
2007	7,261,100 (M)	2008	29,461,100 (M)	2009	22,100 (M)	474,125 (M)	8,710 (M)			2,662,184	(119,353)			941,444 (M)	2009	
2008	1,547,200 (M)	2009	31,008,300 (M)	2010	23,020 (M)	651,060 (M)	2,011,124 (M)			716,924	(3,228,838)			364,790 (M)	2010	
2009	(9,546,000) (M)	2010	21,462,300 (M)	2011	25,780 (M)	553,347 (M)	(72,807) (M)			480,540	(661,749)			513,991 (M)	2011	
2010	(3,889,700) (M)	2011	17,472,600 (M)	2012	27,240 (M)	475,955 (M)	(37,685) (M)			438,270	(367,114)			615,468 (M)	2012	
2011	4,072,200 (M)	2012	25,744,900 (M)	2013	29,250 (M)	634,899 (M)	4,467 (M)			639,366	(473,063) (M)			781,771 (M)	2013	
2012	(34,100) (M)	2013	25,710,800 (M)	2014	30,960 (M)	797,088 (M)	760 (M)			851,044	(674,063) (M)			958,699 (M)	2014	
2013	(34,100) (M)	2014	25,710,800 (M)	2015	29,017 (M)	746,048 (M)	(150)			782,305	(274,050)			1,466,954 (M)	2015	
2014	2,178,100 (M)	2015	28,488,900 (M)	2016	28,663 (M)	816,350 (M)				843,070	(246,651) (M)			0	2016	
2015	963,000 (M)	2016	29,453,900 (M)	2017	27,099 (M)	816,128 (M)				841,293	(246,651) (M)	(2,063,372)		0	2017	
2016	589,078 (M)	2017	30,042,978 (M)	2018	27,164	816,087				839,995	0	(839,995)		0	2018	
2017	600,860 (M)	2018	30,643,838 (M)	2019	26,991	827,118				849,830	0	(849,830)		0	2019	
2018	612,877 (M)	2019	31,246,714 (M)	2020	26,751	836,144				1,176,920	0	(857,720)		319,200	2020	
2019	625,134 (M)	2020	31,881,849 (M)	2021	26,274	837,665	319,200			858,163	0	(858,163)		0	2021	
2020	318,818 (M)	2021	32,200,667 (M)	2022	25,442	819,265				838,738	0			(319,200)	2022	
2021	322,007 (M)	2022	32,522,674 (M)	2023	24,881	809,212				827,711	0			(823,600)	2023	
2022	325,227 (M)	2023	32,847,900 (M)	2024	24,728	812,249				829,823	0			(837,600)	2024	
2023	328,479 (M)	2024	33,176,379 (M)	2025	24,576	815,332				832,027	0			(830,200)	2025	
2024	331,764 (M)	2025	33,508,143 (M)	2026	24,422	818,334				834,184	0			(432,200)	2026	
2025	335,081 (M)	2026	33,843,225 (M)	2027	24,289	822,020				837,087	(400,000)			(839,200)	2027	
2026	338,432 (M)	2027	34,181,657 (M)	2028	24,117	824,362				838,676	0			(834,600)	2028	
2027	341,817 (M)	2028	34,523,474 (M)	2029	23,987	826,818				840,456	0			(828,200)	2029	
2028	345,235 (M)	2029	34,868,708 (M)	2030	23,866	829,151				842,456	0			(824,200)	2030	
2029	348,687 (M)	2030	35,217,395 (M)	2031	23,745	831,735				844,656	0			(820,200)	2031	
2030	352,174 (M)	2031	35,569,569 (M)	2032	23,624	834,618				846,163	0			(817,000)	2032	
2031	355,696 (M)	2032	35,925,265 (M)	2033	23,503	837,087				847,800	0			(813,000)	2033	
2032	359,253 (M)	2033	36,284,518 (M)	2034	23,245	800,368				810,890	0			(816,400)	2034	
2033					21,574,113		1,919,099		319,200	24,231,883	(6,785,511)	(4,647,000)	(2,063,372)	(10,736,000)		

Assumptions:
Improvement amounts in years 2016 through 2019 include a 2.0% increase in taxable incremental values.
Improvement amounts in years 2020 and thereafter include a 1.0% increase in taxable incremental values.
(A) Actual
(B) Deposit to Debt Service Fund on \$10,000,000 of 2005A Notes. Total deposit \$332,382 = \$9,980,000 - .05816; TID #9 Pension (\$350,000) (.05886) = \$20,000 less (\$21,576) adjustment.
(C) Proceeds from refinancing portion of 03/01/09 Maturity of 2004 Notes plus adjustment of \$110,081 to agree with 12/31/09 audited fund balance.
(D) Developer Reimbursements
(E) Estimated
(F) To adjust to City's Debt Amortization: Debt Service per Piper \$542,451 less \$542,451 = \$473,063
(G) To adjust to City's Debt Amortization: Debt Service per Piper \$564,310 plus \$110,086 = \$674,396
(H) To adjust to City's Debt Amortization
(I) Estimate based on 5% reduction per year.
(J) To adjust to the City's Audit Report.
Base Value = \$24,338,700

RELEASE NOTE:
Debt Issue dated 09/01/20 provides Project Funds of \$7,500,000

**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*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

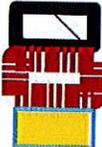
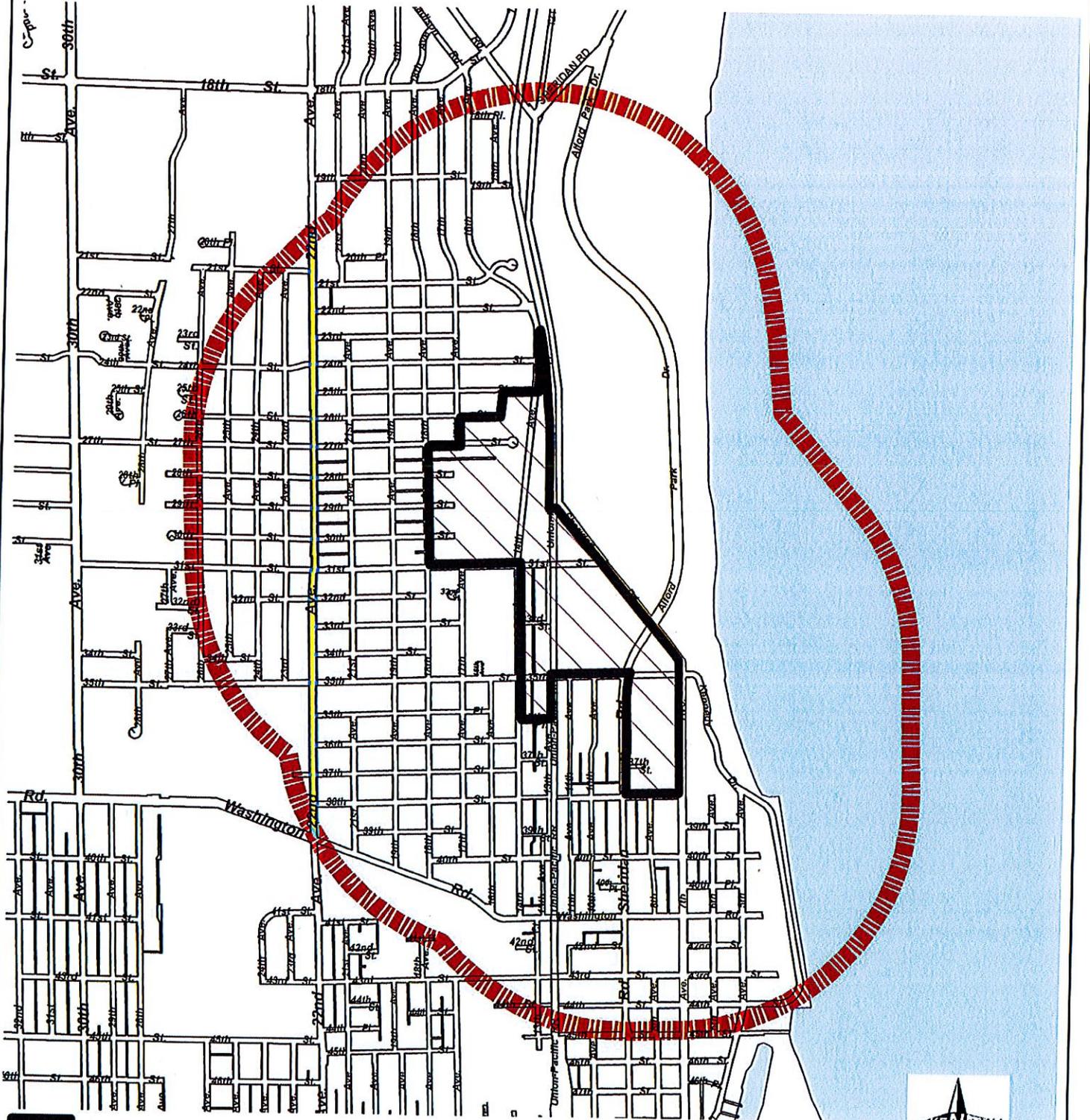
STATEMENT OF ORDERLY DEVELOPMENT

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*, as amended January 20, 2016, the amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney
(to be prepared)**

Tax Incremental Financing District #9

Proposed Improvements (12/16)



TIFD #9
TIFD #9 One-half Mile Service Radius
Reconstruction of 22nd Avenue



0 1,500
Feet

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #11, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes] (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by 52nd Street on the north, Canadian Pacific Railroad on the east, 60th Street on the south and 88th Avenue on the west.

1. The Tax Incremental District (TID) #11 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to assist TID #7 in paying the added project costs in the proposed TID #7 Project Plan Amendment.
2. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.
7. The added costs to TID #7 will delay the project termination of TID #11 from January 1, 2022 to its dissolution date of January 1, 2026. No tax increments may be allocated later than the 2026 dissolution date.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #11.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1MEETINGS/CPC/2016/DEC8/6-Staff-TID11.doc

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", 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 #11, 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 and approve 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 #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts and approves the Project Plan Amendment for TID #11, 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 _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #11

For Consideration by the Common Council on December 19, 2016

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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

CITY PLAN COMMISSION RESOLUTION # 13-16

BY: CITY PLAN COMMISSION

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", 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 TID #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City.
2. Adopts the Project Plan Amendment for TID #11, 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 adopt this Project Plan Amendment.

Adopted this 8th day of December, 2016

ATTEST:



Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:



John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", 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 #11, 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 and approve 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 #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts and approves the Project Plan Amendment for TID #11, 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 _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-5

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #11,
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, the City of Kenosha has proposed to amend the Project Plan for TID #11 to allocate positive tax increments generated by TID #11 to TID #7, pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 Section 66.1105(4)(h)1., Wisconsin Statutes; and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, and the Project Plan Amendment based on the following criteria:

1. That the development expected in the TID #11 and TID #7 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, 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 Districts 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 for TID #7 would not occur without the allocation of positive tax increments generated by TID #11 to TID #7, as provided in the Project Plan Amendment

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

TID #11 AMENDMENT

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

<u>Description of Project Costs</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>Total</u>
1. Administration, Legal, Engineering, Marketing and Construction Management	\$0	\$249,030	\$203,093	\$452,123
2. Capital Costs	\$0	\$2,035,896	\$8,319,993	\$10,355,889
3. Contingency	\$0	\$203,590	\$770,153	\$973,742
4. Development Grant	\$0	\$0	\$3,381,532	\$3,381,532
Total	\$0	\$2,488,516	\$12,674,771	\$15,163,286

Costs to be Recovered by TID

1. Project Costs	-	-	-	\$15,163,286
2. Financing Costs	-	-	-	\$18,758,726
Total				\$33,922,013

METHODS OF FINANCING ALL ESTIMATED COSTS

**First Industrial
T.I.D. # 11 AMENDMENT (2008)
Projected Debt Service Requirements**

Year 2006 Net Borrowing:

\$15,163,286

Net Interest Cost:

9.50%

Year	Principal	Interest	Fiscal Total
2006	\$64,404	\$359,621	\$424,025
2007	\$273,408	\$1,422,692	\$1,696,101
2008	\$300,543	\$1,395,557	\$1,696,101
2009	\$330,371	\$1,365,729	\$1,696,101
2010	\$363,160	\$1,332,941	\$1,696,101
2011	\$399,203	\$1,296,898	\$1,696,101
2012	\$438,823	\$1,257,278	\$1,696,101
2013	\$482,375	\$1,213,726	\$1,696,101
2014	\$530,249	\$1,165,851	\$1,696,101
2015	\$582,875	\$1,113,225	\$1,696,101
2016	\$640,724	\$1,055,376	\$1,696,101
2017	\$704,315	\$991,786	\$1,696,101
2018	\$774,216	\$921,885	\$1,696,101
2019	\$851,055	\$845,046	\$1,696,101
2020	\$935,520	\$760,580	\$1,696,101
2021	\$1,028,368	\$667,732	\$1,696,101
2022	\$1,130,431	\$565,669	\$1,696,101
2023	\$1,242,624	\$453,477	\$1,696,101
2024	\$1,365,951	\$330,149	\$1,696,101
2025	\$1,501,519	\$194,582	\$1,696,101
2026	\$1,223,150	\$48,925	\$1,272,075
Total	\$15,163,286	\$18,758,726	\$33,922,013

City of Kenosha

\$13,990,000 G.O. Refunding Bonds, Series 2012 - Dated 03/29/12

Refunding of TID No. 11 Project Revenue Bonds, Series A and Series B

Final Sales Results

Reflecting Prepayment of 09/01/21 Principal in the amount of \$1,590,000 on 09/01/20

Debt Service Schedule

Year	Principal	Interest	Total P+i
2012	1,400,000.00	197,357.22	1,597,357.22
2013	1,400,000.00	439,425.00	1,839,425.00
2014	1,200,000.00	383,425.00	1,583,425.00
2015	1,400,000.00	335,425.00	1,735,425.00
2016	1,400,000.00	307,425.00	1,707,425.00
2017	1,100,000.00	279,425.00	1,379,425.00
2018	1,500,000.00	235,425.00	1,735,425.00
2019	1,500,000.00	201,675.00	1,701,675.00
2020	3,090,000.00	126,675.00	3,216,675.00
-	\$13,990,000.00	\$2,506,257.22	\$16,496,257.22

Piper Jaffray & Co.
Wisconsin Public Finance

City of Kenosha
Cash Flow Projections - TID No. 11 - First Industrial Investments, Inc.
Creation Date 01/01/06 - Expenditure Period 01/01/21
Dissolution Date 01/01/26
Dissolution Date With Extension 01/01/29

Date Prepared: 11/10/16

For Phase II Joint Board of Review Meeting - Includes Transfers to TID 4 and 7

Change Takes Place During Year		Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Exempt Computer Aid	Total All Revenues and Adjustments	Less: \$13,990,000 Ref. Bonds 03/29/12	Less: Transfer To TID No. 4	Less: Transfer To TID No. 7	Fund Balance 12/31	For Collection Year
2006				2008	21.360 (M)	186 (M)			0				0	2008
2007	9,832,800 (M)	2008	8,700 (M)	2009	22.100 (M)	218,778 (M)	(186)		0				0	2009
2008	71,490,700 (M)	2009	9,891,500 (M)	2010	23.020 (M)	1,876,290 (M)	(218,778)		0				0	2010
2009	14,202,600 (M)	2010	81,382,200 (M)	2011	25.780 (M)	2,489,878 (M)	(1,876,290)		26,478				26,478 (M)	2011
2010	(8,033,200) (M)	2011	95,584,800 (M)	2012	27.240 (M)	2,384,914 (M)	(2,463,400)		1,587,342	(1,597,357)			16,463 (M)	2012
2011	(3,565,300) (M)	2012	87,551,600 (M)	2013	29.290 (M)	2,466,227 (M)	(797,572) (M)		2,477,892	(1,839,425)			654,930 (M)	2013
2012	168,900 (M)	2013	84,186,300 (M)	2014	30.960 (M)	2,466,227 (M)	11,665 (M)		2,477,892	(1,583,425)			1,691,265 (M)	2014
2013	(4,719,000) (M)	2014	84,355,200 (M)	2015	29.017 (M)	2,611,756 (M)	(300) (M)	8,304 (M)	2,619,760	(1,735,425)			2,277,169 (M)	2015
2014	9,572,900 (M)	2015	79,636,200 (M)	2016	28.663 (M)	2,557,007 (M)	(150)	10,684 (M)	2,321,329	(1,707,425)			3,134,473 (M)	2016
2015	(4,082,500) (M)	2016	85,209,100 (M)	2017	27.709 (M)	2,557,007 (M)		7,722 (M)	2,564,729	(1,379,425)			4,120,989 (M)	2017
2016	(2,000,000) (M)	2017	83,121,600 (M)	2018	27.164 (M)	2,257,915 (M)		6,969 (M)	2,264,884	(1,735,425)			4,650,448 (M)	2018
2017	(2,000,000) (M)	2018	81,121,600 (M)	2019	26.991 (M)	2,189,580 (M)		6,621 (M)	2,196,200	(1,701,675)		(674,904)	3,216,675 (M)	2019
2018	(2,000,000) (M)	2019	79,121,600 (M)	2020	26.751 (M)	2,116,570 (M)		6,290 (M)	2,122,860	(1,626,675)	(1,253,394)	(1,299,501)	0	2020
2019	(2,000,000) (M)	2020	77,121,600 (M)	2021	26.274 (M)	2,026,297 (M)		5,975 (M)	2,032,272	(1,641,675)	(2,413,359)	(136,709)	0	2021
2020	(2,000,000) (M)	2021	75,121,600 (M)	2022	25.442 (M)	1,911,281 (M)		5,676 (M)	1,916,957	0	(253,888)	(670,935)	0	2022
2021	(2,000,000) (M)	2022	73,121,600 (M)	2023	24.881 (M)	1,819,373 (M)		5,393 (M)	1,824,766		(1,246,022)	(638,668)	0	2023
2022	(2,000,000) (M)	2023	71,121,600 (M)	2024	24.728 (M)	1,758,664 (M)		5,123 (M)	1,763,787		(1,186,098)	(617,325)	0	2024
2023	(2,000,000) (M)	2024	69,121,600 (M)	2025	24.576 (M)	1,698,709 (M)		4,867 (M)	1,703,576		(1,146,461)	(596,252)	0	2025
2024	(2,000,000) (M)	2025	67,121,600 (M)	2026	24.422 (M)	1,639,240 (M)		4,623 (M)	1,643,863		(1,107,325)	(575,352)	0	2026
						36,692,065	(5,345,011)	85,583	31,432,636	(16,547,932)	(9,675,058)	(5,209,646)		

(A) Actual
 (B) Represents annual depreciation of personal property with no recognition of personal property renewal offset.
 (C) Par amount of Bonds dated 03/29/12 of \$13,990,000 plus Premium of \$1,076,856 less Underwriter's Discount of (\$233,010) = \$13,833,846 less refunded Bond Payment of (\$315,647,580) = (\$813,714) plus \$16,162 to adjust to audit = (\$797,572)
 (D) CAP \$11,815 less TRF (\$150) = \$11,665
 (E) Estimate
 (F) Estimate based on 5% reduction per year.
 (G) To adjust to the City's Audit Report.
 Base Value = \$2,873,300

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

No changes to the City of Kenosha Zoning Ordinance or Building Code 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 Amendment 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.

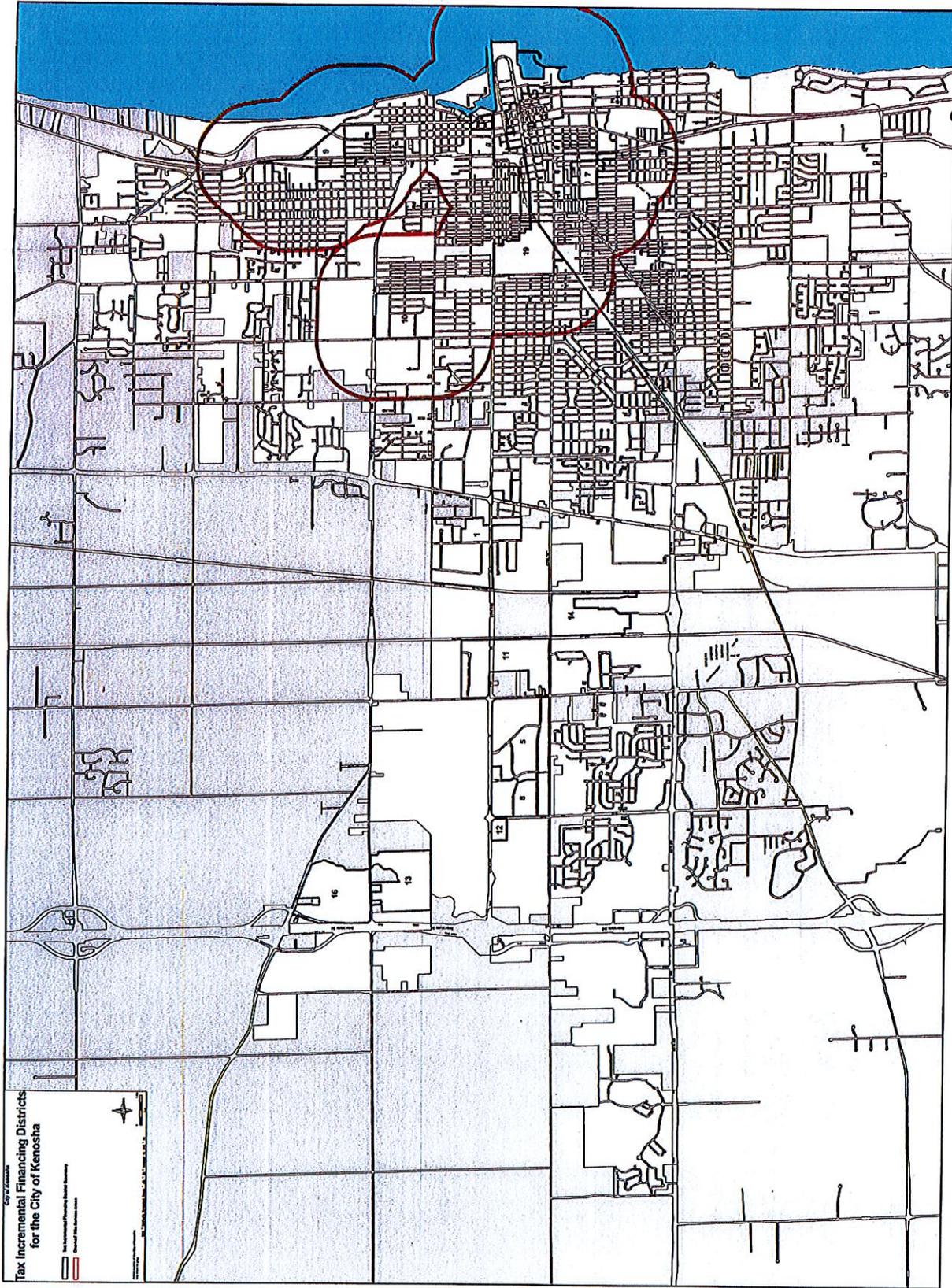
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. 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*, as amended January 20, 2016, the Amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney
(to be prepared)**



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #13, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1., Wisconsin Statutes]. (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by the 38th Street on the north, Interstate 94 on the west and the Kenosha Municipal Airport on the south and east.

1. The Tax Incremental District (TID) #13 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #13 to assist TID #19 in paying the added project costs in the proposed TID #19 Project Plan Amendment.
2. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #13 and TID #19 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #13 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #19 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or changes to the TID #13 boundaries.
7. The added costs to TID #19 will delay the project termination of TID #13 from January 1, 2022 to January 1, 2027. No tax increments may be allocated later than the TID #13 dissolution date of January 1, 2028.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #13.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/clays/MEETINGS/CPC/2016/DEC8/7-Staff-TID13.doc

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #13, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #13, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #13 to TID #19, as described and attached hereto as Exhibit "A", 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 #13, 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 and approve 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 #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts and approves the Project Plan Amendment for TID #13, 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 _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #13

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #13 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #13

For Consideration by the Common Council on December 19, 2016

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Resolution to Adopt a Project Plan Amendment for TID #13 (Council)	4
Resolution to Approve the Project Plan Amendment for TID #13 (JRB)	6
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 – <i>no changes except with respect to allocation of tax increments to TID #19</i>	7
Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations - <i>no changes except with respect to allocation of tax increments to TID #19</i>	8
Amended Economic Feasibility Study	9
Changes in Zoning Ordinance and Building Code – <i>no changes</i>	10
List of Estimated Non-Project Costs – <i>no changes</i>	10
Statement of Proposed Method for Relocation of Persons to be Displaced – <i>no changes</i>	10
Statement of Conformity to the City of Kenosha Master Plans	10
Statement of Orderly Development	10
Opinion of the City Attorney	11
Maps - City of Kenosha TID Map – <i>no changes</i>	12

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 # 14-16

BY: CITY PLAN COMMISSION

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #13, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #13, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #13 to TID #19, as described and attached hereto as Exhibit "A", and

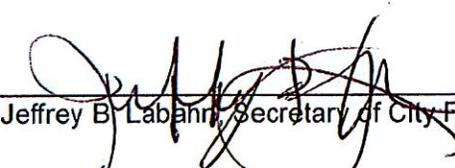
WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

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

1. Finds the Project Plan Amendment for TID #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City.
2. Adopts the Project Plan Amendment for TID #13, 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 adopt this Project Plan Amendment.

Adopted this 8th day of December, 2016

ATTEST:



Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:



John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #13

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #13 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #13, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND
PURSUANT TO SECTION 66.1105(6)(f), 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 December 8, 2016, 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 #13, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #13 to TID #19, as described and attached hereto as Exhibit "A", 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 #13, 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 and approve 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 #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts and approves the Project Plan Amendment for TID #13, 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 _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #13

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #13 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-6

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #13,
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, the City of Kenosha has proposed to amend the Project Plan for TID #13 to allocate positive tax increments generated by TID #13 to TID #19, pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 Section 66.1105(4)(h)1., Wisconsin Statutes; and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, and the Project Plan Amendment based on the following criteria:

1. That the development expected in the TID #13 and TID #19 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, 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 Districts 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 for TID #19 would not occur without the allocation of positive tax increments generated by TID #13 to TID #19, as provided in the Project Plan Amendment

Adopted this _____ day of _____, 2016

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 extending water and sewer lines, site grading, retention/detention, storm water, fire water, sanitary, pad/site stone, site lighting/power sleeving (excluding parking lot lighting), landscaping and water tank. These costs are expected to occur in 2008 and 2009. Other project costs to be covered by the Development Grant include site acquisition, building improvements and equipment purchases. These costs will occur in 2008 and 2009.

The Project Plan Amendment does not involve any increase in project costs other than the allocation of positive tax increments generated by TID #13 to TID #19. The amounts of the annual transfers to TID #19 are shown on the proposed Cash Flow Schedule on page 9.

TID #13

Description of Project Costs	2008	2009	2010	Total
Administration, Legal and Other Costs	\$30,000	\$0	\$0	\$30,000
Capital Costs	\$4,665,600	\$0	\$0	\$4,665,600
Development Grant	\$9,834,400	\$0	\$0	\$9,834,400
Total	\$14,530,000	\$0	\$0	\$14,530,000

Costs to be Recovered by TID	2013	2014	2015	Total
Project Costs	--	--	--	\$14,530,000
Financing Costs	--	--	--	\$10,453,384
Total	--	--	--	\$24,983,384

**METHODS OF FINANCING ALL ESTIMATED COSTS
(2008 CREATION)**

Gordon Foods

T.I.D. # 13

Projected Debt Service Requirements

Year 2008 Net Borrowing:

\$14,530,000

Net Interest Cost:

6.00%

Year	Principal	Interest	Fiscal Total
2008	\$256,026	\$576,753	\$832,779
2009	\$403,713	\$845,456	\$1,249,169
2010	\$428,613	\$820,556	\$1,249,169
2011	\$455,049	\$794,120	\$1,249,169
2012	\$483,115	\$766,054	\$1,249,169
2013	\$512,913	\$736,256	\$1,249,169
2014	\$544,548	\$704,621	\$1,249,169
2015	\$578,135	\$671,034	\$1,249,169
2016	\$613,793	\$635,376	\$1,249,169
2017	\$651,650	\$597,519	\$1,249,169
2018	\$691,843	\$557,327	\$1,249,169
2019	\$734,514	\$514,655	\$1,249,169
2020	\$779,817	\$469,352	\$1,249,169
2021	\$827,915	\$421,255	\$1,249,169
2022	\$878,979	\$370,191	\$1,249,169
2023	\$933,192	\$315,977	\$1,249,169
2024	\$990,749	\$258,420	\$1,249,169
2025	\$1,051,857	\$197,313	\$1,249,169
2026	\$1,116,733	\$132,436	\$1,249,169
2027	\$1,185,610	\$63,559	\$1,249,169
2028	\$411,236	\$5,153	\$416,390
Total	\$14,530,000	\$10,453,384	\$24,983,384

City of Kenosha
Cash Flow Projections - TID No. 13 - Gordon Food Service Project
Creation Date 01/01/08 - Expenditure Period 01/01/23
Dissolution Date 01/01/28
Dissolution Date With Extension 01/01/31
Transfers Allowed

For Phase II Joint Board of Review Meeting

Date Prepared: 11/10/16

Change Takes Place During Year	Amount	Taxable Incremental Value		Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Exempt Computer Aid	Total All Revenues and Adjustments	Less: \$13,205,000 Ref. Bonds 12/19/11	Less: Transfer To TID No. 19	Fund Balance 12/31	For Collection Year
		Value as of 01/01	Incremental Value									
2008				23.020 (%)	716,227 (M)			0			0	2010
2009	34,472,700 (M)	2009	31,116,300 (M)	25.780 (%)	1,699,651 (M)	(716,227)		11,088			11,088 (M)	2011
2010	(662,100) (M)	2010	65,589,000 (M)	27.240 (%)	1,768,615 (M)	(1,683,563)		1,786,663	(1,357,049)		440,702 (M)	2012
2011	1,901,100 (M)	2011	64,926,900 (M)	29.290 (%)	1,957,718 (M)	18,048 (F)		1,970,651	(1,345,213)		1,066,141 (M)	2013
2012	224,400 (M)	2012	66,828,000 (M)	30.960 (%)	2,076,037 (M)	12,933 (F)	9,344 (M)	2,085,082	(1,325,213)		1,826,010 (M)	2014
2013	(6,321,800) (M)	2013	67,052,400 (M)	29.017 (%)	1,762,213 (M)	(300) (F)	6,430 (M)	1,768,493	(1,305,212)		2,289,291 (M)	2015
2014	933,400 (M)	2014	61,666,000 (M)	28.663 (%)	1,767,537 (M)	(150)	4,976 (M)	1,772,513	(1,285,212)		2,776,592 (M)	2016
2015	(4,718,900) (M)	2015	56,947,100 (M)	27.709 (%)	1,577,927 (F)		4,727 (M)	1,582,654	(1,265,213)		3,094,034	2017
2016	(2,000,000) (F)	2016	54,947,100 (M)	27.164 (%)	1,492,583		4,491	1,497,074	(1,345,212)		3,245,896	2018
2017	(2,000,000) (F)	2017	52,947,100 (M)	26.991 (%)	1,429,112		4,266	1,433,379	(1,323,212)		3,356,062	2019
2018	(2,000,000) (F)	2018	50,947,100 (M)	26.751 (%)	1,362,878		4,053	1,366,931	(1,333,150)		3,339,844	2020
2019	(2,000,000) (F)	2019	48,947,100 (M)	26.274 (%)	1,286,038		3,850	1,289,889	(1,335,150)	(663,281)	2,631,301	2021
2020	(2,000,000) (F)	2020	46,947,100 (M)	25.442 (%)	1,194,451		3,658	1,198,109	(1,287,150)	(1,198,111)	1,344,150	2022
2021	(2,000,000) (F)	2021	44,947,100 (M)	24.881 (%)	1,118,350		3,475	1,121,825	(1,121,825)	(1,198,111)	0	2023
2022	(2,000,000) (F)	2022	42,947,100 (M)	24.728 (%)	1,061,977		3,301	1,065,278	(1,065,278)	(1,121,825)	0	2024
2023	(1,000,000) (F)	2023	41,947,100 (M)	24.576 (%)	1,030,878		3,136	1,034,014	(1,034,014)	(1,065,278)	0	2025
2024	(1,000,000) (F)	2024	40,947,100 (M)	24.422 (%)	1,000,008		2,979	1,002,987	(1,002,987)	(1,034,014)	0	2026
2025	(1,000,000) (F)	2025	39,947,100 (M)	24.289 (%)	970,277		2,830	973,108	(973,108)	(1,002,987)	0	2027
					25,272,479	(2,374,259)	61,517	22,959,738	(15,901,135)	(7,058,604)		

(A) Actual
 (B) CAP \$13,083 less TRF (\$150) = \$12,933
 (C) Represents annual depreciation of personal property with no recognition of personal property replacement offset.
 (E) Estimate
 (F) Estimate based on 5% reduction per year.
 (Z) To adjust to the City's Audit Report.
 Base Value = \$32,000

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

No changes to the City of Kenosha Zoning Ordinance or Building Code 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 Amendment 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.

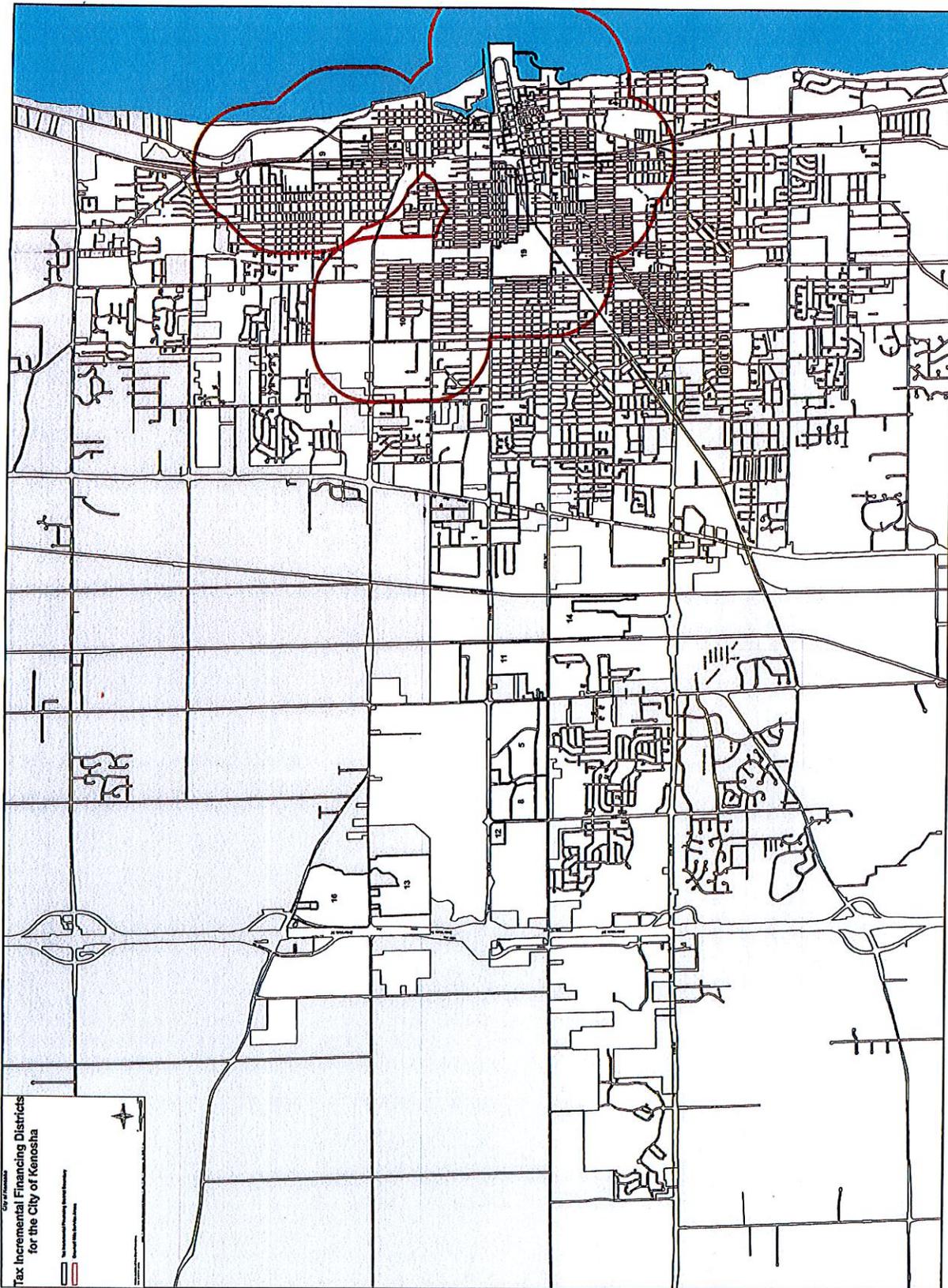
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. 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*, as amended January 20, 2016, the Amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney
(to be prepared)**



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

**Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #19, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1. , Wisconsin Statute§]. (Districts 3, 7 & 11)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Michalski, District 3, Aldersperson Juliana, District 7 and Aldersperson Gordon, District 11, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by 52nd Street on the north, 23rd Avenue on the east, 60th Street on the south and 30th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #19 is to add \$3,570,000 for reconstruction of 22nd Avenue and additional public administrative, legal and other costs. The amendment does not involve an amendment to the TID #19 boundaries.
2. The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.
3. The estimated cost of the public administrative, legal and other costs is \$70,000 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, and any other activities associated with the district.
4. These added costs will not delay the project termination date of January 1, 2028 of TID #19 due to the proposed TID #13 Project Plan Amendment which would allocate positive tax increments from TID #13 to TID #19.
5. The proposed TID #13 Project Plan Amendment listed above will delay project termination of TID #13 from January 1, 2022 to January 1, 2027. No tax increments may be allocated later than the TID #13 dissolution date of January 1, 2028.
6. The proposed TID #13 Project Plan Amendment listed above will reduce the allocation of positive tax increments from TID #16 to TID #19 from January 1, 2029 to January 1, 2027. No tax increments may be allocated later than the TID #16 dissolution date of January 1, 2033.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #19.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/MEETINGS/CPC/2016/DEC8/8-Staff-TID19.doc

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, 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 December 8, 2016, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; 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 #19 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 #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, 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 #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination 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 real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2016

ATTEST: _____
Debra Salas, City Clerk/Treasurer

APPROVED: _____
John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 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 and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

Exhibit "B"

Proposed Tax Incremental District #19

Boundary Description

A part of the Northeast, Northwest, Southwest, and Southeast Quarters of Section 36, Town Two North, Range 22 East, and the Northeast and Northwest Quarters of Section One, Town One North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, County of Kenosha, State of Wisconsin and more particularly described as:

Commencing at a point which is thirty-three feet (33') north of and sixteen feet (16') west of the center of said Section 36, which point is also the intersection of the northerly extension of the west line of 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th Avenue and its northerly extension 377 feet, more or less, to the northeast corner of Lot 164 in *Hollywood Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, thence easterly along the easterly extension of the north line of said Lot 164, which is also the west line of 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th Avenue 136.3 feet, more or less, to the easterly extension of the north line of Lot 166 in said *Hollywood Subdivision*, thence easterly along the easterly extension of the north line of said Lot 166, which is also the west line of 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th Avenue 184.7 feet, more or less, to the northeast corner of Lot 4 in Block 1 of *Flynn Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office; thence westerly along the north line of said Lot 4 and its westerly extension 143 feet, more or less, to the centerline of a 14-foot alley, which was vacated by City of Kenosha Resolution 80-92 on April 20, 1992; thence southerly along the centerline of said vacated alley 315 feet, more or less, to the north line of 55th Street; thence southwesterly 51 feet, more or less, to the northeast corner of Lot 8 in Block 2 of said *Flynn Subdivision*; thence southerly along the east line of Lots 8 through 14, inclusive, in Block 2 of said *Flynn Subdivision* and the east line of Lots 51 through 57, inclusive, in *H. L. Bullamore's Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, 549.05 feet, more or less, to the southeast corner of Lot 51 in said *H.L. Bullamore's Subdivision*; thence southeasterly 51 feet, more or less, to the south line of 56th Street and a point which is the center of a 14-foot alley, which was vacated by City of Kenosha Resolution 165-97 on October 20, 1997; thence southerly along the centerline of said vacated alley 424 feet, more or less, to the north line of 58th Street; thence southerly 50 feet, more or less, to the south line of 58th Street and a point which is the center of a 14-foot alley which was vacated by City of Kenosha Resolution 92-93 on June 7, 1993; thence southerly along the centerline of said vacated alley 254 feet, more or less, to the westerly extension of the north line of Lot 24 in said *H.L. Bullamore's Subdivision*; thence easterly along said northerly extension 7 feet, more or less, to the west line of said Lot 24; thence southerly along the west line of Lots 24 and 25 in said *H.L. Bullamore's Subdivision* 85 feet, more or less, to the south line of said Lot 25; thence easterly along said south line 96 feet, more or less, to the northerly extension of the west line of Lot 26 in said *H.L. Bullamore's Subdivision*; thence southerly along the west line of said Lot 26 and its northerly and southerly extensions 200 feet, more or less, to the north line of 60th Street; thence easterly along the north line of 60th Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennefeather's Western Addition to the City of Kenosha*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, which is also the intersection of the south line of 60th Street and the west line of 28th Avenue; thence southerly along the west line of 28th Avenue 446 feet, more or less, to the north line of the Union-Pacific Railroad right-of-way, which is also the south line of said *Pennefeather's Western Addition to the City of Kenosha*; thence northeasterly along said right-of way 561 feet, more or less, to a point which is the intersection of the north line of said right-of-way and the southerly extension of a line which is parallel to, and 19 feet east of, the west line of Lot 3 in Block 1 of said

Pennefeather's Western Addition to the City of Kenosha, thence northerly 77.3 feet, more or less, to a point of the south line of 60th Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60th Street 157 feet, more or less, to the northeast corner of said *Pennefeather's Western Addition to the City of Kenosha*, which is also the north line of said Union-Pacific Railroad right-of-way; thence northeasterly along said right-of-way 1,183 feet, more or less, to the centerline of 58th Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58th Street 123 feet, more or less, to the west line of 23rd Avenue, which is also the north line of *Vetters Subdivision*; thence northeasterly along said north line 53 feet, more or less, to the east line of 23rd Avenue; thence northerly along said east line 352 feet, more or less, to the southwest corner of Lot 8 in Block 16 of *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, a plat of record and on file in the Kenosha County Register of Deeds Office, which point is also the intersection of the east line of 23rd Avenue and the south line of 56th Street; thence westerly along the north line of 56th Street 324 feet, more or less, to the southwest corner of Lot 8 in Block 15 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is also the intersection of the north line of 56th Street and the east line of 24th Avenue; thence northerly along the east line of 24th Avenue 226 feet, more or less, to the northwest corner of Lot 5 in said Block 15; thence westerly to the southeast corner of Lot 13 in Block 14 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, thence westerly along the south line of said Lot 13; thence northerly along the west line of Lots 13 through 16, inclusive, in said Block 14 and the northerly extension of the west line of Lot 16, 292 feet, more or less, to the southwest corner of Lot 7 in Block 11 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is on the north line of 55th Street; thence westerly along the north line of 55th Street 324 feet, more or less, to the southwest corner of Lot 7 in Block 12 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence northerly along the west line of Lots 7 through 12, inclusive, in said Block 12 and the northerly extension of said Lot 12 421 feet, more or less, to a point on the north line of 54th Street, said point being 8 feet, more or less, east of the southeast corner of Lot 6 in Block 5 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, thence westerly along the north line of 54th Street 24 feet, more or less, to a point which is 16 feet west of the southeast corner of said Lot 6; thence northerly upon a line which is parallel to and 16 feet west of, the east line of said Lot 6 124 feet, more or less, to the north line of said Lot 6; thence easterly along the north line of Lots 6 and 7 in said Block 5 48 feet, more or less, to a point which is 32 feet east of the west line of said Lot 7; thence northerly 140 feet, more or less, to the south line of 53rd Street at a point which is 32 feet west of the northeast corner of Lot 2 in said Block 5; thence northerly 66 feet, more or less, to the north line of 53rd Street at a point which is 34 feet west of the southeast corner of Lot 7 in Block 4 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of 53rd Street 164 feet, more or less, to the southwest corner of Lot 5 in said Block 4, which point is also the intersection of the north line of 53rd Street and the west line of 26th Avenue; thence northerly along the west line of 26th Avenue and its northerly extension 383 feet, more or less, to the north line of 52nd Street; thence westerly along the north line of 52nd Street and its westerly extension 1,446 feet, more or less, to the point of beginning of this description; containing 120.264 Acres, more or less.



Project Plan Amendment for Tax Incremental District #19

For Consideration by the Common Council on December 19, 2016

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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

CITY PLAN COMMISSION RESOLUTION # 15-16

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, 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 December 8, 2016, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; 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 #19 as shown in Exhibit "B"; and

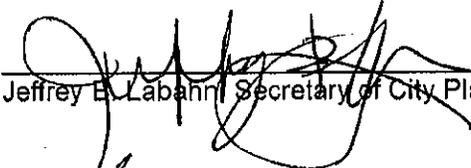
WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

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

1. Finds the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #19, 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 adopt this Project Plan Amendment.

Adopted this 8th day of December, 2016

ATTEST:


Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

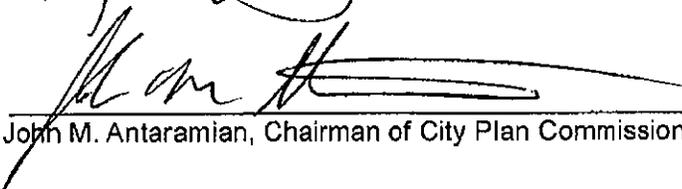

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 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 and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

Exhibit "B"

Proposed Tax Incremental District #19

Boundary Description

A part of the Northeast, Northwest, Southwest, and Southeast Quarters of Section 36, Town Two North, Range 22 East, and the Northeast and Northwest Quarters of Section One, Town One North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, County of Kenosha, State of Wisconsin and more particularly described as:

Commencing at a point which is thirty-three feet (33') north of and sixteen feet (16') west of the center of said Section 36, which point is also the intersection of the northerly extension of the west line of 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th Avenue and its northerly extension 377 feet, more or less, to the northeast corner of Lot 164 in *Hollywood Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, thence easterly along the easterly extension of the north line of said Lot 164, which is also the west line of 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th Avenue 136.3 feet, more or less, to the easterly extension of the north line of Lot 166 in said *Hollywood Subdivision*, thence easterly along the easterly extension of the north line of said Lot 166, which is also the west line of 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th Avenue 184.7 feet, more or less, to the northeast corner of Lot 4 in Block 1 of *Flynn Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office; thence westerly along the north line of said Lot 4 and its westerly extension 143 feet, more or less, to the centerline of a 14-foot alley, which was vacated by City of Kenosha Resolution 80-92 on April 20, 1992; thence southerly along the centerline of said vacated alley 315 feet, more or less, to the north line of 55th Street; thence southwesterly 51 feet, more or less, to the northeast corner of Lot 8 in Block 2 of said *Flynn Subdivision*; thence southerly along the east line of Lots 8 through 14, inclusive, in Block 2 of said *Flynn Subdivision* and the east line of Lots 51 through 57, inclusive, in *H. L. Bullamore's Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, 549.05 feet, more or less, to the southeast corner of Lot 51 in said *H.L. Bullamore's Subdivision*; thence southeasterly 51 feet, more or less, to the south line of 56th Street and a point which is the center of a 14-foot alley, which was vacated by City of Kenosha Resolution 165-97 on October 20, 1997; thence southerly along the centerline of said vacated alley 424 feet, more or less, to the north line of 58th Street; thence southerly 50 feet, more or less, to the south line of 58th Street and a point which is the center of a 14-foot alley which was vacated by City of Kenosha Resolution 92-93 on June 7, 1993; thence southerly along the centerline of said vacated alley 254 feet, more or less, to the westerly extension of the north line of Lot 24 in said *H.L. Bullamore's Subdivision*; thence easterly along said northerly extension 7 feet, more or less, to the west line of said Lot 24; thence southerly along the west line of Lots 24 and 25 in said *H.L. Bullamore's Subdivision* 85 feet, more or less, to the south line of said Lot 25; thence easterly along said south line 96 feet, more or less, to the northerly extension of the west line of Lot 26 in said *H.L. Bullamore's Subdivision*; thence southerly along the west line of said Lot 26 and its northerly and southerly extensions 200 feet, more or less, to the north line of 60th Street; thence easterly along the north line of 60th Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennefeather's Western Addition to the City of Kenosha*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, which is also the intersection of the south line of 60th Street and the west line of 28th Avenue; thence southerly along the west line of 28th Avenue 446 feet, more or less, to the north line of the Union-Pacific Railroad right-of-way, which is also the south line of said *Pennefeather's Western Addition to the City of Kenosha*; thence northeasterly along said right-of-way 561 feet, more or less, to a point which is the intersection of the north line of said right-of-way and the southerly extension of a line which is parallel to, and 19 feet east of, the west line of Lot 3 in Block 1 of said

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RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, 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 December 8, 2016, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; 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 #19 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 #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, 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 #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination 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 real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2016

ATTEST: _____
Debra Salas, City Clerk/Treasurer

APPROVED: _____
John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 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 and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

Exhibit "B"

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A part of the Northeast, Northwest, Southwest, and Southeast Quarters of Section 36, Town Two North, Range 22 East, and the Northeast and Northwest Quarters of Section One, Town One North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, County of Kenosha, State of Wisconsin and more particularly described as:

Commencing at a point which is thirty-three feet (33') north of and sixteen feet (16') west of the center of said Section 36, which point is also the intersection of the northerly extension of the west line of 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th Avenue and its northerly extension 377 feet, more or less, to the northeast corner of Lot 164 in *Hollywood Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, thence easterly along the easterly extension of the north line of said Lot 164, which is also the west line of 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th Avenue 136.3 feet, more or less, to the easterly extension of the north line of Lot 166 in said *Hollywood Subdivision*, thence easterly along the easterly extension of the north line of said Lot 166, which is also the west line of 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th Avenue 184.7 feet, more or less, to the northeast corner of Lot 4 in Block 1 of *Flynn Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office; thence westerly along the north line of said Lot 4 and its westerly extension 143 feet, more or less, to the centerline of a 14-foot alley, which was vacated by City of Kenosha Resolution 80-92 on April 20, 1992; thence southerly along the centerline of said vacated alley 315 feet, more or less, to the north line of 55th Street; thence southwesterly 51 feet, more or less, to the northeast corner of Lot 8 in Block 2 of said *Flynn Subdivision*; thence southerly along the east line of Lots 8 through 14, inclusive, in Block 2 of said *Flynn Subdivision* and the east line of Lots 51 through 57, inclusive, in *H. L. Bullamore's Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, 549.05 feet, more or less, to the southeast corner of Lot 51 in said *H.L. Bullamore's Subdivision*; thence southeasterly 51 feet, more or less, to the south line of 56th Street and a point which is the center of a 14-foot alley, which was vacated by City of Kenosha Resolution 165-97 on October 20, 1997; thence southerly along the centerline of said vacated alley 424 feet, more or less, to the north line of 58th Street; thence southerly 50 feet, more or less, to the south line of 58th Street and a point which is the center of a 14-foot alley which was vacated by City of Kenosha Resolution 92-93 on June 7, 1993; thence southerly along the centerline of said vacated alley 254 feet, more or less, to the westerly extension of the north line of Lot 24 in said *H.L. Bullamore's Subdivision*; thence easterly along said northerly extension 7 feet, more or less, to the west line of said Lot 24; thence southerly along the west line of Lots 24 and 25 in said *H.L. Bullamore's Subdivision* 85 feet, more or less, to the south line of said Lot 25; thence easterly along said south line 96 feet, more or less, to the northerly extension of the west line of Lot 26 in said *H.L. Bullamore's Subdivision*; thence southerly along the west line of said Lot 26 and its northerly and southerly extensions 200 feet, more or less, to the north line of 60th Street; thence easterly along the north line of 60th Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennefeather's Western Addition to the City of Kenosha*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, which is also the intersection of the south line of 60th Street and the west line of 28th Avenue; thence southerly along the west line of 28th Avenue 446 feet, more or less, to the north line of the Union-Pacific Railroad right-of-way, which is also the south line of said *Pennefeather's Western Addition to the City of Kenosha*; thence northeasterly along said right-of way 561 feet, more or less, to a point which is the intersection of the north line of said right-of-way and the southerly extension of a line which is parallel to, and 19 feet east of, the west line of Lot 3 in Block 1 of said *Pennefeather's Western Addition to the City of Kenosha*; thence northerly 77.3 feet, more or less, to a point of the south line of 60th Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60th Street 157 feet, more or less, to the

northeast corner of said *Pennefeather's Western Addition to the City of Kenosha*, which is also the north line of said Union-Pacific Railroad right-of-way; thence northeasterly along said right-of-way 1,183 feet, more or less, to the centerline of 58th Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58th Street 123 feet, more or less, to the west line of 23rd Avenue, which is also the north line of *Vetters Subdivision*; thence northeasterly along said north line 53 feet, more or less, to the east line of 23rd Avenue; thence northerly along said east line 352 feet, more or less, to the southwest corner of Lot 8 in Block 16 of *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, a plat of record and on file in the Kenosha County Register of Deeds Office, which point is also the intersection of the east line of 23rd Avenue and the south line of 56th Street; thence westerly along the north line of 56th Street 324 feet, more or less, to the southwest corner of Lot 8 in Block 15 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is also the intersection of the north line of 56th Street and the east line of 24th Avenue; thence northerly along the east line of 24th Avenue 226 feet, more or less, to the northwest corner of Lot 5 in said Block 15; thence westerly to the southeast corner of Lot 13 in Block 14 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of said Lot 13; thence northerly along the west line of Lots 13 through 16, inclusive, in said Block 14 and the northerly extension of the west line of Lot 16, 292 feet, more or less, to the southwest corner of Lot 7 in Block 11 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is on the north line of 55th Street; thence westerly along the north line of 55th Street 324 feet, more or less, to the southwest corner of Lot 7 in Block 12 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence northerly along the west line of Lots 7 through 12, inclusive, in said Block 12 and the northerly extension of said Lot 12 421 feet, more or less, to a point on the north line of 54th Street, said point being 8 feet, more or less, east of the southeast corner of Lot 6 in Block 5 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the north line of 54th Street 24 feet, more or less, to a point which is 16 feet west of the southeast corner of said Lot 6; thence northerly upon a line which is parallel to and 16 feet west of, the east line of said Lot 6 124 feet, more or less, to the north line of said Lot 6; thence easterly along the north line of Lots 6 and 7 in said Block 5 48 feet, more or less, to a point which is 32 feet east of the west line of said Lot 7; thence northerly 140 feet, more or less, to the south line of 53rd Street at a point which is 32 feet west of the northeast corner of Lot 2 in said Block 5; thence northerly 66 feet, more or less, to the north line of 53rd Street at a point which is 34 feet west of the southeast corner of Lot 7 in Block 4 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of 53rd Street 164 feet, more or less, to the southwest corner of Lot 5 in said Block 4, which point is also the intersection of the north line of 53rd Street and the west line of 26th Avenue; thence northerly along the west line of 26th Avenue and its northerly extension 383 feet, more or less, to the north line of 52nd Street; thence westerly along the north line of 52nd Street and its westerly extension 1,446 feet, more or less, to the point of beginning of this description; containing 120.264 Acres, more or less.

RESOLUTION NO. 17-7

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #19, CITY OF KENOSHA, WISCONSIN**

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

WHEREAS, the City of Kenosha Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 Section 66.1105(4)(h)1., Wisconsin Statutes, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #19 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the TID District would not occur without 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.
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 _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**AMENDED 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**

Environmental Remediation and Public Infrastructure Improvements, Public Infrastructure and Storm Water Management Improvements, Development Grant/Incentives and Professional Services for new Development; **Reconstruction of 22nd Avenue**; and City Administrative, Legal and Related Costs. See attached map for location of all improvements. The Development Grant cannot be provided to a Developer until a Development Grant Agreement per Wisconsin Statute 66.1105 (2)(f)2. is executed.

City administrative, legal and related costs include the creation of the District, preparation of the Development Grant Agreement, issuing the G.O. Promissory Notes, and any other activities associated with the creation of the District.

TID #19

Description of Project Costs	2017	2018	2019	Total
Environmental Remediation and Public Infrastructure Improvements	\$5,000,000	\$500,000	\$0	\$5,500,000
Public Infrastructure and Storm Water Management Improvements	\$0	\$5,000,000	\$5,000,000	\$10,000,000
Development Grant/Incentives and Professional Services for New Development	\$500,000 \$3,650,000	\$4,500,000 \$1,350,000	\$5,000,000	\$10,000,000
Reconstruction of 22nd Avenue	\$350,000	\$3,150,000	\$0	\$3,500,000
City Administrative/Legal/ Related Costs	\$115,000 \$185,000	\$205,000	\$205,000	\$525,000 \$595,000
Total	\$5,615,000 \$9,185,000	\$10,205,000	\$10,205,000	\$26,025,000 \$29,595,000

Costs to be Recovered by TID	2017	2018	2019	Total
Project Costs	--	--	--	\$26,025,000 \$29,595,000
Financing Costs	--	--	--	\$6,330,200 \$6,239,000
Total	--	--	--	\$32,355,200 \$35,834,000

City of Kenosha
\$9,185,000.00 G.O. Promissory Notes, Series 2017 - Dated 09/01/17
TID No. 19 - Chrysler Site - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2017	-	-	-	-
2018	3,675,000.00	4.000%	367,400.00	4,042,400.00
2019	2,275,000.00	4.000%	220,400.00	2,495,400.00
2020	820,000.00	4.000%	129,400.00	949,400.00
2021	2,415,000.00	4.000%	96,600.00	2,511,600.00
-	\$9,185,000.00	-	\$813,800.00	\$9,998,800.00

2017 - 35.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/10/2016 | 11:28 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
\$10,205,000.00 G.O. Promissory Notes, Series 2019 - Dated 09/01/19
TID No. 19 - Chrysler Site - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

Calendar Year	Principal	Coupon	Interest	Total P+I
2019	-	-	-	-
2020	-	-	408,200.00	408,200.00
2021	-	-	408,200.00	408,200.00
2022	-	-	408,200.00	408,200.00
2023	-	-	408,200.00	408,200.00
2024	-	-	408,200.00	408,200.00
2025	1,145,000.00	4.000%	408,200.00	1,553,200.00
2026	4,460,000.00	4.000%	362,400.00	4,822,400.00
2027	4,485,000.00	4.000%	184,000.00	4,669,000.00
2028	115,000.00	4.000%	4,600.00	119,600.00
	\$10,205,000.00	-	\$3,000,200.00	\$13,205,200.00

2019 - \$10.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/10/2016 | 11:30 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
Cash Flow Projections - TID No. 19 - Chrysler Site
Creation Date 01/01/17 - Expenditure Period 01/01/39
Dissolution Date 01/01/44
Dissolution Date With Extension 01/01/47

Date Prepared: 11/10/16

For Phase II Amendment - Includes Transfers from TID No. 13 and 16

Change Takes Place During Year	Taxable Incremental Value										Total All Revenues	Less: \$9,185M G.O. Notes 09/01/17	Less: \$10,205M G.O. Notes 09/01/18	Less: \$10,205M G.O. Notes 09/01/19	(E) Fund Balance 12/31	For Collection Year
	Amount	Value as of 01/01	Incremental Value	For Collection Year	(E) Tax Rate	(E) Tax Collections	(E) Transfer From TID 13	(E) Transfer From TID 16	(E) \$10,205M G.O. Notes 09/01/18	(E) \$10,205M G.O. Notes 09/01/19						
2014	0	0	0	0	27,709	0	0	0	0	0	0	0	0	0	2016	
2015	0	0	0	0	27,164	0	0	0	0	0	0	0	0	0	2017	
2016	0	0	0	0	26,991	0	0	0	0	0	0	0	0	0	2018	
2017	0	0	0	0	26,751	0	0	0	0	0	0	0	0	0	2019	
2018	0	0	0	0	26,274	0	0	0	0	0	0	0	0	0	2020	
2019	0	0	0	0	25,442	0	0	0	0	0	0	0	0	0	2021	
2020	0	0	0	0	24,881	0	0	0	0	0	0	0	0	0	2022	
2021	2,750,000	2,750,000	2,750,000	2,750,000	24,728	68,424	1,198,111	1,007,258	1,121,825	1,889,769	1,793,200	1,793,200	1,793,200	2,464	2023	
2022	6,000,000	6,000,000	8,750,000	8,750,000	24,576	216,366	1,065,278	699,520	3,828,524	5,110,168	4,482,800	4,482,800	4,482,800	766,408	2024	
2023	6,000,000	6,000,000	14,750,000	14,750,000	24,422	362,491	1,034,014	3,583,394	4,979,899	4,979,899	3,426,800	3,426,800	3,426,800	711	2025	
2024	5,000,000	5,000,000	19,750,000	19,750,000	24,289	482,333	1,002,987	3,340,773	4,826,093	4,826,093	4,826,093	4,826,093	4,826,093	2,464	2026	
2025	4,500,000	4,500,000	24,250,000	24,250,000	24,117	589,010	973,108	3,103,598	4,665,715	4,665,715	4,665,715	4,665,715	4,665,715	8,162	2027	
2026	12,000,000	12,000,000	36,250,000	36,250,000		114,723			114,723	114,723	114,723	114,723	114,723	4,877	2028	
						1,833,347	7,058,604	26,942,049	35,834,000	35,834,000	35,834,000	35,834,000	35,834,000	0		

(E) Estimated

PLEASE NOTE:

Debt Issue dated 09/01/17 provides Project Funds of \$9,000,000
 Debt Issue dated 09/01/18 provides Project Funds of 10,000,000
 Debt Issue dated 09/01/19 provides Project Funds of 10,000,000
 Total New Project Funds = \$29,000,000

2021 - Site 1 and Site 6

2022 - Site 2

2023 - Site 3

2024 - Site 7

2025 - Site 4

2026 - Site 5

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

The land area currently zoned M-1 Light Manufacturing and M-2 Heavy Manufacturing District will be predominantly rezoned to IP Industrial Park District, while a small portion, far less than 35% of the total area, will be rezoned to B-2 Community Business District. In addition, the City of Kenosha's Official Map will be amended to shift the proposed 28th Avenue to the proposed 27th Court. No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, 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 *A Comprehensive Plan for the City of Kenosha: 2035*, as amended January 20, 2016. The *Comprehensive Plan* is incorporated herein by reference.

STATEMENT OF ORDERLY DEVELOPMENT

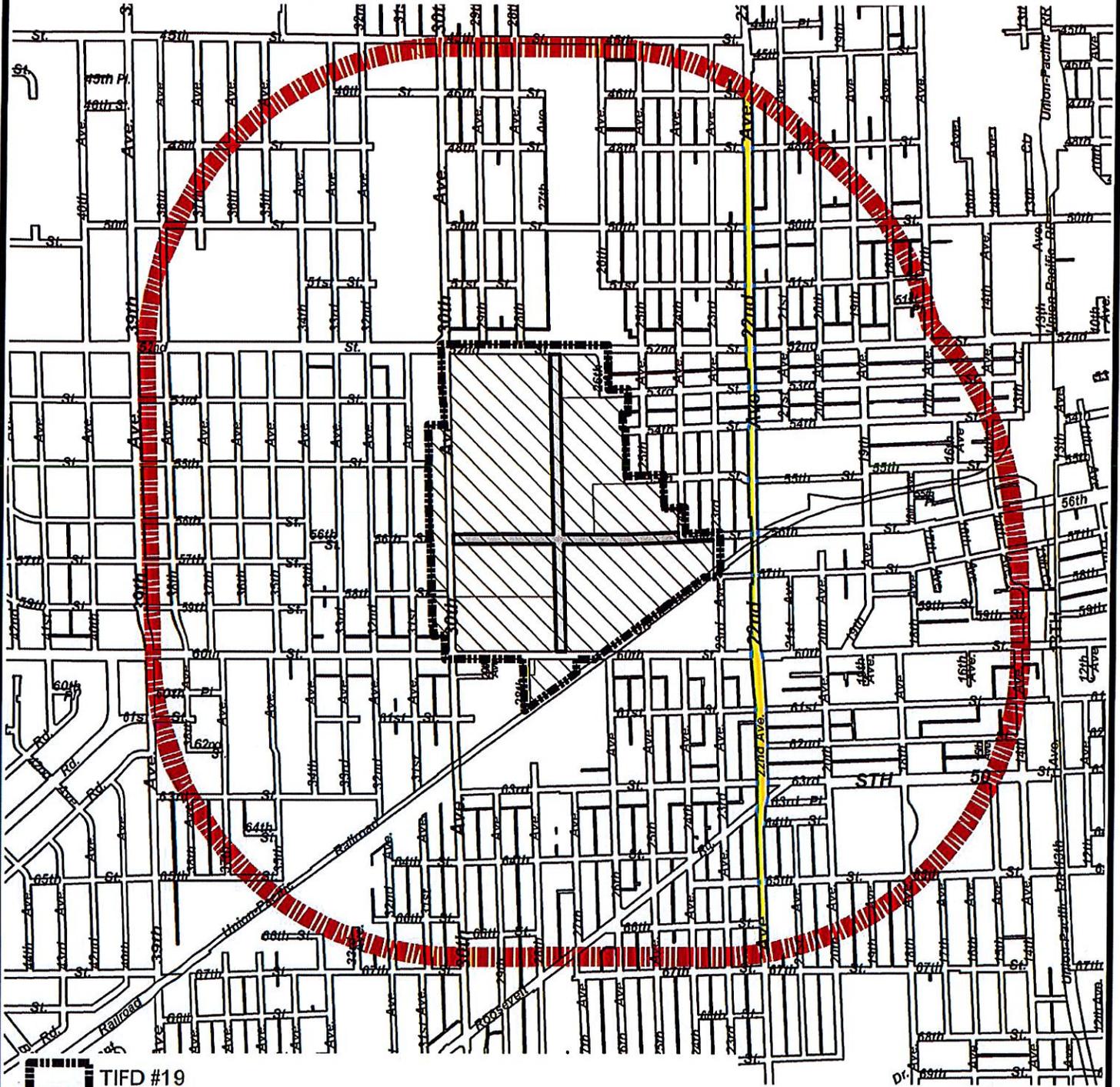
Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the *Comprehensive Plan*, as amended January 20, 2016, the creation of this Tax Incremental District promotes the orderly development of the City by eliminating blight and encouraging development that will increase the number and variety of employment opportunities and diversity the economic mix of businesses.

OPINION OF THE CITY ATTORNEY

(to be prepared)

Tax Incremental Financing District #19

Proposed Improvements (12-16)



-  TIFD #19
-  TIFD #19 One-half Mile Service Area
-  Environmental Remediation and Public Infrastructure Improvements
-  Public Infrastructure and Stormwater Management Improvements
-  Proposed Reconstruction of 22nd Avenue



TO: Mayor John M. Antaramian
Members of the Common Council
Members of the Finance Committee

FROM: Mike Maki, Community Development & Inspections *MM*

RE: **Third Amendment to Community Housing Development Organization Agreement
Between the City of Kenosha and Habitat for Humanity of Kenosha, Inc.**

DATE: December 14, 2016

Attached is an Amendment to the Community Housing Development Organization Agreement between the City of Kenosha and Habitat for Humanity of Kenosha, Inc.

Community Housing Development Organizations (CHDO's) are private non-profit organizations that meet a series of qualifications of the HOME Program regulations and are able to receive money to produce affordable housing units, as well as to offer financial assistance to buyers of HOME assisted units produced by the CHDO. CHDO's are able to receive HOME CHDO Set-Aside Funds as well as CHDO Operating Funds provided that they produce affordable housing units and are certified by the City. HOME Program regulations restrict a minimum of 15% of the City's HOME program allocations each year as CHDO Set-Aside Funds.

Under the existing Agreement, Habitat for Humanity has completed three (3) new single-family homes and is currently constructing two (2) additional new homes that will be completed by late February. Funds awarded through this Agreement will assist with two (2) additional homes in 2017.

The attached Agreement proposes to fund Habitat for Humanity with an additional \$114,180.00 of CHDO Set-Aside Funds to construct and/or rehabilitate affordable housing units. Additionally, the City would provide up to \$102.60 to assist Habitat for Humanity with its Operating Expenses. The Operating Funds represent 5% of additional FY 2016 HOME Allocation Funds that the City received.

Habitat for Humanity will be required to submit plans with City Staff for new construction. Each project will require a separate CHDO Project Agreement prior to use of the CHDO Set-Aside Funds.

Please contact me at 653-4038 or via email at mmaki@kenosha.org if you have any questions.

MM:ks
Attachment

**THIRD AMENDMENT TO COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
AGREEMENT THROUGH THE HOME INVESTMENT PARTNERSHIPS PROGRAM**

By and Between

**THE CITY OF KENOSHA, WISCONSIN,
A Municipal Corporation**

and

**HABITAT FOR HUMANITY OF KENOSHA, INC,
a Wisconsin Non-stock Corporation**

WHEREAS, on April 7, 2014, the City of Kenosha (“**CITY**”) entered into an agreement with Habitat for Humanity of Kenosha Inc. (“**CHDO**”) for use of CHDO Set-aside funds, and CHDO Operating Funds (CO) (“**AGREEMENT**”); and

WHEREAS, the **AGREEMENT** awarded \$199,547.22 for CHDO Set-aside Project expenses, and \$36,395.20 for operating expenses to be disbursed to **CHDO** through April 9, 2016; and

WHEREAS, **CITY** amended the **AGREEMENT (AMENDMENT)** on July 6, 2015 and awarded an additional \$165,838.80 for CHDO Set-aside Project expenses, and \$35,966.65 for operating expenses to be disbursed to CHDO through July 17, 2017; and

WHEREAS, **CITY** amended the **AGREEMENT (SECOND AMENDMENT)** on April 4, 2016 and awarded an additional \$338,326.86 for CHDO Set-aside Project expenses, and \$18,927.40 for operating expenses to be disbursed to CHDO through April 23, 2018; and

WHEREAS, the **CITY** allocated FY 2016 HOME Program funds to eligible CHDOs; and

WHEREAS, the parties wish to continue the **AGREEMENT**.

NOW, THEREFORE, in consideration of the mutual undertakings, understandings and agreements set forth therein, **CITY** and **CHDO**, agree as follows:

- 1. Method of Payment.**
 - a. CHDO Set-aside Funds Allocation.** The total additional sum to be paid hereunder for actual expenses incurred shall be no more than One hundred Fourteen Thousand, One Hundred Eighty and no/100 Dollars (\$114,180.00). The funds provided shall be derived from the CHDO Set-aside through FY 2016 HOME Program funds.
 - b. CHDO Operating Funds Allocation.** The total additional sum to be paid hereunder for actual expenses incurred shall be no more than One Hundred Two and 60/100 Dollars (\$102.60). The funds provided shall be derived from the FY 2016 HOME Program funds.

2. **Time of Performance.** Services described in the **AGREEMENT** shall continue in effect for a two (2) year term from the execution date of this **AGREEMENT** (“Effective Date”).
3. **Remaining Terms.** All other terms of the **AGREEMENT** shall remain the same.

Signature pages follow

IN WITNESS WHEREOF, the parties hereto have executed this Contract on the dates below given.

**CITY OF KENOSHA
a Wisconsin Municipality Corporation**

Date: _____

By: _____
JOHN M. ANTARAMIAN, Mayor

Date: _____

By: _____
DEBRA SALAS, Clerk/Treasurer

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of December, 2016, **John M. Antaramian, Mayor**, and **Debra Salas, City Clerk/Treasurer** of the City of Kenosha, Wisconsin, a municipal corporation, to me known to be such Mayor and City Clerk/Treasurer of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the agreement of said municipal corporation, by its authority.

Print Name: _____
Notary Public, Kenosha County, WI.
My Commission expires/is: _____

**HABITAT FOR HUMANITY OF KENOSHA,
INC
a Wisconsin Non-stock Corporation**

Date: _____

JOYCE PAVLINA, President

Date: _____

GREGORY CUNNINGHAM, III., Secretary

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this ____ day of April, 2016, **JOYCE PAVLINA, President**, and **GREGORY CUNNINGHAM, III, Secretary**, of **HABITAT FOR HUMANITY OF KENOSHA, INC.**, a Wisconsin Non-stock Corporation, to me known to be such individuals, and acknowledged to me that they executed the foregoing instrument.

Print Name: _____
Notary Public, Kenosha County, WI.
My Commission expires/is: _____

AGREEMENT FOR EMERGENCY MEDICAL SERVICE
USER FEE BILLING SERVICES

By And Between

THE CITY OF KENOSHA, WISCONSIN
A Municipal Corporation

And

EMS MEDICAL BILLING ASSOCIATES, LLC
9401 West Brown Deer Road, Suite 101
Milwaukee, WI 53224
A Wisconsin Limited Liability Company

This Agreement for Emergency Medical Service User Fee Billing Services (“Agreement”) is made and entered into between the City of Kenosha, Wisconsin, a municipal corporation, with offices located at 625 52nd Street, Kenosha, Wisconsin 53140, hereinafter referred to as the “Client”, and EMS Medical Billing Associates, LLC, a Wisconsin limited liability company, with offices located at 9401 West Brown Deer Road, Suite 101, Milwaukee, Wisconsin 53224, hereinafter referred to as the “Service Provider”, collectively referred to as the Parties. This Agreement shall be effective upon approval and execution by the Parties. The effective date shall be the date of last execution of this Agreement (“Effective Date”).

WHEREAS, the existing Agreement for Professional Services Emergency Medical Service User Fee Billing Services between the Parties expired June 14, 2016; and

WHEREAS, the Parties desire to enter into this Agreement for the continued provision of professional and technical services with respect to Emergency Medical Service User Fee Billing Services (“the Project Services”) by the Service Provider to the Client upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, agreements, understandings and undertakings hereinafter set forth, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I

- 1.1 **SERVICES TO BE PROVIDED BY SERVICE PROVIDER.** The Service Provider agrees to perform, in a good and professional manner, the professional services necessary for performance of this Agreement, as detailed in the "Project Services" set forth in Exhibit “A”, which is attached hereto and incorporated herein by reference. The Project Services may be expanded by mutual agreement of the Parties subject to the payment of additional consideration.

- 1.2 PERFORMANCE STANDARDS. The Service Provider shall comply with all applicable Federal and State laws, rules and regulations regarding the Project Services to be provided pursuant to this Agreement.
- 1.3 PERFORMANCE OF PROJECT SERVICES. The Service Provider shall commence performance of the Project Services upon the Effective Date of this Agreement.
- 1.4 RETENTION. All records and documents related to the Project Services provided under this Agreement are the property of the Client, but shall be retained by the Service Provider on behalf of the Client in compliance with the Wisconsin Public Records Law for a period of seven (7) years after this Agreement expires or is terminated. These records and documents shall be made available to the Client after the expiration or termination of this Agreement upon written request of the Client. Prior to the destruction of any records or documents, the Service Provider must notify the Client in writing of the proposed destruction in a manner that reasonably allows the Client to make a timely request for return of the records and/or documents to the Client.
- 1.5 CONFIDENTIALITY. No reports, information, and/or data given to or prepared or assembled by the Service Provider under this Agreement shall be made available to any individual or organization by the Service Provider without the written approval of the Client. Notwithstanding the above, the Service Provider may release records to a third party upon having proper consents and following all applicable Federal and State laws, rules and regulations regarding the release of such records.
- 1.6 ERRORS, OMISSIONS OR DEFICIENCIES. The Service Provider shall, without additional compensation, revise any materials prepared under this Agreement if it is determined that the Service Provider is responsible for any errors, omissions, or deficiencies. The Service Provider shall refund to the Client, upon finalization of any audit which shows a billing error, the Service Provider's percentage fee times the refunded amount.

ARTICLE II

- 2.1 SERVICES TO BE PROVIDED BY CLIENT. In the event that any information, data, surveys, reports, photographs, records and maps are existing and available and are useful for carrying out the Project Services, the Client shall promptly furnish copies of these materials in hard copy or digital format to the Service Provider for use during the term of this Agreement. The Client designates the EMS Division Chief or his or her designee to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the Client's policies and provide decisions in a timely manner pertinent to the Project Services covered by this Agreement until the Service Provider has been advised in writing by the Client that such authority has been revoked.
- 2.2 INCIDENT INFORMATION. The Client will submit to the Service Provider an electronic patient care run report which provides the following information, when possible:
 - 2.2.1 Run or incident number
 - 2.2.2 Date and time of incident and/or transport
 - 2.2.3 Transport to and from locations

- 2.2.4 Medical information and patient care specifics, including narrative
- 2.2.5 A hospital FIN sheet, or the equivalent detailing the following:
 - 2.2.5.1 Patient name and phone number
 - 2.2.5.2 Patient address, including apartment number or lot number
 - 2.2.5.3 Patient date of birth
 - 2.2.5.4 Patient full and complete medical insurance information
 - 2.2.5.5 Patient social security number
- 2.2.6 Patient Consent Signature. *If the patient is mentally or physically unable to sign, EMTs must document why the patient was unable to sign, and obtain a signature from an authorized party as mandated under Centers for Medicare and Medicaid Services (CMS) rules.*

In the event of a malfunction in the export of the electronic patient care run information, the Client agrees to provide said data to the Service Provider by U.S. Postal Service, fax or other electronic media.

- 2.3 PAYMENT INFORMATION. The Client agrees that payment information received in the Client's office will be forwarded to the Service Provider within three (3) business days by fax, electronic mail or other electronic means.
- 2.4 CLIENT RATES AND FEES. The Client will provide the Service Provider with Emergency Medical Service rate and fee information within ten (10) days after the Effective Date of this Agreement and within ten (10) days after the Effective Date of any subsequent change. The Service Provider agrees to implement the Client's Emergency Medical Service rate and fee information within five (5) business days of written notification to the Service Provider.

ARTICLE III

- 3.1 COMPENSATION RATE. Upon the Effective Date of this Agreement, the Service Provider agrees to provide the Project Services described in Article I in accordance with the following fee schedule covering all items of whatever nature needed to provide the Project Services: 6.75% of payments posted to the Client's records each month for Emergency Medical Services provided by the Client.
 - 3.1.1. COMPENSATION FOR COLLECTION SERVICES. The Client agrees that the Service Provider may subcontract with Americollect, Inc., a collection agency licensed by the State of Wisconsin for the purpose of pursuing collections on delinquent accounts, including pursuing delinquent accounts through the Wisconsin Tax Refund Intercept Program (TRIP). The Client agrees to compensate the Service Provider the amount of 21.75% of the net payments collected by Americollect, Inc. It is understood that the fee of 21.75% is not in addition to the fee of 6.75% due to the Service Provider pursuant to Article 3.1, but rather is inclusive of the 6.75% fee due to the Service Provider pursuant to Article 3.1 of this Agreement.
 - 3.1.2 COMPENSATION FOR VEHICLE INCIDENT BILLING. The Client agrees to compensate the Service Provider 6.75% of payments posted to the Client's records each month for the Vehicular Fire/Hazardous Materials Suppression Services provided by the Client.

- 3.1.3 CREDIT CARD PAYMENTS. The Client agrees to accept payment of ambulance invoices by credit card through the Service Provider's credit card merchant account. The Client agrees to pay all transaction fees associated with payment by credit card, debit card and online payments for the period of the contract. The Client has the right to change merchant accounts at any time, as long as sufficient invoice and payment information is provided to the Service Provider on each payment, and on a timely basis.
- 3.2 COMPENSATION FOR ADDITIONAL SERVICES. For authorized extensions of work or additional services provided outside of the Project Services provided in this Agreement, the Client and the Service Provider shall agree upon a fee and payment schedule prior to commencement of any such additional services.
- 3.3 MONTHLY INVOICES. The Service Provider shall mail monthly invoices to the Client to the attention of the City of Kenosha, Finance Department, 625 52nd Street, Room 208, Kenosha, Wisconsin 53140.
- 3.4 METHOD OF PAYMENT. Payment of the Service Provider's fees shall be as follows:
- 3.4.1 Invoices which are complete and accurate are payable by the Client to the Service Provider no later than twenty-five (25) days from receipt of the invoice.
- 3.4.2 Invoices which are complete and accurate and which are not paid by the Client within twenty-five (25) days of receipt shall be subject to 1.5% interest charge per month on any balance outstanding more than twenty-five (25) days.
- 3.4.3 If the Client fails to make any payment due within sixty (60) days after receipt of an invoice which is complete and accurate, the Service Provider may, after giving seven (7) days written notice to the Client, suspend services under this Agreement until all amounts are paid in full.

ARTICLE IV

TERM OF AGREEMENT. This Agreement shall commence on the Effective Date and remain in effect through June 30, 2021. This Agreement can be extended in two-year increments by a Letter of Agreement to that effect executed by the Parties anytime during the term of this Agreement. Intent of non-renewal by the Client should be communicated in writing to the Service Provider no later than ninety (90) days prior to the end of the then-current term.

ARTICLE V

- 5.1 TERMINATION. Either Party shall have the right to terminate this Agreement for reason of breach of the terms and conditions set forth in this Agreement by giving ninety (90) days advance written notice to the other Party. Termination shall not relieve either of the Parties from obligations already incurred. Upon termination of this Agreement, the Service Provider shall have ninety (90) days to closeout existing accounts and make final payment to the Client. The Service Provider shall, following such ninety (90) days, continue to forward to the Client all money received on the Client's behalf, subject to receipt of the fee provided for in this Agreement.

- 5.2 NO NEW OR ADDITIONAL WORK. Except as otherwise provided in this Agreement, the Service Provider shall perform no new or additional work upon receipt of a notice of termination of this Agreement from the Client without the advance written permission of the Client.
- 5.3 USE OF INCOMPLETE OR UNFINISHED DOCUMENTS UPON TERMINATION. The Service Provider shall not be liable for the Client's subsequent use of incomplete or unfinished documents provided by the Service Provider pursuant to this Article V.
- 5.4 TRANSFERRING DATA UPON TERMINATION. The Service Provider will supply to the Client a PDF and EXCEL "trip report" export of all accounts billed by the Service Provider upon notification of the termination of this Agreement as provided in this Article V at no cost to the Client. Other forms of transferring the Client's data upon termination of this Agreement that require additional labor of the Service Provider will be billed at the rate of One Hundred and Fifty Dollars (\$150.00) per hour.

ARTICLE VI

INDEPENDENT CONTRACTOR. The Service Provider performs the Project Services pursuant to this Agreement as an independent contractor.

ARTICLE VII

- 7.1 INDEMNITY AND HOLD HARMLESS. The Service Provider shall indemnify, defend, and hold harmless the Client, and its officers and employees from and against any and all claims, damages, losses, judgments, expenses and attorney fees which they may incur, pay or sustain as a result of any act, error, or omission, of the Service Provider or any of the Service Provider's subcontractors and agents which causes death, personal injury or property damage to any person or party or which violates the right of any person or party protected by law. The Client shall indemnify, defend, and hold harmless the Service Provider, and its officers and employees from and against any and all claims, damages, losses, judgments, expenses and attorney fees which they may incur, pay or sustain as a result of any act, error, or omission, of the Client which causes death, personal injury or property damage to any person or party or which violates the right of any person or party protected by law.

Nothing contained in this Agreement is intended to be a waiver or estoppel by the Client or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including, but not limited to, those contained within Wisconsin Statute Sections 893.80, 895.48 and 345.05. To the extent that indemnification is available and enforceable by the Service Provider against the Client, the Client or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipalities established by Wisconsin law.

- 7.2 ACTS AND OMISSIONS. Neither the Client nor the Service Provider are responsible for any acts or omissions of the other Party or the other Party's officers and employees.

- 7.3 DATA NOT PROVIDED BY THE SERVICE PROVIDER. The Service Provider is not responsible for the accuracy of the data provided by the Client or data obtained or available from public or government records or sources in the public domain.
- 7.4 REPRODUCED DATA FURNISHED BY THE CLIENT. The Client shall obtain from the owner of documents provided by the Client any and all consents required by law to reproduce data protected by patent, trademark, service mark, copyright or trade secret provided by the Client to the Service Provider and the Service Provider assumes no responsibility for any failure of the Client to obtain any required consent.

ARTICLE VIII

INSURANCE. The Service Provider shall procure and maintain, during the term of this Agreement the insurance policies hereinafter specified. The Client shall be named as an additional insured. The Service Provider shall provide the Client with a copy of the additional insured endorsement. The Service Provider, prior to executing this Agreement, shall furnish a Certificate of Insurance indicating compliance with the foregoing and proof of payment of any premium to the City Attorney for approval. The insurance policy or policies shall contain a clause that in the event that any policy issued is canceled for any reason, or any material changes are made therein, the Client will be notified, in writing, by the insurer at least thirty (30) days before any cancellation or change takes effect. If for any reason the insurance coverage required herein lapses, the Client may declare this Agreement terminated as of the date no valid insurance policy was in effect. Certifications of policy renewals shall be furnished to the Client throughout the term of this Agreement. The insurance requirement provided in this Article VIII shall not be construed to conflict with the obligations of the Service Provider in Article 7.1 – Indemnity and Hold Harmless.

The following insurance must be in effect and continue in effect during the term of this Agreement in not less than the following amounts:

- Worker’s Compensation – Statutory – In compliance with the Worker’s Compensation Law of the State of Wisconsin.
- Employers Liability \$100,000 Each accident/injury
 \$100,000 Each employee
 \$500,000 Policy limit disease
- General Liability \$1,000,000 per occurrence
 \$2,000,000 aggregate
 \$2,000,000 Products/Completed Operations Aggregate
 \$2,000,000 Personal & Advertising Injury
 \$2,000,000 Contractual Liability
- Automobile \$2,000,000 Each accident (owned, non-owned, and hired vehicles)

- Cyber Liability \$1,000,000 aggregate including third party damage coverage, no encryption coverage and regulatory fines and penalties coverage
- Umbrella \$1,000,000
- Professional Liability \$1,000,000 per occurrence.
- Crime \$1,000,000 per occurrence

ARTICLE IX

ASSIGNMENT AND SUBCONTRACT. The Service Provider shall not assign or subcontract any interest or obligation under this Agreement without the advance written approval of the Client. The subcontractor referred to in Article III of this Agreement is exempt from this prohibition. The Service Provider shall terminate the services of any subcontractor upon thirty (30) days written notice from the Client directing the termination.

ARTICLE X

LAW, RULES AND REGULATIONS. The Service Provider shall fully comply with all applicable Federal, State and local laws, rules and regulations applicable to the Project Services provided pursuant to this Agreement.

ARTICLE XI

11.1 HIPAA REQUIREMENTS. In performing the Project Services pursuant to this Agreement, the Service Provider shall comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”), including all pertinent regulations (45 CFR Parts 160 and 164) issued by the U.S. Department of Health and Human Services, including those addressing confidentiality, security, and the transmission of Protected Health Information created, used, or maintained by the Service Provider during the performance of this Agreement and after termination of this Agreement.

11.2 DEFINITIONS. The following terms shall have the same meaning as those terms in the HIPAA Rules: Breach, Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required by Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

Specific Definitions:

- a. Service Provider: “Service Provider” shall generally have the same meaning as the term “business associate” at 45 CFR 160.103 and, in reference to this Agreement, shall mean the Service Provider.

- b. Client: "Client" shall generally have the same meaning as the term "covered entity" at 45 CFR 160.103 and, in reference to this Agreement, shall mean the Client.
- c. HIPAA Rules: "HIPAA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules at 45 CFR Part 160 and Part 164.

11.3 RESPONSIBILITIES OF THE SERVICE PROVIDER

- a. The Service Provider shall not use or disclose any Protected Health Information except as permitted or required by this Agreement, as permitted or required by law, or as otherwise authorized in writing by the Client so long as such authorization is consistent with HIPAA as listed in section 11.1.
- b. The Service Provider shall not request, use, or disclose more than the minimum amount of Protected Health Information necessary to accomplish the purpose of the use or disclosure.

11.4 SAFEGUARDING AND SECURITY OF PROTECTED HEALTH INFORMATION

- a. The Service Provider shall use appropriate safeguards, including complying with Subpart C of 45 CFR Part 164 with respect to electronic Protected Health Information, to prevent use or disclosure of Protected Health Information other than as provided for by this Agreement.
- b. The Service Provider shall cooperate in good faith in response to any reasonable requests from the Client to discuss, review, inspect, and/or audit the Service Provider's safeguards.

11.5 REPORTING OF A VIOLATION TO CLIENT BY SERVICE PROVIDER

The Service Provider shall report to the Client any use, disclosure, or loss of Protected Health Information not provided for by this Agreement of which it becomes aware, including breaches of unsecured Protected Health Information as required at 45 CFR 164.410 and any Security Incident, collectively referred to as a "Violation".

- a. Discovery of a Violation. The Service Provider must inform the Client by telephone call, plus email or fax, within five business days following the discovery of any Violation.
 - i. The Violation shall be treated as "discovered" as of the first day on which the Violation is known to the Service Provider or, by exercising reasonable diligence would have been known to the Service Provider.
 - ii. Notification shall be provided to one of the contact persons as listed in Article 11.5.d. of this Agreement.
- b. Mitigation. The Service Provider shall take immediate steps to mitigate any harmful effects of the unauthorized use, disclosure, or loss of Protected Health Information. The Service Provider shall reasonably cooperate with the Client's efforts to seek appropriate injunctive relief or otherwise prevent or curtail such threatened or actual breach, or to recover its Protected Health Information, including complying with a reasonable Corrective Action Plan.
- c. Investigation of Breach. The Service Provider shall immediately investigate the Violation and report in writing within ten days of providing notice to the client under section 11.5(a) to a contact listed in Article 11.5.d. of this Agreement with the following information:

- i. Each Individual whose Protected Health Information has been or is reasonably likely to have been accessed, acquired, or disclosed during the Security Incident;
- ii. A description of the types of Protected Health Information that were involved in the Violation (such as full name, social security number, date of birth, home address, account number);
- iii. A description of unauthorized persons known or reasonably believed to have improperly used or disclosed Protected Health Information or confidential data;
- iv. A description of where the Protected Health Information or confidential data is believed to have been improperly transmitted, sent, or utilized;
- v. A description of probable causes of the improper use or disclosure;
- vi. A description of what the Service Provider is doing to investigate the Incident, to mitigate losses, and to protect against further Violations;
- vii. The actions the Service Provider has undertaken or will undertake to mitigate any harmful effect of the Violation; and
- viii. A Corrective Action Plan that includes the steps the Service Provider has taken or shall take to prevent future similar Violations.

d. Client Contact Information. For purposes of this Article XI, the Service Provider shall contact the following:

EMS Division Chief	Director of Finance	City Attorney
Kenosha Fire Department	Municipal Building Room 208	Municipal Building Room 201
4840 60 th Street	625 52 nd Street	625 52 nd Street
Kenosha, Wisconsin 53144	Kenosha, Wisconsin 53140	Kenosha, Wisconsin 53140
262-653-4097	262-653-4180	262-653-4170

11.6 USE OR DISCLOSURE OF PROTECTED HEALTH INFORMATION BY SUBCONTRACTORS OF THE SERVICE PROVIDER

In accordance with 45 CFR 164.502(e)(1) and 164.308(b), if applicable, the Service Provider shall ensure that any subcontractors that create, receive, maintain, or transmit Protected Health Information on behalf of the Service Provider agree to the same restrictions, conditions, and requirements that apply to the Service Provider with respect to such information.

11.7 COMPLIANCE WITH ELECTRONIC TRANSACTIONS AND CODE SET STANDARDS

If the Service Provider conducts any Standard Transaction as defined in Title 45, Part 162 of the Code of Federal Regulations, for, or on behalf of, a Covered Entity, the Service Provider shall comply, and shall require any subcontractor or agent conducting such Standard Transaction to comply, with each applicable requirement of Title 45, Part 162, of the Code of Federal Regulations. The Service Provider shall not enter into, or permit its subcontractors or agents to enter into, any Agreement in connection with the conduct of Standard Transactions for, or on behalf of, a Covered Entity that:

- a. Changes the definition, Health Information condition, or use of a Health Information element or segment in a Standard;
- b. Adds any Health Information elements or segments to the maximum defined Health Information Set;

- c. Uses any code or Health Information elements that are either marked “not used” in the Standard’s Implementation Specification(s) or are not in the Standard’s Implementation Specifications(s); or
- d. Changes the meaning or intent of the Standard’s Implementations Specification(s).

11.8 ACCESS TO PROTECTED HEALTH INFORMATION

The Service provider agrees to provide access of Individuals to Protected Health Information held by the Service Provider in accordance with 45 CFR 164.524

11.9 AMENDMENT OR CORRECTION TO PROTECTED HEALTH INFORMATION

At the direction of the Client, the Service Provider agrees to amend or correct Protected Health Information held by the Service Provider, which the Client has determined is part of the Client’s Designated Record Set, in the time and manner designated by the Client in accordance with 45 CFR 164.526.

11.10 DOCUMENTATION OF DISCLOSURES OF PROTECTED HEALTH INFORMATION BY THE SERVICE PROVIDER

The Service Provider agrees to document and make available to the Client, or (at the direction of the Client) to an Individual, such disclosures of Protected Health Information to respond to a proper request by the Individual for an accounting of disclosures of Protected Health Information in accordance with 45 CFR 164.528.

11.11 INTERNAL PRACTICES

The Service Provider agrees to make its internal practices, books, and records relating to the use and disclosure of Protected Health Information available to the federal Secretary of Health and Human Services (HHS) in a time and manner determined by the HHS Secretary, or designee, for purposes of determining compliance with the requirements of HIPAA.

11.12 TERM AND TERMINATION OF AGREEMENT

- a. The Service Provider agrees that if in good faith the Client determines that the Service Provider has materially breached any of its obligations under this Article XI, the Client may:
 - i. Exercise any of its rights to reports, access, and inspection under this Agreement;
 - ii. Require the Service Provider within a 30-day period to cure the breach or end the Violation;
 - iii. Terminate this Agreement if the Service Provider does not cure the breach or end the Violation within the time specified by the Client;
 - iv. Immediately terminate this Agreement if the Service Provider has breached a material term of this Agreement and cure is not possible.
- b. Before exercising either Article 11.12.a.ii. or Article 11.12.a.iii, the Client will provide written notice of its preliminary determination to the Service Provider describing the Violation and the action the Client intends to take.

11.13 RETURN OR DESTRUCTION OF PROTECTED HEALTH INFORMATION

Upon termination, cancellation, expiration, or other conclusion of this Agreement, the Service Provider will:

- a. Return to the Client or, if return is not feasible, destroy all Protected Health Information and any compilation of Protected Health Information in any media or form. The Service Provider agrees to ensure that this provision also applies to Protected Health Information of the Client in possession of subcontractors and agents of the Service Provider. The Service Provider agrees that any original record or copy of Protected Health Information in any media is included in and covered by this provision, as well as all originals or copies of Protected Health Information provided to subcontractors or agents of the Service Provider. The Service Provider agrees to complete the return or destruction of all Protected Health Information as promptly as possible, but not more than 30 business days after the conclusion of this Agreement. The Service Provider will provide written documentation evidencing that return or destruction of all Protected Health Information has been completed.
- b. If the Service Provider destroys Protected Health Information, it shall be done with the use of technology or methodology that renders the Protected Health Information unusable, unreadable, or undecipherable to unauthorized individuals as specified by HHS in HHS guidance. Acceptable methods for destroying Protected Health Information include:
 - i. For paper, film, or other hard copy media: shredding or destroying in order that Protected Health Information cannot be read or reconstructed and
 - ii. For electronic media: clearing, purging, or destroying consistent with the standards of the National Institute of Standards and Technology (NIST).

Redaction is specifically excluded as a method of destruction of Protected Health Information unless the information is properly redacted so as to be fully de-identified.

- c. If the Service Provider believes that the return or destruction of Protected Health Information is not feasible, the Service Provider shall provide written notification of the conditions that make return or destruction not feasible. If the Service Provider determines that return or destruction of Protected Health Information is not feasible, the Service Provider shall extend the protections of this Agreement to Protected Health Information and prohibit further uses or disclosures of the Protected Health Information of the Client without the express written authorization of the Client. Subsequent use or disclosure of any Protected Health Information subject to this provision will be limited to the use or disclosure that makes return or destruction not feasible.

11.14 COMPLIANCE WITH WISCONSIN LAW

The Service Provider acknowledges that Protected Health Information from the Client may be subject to State of Wisconsin confidentiality laws. The Service Provider shall comply with the more restrictive protection requirements between Wisconsin and federal law for the protection of Protected Health Information.

11.15 MISCELLANEOUS PROVISIONS

- a. Automatic Amendment. This Agreement shall automatically incorporate any change or modification of applicable Wisconsin or federal law as of the effective date of the change or modification. The Service Provider agrees to maintain compliance with all changes or modifications to applicable Wisconsin or federal law.
- b. Interpretation of Terms or Conditions of Agreement. Any ambiguity in this Agreement shall be construed and resolved in favor of a meaning that permits the Client and the Service Provider to comply with applicable Wisconsin and federal law.
- c. Survival. All terms of this Agreement that by their language or nature would survive the termination or other conclusion of this Agreement shall survive.

ARTICLE XII

SEVERABILITY. It is mutually agreed that in case any provision of this Agreement is determined by a court of law to be unconstitutional, illegal or unenforceable, that it is the intention of the Parties that all other provisions of this Agreement remain in full force and effect.

ARTICLE XIII

NONDISCRIMINATION. In the performance of the Project Services pursuant to this Agreement, the Service Provider agrees not to discriminate against any employee or applicant for employment contrary to any Federal, State or local law, rule or regulation. Project Services are to be provided in accordance with the Federal Americans With Disabilities Act.

ARTICLE XIV

GOVERNING LAW. This Agreement shall be deemed to have been made in Wisconsin and shall be construed and interpreted in accordance with the laws of the State of Wisconsin. Jurisdiction for all litigation and all proceedings in said litigation, including but not limited to, trial, motion hearings, mediation and depositions shall be Kenosha County, Wisconsin with the Kenosha County Circuit Court as the presiding court. Prior to the commencement of any litigation, the Parties agree to mediate any and all issues between the Parties. All costs of any litigation shall be paid by the losing party to the prevailing party including the actual attorney fees of the prevailing party.

ARTICLE XV

NO WAIVER. No failure to exercise, or delay in exercising, any right, power or remedy under this Agreement on the part of either Party shall operate as a waiver thereof, nor shall any single or partial exercise of any other right, power or remedy preclude any other further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly

provided therein. A waiver of any covenant, term or condition contained in this Agreement shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

ARTICLE XVI

- 16.1 TRAINING. The Service Provider will provide two hours of on-site refresher training of billing documentation annually at no cost to the Client.
- 16.2 ADDITIONAL TRAINING. The Client agrees to compensate the Service Provider at the rate of One Thousand Dollars (\$1,000.00) per 8-hour day, plus Fifty Dollars (\$50.00) per hour travel expenses for any training requested beyond the training listed above.
- 16.3 SOFTWARE TECHNICAL SUPPORT. The Service Provider will fully support the ImageTrend software during the term of this Agreement. Any and all other software support requests will be charged at the rate of One Hundred Fifty Dollars (\$150.00) per hour. The Service Provider will determine if remote support or on-site support is required. Should on-site support be necessary, travel expenses of Fifty Dollars (\$50.00) per hour will apply.
- 16.4 HARDWARE SUPPORT. The Client agrees to compensate the Service Provider at the rate of One Hundred Fifty Dollars (\$150.00) per hour for any and all hardware support requests. Travel expenses of Fifty Dollars (\$50.00) per hour will apply for on-site support. The Service Provider will determine if remote support or on-site support is required.

ARTICLE XVII

HARDSHIP REQUESTS. The Service Provider agrees to submit all requests for hardship write-offs in writing to the Client within ten (10) days of being instructed by the patient. The Client agrees to provide a written decision to the Service Provider within sixty (60) days of receiving the hardship request. The Service Provider reserves the right to pursue the account as the Service Provider deems appropriate in the event the Client does not provide the Client's written decision to the Service Provider within sixty (60) days of receiving the hardship request.

ARTICLE XVIII

NOTICES. Any notice required or permitted to be given to either Party under this Agreement shall be sufficient if hand delivered, or in writing and sent by certified mail, return receipt requested, postage prepaid, to the following addresses of the Parties as indicated below.

- 18.1 For Client:

EMS Division Chief
Kenosha Fire Department
4810 60th Street
Kenosha, Wisconsin 53144; and

Director of Finance
Municipal Building Room 208
625 52nd Street
Kenosha, Wisconsin 53140

With a copy to:

City Attorney
Municipal Building Room 201
625 – 52nd Street
Kenosha, WI 53140; and

City Clerk/Treasurer
Municipal Building Room 105
625 – 52nd Street
Kenosha, WI 53140

18.2 For Service Provider:

Paula Bliemeister, CFO
EMS Medical Billing Associates, LLC.,
9401 W. Brown Deer Road, Suite 101
Milwaukee, WI 53224

ARTICLE XIX

NO THIRD PARTY BENEFICIARIES. This Agreement is intended to be solely between the Parties hereto. No part of this Agreement shall be construed to add, confer, supplement, amend, abridge or repeal existing rights, benefits, or privileges of or to any third party or parties, including but not limited to, employees of either of the Parties.

ARTICLE XX

AMENDMENT. The Client may from time to time require modifications in the scope of or deadline for the Project Services to be performed pursuant to this Agreement. Such modifications, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon between the Client and the Service Provider shall be incorporated in written amendments to this Agreement, which shall be deemed part of this Agreement as if fully set forth herein.

ARTICLE XXI

NONBINDING MEDIATION. In an effort to resolve any conflicts that arise during the term of this Agreement or following termination of this Agreement, the Client and the Service Provider agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the Parties mutually agree otherwise.

ARTICLE XXII

NO DRAFTSMAN. This Agreement has been negotiated between the Parties and each Party has participated in the drafting of this Agreement. Consequently, the doctrine of construing an agreement against a draftsman shall not apply to this Agreement, and neither Party has any rights under such doctrine.

ARTICLE XXIII

REPRESENTATION OF AUTHORITY TO ENTER INTO AGREEMENT. Each of the undersigned represents and warrants that: (a) such Party has all requisite power and authority to execute this Agreement; (b) the execution and delivery of this Agreement by the undersigned, and the performance of its terms thereby have been duly and validly authorized and approved by all requisite action required by law; and (c) this Agreement constitutes the valid and binding agreement of the undersigned, enforceable against each of them in accordance with the terms of this Agreement.

Signature pages follow

IN WITNESS WHEREOF, the parties hereto have herein executed this Agreement on the dates below given.

CITY OF KENOSHA, WISCONSIN,
A Municipal Corporation

BY: _____
JOHN M. ANTARAMIAN, Mayor

Date: _____

BY: _____
DEBRA SALAS, City Clerk/Treasurer

Date: _____

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2016, John M. Antaramian, Mayor, and Debra Salas, City Clerk/Treasurer of the City of Kenosha, Wisconsin, a municipal corporation, to me known to be such Mayor and City Clerk/Treasurer of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the agreement of said municipal corporation, by its authority.

Print Name: _____
Notary Public, Kenosha County, WI.
My Commission expires/is: _____

EMS Medical Billing Associates, LLC,
A Wisconsin Limited Liability Company

BY: _____
PAULA BLIEMEISTER,
Chief Financial Officer

Date: _____

STATE OF WISCONSIN)
 :SS.
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, 2016, Paula Bliemeister, Chief Financial Officer of EMS Medical Billing Associates, LLC, a limited liability company, to me known to be such Chief Financial Officer of said limited liability company, and acknowledged to me that she executed the foregoing instrument as such officer as the agreement of said limited liability company, by its authority.

Print Name: _____
Notary Public, Milwaukee County, WI.
My Commission expires/is: _____

EXHIBIT "A"

Agreement For Emergency Medical Service User Fee Billing Services

Project Services

- A: Service Provider shall:
- 1) Administrative Account Set-Up:
 - a) Service Provider will complete all necessary provider enrollment paperwork with Medicare and Medicaid to maintain enrollment status with these payers and to update all information to reflect EMS Medical Billing Associates, LLC as the authorized, exclusive billing service for the Client.
 - b) Service Provider will complete all necessary payment authorization forms for Medicare and Medicaid to ensure that these payments are direct deposited into a bank account of the Client's choice, and that all correspondence related to those payments are made available to the Service Provider either electronically or forwarded to the Service Provider's address. Service Provider will also promptly notify all commercial insurance carriers in our billing system that the remittance address for the Client has changed to reflect the address of the Service Provider. In the event of a banking change by the Client or a change to the Client's service address, the Client will notify the Service Provider in writing within five (5) business days.
 - c) Service Provider may subcontract with Americollect, Inc., a collection agency licensed by the State of Wisconsin for the collection of delinquent accounts as well as for the processing of delinquent accounts through the Wisconsin Tax Refund Intercept Program (TRIP). The Client reserves the right to inspect the billing and account records of any account forwarded to Americollect, Inc. The Service Provider will provide the billing and account records of any account forwarded to Americollect, Inc. to the Client upon ten (10) days written notice from the Client requesting the billing and account records.
 - d) Service Provider will recommend write-off policies and/or hardship policies for the Client's consideration. The Client determines the parameters of write-off and hardship policies, and will determine the amount of approval authority the Service Provider will maintain, if any. All write-off and hardship policies should be put in writing by the Client and provided to the Service Provider prior to beginning work.
 - e) Service Provider will review the billing rates of the Client and make recommendations based on current Medicare allowable amount information, Medicaid payment information and commercial insurance industry trends. All applicable laws and rules regarding billing governmental agencies will be applied to all recommendations. Client will provide a complete listing of all procedures and rates prior to Service Provider beginning work.
 - f) Service Provider will complete all provider enrollment paperwork related to accepting payment by credit card and ACH transactions.

- g) Service Provider will complete all provider enrollment paperwork related to utilizing remote deposit capture to electronically deposit all Client payments received.
- h) Service Provider will keep Client fully informed regarding any rule, regulation or industry standard of practice that may affect the Client's revenues, documentation requirements or industry standards of practice.
- i) Client authorizes the Service Provider to be the payee address and correspondence address. All payments and correspondence will be made out in the Client's name. Service Provider will have deposit privileges only to a bank account specified by the Client.

2) BILLING AND COLLECTIONS SERVICES

- a) Client is responsible for completing each patient care report to the specifications established by the Client and Service Provider.
- b) Service Provider will electronically upload patient care reports from the Client's ImageTrend RescueBridge software to the Service Provider's ImageTrend Rescue Bridge. Service Provider will initiate the billing of those incidents from the data uploaded by the Service Provider within five (5) business days.
- c) Client will forward all patient care reports to the Wisconsin Ambulance Run Data System (WARDS).
- d) Service Provider will utilize all information provided by the Client to create a demographic and insurance profile for each incident to be billed. Client is encouraged to capture demographic and insurance information in the field, or get a copy of a hospital admission sheet, in order to expedite the billing process. Service Provider will maintain a separate record for each incident showing billing attempts, patient contact information and payments as well as other useful information. Records shall be made available at any time to the Client.
- e) Service Provider will utilize various online tools to verify demographic and insurance information prior to billing a claim. Service Provider makes every effort to confirm this data prior to billing.
- f) Client may have input on external documents used by the Service Provider to perform the Client's billing.
- g) For patients insured by Medicare, the Service Provider will confirm coverage via Medicare's online eligibility portal, then send all Medicare claims electronically to the designated Medicare claims submission website. Payments from Medicare will be direct deposited by Medicare to the Client's bank account listed on paperwork filed with Medicare at time of account set-up. Payment from Medicare can be expected within 21 days following submission.
- h) For patients insured by Medicaid, the Service Provider will confirm coverage via Medicaid's online eligibility portal, then send all Medicaid claims electronically to the designated Medicaid claims submission website. Payments from Medicaid are sent by check to the Service Provider. Service

Provider will remote deposit payments daily. Payment from Medicaid can be expected within 21 days following submission.

- i) For patients with commercial insurance, the Service Provider will attempt to confirm coverage via various online eligibility portals. Service Provider will send commercial insurance claims electronically using the Zirmed clearinghouse or other designated claims submission website. Payments from most commercial insurance carriers are made by check and sent to the Service Provider. Service Provider will remote deposit payments daily. Payment from commercial insurance carriers can take between 30-90 days.
- j) For uninsured patients, the Service Provider will mail a standard invoice. The standard invoice offers a payment stub that can be torn off and mailed with the patient's payment. The invoice also provides directions on how to pay by credit card, either by contacting the Service Provider directly or paying online via the Service Provider's website. Patients can also electronically submit insurance information using the Service Provider's website.
- k) In the event of partial payment or denial of payment, the Service Provider will bill the patient monthly, for up to three (3) months, for the balance due. If no payment is made by the patient within thirty (30) days after the third billing, the bill shall be treated as uncollectible. Service Provider will continue to attempt to collect on those accounts via internal collection methods up to and including phone contact with the debtor. Should an account become delinquent more than 120 days without a payment made, or a payment arrangement having been secured, the Service Provider agrees to forward that account to Americollect, Inc. for collection. Americollect, Inc. may also forward delinquent accounts to the Wisconsin Tax Refund Intercept Program (TRIP) for collection.
- l) Service Provider will be responsible for all release-of-record requests, as well as all customer service inquiries related to the billing of the Client's patient care records. Service Provider will attempt to maintain a consistent Client representative in order to facilitate consistency for the Client and third party callers. Service Provider follows all applicable HIPAA laws regarding the release of Protected Health Information.
- m) Service Provider will provide standard monthly detail transaction reports for the preceding month itemizing incidents billed, collections made, adjustments made to bills and account aging information and such other reports as are customarily available. Reports are provided electronically in Excel or PDF format, or can be mailed to the Client monthly. Customer reports requested by the Client will be evaluated as provided in Article 3.2 of this Agreement.
- n) Service Provider will furnish upon request, and without additional compensation, such explanation as may be necessary to clarify and interpret its standard reports and other actions taken in accordance with the Agreement.
- o) Service Provider will provide continuous online access to the Client for the purpose of accessing reports via the Service Provider's Crystal Reports server. Service Provider will be responsible for three hours of on-site training of the Client on accessing the server and how to run reports. Training will be scheduled at a mutually agreeable time following the execution of this Agreement.

**CITY OF KENOSHA
SCHEDULES OF DISBURSEMENTS**

Disbursement Record 22

Approved by Council _____

The Finance Committee reviewed the attached listing of disbursement for the period from 11/16/16 through 11/30/16 and have approved the disbursement as follows:

1. Checks numbered from 162920 through 163235 as shown on attached listing consisting of:

a. Debt Service	<u>-0-</u>
b. Investments	<u>-0-</u>
c. All Other Disbursements	<u>8,820,065.19</u>
SUBTOTAL	<u>8,820,065.19</u>

PLUS:

2. City of Kenosha Payroll Wire Transfers
from the same period: 1,238,529.92

TOTAL DISBURSEMENTS APPROVED **\$10,058,595.11**

<u>Daniel Prozanski Jr.</u>	<u>Anthony Kennedy</u>
<u>Dave Paff</u>	<u>Patrick Juliana</u>
<u>Scott Gordon</u>	<u>Curt Wilson</u>

I have examined the vouchers listed on the attached sheets and have not found any unauthorized or improper payments. It must be understood that this statement in no way should be interpreted as a guarantee that errors do not exist. I have initially examined the attached vouchers for proper account classification. However, the account classifications as shown for the attached vouchers are subject to change upon subsequent review by both myself and respective department heads of the City of Kenosha.

Respectively submitted,

Carl L. Stancato
Director of Finance

**FISCAL NOTE
CITY OF KENOSHA
DEPARTMENT OF FINANCE**

PREPARED FOR: Finance Committee

ITEM: Disbursement Record #22

ESTIMATED FINANCIAL IMPACT:

No additional fiscal note needed.

Date Prepared: 12/02/2016

Prepared By: *lb*

Reviewed By:

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162920	11/16	THE AFTERMARKET PARTS CO	520-09-50201-347-000	10/16-BUS PARTS	1,068.19
			520-09-50201-361-000	10/16-BUS PARTS	576.48
			520-09-50201-347-000	10/16-BUS PARTS	486.30
			520-09-50201-347-000	10/16-BUS PARTS	145.91
			520-09-50201-347-000	10/16-BUS PARTS	91.08
				..... CHECK TOTAL	2,367.96
162921	11/16	LAKESIDE STEEL & MFG. CO.	630-09-50101-393-000	10/16 SE LABOR & MAT	235.00
162922	11/16	KENOSHA NEWS	110-01-50101-321-000	10/16 10/17 CC MTG	302.50
			110-01-50101-321-000	10/16 CT 9/19 CC MTG	277.04
			110-09-56501-259-565	10/16 RAZE/ WILLIAMS	114.22
			110-01-51601-321-000	10/16 CD TID 16/19	33.82
			110-01-50101-321-000	10/16 CT 9/19 10/3	20.43
			110-01-50101-321-000	10/16 CT ABS BOARD	16.41
			110-01-50101-321-000	10/16 CT 2ND RDNG	14.39
				..... CHECK TOTAL	778.81
162923	11/16	PALMEN BUICK	630-09-50101-393-000	10/16-SE#2718 PARTS	151.03
			630-09-50101-393-000	10/16-SE#2718 PARTS	86.56
			630-09-50101-393-000	10/16-SE#2718 PARTS	54.79
			630-09-50101-393-000	10/16-SE CREDIT PART	233.57CR
				..... CHECK TOTAL	58.81
162924	11/16	MINNESOTA LIFE INSURANCE	110-00-21533-000-000	12/16 PREMIUM	13,321.60
			110-09-56304-156-000	12/16 PREMIUM	6,498.28
			110-00-15601-000-000	12/16 PREMIUM	1,642.70
			110-00-15201-000-000	12/16 PREMIUM	915.67
			520-09-50101-156-000	12/16 PREMIUM	448.48
			110-00-15202-000-000	12/16 PREMIUM	348.52
			631-09-50101-156-000	12/16 PREMIUM	235.58
			110-00-14401-000-000	12/16 PREMIUM	107.16
			632-09-50101-156-000	12/16 PREMIUM	63.01
			520-09-50201-156-000	12/16 PREMIUM	55.76
			520-09-50301-156-000	12/16 PREMIUM	42.26
			521-09-50101-156-000	12/16 PREMIUM	36.72
			501-09-50101-156-000	12/16 PREMIUM	31.68
			520-09-50401-156-000	12/16 PREMIUM	29.99
			520-09-50105-156-000	12/16 PREMIUM	29.15
			520-09-50403-156-000	12/16 PREMIUM	27.61
			501-09-50103-156-000	12/16 PREMIUM	9.07
				..... CHECK TOTAL	23,843.24

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162925	11/16	NFPA	110-02-52201-323-000	MEMBER- G SANTELLI	175.00
162926	11/16	LORENZ TOPSOIL	501-09-50105-353-000	11/16 TOPSOIL	144.00
162927	11/16	KENOSHA WATER UTILITY	521-09-50101-223-000	5/31 AR	16,806.58
			521-00-13112-000-000	5/31 AR	6,009.08
			110-05-55109-223-000	7/31-9/30 PA	3,128.00
			110-03-53103-223-000	7/31-9/30 PW	2,999.94
			110-05-55109-223-000	7/31-9/30 PA	2,919.84
			110-05-55109-224-000	7/29-10/03 PA	1,769.85
			110-05-55102-224-000	7/29-10/03 PA	1,346.81
			110-03-53103-224-000	7/27-9/26 PW	1,152.37
			520-09-50301-223-000	7/31-9/30 TD	1,008.50
			205-03-53119-223-000	4071 88TH AVE COMPOS	998.64
			110-03-53103-224-000	7/28-9/27 PW	934.06
			520-09-50301-224-000	7/18-9/19 TD	775.96
			110-03-53116-224-000	8/31-10/31 PW	665.10
			521-09-50101-224-000	8/31-10/31 AR	446.00
			110-01-51801-223-000	8/31-9/30 PW	344.24
			110-02-52203-223-000	7/31-9/30 FD	324.78
			110-01-51802-223-000	2210 52ND ST BAIN PW	319.12
			110-01-51801-224-000	8/31-10/03 PW	286.56
			110-05-55109-224-000	7/28-9/26 PA	285.12
			110-05-55109-224-000	8/31-10/31 PA	268.18
			110-02-52203-224-000	8/05-10/07 FD	266.66
			461-11-51601-581-000	7/31-9/30 RDA	263.72
			110-05-55109-224-000	7/31-9/30 PA	255.56
			110-02-52203-224-000	7/29-10/03 FD	204.63
			110-05-55109-224-000	7/28-9/26 PA	189.06
			521-09-50101-224-000	7/29-10/03 AR	177.66
			110-02-52203-224-000	8/04-10/05 FD	150.03
			110-05-55109-224-000	6/30-8/31 PA	150.00
			520-09-50301-224-000	8/31-10/31 TD	118.00
			110-02-52203-224-000	8/31-10/31 FD	92.00
			632-09-50101-224-000	7/28-9/27 PW	78.21
			463-11-51101-589-000	7/31-9/30 CD	66.70
			110-01-51802-223-000	4710 14TH AVE PW	57.18
			632-09-50101-224-000	8/31-10/31 PW	46.00
			110-05-55102-224-000	8/31-10/31 PA	46.00
			110-01-51802-223-000	47TH AVE PW	45.12
			110-01-51802-223-000	3604 67TH ST PW	42.94
			110-01-51802-223-000	4722 47TH AVE PW	36.36
			110-05-55109-223-000	8/02-9/29 PA	32.16
			110-05-55103-224-000	7/29-10/03 PA	32.16
			110-05-55109-224-000	7/29-10/03 PA	29.20
			110-05-55109-223-000	8/31-10/31 PA	12.24
			110-01-51802-224-000	2210 52ND ST BAIN PW	6.18
			520-09-50301-223-000	7/31-9/30 TD	4.58
				..... CHECK TOTAL	45,191.08

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162928	11/16	WISCONSIN STATE FIRE CHIEF'S	110-02-52201-323-000	2016 DUES C LEIPZIG	95.00
162929	11/16	PAYNE & DOLAN INC.	110-03-53103-355-000	10/16 ST ASPHALT MAT	276.93
162930	11/16	REINDERS INC.	110-05-55109-344-000	09/16 PA PARTS AND S	73.15
			110-05-55109-344-000	09/16 PA PARTS AND S	36.44
				..... CHECK TOTAL	109.59
162931	11/16	KENOSHA WATER UTILITY	461-11-51601-581-000	4822 37TH AVE SW	30.88
162932	11/16	SOS TECHNOLOGIES	110-02-52101-219-000	HEARTSMART SUPPLIES	196.70
162933	11/16	LARK UNIFORM, INC.	110-02-52103-367-000	10/16 PD UNIFORM ITE	159.95
162934	11/16	FEDEX	110-01-51306-312-000	10/16 LE SHIPPING SE	22.21
162935	11/16	MADISON TRUCK EQUIPMENT	630-09-50101-393-000	10/16 SE PARTS AND S	193.34
162936	11/16	SIGNARAMA	422-11-51605-561-000	VEHICLE GRAPHICS	3,600.00
162937	11/16	GORDIE BOUCHER FORD	630-09-50101-393-000	10/16 SE PARTS / LAB	396.54
162938	11/16	VERMEER SALES & SERVICE	630-09-50101-393-000	10/16 SE PARTS/SERVI	57.76
162939	11/16	RUEKERT & MIELKE, INC.	501-09-50102-219-000	9/3-30 2016 DISCHARG	8,342.50
			501-09-50102-219-000	5/20-9/2 2016 DISCHA	1,000.00
				..... CHECK TOTAL	9,342.50
162940	11/16	HENRY SCHEIN	206-02-52205-318-000	10/16-FD MED SUPPLIE	271.83
			206-02-52205-318-000	10/16-FD MED SUPPLIE	130.83
			206-02-52205-318-000	10/16-FD MED SUPPLIE	25.79
				..... CHECK TOTAL	428.45
162941	11/16	MALSACK, J	110-09-56501-259-570	11/16 6118 54TH AVE	713.18
			110-09-56501-259-570	11/16 4513 17TH AVE	426.55
			110-09-56501-259-570	11/16 7420 27TH AVE	338.05
			110-09-56501-259-570	11/16 6106 23RD AVE	237.10
			110-09-56501-259-570	11/16 2121 25TH ST	178.30
			110-09-56501-259-570	11/16 4053 30TH AVE	167.20
			110-09-56501-259-570	11/16 4605 8TH AVE	122.93
			110-09-56501-259-570	11/16 3705 52ND ST P	80.87
			110-09-56501-259-570	11/16 704 75TH ST	73.75
			110-09-56501-259-570	11/16 5525 8TH AVE	42.75
				..... CHECK TOTAL	2,380.68

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162942	11/16	NATIONAL COCOA SHELL	110-05-55103-353-000 110-05-55103-353-000	COCOA MULCH PALLET CHARGE CHECK TOTAL	3,735.20 212.40 3,947.60
162943	11/16	MARTIN PETERSEN COMPANY, INC.	520-09-50401-246-000	#4/4 PM PROGRAM	568.00
162944	11/16	SWIDERSKI EQUIPMENT, INC	630-09-50101-393-000	10/16 SE TRACTOR PAR	156.72
162945	11/16	FASTENAL COMPANY	110-03-53103-389-000 110-03-53103-385-000 205-03-53118-344-000 110-03-53110-389-000 110-03-53110-389-000	10/16 ST TOOLS/MATER 10/16 ST TOOLS/MATER 10/16 WA TOOLS/MATER 10/16 ST TOOLS/MATER 10/16 ST TOOLS/MATER CHECK TOTAL	351.04 183.64 54.89 33.94 17.98 641.49
162946	11/16	OSI ENVIRONMENTAL INC	632-09-50101-389-000 110-03-53117-253-000 110-03-53117-253-000	10/16-SE REMOVAL SER 10/16-WA REMOVAL SER 10/16-WA REMOVAL SER CHECK TOTAL	65.00 65.00 65.00 195.00
162947	11/16	MOHAWK MFG. & SUPPLY CO.	520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000	10/16-BUS PARTS 10/16-BUS PARTS 10/16-BUS PARTS 10/16-BUS PARTS CHECK TOTAL	1,409.70 225.33 192.80 28.70 1,856.53
162948	11/16	PROFESSIONAL SERVICE IND, INC	236-06-50403-259-000 236-06-50403-259-000 461-11-51601-581-000	#5980741 4410 73 ST #5980743 6106 23 AV 3004 60TH ST CHECK TOTAL	2,125.00 1,775.00 1,735.00 5,635.00
162949	11/16	J EWENS DESIGN INC	520-09-50201-347-000	10/16 BUS #4032 3M V	567.10
162950	11/16	LOGISTICS PLUS	205-03-53118-219-000 205-03-53118-219-000	10/16-TIRE RECYCLING 10/16-TIRE RECYCLING CHECK TOTAL	1,339.00 1,339.00 2,678.00
162951	11/16	MSC INDUSTRIAL SUPPLY	520-09-50201-317-000 206-02-52205-344-000 206-02-52205-344-000 520-09-50201-317-000	10/16-TD SHOP SUPPLI 10/16-FD SUPPLIES/RE 10/16-FD SUPPLIES/RE 10/16-TD SHOP SUPPLI CHECK TOTAL	266.77 252.89 194.70 79.33 793.69

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162952	11/16	STATE BAR OF WISCONSIN	110-01-50301-264-000	RENEWAL M KNIGHT	1,099.00
162953	11/16	MENARDS (KENOSHA)	520-09-50201-382-000	10/16 TD MISC MERCHA	170.88
			110-02-52203-344-000	10/16 FD MERCHANDISE	136.84
			110-03-53103-357-000	10/16 ST MERCHANDISE	115.08
			205-03-53119-357-000	10/16 ST MERCHANDISE	104.97
			110-01-51801-389-000	10/16 MB MERCHANDISE	77.86
			501-09-50105-357-000	10/16 SW MERCHANDISE	76.69
			520-09-50201-382-000	10/16 TD MISC MERCHA	67.00
			110-03-53109-361-000	10/16 ST MERCHANDISE	52.76
			110-02-52203-382-000	10/16 FD MERCHANDISE	41.93
			501-09-50105-353-000	10/16 SW MERCHANDISE	29.99
			110-03-53110-389-000	10/16 ST MERCHANDISE	26.88
			110-03-53110-389-000	10/16 ST MERCHANDISE	6.43
			501-09-50105-344-000	10/16 SW MERCHANDISE	4.96
				..... CHECK TOTAL	912.27
162954	11/16	PAYNE & DOLAN	403-11-51202-588-000	30TH AVE-STORM SEWER	80,703.66
			402-11-51601-585-000	30TH AVE-RESURFACING	53,715.24
				..... CHECK TOTAL	134,418.90
162955	11/16	PIONEER ATHLETICS	110-05-55102-386-000	09/16-PA PAINT/MISC	1,460.25
			110-05-55102-386-000	09/16-PA PAINT/MISC	429.90
			110-05-55102-386-000	09/16-PA PAINT/MISC	93.00
				..... CHECK TOTAL	1,983.15
162956	11/16	D.W. DAVIES & CO, INC	110-02-52203-344-000	WASH AND WAX	464.55
162957	11/16	MILWAUKEE BUSINESS JOURNAL	110-01-51301-322-000	SUBSCRIPTION RENWL	90.00
162958	11/16	RED BARN DESIGN/ENGINEERING	405-11-51604-219-000	7/30-11/1/16 PROJ	2,450.00
162959	11/16	ZOLL MEDICAL CORPORATION	206-02-52205-318-000	10/16 MEDICAL SUPPLI	801.11
162960	11/16	GREENLEAF MEDIA	411-11-51502-219-000	09-10/16 WEBSITE UPD	4,797.50
162961	11/16	LYNCH & ASSOCIATES	402-11-51513-585-000	RESURF 10/16	11,490.00
			403-11-51102-588-000	10/16 ENG SERV 6 AV/	3,559.62
			402-11-51513-585-000	08/16 RESURF	1,400.00
				..... CHECK TOTAL	16,449.62

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162962	11/16	SAFEBUILT WISCONSIN, LLC	110-01-51601-219-000 110-01-51601-219-000	08/16 INSPECTION SER 07/16 INSPECTION SER CHECK TOTAL	2,210.00 2,145.00 4,355.00
162963	11/16	PREVOST CAR (US) INC	520-09-50201-347-000 520-09-50201-347-000	10/16 TD BUS PARTS 10/16 BUS PARTS CHECK TOTAL	210.00 210.00 420.00
162964	11/16	HALLMAN LINDSAY	110-05-55109-244-000 110-05-55109-244-000 110-05-55109-244-000	10/16-PA PAINT/PRODU 10/16-PA PAINT/PRODU 10/16-PA PAINT/PRODU CHECK TOTAL	225.84 99.45 11.88 337.17
162965	11/16	RAIN-DROP PRODUCTS, LLC	110-05-55111-246-000	HANDWHEEL, 4"	292.00
162966	11/16	RELIABLE EQUIPMENT & SERVICE	110-03-53110-369-000	SIGN POST PULLER	1,555.02
162967	11/16	RFID LIBRARY SOLUTIONS	415-11-51606-532-000	25% DOWN PMT	49,690.00
162968	11/16	BEST WESTERN PREMIER	110-02-52107-263-000	11/17 2 CVMIC TRAIN	182.00
162969	11/16	SAFELITE AUTOGLASS	110-02-52103-344-000	11/16 PD #3271	78.93
162970	11/16	GRAINGER	206-02-52205-369-000	10/16 FD PARTS AND M	160.60
162971	11/16	TIME WARNER CABLE	110-01-51102-233-000 524-05-50101-219-000 521-09-50101-219-000	11/16 AIRPORT-ROADRU 11/16 PA MONTHLY CAB 11/16 AR CABLE CONTR CHECK TOTAL	139.95 33.50 16.98 190.43
162972	11/16	RADISSON PAPER VALLEY HOTEL	110-02-52107-263-000	11/29-30 APPLETON	492.00
162973	11/16	SAFETY-KLEEN INC	520-09-50201-347-000	10/16 TD SOLVENT	185.28
162974	11/16	GILLIG CORPORATION	520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000 520-09-50201-347-000	10/16-BUS PARTS 10/16-BUS PARTS CHECK TOTAL	1,030.78 889.08 607.95 402.66 84.48 68.13 63.52 39.36 38.74 3,224.70

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162975	11/16	PLEASANT PRAIRIE UTILITIES	110-03-53116-223-000	10/16 SPRINGBROOK	113.06
			110-03-53103-223-000	10/16 80TH STREET	70.93
				..... CHECK TOTAL	183.99
162976	11/16	ROLAND MACHINERY EXCHANGE	630-09-50101-393-000	10/16 SE RESTOCK FEE	161.28
162977	11/16	MUNCIE TRANSIT SUPPLY	520-09-50201-347-000	10/16-BUS PARTS	301.24
			520-09-50201-347-000	10/16-BUS PARTS	258.56
			520-09-50201-347-000	10/16-BUS PARTS	35.30
			520-09-50201-347-000	10/16-BUS PARTS	7.70
				..... CHECK TOTAL	602.80
162978	11/16	BRUCE MUNICIPAL EQUIPMENT	630-09-50101-393-000	10/16 SE #3155 PARTS	303.77
162979	11/16	BEHM PAVEMENT MAINTENANCE	402-11-51501-585-000	JOINT, CRACK CLEANING	144,779.30
162980	11/16	RAY ALLEN MANUFACTURING CO	783-00-21995-000-000	KIT	1,229.92
			783-00-21995-000-000	NARC SAFE	28.99
				..... CHECK TOTAL	1,258.91
162981	11/16	GRAEF	633-09-50101-241-000	10/16 HVAC LI ASSESS	7,140.00
162982	11/16	KENOSHA MEDICAL CTR CAMPUS	206-02-52205-219-000	10/7,14,21 TRNG	3,100.00
162983	11/16	NASECA OF WISCONSIN	501-09-50103-264-000	K KUHLMEY 12/8-9	260.00
162984	11/16	MALKO, STEVEN	402-11-51504-586-000	SIDEWALK REPAIR	350.00
162985	11/16	THOSE FUNNY LITTLE PEOPLE IN	222-09-50101-259-000	TREE LIGHT PROGRAM	500.00
162986	11/16	COX, THEONITA	110-02-52204-323-000	INSP EXAM FEE	80.00
162987	11/16	GELICHE, ANTHONY	110-01-51601-261-000	11/2 HUD CONF	112.13
			110-01-51601-263-000	11/2 HUD CONF	13.91
				..... CHECK TOTAL	126.04
162988	11/16	POLTROCK, JAMES T.	206-02-52205-263-000	11/1-3 MADISON	263.00
162989	11/16	FINLEY, JANE E.	110-09-56405-166-000	11/1/15 DOI	8,050.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
162990	11/16	DEN HARTOG, WARREN J.	110-02-52107-263-000	11/6-8 APPLETON	62.00
162991	11/16	DEJONGE, DANIEL R	110-02-52107-263-000	11/6-8 APPLETON	62.00
162992	11/16	MELICHAR, JASON	110-02-52107-263-000	11/3 MADISON	37.00
162993	11/16	POFFENBERGER, MARK	110-02-52107-263-000	11/6-8 APPLETON	62.00
162994	11/16	RASMUSSEN, RANDY	110-01-51601-261-000	10/16 SEMINAR- MILES	30.24
162995	11/16	SCHAAL, TIMOTHY	110-02-52103-369-000	USB DRIVE	31.64
162996	11/16	DILLHOFF, AARON	110-02-52107-263-000	11/3/16 MADISON	37.00
162997	11/16	GENTHNER, CHRISTINE	110-01-50301-261-000	10/20-21 OSTHOFF	111.09
162998	11/16	MARX, JEFF	520-09-50301-264-000	10/4-6/16 WURTA CONF	210.00
162999	11/16	MIGACZ, DEANNA	110-01-51303-144-000	PARAMED PROG	251.39
163000	11/18	AMALGAMATED TRANSIT UN 998	110-00-21556-000-000	11/18/16 HRLY DEDCTS	3,030.37
163001	11/18	CROWN TROPHY OF KENOSHA	110-05-55109-344-000 524-05-50101-398-000	10/16 PA TROPHIES/PL 10/16 PA TROPHIES/PL CHECK TOTAL	20.00 8.00 28.00
163002	11/18	WE ENERGIES	110-03-53109-221-000 110-05-55109-221-000	10/16 STREETLIGHT 10/16 STREETLIGHT CHECK TOTAL	61,557.96 295.84 61,853.80
163003	11/18	VIKING ELECTRIC SUPPLY	110-03-53109-375-000 110-03-53109-375-000 110-03-53109-375-000 110-03-53109-375-000	10/16 ST ELECTRICAL 10/16 ST ELECTRICAL 10/16 ST ELECTRICAL 10/16 ST ELECTRICAL CHECK TOTAL	292.73 139.69 53.37 11.72 497.51
163004	11/18	GODFREY & KAHN, SC	110-09-56519-259-000 110-09-56519-259-000	6/30 EPA LEGAL SERV 7/31 LEGAL SERV- EPA CHECK TOTAL	8,678.50 297.50 8,976.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163005	11/18	WIS DEPT OF REVENUE	110-09-56507-259-999	10/16 SALES TAX	4,209.01
163006	11/18	KENOSHA JOINT SERVICES	411-11-51403-532-000	9/16 PS PROJECT	110,822.02
163007	11/18	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000	CITY HRLY	7,831.00
			110-00-21562-000-000	WATER HRLY	3,166.62
			110-00-21562-000-000	MUSEUM HRLY	15.00
				..... CHECK TOTAL	11,012.62
163008	11/18	UNITED HOSPITAL SYSTEMS INC	110-09-56405-161-000	10/4 KIEKHOFER	971.08
			110-09-56405-161-000	8/24-31 KIEKHOFER	960.03
				..... CHECK TOTAL	1,931.11
163009	11/18	LANDMARK TITLE CORPORATION	417-11-51601-581-000	409 59TH ST ACQ	599,825.30
163010	11/18	WINGFOOT COMMERCIAL TIRE	630-09-50101-393-000	10/16 SE TIRES & SER	14,558.18
			520-09-50106-346-000	10/16 TD TIRE SERVIC	321.97
			520-09-50106-346-000	10/16 TD TIRE SERVIC	94.66
				..... CHECK TOTAL	14,974.81
163011	11/18	TRAFFIC & PARKING CONTROL CO	110-03-53103-385-000	4.8V BATTERY PACKS	190.00
163012	11/18	KENOSHA WATER UTILITY	227-09-50101-223-000	7/31-9/30/16 SWU	14,950.38
163013	11/18	WELDCRAFT, INC.	630-09-50101-393-000	10/16 SE WELDING SER	510.14
163014	11/18	WILLKOMM INC., JERRY	520-09-50106-341-000	10/16 TD 7206 GALS	13,482.43
			521-09-50101-341-000	11/16 AR DIESEL FUEL	1,234.21
			521-09-50101-341-000	11/16 AR UNLEADED GA	375.80
				..... CHECK TOTAL	15,092.44
163015	11/18	WE ENERGIES	110-03-53109-221-000	9/26-10/25	3,866.38
			633-09-50101-221-000	9/29-10/28	3,331.44
			110-03-53109-221-000	9/27-10/26	1,678.27
			110-03-53109-221-000	9/25-10/24	1,438.01
			110-03-53109-221-000	9/22-10/23	1,262.36
			110-05-55109-221-000	9/22-10/23	1,133.21
			632-09-50101-221-000	9/29-10/28	1,125.16
			110-02-52203-221-000	9/28-10/27	989.79
			110-05-55109-221-000	9/25-10/24	958.92
			110-03-53103-221-000	9/27-10/26	908.57
			110-03-53109-221-000	9/21-10/20	908.30
			522-05-50102-221-000	9/21-10/20	670.87
			110-05-55109-221-000	9/21-10/20	493.92
			110-03-53116-221-000	9/25-10/24	474.61
			110-03-53109-221-000	9/28-10/27	400.31
			110-05-55111-221-000	9/26-10/25	356.01
			110-02-52203-221-000	8/31-9/30	254.91
			522-05-50102-221-000	9/20-10/19	252.55

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-03-53116-221-000	9/22-10/23	173.40
			519-09-50103-223-000	9/27-10/26	102.41
			110-05-55109-222-000	9/28-10/27	66.58
			110-05-55106-222-000	9/24-10/25	56.55
			110-03-53117-221-000	9/22-10/23	42.93
			110-05-55109-221-000	9/25-10/24	25.64
			110-05-55109-221-000	9/27-10/26	17.24
			110-05-55109-222-000	9/27-10/26	12.15
			522-05-50102-222-000	9/21-10/20	11.28
			110-05-55111-222-000	9/24-10/25	9.57
			110-05-55109-222-000	9/21-10/20	9.57
				..... CHECK TOTAL	21,030.91
163016	11/18	REINDERS INC.	110-05-55104-353-000	10/16 PA PARTS AND S	391.50
			110-05-55109-344-000	10/16 PA PARTS AND S	342.15
			110-05-55109-353-000	10/16 PA PARTS AND S	277.50
			110-05-55102-354-000	10/16 PA PARTS AND S	235.48
			110-05-55104-353-000	10/16 PA PARTS AND S	176.61
			110-05-55102-354-000	10/16 PA PARTS AND S	176.61
			110-05-55109-344-000	10/16 PA PARTS AND S	152.23
				..... CHECK TOTAL	1,752.08
163017	11/18	WEST GROUP	110-01-50301-322-000	10/16 SUBSCRIPTIONS	280.82
163018	11/18	WISCONSIN FUEL & HEATING	630-09-50101-393-000	10/16 SE LUBRICANTS/	6,735.10
			630-09-50101-393-000	10/16 SE LUBRICANTS/	1,374.55
			630-09-50101-393-000	11/16 SE LUBRICANTS/	983.80
			110-03-53117-341-000	10/16 WA LUBRICANTS/	398.75
				..... CHECK TOTAL	9,492.20
163019	11/18	ZARNOTH BRUSH WORKS, INC.	501-09-50104-344-000	10/16 SWEEPER PARTS	1,005.00
163020	11/18	BROOKS TRACTOR, INC.	630-09-50101-393-000	10/16 SE PARTS & MAT	1,829.39
			630-09-50101-393-000	10/16 SE #2344 PARTS	1,826.28
			630-09-50101-393-000	11/16 SE #2344 PARTS	404.47
			630-09-50101-393-000	11/16 SE #2344 PARTS	206.78
				..... CHECK TOTAL	4,266.92
163021	11/18	KENOSHA WATER UTILITY	110-00-21913-000-000	TEMP PERMITS 09/16	15,263.52
			110-00-21914-000-000	WATER BILL 09/16	4,229.33
			 CHECK TOTAL	19,492.85

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163022	11/18	A & R DOOR SERVICE	110-02-52203-246-000	10/16 FD #7 DOOR REP	1,239.00
163023	11/18	BEACON ATHLETICS	110-05-55102-386-000	FENCE CAP	1,120.00
			110-05-55102-361-000	LINE CHALKER	434.00
			110-05-55102-361-000	STRING WINDER	165.00
				..... CHECK TOTAL	1,719.00
163024	11/18	AT&T	110-02-52203-225-000	10/22-11/21 REPEATER	413.26
			110-01-51801-227-000	10/22-11/21 CIRCUITS	292.00
			110-02-52110-227-000	10/22-11/21 CIRCUITS	54.50
			110-02-52110-227-000	10/22-11/21 CIRCUITS	35.00
			110-02-52103-227-000	10/22-11/21 CIRCUITS	35.00
			110-02-52103-227-000	10/22-11/21 CIRCUITS	35.00
				..... CHECK TOTAL	864.76
163025	11/18	LOWE'S	110-05-55109-361-000	10/16 PA MERCHANDISE	496.65
			110-05-55109-357-000	10/16 PA MERCHANDISE	470.88
			110-03-53103-344-000	10/16 ST MERCHANDISE	89.10
			110-01-51801-357-000	10/16 MB MERCHANDISE	85.66
			110-02-52203-382-000	10/16 FD MERCHANDISE	74.11
			501-09-50105-344-000	10/16 SW MERCHANDISE	50.32
			110-03-53103-357-000	10/16 ST MERCHANDISE	10.04
			110-05-55109-344-000	10/16 PA MERCHANDISE	4.49
				..... CHECK TOTAL	1,281.25
163026	11/18	CHASE BANK KENOSHA	110-00-21513-000-000	11/15/16 SAL DEDCTS	219,033.82
			110-00-21511-000-000	11/15/16 SAL DEDCTS	85,170.28
			110-00-21612-000-000	11/15/16 SAL DEDCTS	85,169.05
			110-00-21514-000-000	11/15/16 SAL DEDCTS	26,711.76
			110-00-21614-000-000	11/15/16 SAL DEDCTS	26,710.29
			110-00-21513-000-000	11/18/16 HRLY DEDCTS	20,357.55
			110-00-21612-000-000	11/18/16 HRLY DEDCTS	11,358.25
			110-00-21511-000-000	11/18/16 HRLY DEDCTS	11,358.25
			110-00-21514-000-000	11/18/16 HRLY DEDCTS	3,023.91
			110-00-21614-000-000	11/18/16 HRLY DEDCTS	3,023.57
				..... CHECK TOTAL	491,916.73
163027	11/18	TDS	110-01-51801-227-000	10/16 CELL PHONE	4,542.12
			110-00-15202-000-000	10/16 CELL PHONE	1,872.15
			520-09-50301-227-000	10/16 CELL PHONE	699.11
			110-03-53103-227-000	10/16 CELL PHONE	494.70
			110-00-14401-000-000	10/16 CELL PHONE	426.81
			632-09-50101-227-000	10/16 CELL PHONE	360.50
			521-09-50101-227-000	10/16 CELL PHONE	327.08
			110-05-55109-227-000	10/16 CELL PHONE	313.20
			501-09-50101-227-000	10/16 CELL PHONE	206.58
			110-03-53116-227-000	10/16 CELL PHONE	184.58
			110-02-52108-225-000	10/16 CELL PHONE	134.50
			520-09-50401-227-000	10/16 CELL PHONE	127.54

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			524-05-50101-227-000	10/16 CELL PHONE	119.42
			110-02-52110-227-000	10/16 CELL PHONE	104.95
			110-02-52108-225-000	10/16 CELL PHONE	101.87
			520-09-50202-227-000	10/16 CELL PHONE	72.40
			110-02-52203-227-000	10/16 CELL PHONE	72.00
			206-02-52205-227-000	10/16 CELL PHONE	63.02
			110-05-55111-227-000	10/16 CELL PHONE	47.00
			110-02-52110-225-000	10/16 CELL PHONE	33.78
			110-01-51801-225-000	10/16 CELL PHONE	10.59
			520-09-50301-225-000	10/16 CELL PHONE	5.78
			524-05-50101-227-000	10/16 CELL PHONE	3.92
			110-03-53103-225-000	10/16 CELL PHONE	1.72
			632-09-50101-225-000	10/16 CELL PHONE	.96
			501-09-50101-225-000	10/16 CELL PHONE	.72
			110-05-55109-225-000	10/16 CELL PHONE	.20
			521-09-50101-225-000	10/16 CELL PHONE	.09
				..... CHECK TOTAL	10,327.29
163028	11/18	FIRESIDE RESTAURANT	761-09-50101-263-000	KCM ANNIVERSARY	657.93
163029	11/18	EMS MEDICAL BILLING ASSOC.	206-02-52205-219-000	10/16 BILLING FEE	14,708.18
			206-02-52205-219-000	9/16 BILLING FEE	7,835.31
			206-02-52205-219-000	8/16 COLLEC FEE	2,568.37
			206-02-52205-219-000	09/16 COLLEC FEE	1,678.23
			110-00-46209-999-000	8/16 COLLEC FEE	965.77
			110-00-46209-999-000	9/16 BILLING FEE	447.38
			110-00-46209-999-000	10/16 BILLING FEE	410.40
			110-00-46209-999-000	09/16 COLLEC FEE	377.50
				..... CHECK TOTAL	28,991.14
163030	11/18	PARKSIDE TRUE VALUE HARDWARE	110-05-55109-244-000	10/16 PA MERCHANDISE	31.95
			110-02-52203-344-000	10/16 FD MERCHANDISE	19.36
				..... CHECK TOTAL	51.31
163031	11/18	SOUTHPORT HEATING & COOLING	633-09-50101-246-000	CIV CENTER PLUMBING	660.00
163032	11/18	VERMEER SALES & SERVICE	630-09-50101-393-000	10/16 SE PARTS/SERVI	369.60
163033	11/18	KENOSHA HOUSING AUTHORITY	217-06-51617-259-000	#5983481 12/16 RENT	14,478.00
			217-06-51617-259-000	#5983483 10/16 AD	1,178.72
			 CHECK TOTAL	15,656.72

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163034	11/18	UNITED HOSPITAL SYSTEM	110-02-52103-219-000 110-02-52103-219-000	MED RECORDS MED RECORDS CHECK TOTAL	75.19 75.19 150.38
163035	11/18	CICCHINI ASPHALT LLC	501-09-50105-219-000 501-09-50105-219-000	10/16 ST ASPHALT INS 11/16 ST ASPHALT INS CHECK TOTAL	3,913.00 1,137.50 5,050.50
163036	11/18	EXAMBUILDER	206-02-52205-316-000 206-02-52205-316-000	STANDARD LICENSES IMAGES CHECK TOTAL	1,725.00 325.00 2,050.00
163037	11/18	UNISOURCE WORLDWIDE	630-09-50101-393-000	10/16 SE PAPER PRODU	3,984.00
163038	11/18	MILWAUKEE PC, INC.	760-09-50101-524-000	BRACKET/ADAPTER	39.98
163039	11/18	WASTE MANAGEMENT OF WI	110-03-53117-253-416 110-03-53117-253-416 501-09-50104-253-000 110-03-53117-253-417 110-03-53117-253-417 501-09-50104-253-000 110-03-53117-253-416 110-03-53117-253-417 110-03-53117-253-417 501-09-50104-253-000 110-03-53117-253-416 110-03-53117-253-417 110-03-53117-253-417 501-09-50104-253-000 501-09-50104-253-000 110-03-53117-253-000	10/16 WASTE DISPOSAL 10/16 WDNR TONNAGE F 10/16 WASTE DISPOSAL 10/16 COMPACTOR PULL 10/16 WASTE DISPOSAL 10/16 WDNR TONNAGE F 10/16 FUEL SURCHARGE 10/16 WDNR TONNAGE F 10/16 COMPACTOR LEAS 10/16 ENVIRONMENTAL 10/16 FUEL SURCHARGE 10/16 FUEL SURCHARGE 10/16 ENVIRONMENTAL 10/16 ENVIRONMENTAL CHECK TOTAL	30,745.38 15,564.25 3,926.99 2,581.32 2,507.40 1,987.96 1,421.87 1,269.32 762.16 282.00 236.76 187.93 168.00 84.00 61,725.34
163040	11/18	CONSERV FS, INC.	110-05-55109-344-000	10/16 PA ATHLETIC MA	549.00
163041	11/18	VERIZON WIRELESS	110-02-52101-231-000 631-09-50101-226-000 110-01-51601-226-000 501-09-50103-226-000 110-03-53116-226-000 110-05-55101-226-000 110-03-53103-226-000 110-02-52101-226-000 110-01-50301-226-000 520-09-50301-226-000 110-01-51102-226-000 110-03-53107-226-000 110-02-52103-226-000 110-01-51201-226-000 110-01-50901-226-000	10/16 DATA PLAN PHONE SERVICE CD (5 LINES) 10/16 PHONE SERVICE 10/16 CELL 10/16 PHONE SERV AIR 10/16 PHONE SERV/AIR 10/16 CELL 10/16 CELL 10/16 CELL 10/16 CELL 10/16 UNLIMITED DATA 10/16 CELL 10/16 CELL 10/16 CELL	2,400.72 1,255.20 671.56 557.71 518.10 173.31 140.84 120.79 116.90 95.38 67.77 65.96 64.78 62.76 60.89

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			521-09-50101-226-000	10/16 CELL	58.45
			110-01-51601-226-000	10/16 CELL	58.45
			110-01-51101-226-000	10/16 CELL	58.45
			501-09-50101-226-000	10/16 PHONE SERVICE	57.80
			110-02-52201-226-000	10/16 CELL	57.77
			110-02-52102-226-000	10/16 CELL	57.77
			110-01-51303-226-000	10/16 CELL	57.77
			110-01-51301-226-000	10/16 CELL	57.77
			110-00-15202-000-000	10/16 CELL	57.77
			632-09-50101-226-000	10/16 PHONE SERV AIR	57.77
			205-03-53118-226-000	10/16 PHONE SERV AIR	57.77
			110-03-53116-226-000	10/16 PHONE SERV AIR	57.77
			110-03-53101-226-000	10/16 PHONE SERVICE	57.77
			110-01-51801-226-000	10/16 PHONE SERV AIR	57.77
			501-09-50103-226-000	10/18 UNLIMITED DATA	52.77
			110-02-52102-226-000	10/16 CELL	52.41
			631-09-50101-226-000	10/16 UNLIMITED DATA	40.01
			501-09-50103-226-000	10/16 UNLIMITED DATA	40.01
			227-09-50101-219-000	9/19-10/18 KEP LINE	39.52
			501-09-50106-226-000	10/16 UNLIMITED DATA	26.38
			110-02-52103-226-000	10/16 CELL AIR CHARG	18.54
			206-02-52205-226-000	10/16 DATA PLAN (5GB	13.19
			110-03-53110-226-000	10/16 UNLIMITED DATA	13.19
			110-03-53103-226-000	10/16 UNLIMITED DATA	13.19
				..... CHECK TOTAL	7,492.73
163042	11/18	OHNSTAD, TOD	110-09-56405-212-000	23149 10/16 FITZGERA	1,073.10
			110-09-56405-212-000	23127 9/16 MIFFLIN	105.00
				..... CHECK TOTAL	1,178.10
163043	11/18	OFFICE PLUS OF LAKE COUNTY	761-09-50101-311-000	DVD'S/ENVELOPES	176.91
163044	11/18	PELION BENEFITS, INC.	110-00-21517-000-000	11/1-15/16 DEDCTS	5,018.00
163045	11/18	JOHNSON BANK	110-00-21532-000-000	CITY HRLY	1,007.11
			110-00-21532-000-000	WATER HRLY	618.65
				..... CHECK TOTAL	1,625.76
163046	11/18	CHAPTER 13 TRUSTEE	110-00-21581-000-000	11/18/16 G GRANADO	104.00
			110-00-21581-000-000	11/18/16 C EDWARDS	35.00
			 CHECK TOTAL	139.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163047	11/18	WEDIGE AUTOMOTIVE	520-09-50201-347-000	10/16 CLEAN EXHAUST	1,828.16
163048	11/18	ABLE DISTRIBUTING COMPANY	632-09-50101-235-000 632-09-50101-235-000	09/16 SE WATER HEATE 09/16 SE WATER HEATE CHECK TOTAL	618.14 29.40 647.54
163049	11/18	ESCH POWER EQUIPMENT	110-02-52203-344-000 110-02-52203-344-000 110-02-52203-344-000 110-02-52203-344-000	OIL FILTER TRANSMISS FLUID HYDRO 15W50 QT OIL FILTER FILTER ELEMENT CHECK TOTAL	44.84 43.96 19.98 17.12 125.90
163050	11/18	ULINE	110-05-55109-382-000 110-05-55109-344-000 110-05-55101-311-000	TRASH BAGS LOBES/SAFETY GLASSES ENVELOPES CHECK TOTAL	698.50 308.00 22.00 1,028.50
163051	11/18	S & P GLOBAL RATINGS	304-12-50198-217-000 321-12-50198-217-000	SERIES 2016 & 16B SERIES 2016 & 16B CHECK TOTAL	10,980.00 920.00 11,900.00
163052	11/18	FORCE AMERICA	630-09-50101-393-000 630-09-50101-393-000	10/16 SE #2233 PARTS 10/16 SE #2261 PARTS CHECK TOTAL	481.84 16.98 498.82
163053	11/18	DOWNTOWN KENOSHA, INC	222-09-50101-259-000	DKI ANNUAL SUPPORT	25,000.00
163054	11/18	DYNAMIC RECYCLING, INC	205-03-53118-253-000 205-03-53118-253-000 205-03-53118-253-000	10/16 ELECTRONIC REC 09/16 ELECTRONIC REC 10/16 ELECTRONIC REC CHECK TOTAL	2,361.31 2,258.80 2,085.20 6,705.31
163055	11/18	STIFEL, NICOLAUS & COMPANY	304-12-50198-217-000 304-12-50198-217-000 321-12-50198-217-000	\$7.88M TAX GO 2016 \$660,000 GO 2016B \$660,000 GO 2016B CHECK TOTAL	7,880.00 528.00 132.00 8,540.00
163056	11/18	PRECISE MRM LLC.	110-03-53103-233-000 110-03-53103-226-000 110-03-53103-233-000	9/16 GPS AGREEMENT 09/16 GPS DATA 09/16 CREDIT GPS AGR CHECK TOTAL	660.00 340.47 526.81CR 473.66

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163057	11/18	PREMIUM WATERS, INC	761-09-50101-389-000	11/16 WATER COOLER	8.95
163058	11/18	CREATIVE GRAPHIC IMAGING	520-09-50401-311-000	STREETCAR BROCHURE	195.00
163059	11/18	WIS SCTF	110-00-21581-000-000	11/18/16 HRLY DEDCTS	1,698.47
163060	11/18	TEK SYSTEMS	110-01-51102-219-000 110-01-51102-219-000 110-01-51102-219-000	W/E 10/22 TEMP STAFF W/E 10/8 TEMP STAFFI W/E 10/15 TEMP STAFF	2,146.00 2,072.00 1,776.00
				..... CHECK TOTAL	5,994.00
163061	11/18	CHASE BANK-DTC	304-00-22207-000-000 399-00-22207-000-000 399-00-22207-000-000	11/1 INTEREST 11/1 INTEREST 11/1 DEBT PYMNT	2,230,000.00 459,000.00 121,327.50
				..... CHECK TOTAL	2,810,327.50
163062	11/18	BLUEMEL'S MAINTENANCE SERVIC	465-11-51501-589-831 448-11-51501-589-831 405-11-51517-589-831	DREAM PLYGRD SURF. DREAM PLYGRD SURF. DREAM PLYGRD SURF.	357,560.91 151,796.00 58,735.00
				..... CHECK TOTAL	568,091.91
163063	11/18	C-HAN'S MOBILE DUSTLESS	110-03-53103-219-000	10/16 DUSTLESB BLAST	5,000.00
163064	11/18	PLEXUS PARTNERS, LLC	417-11-51601-581-000	409 59TH ST DEPOSIT	5,000.00
163065	11/18	PLEXUS PARTNERS, LLC	417-11-51601-581-000	5911-5917 5TH AVE	4,250.00
163066	11/18	PLEXUS PARTNERS, LLC	417-11-51601-581-000	5907 5TH AVE	1,800.00
163067	11/18	FIREFIGHTER DYNAMIC	110-02-52206-219-000	WELLNESS LECTURE	3,045.97
163068	11/18	CARE-PLUS DENTAL PLANS, INC	611-09-50101-155-525 611-09-50101-155-525	12/16 PREMIUM 11/16 ADJ	51,497.68 93.76
				..... CHECK TOTAL	51,591.44
163069	11/18	TIME WARNER CABLE	761-09-50101-233-000 761-09-50101-225-000	11/9-12/8 PHONE/RR 11/9-12/8 PHONE/RR	406.67 53.95
			 CHECK TOTAL	460.62
163070	11/18	FBI - LEEDA	110-02-52107-264-000	12/12-16 J LABATORE	650.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163071	11/18	CLARK DIETZ, INC	631-09-50101-219-000	8/27-9/30 2016 ENGIN	4,083.41
			501-09-50101-219-000	8/27-9/30 2016 ENGIN	4,083.41
			631-09-50101-219-000	7/30-8/26 2016 ENGIN	1,816.00
			501-09-50101-219-000	7/30-8/26 2016 ENGIN	1,816.00
				..... CHECK TOTAL	11,798.82
163072	11/18	AURORA HEALTH CARE	110-09-56405-161-000	9/16/16 HELTON	1,620.55
			110-09-56405-161-000	10/7/16 HELTON	283.05
			110-09-56405-161-000	10/17/16 GAJEWSKI	190.40
				..... CHECK TOTAL	2,094.00
163073	11/18	ATHLETIC & THERAPEUTIC INST.	110-09-56405-161-000	10/19/16 FINLEY	95.00
163074	11/18	GENEX SERVICES INC	110-09-56405-161-000	10/24-11/15 FITZGERA	1,479.76
			110-09-56405-161-000	11/3-8 BARLETT	483.39
				..... CHECK TOTAL	1,963.15
163075	11/18	EQUIAN LLC	520-09-50101-161-000	10/16 BILL AUDIT-LAM	3,611.43
163076	11/18	MH IMAGING KENOSHA	110-09-56405-161-000	10/17/16 MIELOSZYK	107.20
163077	11/18	COMPREHENSIVE ORTHOPAEDICS	110-09-56405-161-000	10/4/16 MIELOSZYK	447.75
			110-09-56405-161-000	10/13/16 MIELOSZYK	333.04
			110-09-56405-161-000	9/30/16 MIELOSZYK	72.80
				..... CHECK TOTAL	853.59
163078	11/18	WISCONSIN SPECIALTY SURGERY	110-09-56405-161-000	10/6/16 BARLETT	32,450.33
			110-09-56405-161-000	10/7/16 BARLETT	3,692.00
				..... CHECK TOTAL	36,142.33
163079	11/18	KELLY, JILL LLC	110-09-56405-161-000	10/16 FINLEY	468.86
163080	11/18	UNITED OCCUPATIONAL MEDECINE	110-09-56405-161-000	9/21/16 MIELOSZYK	270.00
163081	11/18	LGIP MUSEUM	110-00-21805-000-000	11/1 LEVY ALLOC	144,000.00
163082	11/18	KOHN LAW FIRM S.C.	110-00-21581-000-000	11/18/16 F FABIANO	23.43
163083	11/18	VARNADO, STEVEN L	110-00-44708-000-000	TAXI DRIVER	5.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163084	11/18	SOUTHSHORE TITLE & CLOSING	417-11-51601-581-000	5907 5TH AVE ACQ	176,292.97
163085	11/18	SOUTHSHORE TITLE & CLOSING	417-11-51601-581-000	5911-5917 5TH AVE	413,275.37
163086	11/18	AMERICOLLECT, INC	110-00-21581-000-000	11/18/16 G WALUS	158.35
163087	11/18	STASIEROWSKI, BARBARA	501-00-13114-000-000	OVERPAYMENT	24.93
163088	11/18	REALTY PRO	461-11-51601-581-000	4811 37TH AVE	1,000.00
163089	11/18	DRASCIC, DONALD	206-00-13107-000-000	7/24/15 TRANSPORT	70.64
163090	11/18	GYURINA, JANE	206-00-13107-000-000	6/29/16 TRANSPORT	135.00
163091	11/18	SHAWALUK, MARJORIE	206-00-13107-000-000	5/8/15 TRANSPORT	200.00
163092	11/18	PWW MEDIA, INC.	206-02-52205-322-000	COMPLIANCE TOOL KIT	299.00
163093	11/18	REICHENBERGER, TROY	110-00-44709-000-000	BARTENDER	50.00
163094	11/18	HESEMAN, GEOFFREY & LISA	501-00-21128-000-000	ESCROW 6822 144TH	2,000.00
163095	11/18	RESOLUTE EQUITY	402-11-51504-586-000	SIDEWALK REPAIR	700.00
163096	11/18	MENARDS, INC.	110-00-46602-000-000	VARIANCE APPEAL	350.00
163097	11/18	SOUTHPORT BEACH HOUSE ASSOC	110-00-21905-000-000	SPBH VARIOUS DATES	100.00
163098	11/18	FERRELL, ROSE	110-00-21905-000-000	SPBH 11/5/16	300.00
163099	11/18	KUTZ, SAMANTHA	110-00-21905-000-000	SPBH 11/6/16	300.00
163100	11/18	HELTON, RYAN	110-09-56405-161-000	11/3/16 RX REIMB	32.42
163101	11/18	GLASS, WALTER	110-09-56405-166-000	11/16 PPD	500.00
163102	11/23	BLONER, JOHN JR	761-09-50101-384-000	MEMORY CARDS	178.80
			761-09-50101-233-000	DOMAIN RENEW	77.48
			761-09-50101-233-000	AVG INTERNET SECUR	69.99
			 CHECK TOTAL	326.27

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163103	11/23	VIKING ELECTRIC SUPPLY	110-05-55109-248-000	09/16 PA ELECTRICAL	54.62
			110-05-55109-248-000	09/16 PA ELECTRICAL	42.09
				..... CHECK TOTAL	96.71
163104	11/23	GENERAL FIRE EQUIPMENT CO	422-11-51605-561-000	10/16 LAPTOP MOUNTS	1,175.88
163105	11/23	BUMPER TO BUMPER	630-09-50101-393-000	10/16 SE PARTS, MATE	1,533.49
			520-09-50201-317-000	10/16 TD PARTS AND S	351.25
			520-09-50201-347-000	10/16 TD PARTS AND S	170.27
			110-02-52206-344-000	10/16 FD PARTS, MAT	149.85
			520-09-50106-341-000	10/16 TD PARTS AND S	100.49
			206-02-52205-344-000	10/16 FD PARTS, MATE	95.11
			520-09-50401-347-000	10/16 TD PARTS AND S	78.75
			110-05-55109-344-000	10/16 PA PARTS, MATE	30.07
			110-02-52203-344-000	10/16 FD PARTS, MATE	175.84CR
				..... CHECK TOTAL	2,333.44
163106	11/23	HWY C SERVICE	520-09-50201-347-000	10/16 TD PARTS / SER	1,878.60
163107	11/23	ICMA RETIREMENT TRUST	110-00-21572-000-000	11/1-15/16 DEDUCTS	55,711.66
			110-00-21599-000-000	11/1-15/16 DEDUCTS	11,172.18
			110-00-21524-000-000	11/1-15/16 DEDUCTS	560.00
				..... CHECK TOTAL	67,443.84
163108	11/23	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000	CITY HRLY	7,831.00
			110-00-21562-000-000	WATER HRLY	3,166.62
			110-00-21562-000-000	MUSEUM HRLY	15.00
				..... CHECK TOTAL	11,012.62
163109	11/23	KENOSHA CITY EMPLOYEE'S	110-00-21553-000-000	11/25/16 DEDUCTS	15.00
163110	11/23	UNITED WAY OF KENOSHA COUNTY	110-00-21541-000-000	CITY HRLY	1.33
			110-00-21541-000-000	MUSEUM HRLY	.42
				..... CHECK TOTAL	1.75
163111	11/23	UNITED HOSPITAL SYSTEMS INC	520-09-50101-161-000	10/5-28/16 MCCOY	5,029.46
			110-09-56405-161-000	10/24/16 HAGEN	221.58
			110-02-52101-219-000	16-158557	99.20
			110-02-52101-219-000	16-152143	99.20
			110-02-52101-219-000	16-143304	99.20
			110-02-52101-219-000	16-144297	99.20
			110-02-52101-219-000	16-141293	99.20
			110-02-52101-219-000	16-162004	49.60
			110-02-52101-219-000	16-157991	49.60
			110-02-52101-219-000	16-140000	49.60
			110-02-52101-219-000	16-140473	49.60
			110-02-52101-219-000	16-154820	49.60
			110-02-52101-219-000	16-147780	49.60
			110-02-52101-219-000	16-141773	49.60

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-02-52101-219-000	16-151482	49.60
			110-02-52101-219-000	16-151540	49.60
			110-02-52101-219-000	16-151523	49.60
				..... CHECK TOTAL	6,243.04
163112	11/23	WIS DEPT OF REVENUE	110-00-21512-000-000	11/1-15/16 DEDUCTS	113,065.07
163113	11/23	WE ENERGIES	110-01-51801-221-000	9/30-10/31	4,853.64
			520-09-50401-221-000	9/29-10/28	2,347.29
			521-09-50101-221-000	10/03-11/01	1,968.27
			521-09-50101-221-000	10/04-11/02	1,664.86
			110-03-53109-221-000	9/30-10/31	1,567.96
			110-03-53109-221-000	9/29-10/28	1,436.44
			110-03-53109-221-000	10/04-11/02	1,375.58
			110-03-53109-221-000	9/28-10/27	1,199.50
			110-05-55109-221-000	9/29-10/28	1,068.57
			110-01-51802-221-000	912 35TH ST	967.99
			110-02-52203-221-000	9/28-10/27	941.57
			110-03-53103-221-000	9/29-10/28	829.62
			110-01-51801-222-000	9/29-10/30	610.65
			110-02-52203-221-000	10/03-11/01	604.12
			110-03-53103-222-000	10/03-11/01	544.94
			633-09-50101-222-000	9/29-10/30	490.02
			110-02-52203-322-000	9/29-10/30	327.73
			110-05-55111-221-000	9/29-10/28	324.44
			110-02-52110-221-000	9/29-10/28	219.94
			110-02-52203-222-000	10/03-11/01	167.35
			520-09-50301-221-000	9/30-10/31	160.71
			110-05-55111-222-000	10/03-11/01	102.96
			110-03-53103-221-000	9/28-10/27	100.09
			110-05-55109-222-000	9/29-10/30	94.25
			521-09-50101-222-000	10/03-11/01	86.78
			632-09-50101-222-000	9/29-10/30	78.51
			110-03-53116-222-000	9/29-10/30	60.52
			110-05-55109-221-000	10/04-11/02	51.58
			110-05-55109-221-000	10/03-11/01	31.06
			520-09-50401-222-000	10/03-11/01	28.35
			110-02-52110-222-000	9/29-10/30	26.13
			110-05-55102-221-000	9/29-10/28	21.93
			110-01-51802-221-000	2210 52ND ST	19.68
			110-02-52103-222-000	10/03-11/01	10.44
			 CHECK TOTAL	24,383.47

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163114	11/23	WE ENERGIES	227-09-50101-221-000	10/10-11/8 KEP #3	347.96
			227-09-50101-221-000	10/2-10/31 2599 53ST	255.15
			227-09-50101-221-000	10/10-11/8 KEP #4	104.44
			227-09-50101-221-000	10/10-11/8 KEP #2	15.81
				..... CHECK TOTAL	723.36
163115	11/23	STATE OF WISCONSIN	110-00-21901-999-000	10/16 COURT COSTS	13,225.06
			110-00-21911-999-000	10/16 COURT COSTS	7,645.50
			110-00-45104-999-000	10/16 COURT COSTS	1,995.00
				..... CHECK TOTAL	22,865.56
163116	11/23	PAYNE & DOLAN INC.	110-05-55102-354-000	10/16 PA AGGREGATE M	478.18
			110-05-55104-354-000	10/16 PA AGGREGATE M	468.39
				..... CHECK TOTAL	946.57
163117	11/23	WISCONSIN FUEL & HEATING	630-09-50101-392-000	11/16 7309 GALS DIES	12,953.74
163118	11/23	AT&T	110-01-51801-227-000	11/07-12/06 CIRCUITS	292.00
			110-02-52108-225-000	11/07-12/06 CIRCUITS	54.50
			110-02-52110-227-000	11/07-12/06 CIRCUITS	35.00
			110-02-52103-227-000	11/07-12/06 CIRCUITS	35.00
			110-02-52103-227-000	11/07-12/06 CIRCUITS	35.00
				..... CHECK TOTAL	451.50
163119	11/23	CHASE BANK KENOSHA	110-00-21513-000-000	11/25/16 HRLY DEDCTS	20,572.78
			110-00-21612-000-000	11/25/16 HRLY DEDCTS	11,450.34
			110-00-21511-000-000	11/25/16 HRLY DEDCTS	11,450.21
			110-00-21514-000-000	11/25/16 HRLY DEDCTS	3,011.95
			110-00-21614-000-000	11/25/16 HRLY DEDCTS	3,011.89
				..... CHECK TOTAL	49,497.17
163120	11/23	DWD-UI	110-09-56308-157-000	10/16 UNEMPLOYMENT	637.08
			110-09-56308-157-000	10/16 UNEMPLOYMENT	2.09
			631-09-50101-157-000	10/16 UNEMPLOYMENT	302.74CR
				..... CHECK TOTAL	336.43
163121	11/23	OFFICEMAX	110-01-51601-311-000	10/16 CD MISC OFFICE	260.81
			110-02-52201-311-000	10/16 FD MISC OFFICE	241.24
			520-09-50401-311-000	10/16 TD MISC OFFICE	162.10
			110-01-51601-311-000	10/16 CD MISC OFFICE	154.80
			110-01-51601-311-000	10/16 CD MISC OFFICE	139.66
			110-01-51101-311-000	10/16 FN MISC OFFICE	135.10
			110-01-51601-311-000	10/16 CD MISC OFFICE	91.11
			110-01-51303-311-000	10/16 PE MISC OFFICE	75.18
			110-03-53101-311-000	10/16 PW MISC OFFICE	71.03
			110-01-51303-311-000	10/16 PE MISC OFFICE	40.46
			524-05-50101-389-000	10/16 PA MISC OFFICE	37.20
			110-01-51303-311-000	10/16 AD MISC OFFICE	35.26
			110-01-51306-312-000	10/16 CT MISC OFFICE	32.24

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-01-51303-311-000	10/16 PE MISC OFFICE	29.39
			110-01-51601-311-000	10/16 CD MISC OFFICE	22.50
			110-01-51101-311-000	10/16 FN MISC OFFICE	21.29
			110-03-53101-311-000	10/16 PW MISC OFFICE	12.00
			110-02-52201-311-000	10/16 FD MISC OFFICE	10.00
			110-01-51101-311-000	10/16 FD MISC OFFICE	6.41
			110-01-51303-311-000	09/16 PE CREDIT	131.96CR
				..... CHECK TOTAL	1,445.82
163122	11/23	LALONDE CONTRACTORS INC	402-11-51501-585-000	CONCRETE STR REPAIRS	108,354.21
163123	11/23	GORDIE BOUCHER FORD	630-09-50101-393-000	10/16 SE PARTS / LAB	361.28
163124	11/23	INTERSPIRO	110-02-52203-369-000	DRAG BAG RESCUE PACK	6,174.00
			110-02-52203-369-000	SUPERLIGHT	3,586.80
			110-02-52203-235-000	09/16 FD SCBA PARTS	882.60
			110-02-52203-235-000	10/16 FD SCBA PARTS	103.58
				..... CHECK TOTAL	10,746.98
163125	11/23	HARRIS GOLF CARS SALES/SERV	524-05-50101-344-000	10/16 GOLF CART REPA	112.27
			524-05-50101-344-000	10/16 GOLF CART REPA	15.50
			524-05-50101-344-000	10/16 GOLF CART REPA	12.40
				..... CHECK TOTAL	140.17
163126	11/23	T-MOBILE	501-09-50103-226-000	10/08-11/07 WIRELESS	42.19
163127	11/23	LEE PLUMBING, INC.	110-05-55109-344-000	10/16 PA HVAC, PLUMB	666.46
			110-05-55109-344-000	10/16 HVAC, PLUMBING	196.00
				..... CHECK TOTAL	862.46
163128	11/23	PAUL CONWAY SHIELDS	110-02-52206-367-000	01/16 FD TURNOUT GEA	184.00
			110-02-52206-367-000	04/16 FD TURNOUT GEA	166.50
			110-02-52206-367-000	04/16 FD TURNOUT GEA	101.75
			110-02-52206-367-000	04/16 FD TURNOUT GEA	44.50
				..... CHECK TOTAL	496.75
163129	11/23	US CELLULAR	521-09-50101-226-000	11/06-12/05 AR PHONE	2.25
163130	11/23	VERIZON WIRELESS	110-01-51901-226-000	ELECTION MODEMS	14.04

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163131	11/23	ADVANCED DISPOSAL	205-03-53118-253-000	8/16 BACK HAULS	7,386.75
			205-03-53118-253-000	10/16 385.22 TONS	6,930.12
			205-03-53118-253-000	9/16 BACK HAULS	6,047.31
			205-00-46397-000-000	9/16 REBATE	6,822.35CR
			205-00-46397-000-000	8/16 REBATE	7,915.22CR
				..... CHECK TOTAL	5,626.61
163132	11/23	WISCONSIN COUNCIL 40	110-00-21553-000-000	11/25/16 DEDUCTS	165.50
163133	11/23	JENSEN TOWING	110-02-52103-219-000	10/16 #3027 TOW	15.00
163134	11/23	REGISTER OF DEEDS	631-09-50101-311-000	10/16 COPIES	7.00
163135	11/23	KENOSHA COUNTY TREASURER	110-00-21132-000-000	12-223-31-401-213	154.16
163136	11/23	JOHNSON BANK	110-00-21532-000-000	11/25/16 CITY HRLY	1,007.11
			110-00-21532-000-000	WATER HRLY	618.65
				..... CHECK TOTAL	1,625.76
163137	11/23	BASCOM, BUDISH & CEMAN, S.C.	110-09-56405-212-000	23149 10/16 FITZGERA	1,073.10
			110-09-56405-212-000	23127 9/16 MIFFLIN	105.00
				..... CHECK TOTAL	1,178.10
163138	11/23	CD DVD GAME WAREHOUSE	222-09-50101-259-908	MUSIC- TREE LIGHTING	200.00
163139	11/23	CHAPTER 13 TRUSTEE	110-00-21581-000-000	11/25/16 G GRANADO	104.00
			110-00-21581-000-000	11/25/16 C EDWARDS	35.00
				..... CHECK TOTAL	139.00
163140	11/23	STAPLES	110-02-52103-311-000	10/16 PD MISC OFFICE	236.81
			110-02-52103-311-000	10/16 PD MISC OFFICE	204.03
			110-02-52103-311-000	10/16 PD MISC OFFICE	143.32
			110-03-53101-311-000	10/16 PW MISC OFFICE	122.12
			110-02-52103-311-000	10/16 PD MISC OFFICE	120.26
			521-09-50101-311-000	KEURIG COFFEE MAKER	107.67
			110-01-51101-311-000	10/16 FD MISC OFFICE	62.71
			520-09-50101-311-000	10/16 TD MISC OFFICE	60.97
			110-01-52001-311-000	10/16 MC MISC OFFICE	35.56
				..... CHECK TOTAL	1,093.45

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163141	11/23	WISCONSIN WOMEN'S BUSINESS	236-06-50408-259-000	#5984843- SUBGR AGMT	53,285.06
			236-06-51604-259-000	#5639028- SUBGR AGMT	15,000.00
			290-06-51604-259-000	#5984067- SUBGR AGMT	6,000.00
			290-06-51604-259-000	#5984026- SUBGR AGMT	2,990.25
				..... CHECK TOTAL	77,275.31
163142	11/23	MENARDS (KENOSHA)	110-05-55109-344-000	10/16 PA MERCHANDISE	127.78
			110-05-55109-244-000	10/16 PA MERCHANDISE	104.82
			110-05-55109-344-000	09/16 PA MERCHANDISE	61.21
			110-05-55109-344-000	06/16 PA MERCHANDISE	56.97
			110-05-55109-344-000	10/16 PA MERCHANDISE	56.69
			110-05-55103-353-000	10/16 PA MERCHANDISE	55.98
			110-05-55109-361-000	10/16 PA MERCHANDISE	49.99
			110-05-55109-344-000	10/16 PA MERCHANDISE	45.68
			110-05-55102-344-000	10/16 PA MERCHANDISE	40.69
			110-05-55109-344-000	10/16 PA MERCHANDISE	38.42
			110-05-55109-244-000	10/16 PA MERCHANDISE	32.98
			110-05-55109-246-000	10/16 PA MERCHANDISE	23.62
			110-05-55109-344-000	10/16 PA MERCHANDISE	19.92
			110-05-55109-344-000	09/16 PA MERCHANDISE	17.36
			110-05-55109-344-000	10/16 PA MERCHANDISE	10.67
			631-09-50101-311-000	06/16 MB MERCHANDISE	7.99
			110-05-55109-244-000	10/16 PA MERCHANDISE	5.99
				..... CHECK TOTAL	756.76
163143	11/23	PAYNE & DOLAN	402-11-51506-585-000	RESURFACING PROJECT	462,484.91
			403-11-51415-588-000	STORM SEWER-RESURFA	4,320.00
				..... CHECK TOTAL	466,804.91
163144	11/23	PROSTAR SURFACES	110-05-55109-382-000	FLOOR CLEANER	176.36
			110-05-55109-382-000	FLOOR CLEANER	93.85
				..... CHECK TOTAL	270.21
163145	11/23	WAVES CO I.T. SOLUTIONS	110-02-52101-219-000	WEBSITE HOSTING	198.00
163146	11/23	INTERSTATE POWER SYSTEMS	630-09-50101-393-000	TRANSMISSION FLUID.	3,380.00
163147	11/23	WIS SCTF	110-00-21581-000-000	11/25/16 HRLY DEDCTS	1,698.47
163148	11/23	JDR PAINTING, LLC	420-11-51613-589-000	UPTOWN POLE PAINTING	48,706.12

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163149	11/23	FROEDTERT & MCW	110-09-56405-161-000	S WENGER TEST	1,008.00
163150	11/23	KENOSHA COUNTY TREASURER	110-00-21910-999-000 110-00-21901-999-000 110-00-21910-999-000	10/16 FEES COLLECTED 10/16 FEES COLLECTED 10/16 FEES COLLECTED CHECK TOTAL	5,240.22 2,243.60 214.27 7,698.09
163151	11/23	TIME WARNER CABLE	110-01-51102-233-000 110-01-51102-233-000 520-09-50301-233-000 110-01-51102-233-000 520-09-50301-233-000	11/09-12/08 FIRE DEP 11/17-12/16 CITY HAL 10/28-11/27 TRANSIT- 11/19-12/18 STORES G 10/28-11/27 NURSE CHECK TOTAL	839.94 786.00 179.99 139.95 35.00 1,980.88
163152	11/23	STATE OF WISCONSIN	521-09-50101-219-000	ELECTRIC VAULT BLDG	50.00
163153	11/23	RJ THOMAS MFG CO INC	110-05-55108-369-000 110-05-55108-369-000 110-05-55108-369-000	PARK BENCH PICNIC TABLES CREDIT CHECK TOTAL	3,934.00 3,470.00 3,146.14CR 4,257.86
163154	11/23	LEXIS NEXIS RISK SOLUTIONS	110-02-52101-219-000	09/16 PD SEARCHES/LO	138.50
163155	11/23	WHOLESALE DIRECT INC	630-09-50101-393-000	10/16 FD PARTS & MAT	32.24
163156	11/23	LAKESIDE OIL/WORLD FUEL	520-09-50106-341-000	11/19 7,319 GALS DIE	12,515.45
163157	11/23	RIMKUS, JASON	761-09-50101-155-000	09/16 WPS HEALTH INS	319.36
163158	11/23	IAFF/NATIONWIDE	110-00-21574-000-000	11/1-15/16 DEDUCTS	19,022.89
163159	11/23	MOBILE CONCEPTS BY SCOTTY	110-02-52204-344-000 110-02-52204-344-000	KETCHEN VENTS ROOF VENTS CHECK TOTAL	198.04 70.18 268.22
163160	11/23	GRAEF	420-11-51302-583-000 405-11-51611-589-000	CHK #159810 7/8/16 CHK #159810 7/8/16 CHECK TOTAL	1,636.98 217.50 1,854.48
163161	11/23	KENOSHA GROUNDS CARE	110-05-55109-249-000	10/16 PA IRRIGATION	357.50

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163173	11/23	CIOX HEALTH	110-09-56405-161-000	11/15/16 MIELOSZYK	83.70
163174	11/23	KOHN LAW FIRM S.C.	110-00-21581-000-000	11/25/16 F FABIANO	23.43
163175	11/23	DUCHENE, DENNIS	222-09-50101-259-908	11/25 TREE LIGHTING	250.00
163176	11/23	MALKO, STEVEN	402-11-51504-586-000	SIDEWALK REPAIR	560.00
163177	11/23	GONZALES, CAROL	110-00-21905-000-000	CHK #159606 6/29/16	200.00
163178	11/23	KOHEL, ALEXANDRA	110-00-21905-000-000	CHK #160952 8/24/16	100.00
163179	11/23	AMERICOLLECT, INC	110-00-21581-000-000	11/25/16 G WALUS	164.92
163180	11/23	EDWARDS, KEITH	110-00-21905-000-000	CHK #161355 9/9/16	300.00
163181	11/23	AUTO PAINT TECHNIQUES	110-02-52102-219-000	EVIDENCE TOW	140.00
163182	11/23	GUTIERREZ, MIGUEL	110-00-21111-000-000	COURT PYMT 1199634	114.00
			110-00-45103-000-000	DOR PROCESS FEE	5.00
				..... CHECK TOTAL	119.00
163183	11/23	POFAHL, SARAH	110-00-21112-000-000	OVERPAY LIC	5.00
163184	11/23	DOSS, CHRISTINE	110-00-46394-000-000	APPLIANCE STICKER	15.00
163185	11/23	MAY, DAVID	110-02-52102-263-000	11/13/16 APPLETON	8.00
163186	11/23	LARSEN, GEORGE W.	110-02-52103-263-000	10/20/16 WINNEBAGO	8.00
			110-02-52103-263-000	11/2/16 WINNEBAGO	8.00
				..... CHECK TOTAL	16.00
163187	11/23	DECKER, JACK A	110-02-52103-263-000	11/2/16 WINNEBAGO	8.00
163188	11/23	BENVENUTO, NICHOLAS	110-09-56405-166-000	11/8-12/8/16 PPD	1,395.33
163189	11/23	DEWITT, JEREMY	110-02-52107-263-000	11/6-8 APPLETON	62.00
163190	11/23	SCHAAL, TIMOTHY	110-02-52103-369-000	CAMERA CHARGERS	163.25

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163191	11/23	KREIN, JAMES J	110-02-52103-263-000	11/1/16 WINNEBAGO	8.00
163192	11/23	BUCKLEY-HUNTER, LAVETTA	110-01-51303-263-000	FOOD INTERVIEW PANEL	64.80
163193	11/23	GRABOT, TERRANCE	110-02-52103-263-000	11/1/16 WINNEBAGO	12.00
163194	11/23	FITZGERALD, TRAVIS A	110-09-56405-161-000	11/10/16 RX REIMB	17.79
163195	11/23	MENGO, DALE	110-09-56405-166-000	12/1-31/16 PPD	1,395.33
163196	11/30	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000	CITY SAL	28,737.41
			110-00-21562-000-000	WATER SAL	5,729.00
			110-00-21562-000-000	LIBRARY	3,830.00
				..... CHECK TOTAL	38,296.41
163197	11/30	KENOSHA POLICE & FIREMEN'S	110-00-21563-000-000	CITY SAL	85,574.00
			110-00-21563-000-000	WATER SAL	40.00
				..... CHECK TOTAL	85,614.00
163198	11/30	WE ENERGIES	110-03-53109-221-000	10/10-11/08	1,671.60
			110-05-55109-221-000	10/10-11/08	1,101.96
			110-05-55102-221-000	10/03-11/01	920.38
			110-03-53109-221-000	10/09-11/07	885.69
			524-05-50101-221-000	10/09-11/07	519.65
			110-05-55102-221-000	10/10-11/08	379.49
			110-05-55109-221-000	10/09-11/07	341.79
			110-03-53109-221-000	10/05-11/03	284.95
			110-03-53109-221-000	10/05-11/03	222.63
			110-03-53109-221-000	10/05-11/03	193.06
			110-03-53103-221-000	10/05-11/03	128.23
			110-05-55109-222-000	10/09-11/07	111.60
			110-05-55102-221-000	10/09-11/07	94.09
			110-03-53109-221-000	10/10-11/08	83.47
			110-05-55109-221-000	10/06-11/06	75.64
			110-05-55108-221-000	10/11-11/09	62.54
			110-05-55109-221-000	10/11-11/09	54.16
			110-03-53109-221-000	10/05-11/03	40.63
			524-05-50101-222-000	10/09-11/07	40.53
			110-05-55103-222-000	10/05-11/03	34.70
			110-05-55108-221-000	10/09-11/07	15.45
			110-05-55102-221-000	10/11-11/09	14.62
			110-05-55109-222-000	10/11-11/09	9.57
			110-05-55109-222-000	10/10-11/08	9.57
				..... CHECK TOTAL	7,296.00

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163199	11/30	WIS RETIREMENT SYSTEM	110-00-21625-000-000	EMPLOYER EXP	389,933.02
			110-00-21522-000-000	GENERAL	129,536.81
			110-00-21522-000-000	POLICE	81,974.29
			110-00-21522-000-000	FIRE	62,171.80
			110-02-52203-153-000	10/16 WRS	7,287.53
			110-00-21521-000-000	ADDT'L	5,150.00
			110-00-21522-000-000	ELECTED	1,260.47
				..... CHECK TOTAL	677,313.92
163200	11/30	AMERICAN STUDENT ASSISTANCE	110-00-21581-000-000	H TOLBERT 11/30/16	237.13
163201	11/30	KENOSHA WATER UTILITY	227-09-50101-219-000	8/30-9/28 GW O&M	1,385.64
			110-05-55109-224-000	HARBORPARK HYDRANT	726.88
			110-05-55109-224-000	HYDRANT 54 ST/4 AVE	65.28
				..... CHECK TOTAL	2,177.80
163202	11/30	CHASE BANK KENOSHA	110-00-21513-000-000	11/30/16 SAL DEDCTS	206,127.67
			110-00-21612-000-000	11/30/16 SAL DEDCTS	77,121.93
			110-00-21511-000-000	11/30/16 SAL DEDCTS	77,121.85
			110-00-21514-000-000	11/30/16 SAL DEDCTS	24,761.03
			110-00-21614-000-000	11/30/16 SAL DEDCTS	24,760.93
				..... CHECK TOTAL	409,893.41
163203	11/30	WIS DEPT OF JUSTICE	110-01-51303-219-000	10/16 SERVICES	7.00
163204	11/30	FIREFIGHTERS LOCAL 414	110-00-21554-000-000	11/30/16 SAL DEDCTS	11,637.08
163205	11/30	KPSOA	110-00-21552-000-000	11/30/16 SAL DEDCTS	1,750.00
163206	11/30	KENOSHA PROFESSIONAL POLICE	110-00-21557-000-000	11/30/16 SAL DEDCTS	9,299.36
163207	11/30	MG TRUST COMPANY	761-09-50101-151-000	11/16-PIRO/RIMKUS	250.12
			761-00-21599-000-000	11/16-PIRO/RIMKUS	250.12
				..... CHECK TOTAL	500.24
163208	11/30	UNITED HOSPITAL SYSTEM	110-02-52101-219-000	15-163460	99.20
			110-02-52101-219-000	16-128302	49.60
			110-02-52101-219-000	16-164909	49.60
			110-02-52102-219-000	16-154666	41.67
				..... CHECK TOTAL	240.07

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163209	11/30	MESSERLI & KRAMER P.A.	110-00-21581-000-000	K SUCHY 11/30/16	375.99
163210	11/30	FIRST ADVANTAGE	110-00-15201-000-000 110-01-51303-219-000	10/16-SERVICES 10/16-SERVICES CHECK TOTAL	226.40 42.00 268.40
163211	11/30	ORGANIZATION DEVELOPMENT	110-01-51303-219-000 110-01-51303-219-000	FIRE CHIEF ASSMT FIRE CHIEF ASSMT CHECK TOTAL	4,500.00 300.00 4,800.00
163212	11/30	PELION BENEFITS, INC.	110-00-21517-000-000	11/16-30/16 DEDCTS	4,583.75
163213	11/30	JOHNSON BANK	110-00-21532-000-000 110-00-21532-000-000 110-00-21532-000-000	CITY SAL WATER SAL LIBRARY CHECK TOTAL	25,359.14 3,775.83 1,305.00 30,439.97
163214	11/30	ALIA, DUMEZ, DUNN & MCTERNAN	110-09-56402-219-000 110-09-56402-219-000 110-09-56402-219-000 110-09-56402-219-000	MILLER-10/25/03 ARNOLD-7/20/12 BEAL-3/5/08 WILSON-5/11/11 CHECK TOTAL	2,662.00 2,376.00 2,057.00 55.00 7,150.00
163215	11/30	APEX PRINT TECHNOLOGIES	110-01-51306-312-000	TAX BILL POSTAGE	12,000.00
163216	11/30	CHAPTER 13 TRUSTEE	110-00-21581-000-000 110-00-21581-000-000	W HAMILTON 11/30/16 A GONZALES 11/30/16 CHECK TOTAL	743.00 245.00 988.00
163217	11/30	DOBBERSTEIN LAW FIRM, LLC	110-00-21581-000-000	L DIETRICK 11/30/16	262.03
163218	11/30	WIS SCTF	110-00-21581-000-000	11/30/16 SAL DEDCTS	10,658.35
163219	11/30	WIS SCTF	110-00-21581-000-000	12/1/16 DEDCTS	208.25
163220	11/30	ARENZ, MOLTER, MACY, RIFFLE	110-09-56402-219-000 110-09-56402-219-000 110-09-56402-219-000	COMSYS-6/5/15 JNJC-8/24/15 COWAN-10/1/15 CHECK TOTAL	4,858.00 1,524.82 429.00 6,811.82

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163221	11/30	ILLINOIS DEPT OF PUBLIC AID	110-00-21581-000-000	H MARTIN 11/30/16	375.00
163222	11/30	ILLINOIS DEPT OF PUBLIC AID	110-00-21581-000-000	POLLWORKERS DEDCTS	25.00
163223	11/30	STATE OF WISCONSIN	110-03-53116-219-000	PERMIT 592649/623949	100.00
163224	11/30	GRAMANN REPORTING	110-09-56402-219-000	J MILLER-10/25/03	296.00
			110-09-56402-219-000	J MILLER-10/25/03	58.75
				..... CHECK TOTAL	354.75
163225	11/30	RIMKUS, JASON	761-09-50101-111-000	11/16-11/30/16 SVCS	2,001.28
			761-00-21514-000-000	11/16-11/30/16 SVCS	29.02CR
			761-00-21599-000-000	11/16-11/30/16 SVCS	100.06CR
			761-00-21512-000-000	11/16-11/30/16 SVCS	100.70CR
			761-00-21511-000-000	11/16-11/30/16 SVCS	124.08CR
			761-00-21513-000-000	11/16-11/30/16 SVCS	236.00CR
				..... CHECK TOTAL	1,411.42
163226	11/30	PIRO, RALPH	761-09-50101-111-000	11/16-30/16-SERVICES	948.80
			761-00-21514-000-000	11/16-30/16-SERVICES	13.76CR
			761-00-21599-000-000	11/16-30/16-SERVICES	25.00CR
			761-00-21512-000-000	11/16-30/16-SERVICES	32.80CR
			761-00-21511-000-000	11/16-30/16-SERVICES	58.83CR
			761-00-21513-000-000	11/16-30/16-SERVICES	81.00CR
				..... CHECK TOTAL	737.41
163227	11/30	FROEDTERT HEALTH, INC	110-09-56405-161-000	10/1/16-WENGER	150.00
163228	11/30	BUELOW, VETTER, BUIKEMA,	110-01-51303-212-000	10/16-SERVICES	1,375.00
			520-09-50301-219-000	10/16-SERVICES	880.00
				..... CHECK TOTAL	2,255.00
163229	11/30	MARKEE, KATHY	402-11-51504-586-000	SIDEWALK REPAIR	1,260.00
163230	11/30	PETERSON, DAVID	402-11-51404-586-000	SIDEWALK REPAIR	510.00
163231	11/30	GEHRIG, DREW & LAUREN	501-00-21128-000-000	ESCROW 1835 46TH AV	2,000.00
163232	11/30	BRICKMAN, CHRISTOPHER	110-00-44709-000-000	BARTENDER OP	50.00

START DATE FOR SUMMARY: 11/16 END DATE FOR SUMMARY: 11/30

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
163233	11/30	DAVIS, RALPH	110-09-56404-719-000	VEH DMG 11/10/16	303.44
163234	11/30	MORRISSEY, JOHN & DARCY	110-02-52101-219-000	COURT DUTY	125.38
163235	11/30	DORNIK, JOHN	110-00-21112-000-000	SPC ASMT REFUND	1.68
GRAND TOTAL FOR PERIOD *****					8,820,065.19



JEFFREY B. LABAHN
 Director of
 Community Development & Inspections

TO: Alderperson Daniel Prozanski, Jr., Chairperson
 Members of the City of Kenosha Finance Committee

FROM: Jeffrey Labahn, Director

SUBJECT: Vacant Building – Monthly Report

DATE: December 15, 2016

The Department of Community Development and Inspections continues to identify, monitor, and inspect properties which are determined to be vacant according to Chapter 28 of the Code of General Ordinances. Since its implementation in May, 2016, we are seeing positive results. Banks and management companies have become aware of the program and are sending the Vacant Building Permit applications to property owners without any notice from the City; thereby giving us contact names if there are problems with the property. Realtors are being pro-active and contacting the inspector when they are involved with a vacant house. We continue to recognize more vacant structures and will continue to aggressively pursue the owners and the banks that have vacant properties.

	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Number of Residential Buildings Being Monitored	123	166	177	193	206	239	278	277
Number of Residential Buildings with Orders to Repair	122	149	162	180	183	185	208	209
Number of Commercial Buildings Being Monitored	9	18	21	27	31	31	28	27
Number of Commercial Buildings with Orders to Repair	8	15	16	20	21	21	19	18
Number of Vacant Building Permit Applications Submitted	26	32	37	45	53	60	66	72
Number of Cases Closed				77	7	7	60	62

Recommendation: Receive and File

JBL:saz