

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 7
PROJECT PLAN AND BOUNDARY AMENDMENT**

DATE AND TIME: **Monday, March 8, 2021 6:00 P.M.**

LOCATION: **Germantown Village Hall Board Room
N112 W17001 Mequon Road**

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings, capacity within the Board Room will be limited. Members of the body and citizens may also attend the meeting virtually through the WebEx platform, Meeting #: 182 345 5564 Password: sNsP7uc43rx which can be accessed by phone at 408-418-9388 or by logging on <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m7ea22f530701954e7a02d89a44ffd141> Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or the livestream on the Village's website. Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:** December 7, 2020 meeting.
- IV. **PUBLIC COMMENT:** Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this municipality that there be a three-minute time period, per person, with time extensions per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, NO ACTION will be taken under public comments.
- V. **NEW BUSINESS:**
 - A. Reaffirmation of Chair and Public Member.
 - B. Discuss Responsibilities of the Joint Review Board.
 - C. Project Plan.
- VI. **SCHEDULE NEXT MEETING:**
- VII. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State Ex. Rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

VILLAGE OF GERMANTOWN
JOINT REVIEW BOARD
December 7, 2020

1. Call to Order.
President Wolter called the Joint Review Board meeting to order at 5:00 p.m.
Roll Call Members present were Germantown School District Business Manager Brittany Altendorf representing the Germantown School District; Milwaukee Area Technical College Vice President of the Mequon Campus Dr. Wilma Bonaparte. Public Member, Jim Sedgwick. Ethan Hollenberger, Intergovernmental Relations, Administrator Steve Kreklow, Finance Director Kim Rath, Jonathan Schatz of Ehlers, and Trustee Zabel were present. Jim Sedgwick appointed as public member as unanimous consent.
2. Motion (Ethan Hollenberger/Jim Sedgwick) to nominate President Wolter as Chair. Motion carried unanimously.
3. Minutes: December 16, 2019.
MOTION (Jim Sedgwick/Ethan Hollenberger) to approve December 16, 2019 Minutes, with correction of name spelling. Motion Carried: 5 Ayes, 0 Noes.
4. Review PE-300 Reports and the Performance and Status of:
Jonthan Schatz of Ehlers gave information in regards to the reports.
 - A. Tax Incremental Distict No. 6.
Tax Increment District No. 6 was reviewed. Originally projected to close 2034. Eligible to close in 2030. There has been development. Hopeful additional development building to be built in 2021.
Existing boundary was shown. The cash flow was discussed. \$76,000 in increment in 2019. The projection is over 350,000 in the 2020 and projected 2021 at 567,000. 2014 debt issue, close in 2030 or five years early.
Refinance opportunities are reviewed constantly, subject to callability.
 - B. Tax Incremental District No. 7.
Tax Increment District No. 7 was reviewed. It was created in 2017. Original projection closure year was 2039 and the current estimated closure year is 2033 based on cash flow. Created primarily to support JW Speaker Development. This district has not created enough increment to cover the district expense. The cash flow was reviewed. There was a negative increment fund balance increment and payment made in 2019. Will stay flat. 2018 issue is the major expenditure. The model is not showing a deficit. Request for TIF assistance and looking to tie into TIF 7 to support long term. Administrator Kreklow has met with JW Speaker. COVID19 delayed their construction. They will go forward in 2021. All the property is owned by JW Speaker and long term plan. The two additional buildings are not in place or built.
Delay due to external problems. Significant issues hiring staff and keeping on board. They did have layoffs due to decrease demand due to COVID.

C. Tax Incremental District No. 8.

Tax Increment District No. 7 was reviewed. Briggs and Stratton is located in this district. It was created in 2018 with a base value of 647,000. Original closure was 2038. Eligible to close in 2030. There is additional development considered and planned for 2021.

5. Resolution 70-2020, Acknowledging Filing of Annual Reports and Compliance with the annual Meeting Requirements.

MOTION (Ethan Hollenberger/Jim Sedgwick) to approve Resolution 70-2020, Acknowledging Filing of Annual Reports and Compliance with the annual Meeting Requirements. Motion carried unanimously.

6. Adjournment.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,

Deanna Braunschweig, Village Clerk

**NOTICE OF PUBLIC HEARING AND
JOINT REVIEW BOARD MEETING
IN THE VILLAGE OF GERMANTOWN, WISCONSIN**

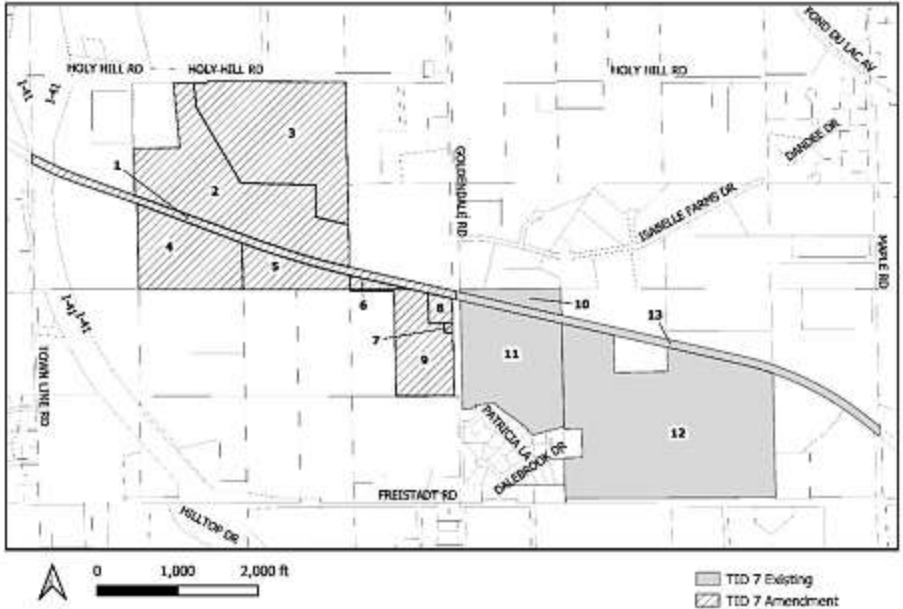
Notice is Hereby Given that the Village of Germantown will hold an organizational Joint Review Board meeting on March 8, 2021 at 6:00 p.m. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the boundaries and Project Plan for Tax Incremental District No. 7 (the "District").

Notice is Hereby Given that the Plan Commission of the Village of Germantown will hold a public hearing on March 8, 2021 at 6:30 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the boundaries and Project Plan of the District.

Due to the ongoing social distancing recommendations from the CDC, details of how to attend the meeting will be contained on the Agenda when it is posted. Citizens wishing to submit any public comments may do so by sending them by email to: comments@village.germantown.wi.us no later than 4:00 pm on the meeting date.

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added to the original District boundary would be within an area generally detailed on the map inset.

Amendment to TID 7



Proposed additional and updated projects costs of approximately \$3,500,000 may include, but are not limited to: property acquisition for development, acquisition of rights-of-way, acquisition of easements, relocation costs, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Road, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Village of Germantown, Wisconsin

Published February 24, 2021

March 8, 2021

Project Plan Amendment Tax Incremental District No. 7



Village of Germantown, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for March 8, 2021
Public Hearing Held:	Scheduled for March 8, 2021
Approval by Plan Commission:	Scheduled for March 8, 2021
Adoption by Village Board:	Scheduled for March 15, 2021
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 7 (“District”) is a 144.2-acre Industrial District created on December 18, 2017. The District was created to:

- Provide financing for infrastructure related to the planned J.W. Speaker Corporation.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). The original Project Plan included \$2.69 million in total Project Costs.

Amended Project Costs include an estimated \$5.2 million in borrowing for infrastructure costs related to the J.W. Speaker project and Capstone Quadrangle project, as well as \$1.5 million in related capital expenditures and administrative costs.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$71 million will result from the Project. \$26.8 million in value from the original project plan development, and an additional \$44.2 million due to development taking place in the amended District. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 14 years of its allowable 20 years. If the amendment

was not completed, Ehlers projects that District closeout would be possible within 12 years of the allowable 20 years.

Summary of Findings

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

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

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with infrastructure.

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

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District remains designated as an industrial district.
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

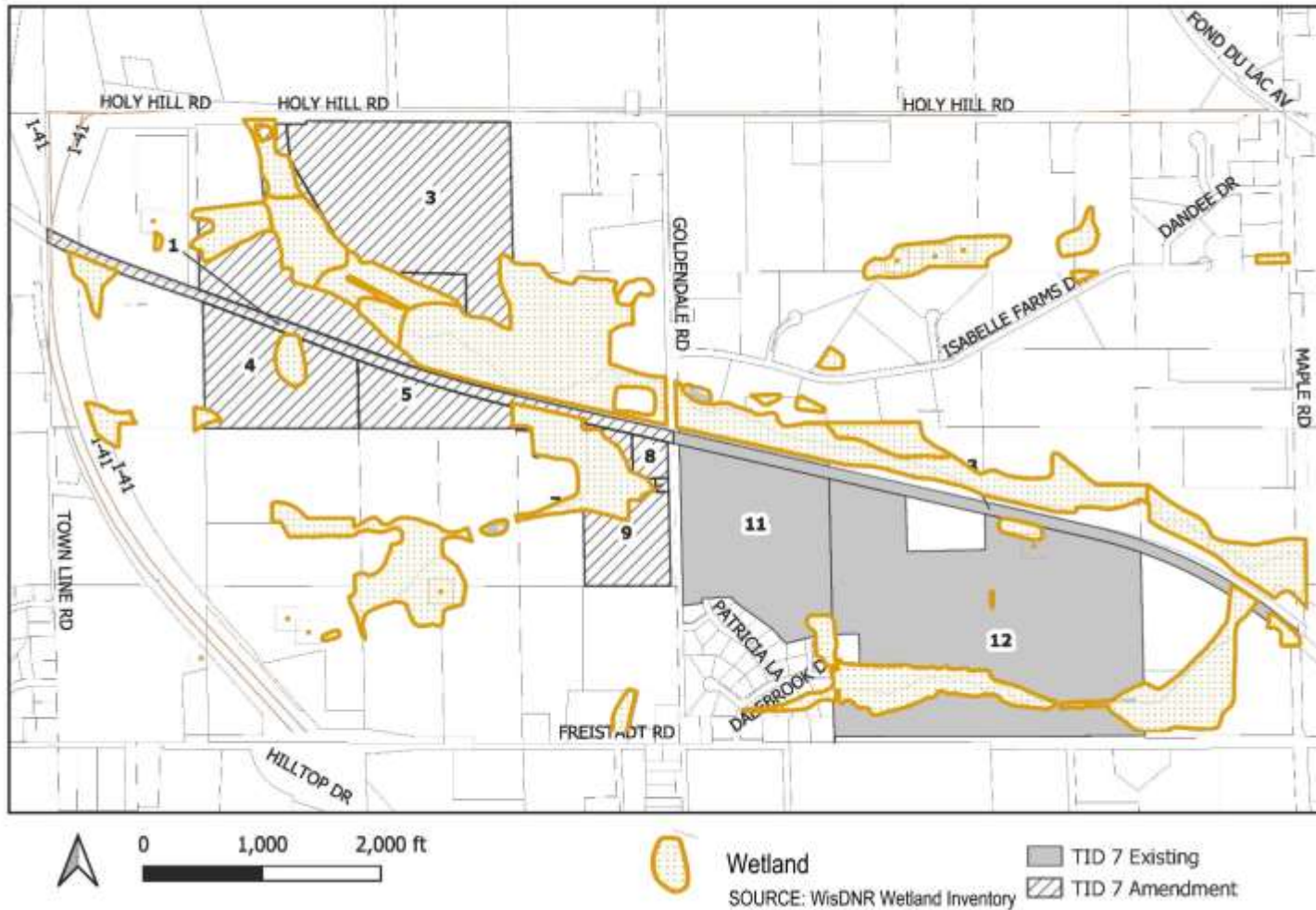
SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District

Amendment to TID 7

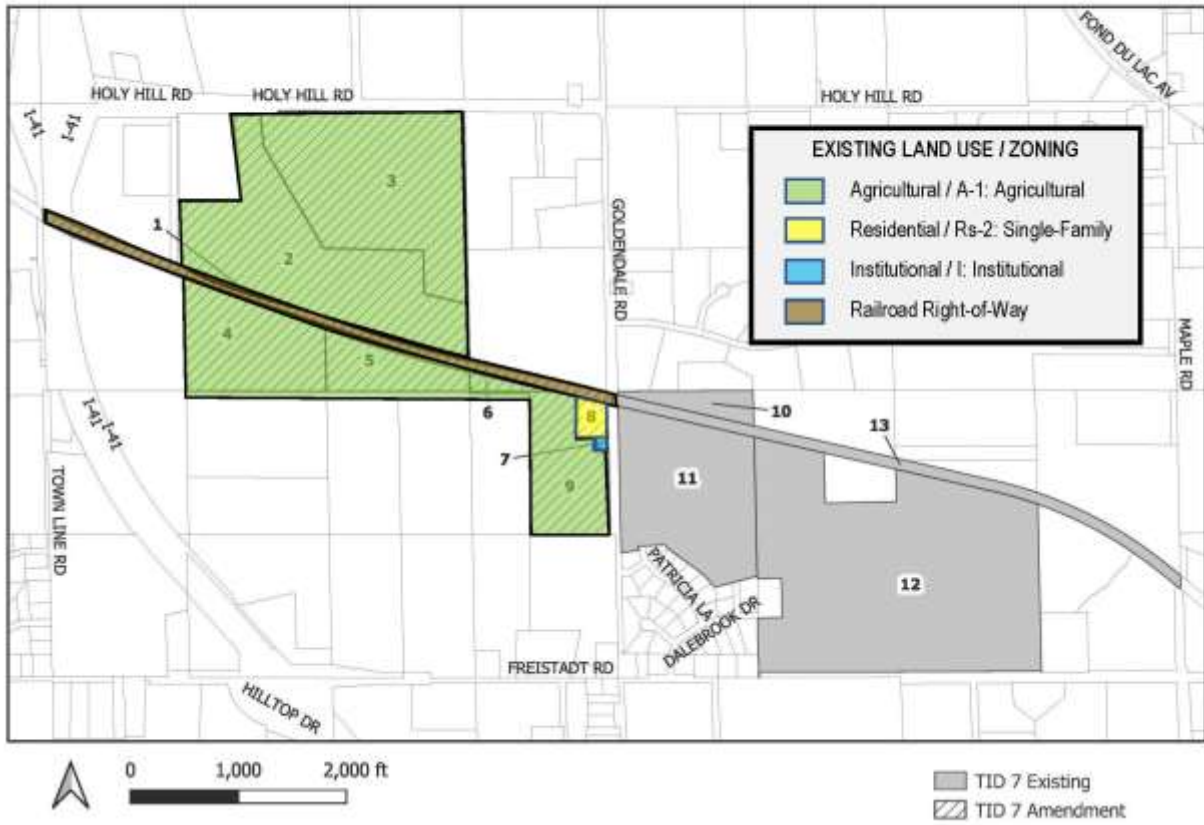


SECTION 3:

Map Showing Existing Uses and Conditions Within
the Territory to be Added

Map Found on Following Page.

Amendment to TID 7



SECTION 5:

Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$111,726,600. This value is less than the maximum of \$348,095,076 in equalized value that is permitted for the Village.

Village of Germantown, Wisconsin Tax Increment District #7 Valuation Test Compliance Calculation	
District Creation Date	12/18/2017
	Valuation Data Currently Available 2020
Total EV (TID In)	2,900,792,300
12% Test	348,095,076
Increment of Existing TIDs	
TID #6	31,949,200
TID #7	4,790,800
TID #8	74,466,900
Total Existing Increment	<u>111,206,900</u>
Projected Base of New or Amended District	519,700
Less Value of Any Underlying TID Parcels	0 ▲
Total Value Subject to 12% Test	<u><u>111,726,600</u></u>
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on December 18, 2017 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for

development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

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

The Village intends to undertake projects to add sewer, water and transportation improvements on Freistadt and Goldendale Rds, as well as Holy Hill Rd and Interstate-41.

Professional Service and Organizational Costs

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

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

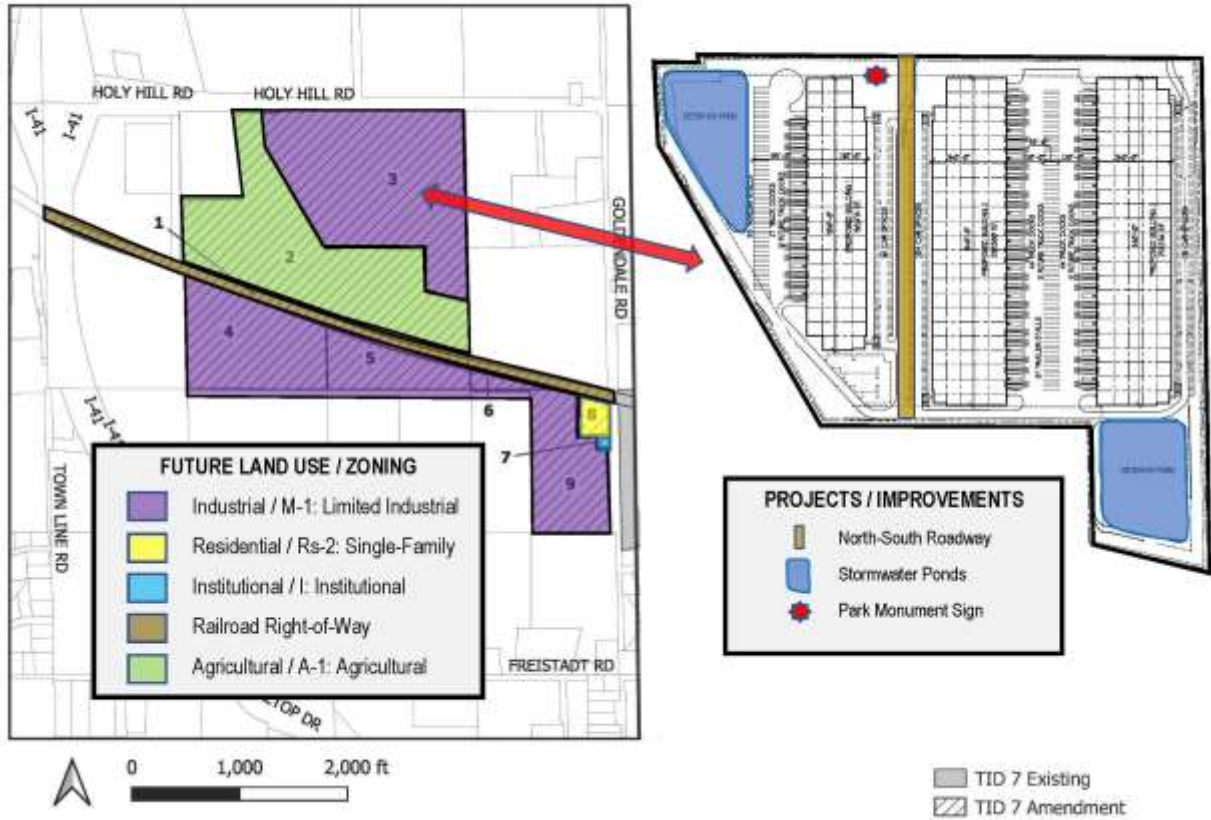
Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses
Within the Territory to be Added

Map Found on Following Page.

Amendment to TID 7



SECTION 8:

Detailed List of Estimated Project Costs

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

Village of Germantown, Wisconsin		
Tax Increment District #7		
Estimated Project List		
Project ID	Project Name/Type	Capstone Project 2021
1	N-S Roadway (no HH improvement)	1,000,000
2	Stormwater Ponds	625,000
3	Engineering/Design Fees	100,000
4	Park monument signage	50,000
5	Demolition	248,685
6	Environmental Cleanup	166,250
7	Administrative costs	60,000
8		
9		
10		
11		
12		
13		
14		
15		
Total Projects		<u>2,249,935</u>
Notes:		
Note 1	Project costs are estimates provided by the developer and are subject to change	

SECTION 9:

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

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

Key Assumptions

The Project Costs the Village plans to make are expected to create \$71 million in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of \$17.76 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$17.4 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Village of Germantown, Wisconsin

Tax Increment District #7

Development Assumptions

Construction Year		Actual	Capstone Business Park ¹	Future Manufacturing Facility	Annual Total	Construction Year	
1	2018	2,366,700			2,366,700	2018	1
2	2019	2,424,100			2,424,100	2019	2
3	2020				0	2020	3
4	2021				0	2021	4
5	2022		14,463,750		14,463,750	2022	5
6	2023				0	2023	6
7	2024		22,788,992	5,000,000	27,788,992	2024	7
8	2025				0	2025	8
9	2026				0	2026	9
10	2027		24,072,372		24,072,372	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
Totals		4,790,800	61,325,114	5,000,000	71,115,914		

Notes:

¹ Based upon developer schedules

Table 1 - Development Assumptions

Village of Germantown, Wisconsin

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	519,700
District Creation Date	December 18, 2017	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$17.68
Max Life (Years)	20	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15 12/18/2032		
Revenue Periods/Final Year	20 2039		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	
Eligible Recipient District	No	Taxable Discount Rate	1.50%

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue		Tax Increment
	Year	Value Added				Year	Tax Rate	
1	2018	2,366,700	2019	0	2,366,700	2020	\$17.72	41,949
2	2019	2,424,100	2020	0	4,790,800	2021	\$17.76	85,070
3	2020	0	2021	0	4,790,800	2022	\$17.76	85,070
4	2021	0	2022	0	4,790,800	2023	\$17.76	85,070
5	2022	14,463,750	2023	0	19,254,550	2024	\$17.76	341,901
6	2023	0	2024	0	19,254,550	2025	\$17.76	341,901
7	2024	27,788,992	2025	0	47,043,542	2026	\$17.76	835,347
8	2025	0	2026	0	47,043,542	2027	\$17.76	835,347
9	2026	0	2027	0	47,043,542	2028	\$17.76	835,347
10	2027	24,072,372	2028	0	71,115,914	2029	\$17.76	1,262,797
11	2028	0	2029	0	71,115,914	2030	\$17.76	1,262,797
12	2029	0	2030	0	71,115,914	2031	\$17.76	1,262,797
13	2030	0	2031	0	71,115,914	2032	\$17.76	1,262,797
14	2031	0	2032	0	71,115,914	2033	\$17.76	1,262,797
15	2032	0	2033	0	71,115,914	2034	\$17.76	1,262,797
16	2033	0	2034	0	71,115,914	2035	\$17.76	1,262,797
17	2034	0	2035	0	71,115,914	2036	\$17.76	1,262,797
18	2035	0	2036	0	71,115,914	2037	\$17.76	1,262,797
19	2036	0	2037	0	71,115,914	2038	\$17.76	1,262,797
20	2037	0	2038	0	71,115,914	2039	\$17.76	1,262,797
Totals		71,115,914		0		Future Value of Increment		17,377,767

Notes:

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

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

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2031 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Village of Germantown, Wisconsin

Tax Increment District #7

Estimated Financing Plan

		G.O. Bond 2021
Projects		
TID #7 Infrastructure Costs		2,500,000
Total Project Funds		2,500,000
Estimated Finance Related Expenses		
Municipal Advisor		20,500
Bond Counsel		11,000
Rating Agency Fee		13,500
Paying Agent		850
Underwriter Discount	12.50	34,000
Capitalized Interest		140,000
Total Financing Required		2,719,850
Estimated Interest	0.25%	(3,125)
Assumed spend down (months)	6	
Rounding		3,275
Net Issue Size		2,720,000
		0
Notes:		

Table 3 - Financing Plan

Village of Germantown, Wisconsin

Tax Incremental District #7

Cash Flow Projection

Year	Projected Revenues					Expenditures					Balances								
	Tax Increments	Interest Earnings/ (Cost)	JW Speaker Shortfall	Capitalized Interest	Total Revenues	GO Bonds, Series 2038A Dated Date: 06/06/18 Principal	Est. Rate	Interest	GO Bonds, Series 2021A Dated Date: 06/01/21 Principal	Est. Rate	Interest	Capital Expenditures	DOR Fees	Administrative Costs	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2019		10,383			10,383			75,750				1,406,384	162	37,060	1,519,356	88,519	2,480,000	2019	
2020	41,949	0			41,949			75,750						5,000	80,750	(38,801)	2,480,000	2020	
2021	85,070	0	108,880	27,200	221,150	120,000	3.00%	73,950	27,200		27,200			5,000	226,150	(5,000)	5,080,000	2021	
2022	85,070	0	105,280	54,400	244,750	120,000	3.00%	70,350	54,400	2,00%	54,400			5,000	249,750	(5,000)	4,960,000	2022	
2023	85,070	0	101,680	54,400	241,150	120,000	3.00%	66,750	54,400	2,00%	54,400			5,000	246,150	(5,000)	4,840,000	2023	
2024	341,901	0			341,901	120,000	3.00%	63,150	59,900	2,00%	59,900			5,000	292,050	49,851	4,670,000	2024	
2025	341,901	249			342,150	130,000	3.00%	59,400	50,000	2,00%	52,900			5,000	297,300	44,850	4,490,000	2025	
2026	835,347	224			835,571	145,000	3.00%	55,275	150,000	2,00%	50,900			5,000	406,175	429,396	4,195,000	2026	
2027	835,347	2,147			837,494	150,000	3.00%	50,850	350,000	2,00%	45,900			5,000	601,750	235,744	3,695,000	2027	
2028	835,347	1,179			836,525	150,000	3.00%	46,350	350,000	2,00%	38,900			5,000	590,250	246,275	3,195,000	2028	
2029	1,262,797	1,231			1,264,028	225,000	3.00%	40,725	350,000	2,00%	31,900			5,000	652,625	611,403	1,652,236	2,620,000	2029
2030	1,262,797	3,057			1,265,854	300,000	3.00%	32,850	350,000	2,00%	24,900			15,000	722,750	543,104	2,195,340	1,970,000	2030
2031	1,262,797	2,716			1,265,512	300,000	3.10%	23,700	350,000	2,00%	17,900				691,600	573,912	2,769,253	1,320,000	2031
2032	1,262,797	2,870			1,265,667	300,000	3.15%	14,325	350,000	2,00%	10,900				675,225	590,442	3,359,694	670,000	2032
2033	1,262,797	2,952			1,265,749	300,000	3.20%	4,800	370,000	2,00%	3,700				678,500	567,249	3,946,944	0	2033
2034	1,262,797	2,936			1,265,733										0	1,265,733	5,212,677	0	2034
2035	1,262,797	6,329			1,269,126										0	1,269,126	6,481,802	0	2035
2036	1,262,797	6,346			1,269,143										0	1,269,143	7,750,945	0	2036
2037	1,262,797	6,346			1,269,143										0	1,269,143	9,020,088	0	2037
2038	1,262,797	6,346			1,269,143										0	1,269,143	10,289,230	0	2038
2039	1,262,797	6,346			1,269,143										0	1,269,143	11,558,373	0	2039
Total	17,377,767	61,656	315,840	136,000	17,891,262	2,480,000		753,975	2,720,000		467,800	1,406,384	162	102,060	7,930,381				Total

Notes:

Projected TID Closure

Table 4 - Cash Flo

SECTION 10:

Annexed Property

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

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

At the time of the drafting of this document, the Village Plan Commission and Board are considering but have not yet approved the following amendments to Village's Future Land Use Plan map as part of the ongoing update of the Village's Comprehensive Plan to the Year 2050:

1. Changing the land use classification of Parcel Nos. 4, 5, 6 and 9 within the TID#7 amended boundary from "Agricultural/Conservation Residential" and "Mixed Use" to "Industrial/Office"

Zoning for Parcel Nos. 3, 4 5, 6 and 9 will need to be changed from the current A-1: Agricultural Zoning District to the M-1: Limited Industrial District prior to or concurrent with the submission of site development & building plans for the development of said parcels.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

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

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating new industrial sites. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and encourage the development of nearby sites.

SECTION 15:

List of Estimated Non-Project Costs

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

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

SECTION 16:

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

INSERT SIGNED LEGAL OPINION

SAMPLE

Village President
Village of Germantown
N112 W17001 Mequon Rd
Germantown, Wisconsin 53022

RE: Project Plan Amendment for Tax Incremental District No. 6

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Germantown Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.									
Statement of Taxes Data Year:				2019					
						Percentage			
Washington County				6,357,096		12.75%			
Village of Germantown				13,594,521		27.26%			
Germantown School District				26,628,936		53.41%			
Milwaukee Area Technical College				3,280,267		6.58%			
Total				49,860,820					
Milwaukee									
Revenue Year	Washington County	Village of Germantown	Germantown School District	Area Technical College	0	0	Total	Revenue Year	
2020	5,348	11,437	22,404	2,760	0	0	41,949	2020	
2021	10,846	23,194	45,433	5,597	0	0	85,070	2021	
2022	10,846	23,194	45,433	5,597	0	0	85,070	2022	
2023	10,846	23,194	45,433	5,597	0	0	85,070	2023	
2024	43,591	93,219	182,597	22,493	0	0	341,901	2024	
2025	43,591	93,219	182,597	22,493	0	0	341,901	2025	
2026	106,504	227,757	446,130	54,956	0	0	835,347	2026	
2027	106,504	227,757	446,130	54,956	0	0	835,347	2027	
2028	106,504	227,757	446,130	54,956	0	0	835,347	2028	
2029	161,003	344,301	674,416	83,077	0	0	1,262,797	2029	
2030	161,003	344,301	674,416	83,077	0	0	1,262,797	2030	
2031	161,003	344,301	674,416	83,077	0	0	1,262,797	2031	
2032	161,003	344,301	674,416	83,077	0	0	1,262,797	2032	
2033	161,003	344,301	674,416	83,077	0	0	1,262,797	2033	
2034	161,003	344,301	674,416	83,077	0	0	1,262,797	2034	
2035	161,003	344,301	674,416	83,077	0	0	1,262,797	2035	
2036	161,003	344,301	674,416	83,077	0	0	1,262,797	2036	
2037	161,003	344,301	674,416	83,077	0	0	1,262,797	2037	
2038	161,003	344,301	674,416	83,077	0	0	1,262,797	2038	
2039	161,003	344,301	674,416	83,077	0	0	1,262,797	2039	
	2,215,610	4,738,037	9,280,863	1,143,257	0	0	17,377,767		
Notes:									
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.									