

City of Edgerton, Wisconsin TAX INCREMENT DISTRICT #11

Draft: November 29, 2023

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SECTION I. INTRODUCTION

Project Background

The City of Edgerton proposes to create Tax Increment District #11 (TID #11) in the central part of the City corporate limits, northeast of the historic central business district. The proposed boundaries of TID #11 include 14 parcels totaling nearly 11 acres, located south of the intersection of N. Main and Swift Streets. The proposed District boundaries include a former shoe factory, a 6.6-acre site that has been a redevelopment target for many years. The site has been purchased and cleared by the City of Edgerton, and it is ready for private redevelopment.

Additionally, the District contains several commercial and residential properties with frontages primarily along N. Main Street. While some parcels are actively used and well maintained, others exhibit physical conditions of economic obsolescence, deterioration, and vacancy that negatively impact property values, in addition to health and safety conditions. The District is proposed to be a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1., which provides a TID lifespan of up to 27 years and a 22-year spending period.

The City seeks to capture new value from that redevelopment and other development activities anticipated in the future in order to finance necessary public improvements and offer incentives for improving or redeveloping aging, vacant or outmoded parcels within the District. The City may also establish a Main Street Façade Program to stimulate rehabilitation and reinvestment by private property owners.

Targeted development and redevelopment of parcels in the District may, in the short term, generate increment that may be used to construct new public infrastructure, offset extraordinary redevelopment costs and provide incentives for business improvements and expansion, in addition to promoting orderly and robust economic development in the coming years.

This Project Plan for TID #11 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the City Council on recommendation of the Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #11.

Implementation of the Project Plan and construction of the listed public improvements will require case-by-case authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and City Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #11 in the City of Edgerton.

Type of District, Size and Location

TID #11 is proposed as a blighted area district and is comprised of 14 parcels. The parcels within the District total approximately 10.95 +/- developed or developable acres. More than 50%, by area, of the real property within the District (8.23 acres, or 75.2%) is a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1. As of January 1, 2023, the total base value of the land and improvements located within the District was \$2,843,100. A map of the proposed boundaries is located in Section III of this plan.

Estimated Total Project Expenditures

The purpose of TID #11 is to provide the necessary improvements in public infrastructure to encourage economic development and increase property values. During the 22-year expenditure period permitted under the Tax Increment Law, a total of \$2,623,860 in project costs is proposed, including estimated finance charges and interest.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the City Council. The City Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #11.

Economic Development

As a result of the creation of this District, the City estimates that additional land and improvement value of approximately \$6,909,581 (in 2023 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2051, within the 27-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project 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 Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to the extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.

2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of approximately \$1,546,333.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial, or industrial construction may provide additional funding for infrastructure and development incentives.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District's creation would become effective for valuation purposes as of January 1, 2024. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2024, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no forgone tax increments to be paid in the event the District is not created. 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 made and can be found in Appendix B of this plan.
4. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. More than 50%, by area, of the real property within the District is a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1.
7. The City estimates that approximately 18% 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) and 66.1105(6)(am)1.

8. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #11 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF EDGERTON

Tax Increment District #11 has been created for the purpose of promoting orderly development in the City of Edgerton. First, the District will help to finance the infrastructure improvements needed to accommodate the redevelopment of the former shoe factor site. This project will result in residential infill development. The timing and need for creating TID #11 is driven in part by developer interest in the shoe factory project. The infusion of residential foot traffic as well as the redevelopment of the site will prove to be a catalyst for additional investment elsewhere along N. Main Street.

Second, the City seeks to encourage reinvestment in existing properties along N. Main Street. The renovation or redevelopment of these buildings is hampered by relatively low market rents relative to the costs of improvements. Development of the former shoe factory site and the creation of a TIF district now may encourage redevelopment, renovation or expansion by property owners within the District. For this reason, the District boundary identified in this project plan has been designed so as to capture a number of other properties with redevelopment, renovation or expansion potential, summarized in Table 4. While not every anticipated project may require some form of TIF assistance, they may generate tax increment that would provide revenue to the District that could be used to help fund some of the public improvements related to those projects as well as elsewhere in and near TID #11.

SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #11 are officially designated on Map 1 and include the parcels listed in Table 2. The boundary includes 14 parcels south of the intersection of N. Main and Swift Streets. It encompasses a vacant parcel (former shoe factory) and commercial and residential properties with frontages primarily along N. Main Street. Limited residential development is included for purposes of establishing contiguity to known or expected redevelopment parcels, and while many of these residences are not expected to transition to other uses during the life of the district, these properties may see increased assessment values and/or other benefits from public expenditures as authorized in Section V.

As of January 1, 2023, the real and personal property in TID #11 had an assessed base value of \$2,843,100, and the City's total equalized value was \$615,007,100. The TID #11 base value (minus the parcel that overlaps the existing TID #6), plus \$45,796,600 in value increment in the three existing TIF districts, equals \$48,531,900 or 7.89% of the City's total. The City intends to create an additional TIF district, TID #11, at the same time as the creation of TID #10. TID #11 is projected to equal an additional 0.25% of the City's total equalized value, which results in a total of 8.14% of the City's equalized value located within a TID if the two districts are approved. This is less than the 12% maximum currently permitted under the Tax Increment Law, as demonstrated in Table 1.

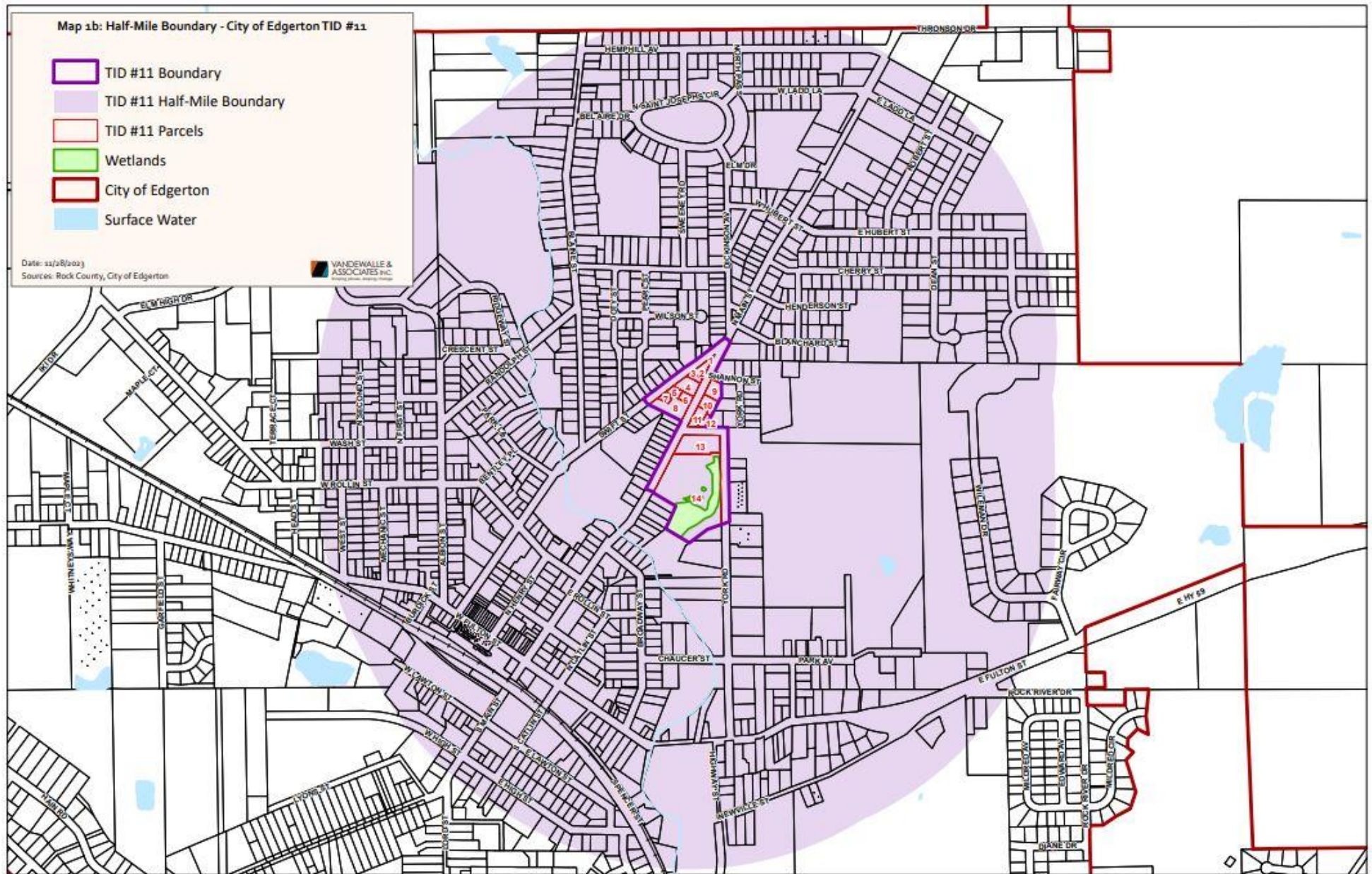
Table 1: Valuation Test Compliance

Total City EAV (2023)		\$615,007,100
12% Test		\$73,800,852
Increment of Existing TIDs		
TID #6	5.43%	\$33,403,600
TID #7	0.36%	\$2,188,700
TID #9	1.66%	\$10,204,300
Total Existing Increment	7.45%	\$45,796,600
Total TID #10 Base Value		\$11,958,600
TID #10 and TID #6 Overlap		\$10,416,100
TID #10 value for 12% test		\$1,542,500
Total TID #11 Base Value		\$2,843,100
TID #11 and TID #6 Overlap		\$107,800
TID #11 value for 12% test		\$2,735,300
Projected Base of TID #10	0.25%	\$1,542,500
Projected Base of TID #11	0.44%	\$2,735,300
Total Value Subject to 12% Test		\$50,074,400
Compliance	8.14%	PASS

Table 2: Parcel List and Current Values

Map ID	Tax Key	Owner Name	Class	Parcel Address	Acres	2023 Land Value	2023 Improvement Value	2023 Total Assessed Value	2023 Personal Property Value	Currently in TID #6
1	6-26-304	CITY OF EDGERTON			0.02	\$ -	\$ -	\$ -		
2	6-26-303.1	DANETTE Y RYNES	1	620 N MAIN ST	0.24	\$ 28,300	\$ 144,100	\$ 172,400		
3	6-26-305.1	RANDALL MINCH, CARMEN MINCH	2	522 N MAIN ST	0.11	\$ 18,500	\$ 85,700	\$ 104,200	\$700	
4	6-26-305.2	TERRI L NOTTESTAD	2	520 N MAIN ST	0.43	\$ 52,500	\$ 147,900	\$ 200,400	\$7,700	
5	6-26-306	TERRI L NOTTESTAD	2		0.16	\$ 20,200	\$ -	\$ 20,200		
6	6-26-306.1	DENNIS P TRAUTSCH, AMY J TRAUTSCH	2	514 N MAIN ST	0.17	\$ 25,800	\$ 53,700	\$ 79,500	\$7,300	
7	6-26-307	SCOTT PURLEE	2	605 SWIFT ST	0.14	\$ 21,700	\$ 131,000	\$ 152,700		
8	6-26-308	LESS R/E LLC	2	512 N MAIN ST	0.74	\$ 55,700	\$ 298,200	\$ 353,900		
9	6-26-310.1	MAHESH KUMAR SUKHEJA, KUSMAKAR SUKHEJA	2	611 N MAIN ST	0.38	\$ 45,000	\$ 23,900	\$ 68,900		
10	6-26-234.1	J&T REED LLC	2	605-607 N MAIN ST	0.35	\$ 36,600	\$ 24,200	\$ 60,800		
11	6-26-235	J&T REED LLC	2	601 N MAIN ST	0.31	\$ 36,100	\$ 368,500	\$ 404,600	\$69,200	
12	6-26-235A	D&D SPIKE INC	1	4 JENSON ST	0.13	\$ 20,400	\$ 141,100	\$ 161,500		
13	6-26-358.3	KT REAL ESTATE HOLDINGS LLC, CONVENIENCE STORE INVESTMENTS LTD	2	505 N MAIN ST	1.18	\$ 140,700	\$ 815,500	\$ 956,200	\$132,100	
14	6-26-358	CITY OF EDGERTON	2	407 N MAIN ST	6.61	\$ 107,800	\$ -	\$ 107,800		Yes
Totals					10.98	\$609,300	\$2,233,800	\$2,843,100	\$217,000	





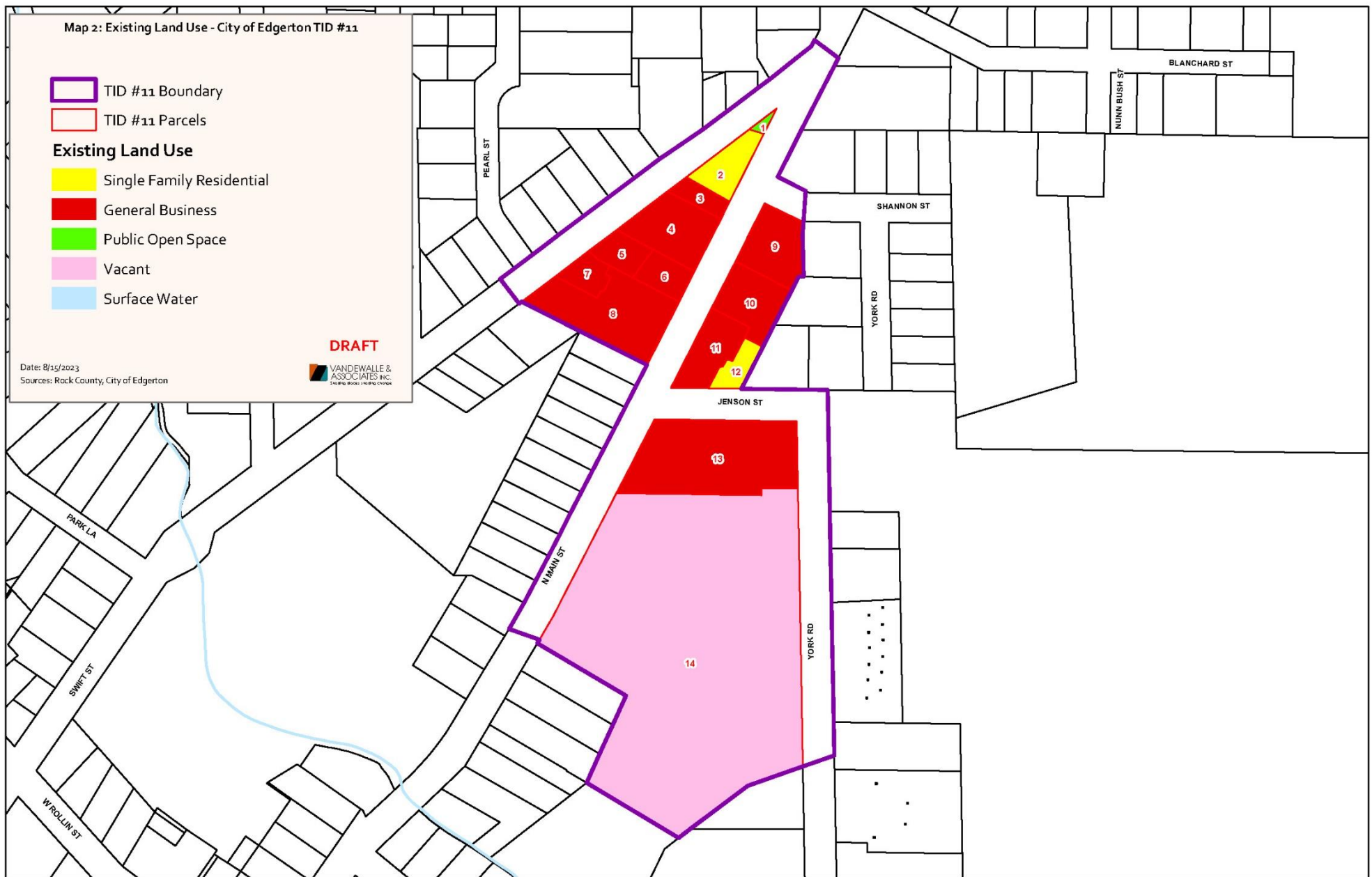
SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

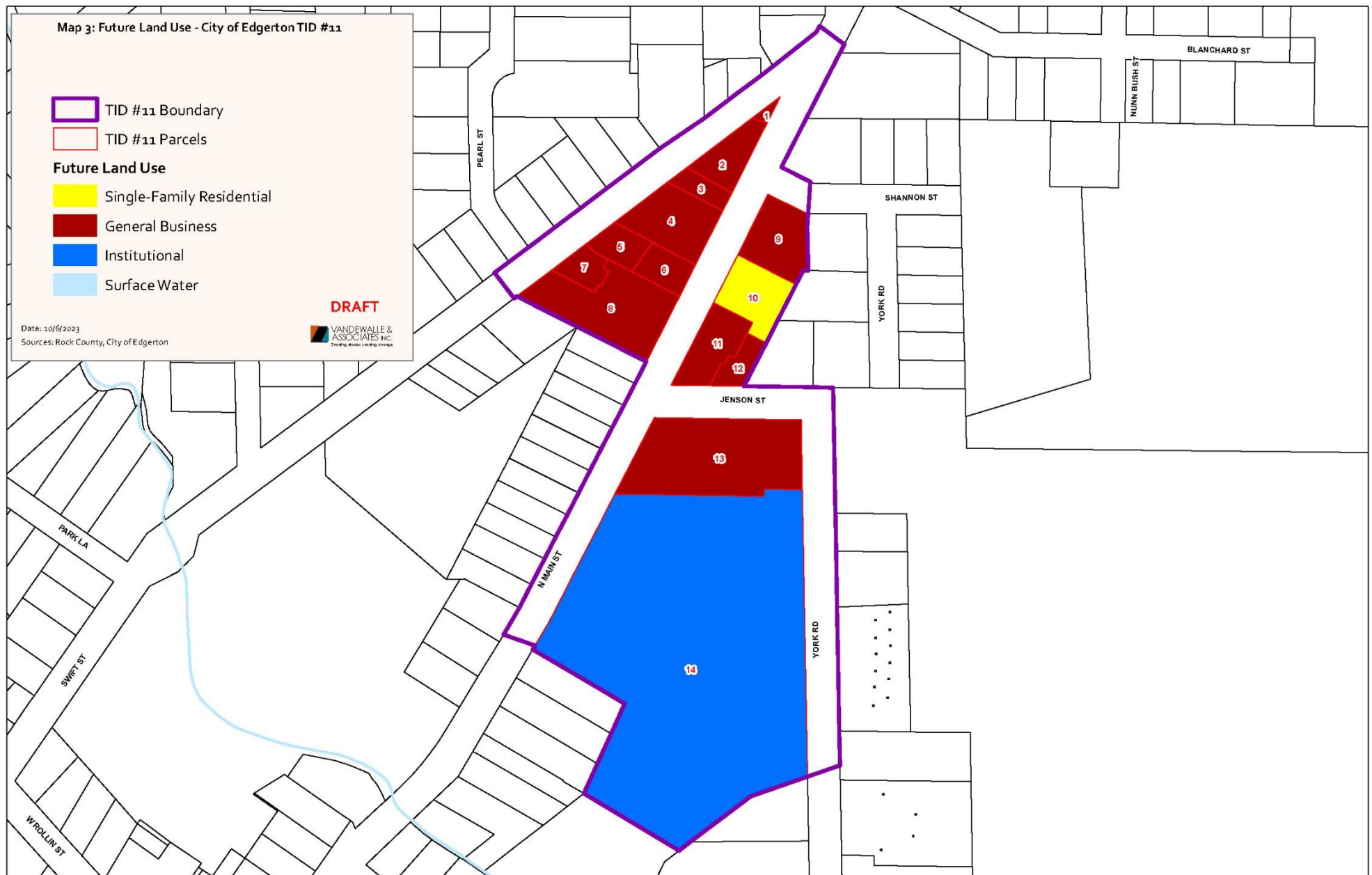
Map 2 depicts existing land uses for the District. Fireman's Park, comprised of a small open space and memorial, is located at the intersection of Swift Street and N. Main Street. South of that is a residential property. Properties to the south on the west side of N. Main Street generally consist of commercial uses (tavern, laundromat, antiques store, screen printing, etc.). A single family residential property is located on Jenson Street. Properties on the east side of N. Main Street are commercial in use and include a drive-in restaurant with large parking lot and two gas stations with convenience stores. The southernmost parcel in the District is a 6.6-acre vacant parcel previously home to a shoe factory, now demolished. Site preparation and economic development incentives to spur redevelopment of this property are a driving force behind the creation of TID #11. There are 2.1 acres of delineated wetlands in the proposed TID #11 boundary.

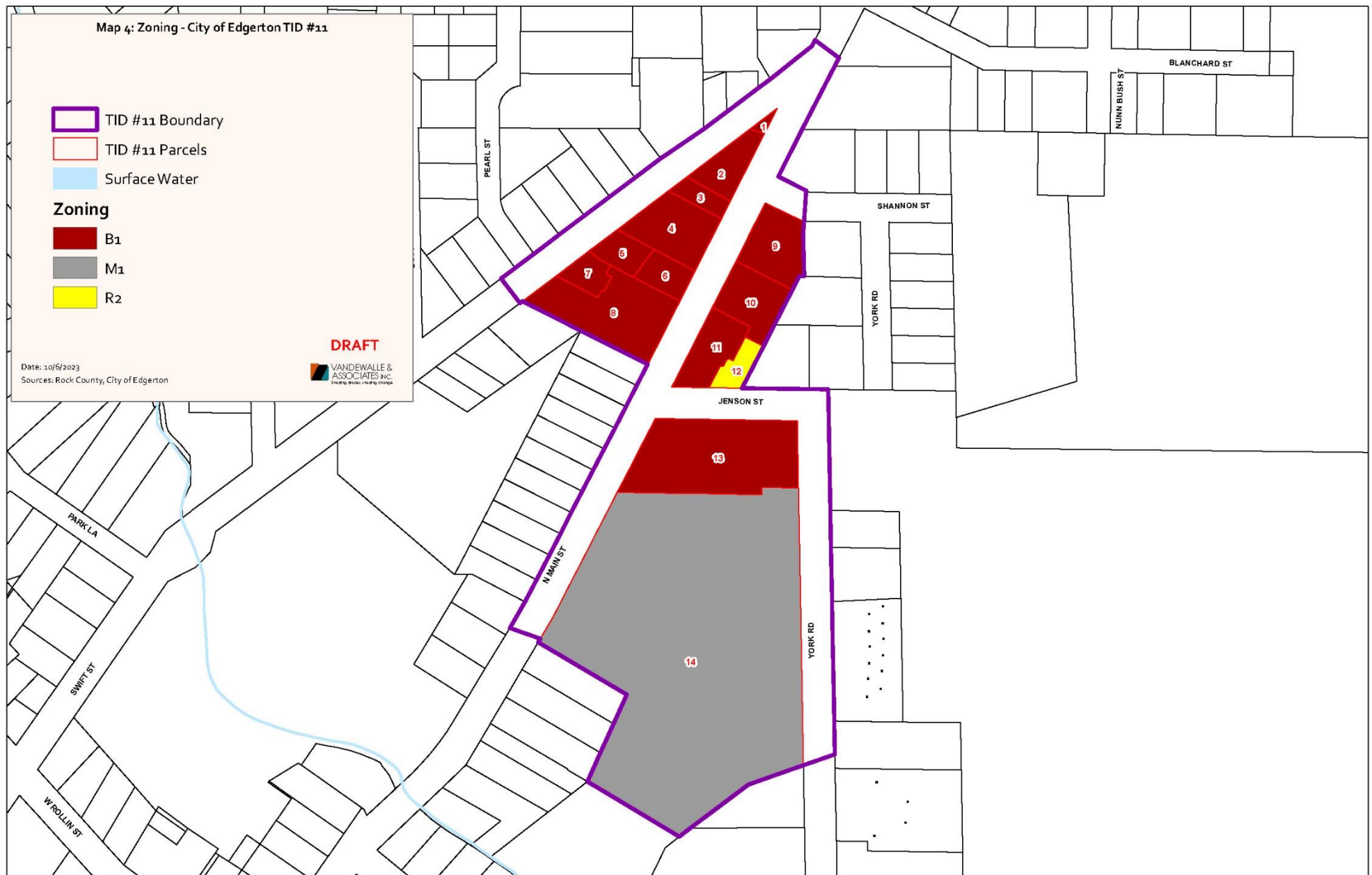
The anticipated uses of all parcels within TID #11 are generally consistent with the future land uses shown in the City of Edgerton Comprehensive Plan, which recommends primarily General Business and Institutional, with one parcel recommended for Single Family residential, as shown on Map 3. The City will initiate a process to amend the Future Land Use Map for any parcels found to be inconsistent with this Project Plan. Until any changes are made, development will be subject to current zoning and the current Future Land Use Map.

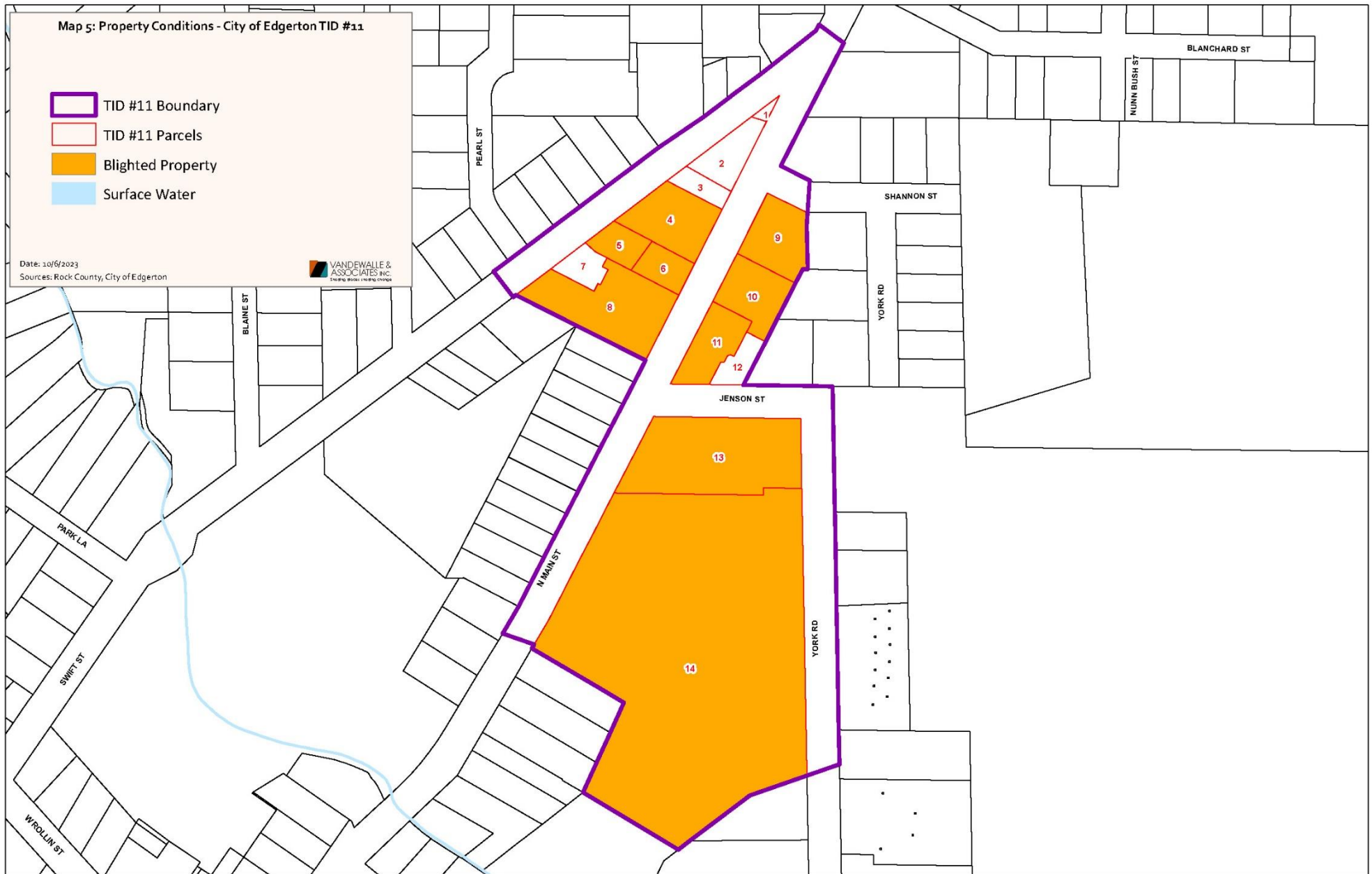
Map 4 reflects current zoning designations within TID #11. Zoning districts include Local Business District (B-1), Light Industrial District (M-1), and Residential District Two (R-2). The Comprehensive Plan allows the City to rezone property when and if demand for rezoning takes place to maintain compatibility with the Comprehensive Plan's Future Land Use Map and this Project Plan.

As reflected on Map 5, more than 50%, by area, of the real property within the District (8.23 of 10.95 acres, or 75.2%) is a blighted area within the meaning of Wis. Stat. § 66.1105(2)(ae)1. A parcel-by-parcel assessment of conditions meeting statutory criteria is shown in Appendix A.









SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #11 Project Plan, the total level of authorized spending on direct project costs for TID #11 will be \$3,325,660, including interest and finance charges, to facilitate growth and development over the District's 27-year life. Note that the City intends to borrow only for "Priority Expenditures," further defined in this section. Including additional interest and finance charges, administrative costs and other project costs that may be financed without issuance of public debt, the City anticipates total expenditures of up to \$2,623,860 over the life of TID #11. These costs are reflected in Tables 6 and 7 in Section VII.

Consistent with the goals and purposes of the District as articulated in this Project Plan, all project expenditures are intended to promote conservation and rehabilitation of properties, eliminate blight, provide for orderly development, stimulate commercial revitalization, create jobs, enhance the value of property, and broaden the property tax base of the City of Edgerton and the overlying taxing jurisdictions.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas or those in need of rehabilitation or conservation work. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 3 and their general locations are shown on Map 6.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Contingent Expenditures are those the City may undertake provided sufficient tax increments become available to pay for them. The tax increments projected to be received from the future redevelopment projects described in Section VII are not thought to be sufficient to cover the Contingent Expenditures and, therefore, these expenditures are not included in the financial feasibility analysis contained in Section VII. However, should additional tax increments be generated, then the City may use them to undertake these projects.

Expenditures within a Half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below and on Table 3 with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the City Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction, and are eligible costs whether undertaken by public or private entities. The City Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the

proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown in Table 3 are preliminary estimates provided by the City's departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. For project costs that may occur entirely or partially outside the boundary, the City may exercise reasonable discretion in determining the appropriate share of total project costs to be borne by the District, subject to available increment. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan.

A. Infrastructure Projects

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the Project Plan, but only the portion which directly benefits the District is an eligible cost. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Contingent Infrastructure Projects

1. **Storm Sewer Replacement** – South Side of the Former Shoe Factory Site
2. **Reconstruction of Streets** – Jenson Street and Shannon Street

B. Capital Cost Projects

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable ("green") building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements

necessary to serve the parking needs of the District. Such a project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Capital Cost Projects

1. Site Improvements – Former Shoe Factory Site

C. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City or others acquiring property within the District as needed to accommodate new development or public improvement consistent with this Plan.

Priority Real Estate Acquisition and Relocation Projects

The City may deem it necessary to acquire property in this area to further the redevelopment initiatives outlined in this Project Plan. The City has not earmarked specific properties for acquisition but intends to be prepared in the event acquisition is necessary to achieve development objectives.

D. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer to induce development and ensure project feasibility. All properties within the District are eligible for incentives, and at City Council discretion, properties in the immediate vicinity that may offer significant benefits to TID #11 or the City as a whole. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the City Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Priority Economic Development Incentive Projects

Economic Development Incentives* - Structured payments may be provided to landowners, businesses or leasees anywhere within the District.

The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this plan and other City plans and policies.

E. Administrative and Professional Services

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City's partner agencies such as the Edgerton Redevelopment Authority. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District's development as well as the completion of required annual reports, forms and audits, and similar efforts.

Active project management will be a key activity and expenditure for successful implementation of the TID #11 Project Plan. It is the intent of the Edgerton City Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for façade improvements; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development.

Priority Administrative and Professional Service Projects

1. **Administrative Projects*** - Includes costs associated with creating TID #11 and ongoing administrative expenditures. **Additional miscellaneous costs** may include the following general implementation tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion. Any expenditures made outside District boundaries should have a direct benefit on the district.

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the City Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

F. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

Priority Finance Charges and Interest

Finance Charges and Interest. As detailed in Section VII, two separate borrowings are planned in order to fully fund the Priority Projects listed in this Section. The level of borrowing, timing, interest rates, and finance charges are estimates and will likely vary based on economic conditions and projected District cash flows at the time the obligations are incurred. Therefore, the costs shown in Section VII are subject to change without having to amend this Plan.

G. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). Once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #11 to other qualifying districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat §66.1105(4)(h).

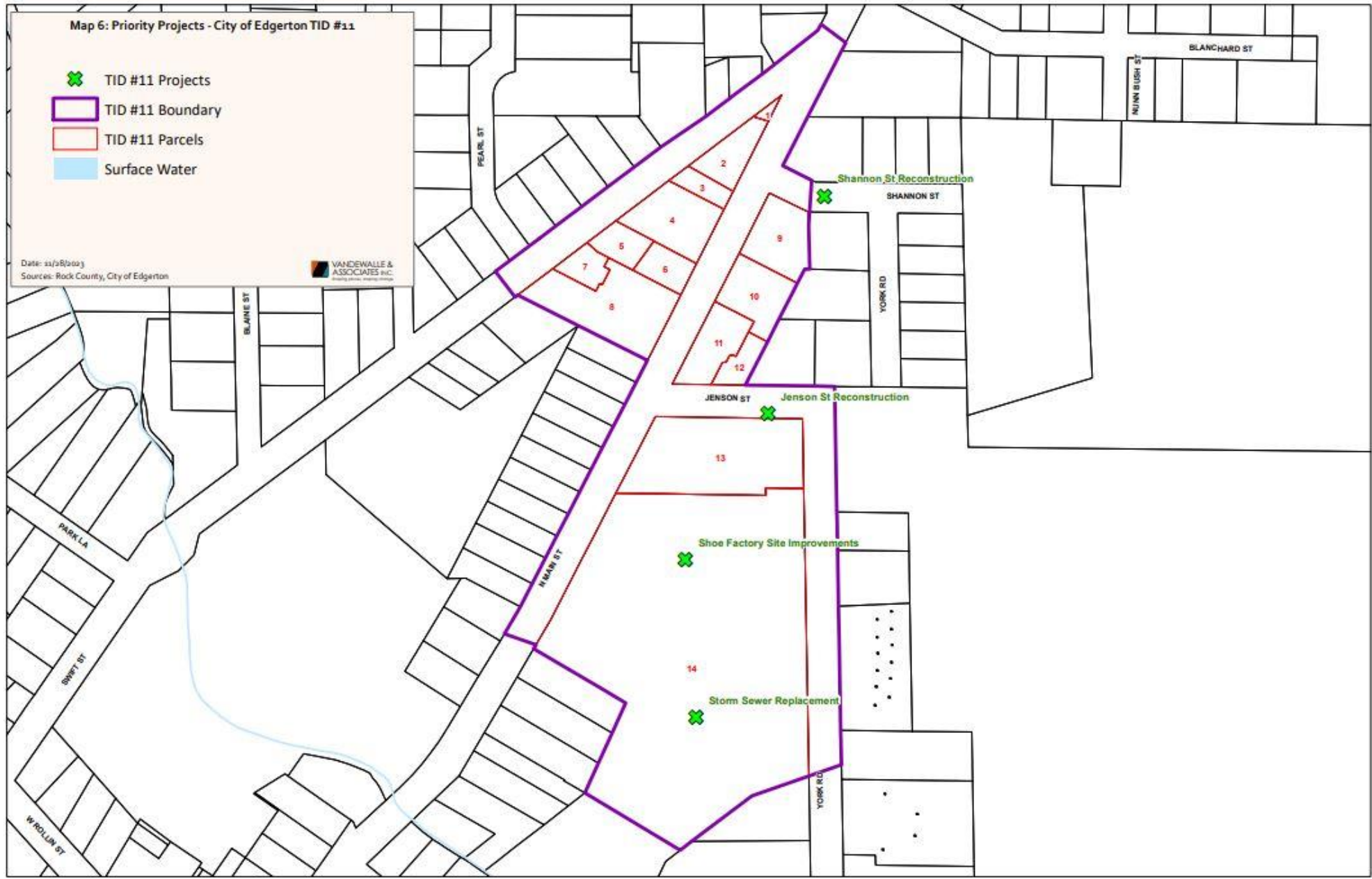
Priority Donations to Other Districts

Donations to TID #9 and/or #10. To the extent that surplus revenues are available, donations may be made from TID #11 to TID #9, a mixed use district, or TID #10, a blighted district, to assist with those Districts' eligible project costs and debt obligations. This expenditure is not required but could be considered by the City Council due to its inclusion in the project plan.

Table 3: Priority Projects and Estimated Costs

#	Project Costs	Cost Estimate
A. Infrastructure		
	n/a	n/a
B. Capital Costs		
	Former Shoe Factory Site Improvements	\$238,288
C. Property Acquisition and Relocation		
	Property Acquisition and Relocation*	\$100,000
D. Economic Development Incentives		
	Development Incentives (subject to development agreement) and Façade/Building Improvement Grants*	\$1,476,498
E. Administration and Professional Services		
	Administrative Projects	\$465,000
F. Finance Charges and Interest		
	Finance Charges and Interest	\$242,363
G. Donations to Other Districts		
	Donations to TID #9 and/or TID #10	\$100,000
Total Expenditures		\$2,623,860

1. See Map 6 for project locations.
2. Expenditures marked with an asterisk (*) may take place within one-half mile of the District boundary.
3. All preliminary cost estimates are shown in 2023 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.



SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City may pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full costs attributable to TID #11 have been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this Plan.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 3: Priority Projects and Estimated Costs (Section V), lists the priority projects and provides an estimated total cost for each category and/or project throughout the District's life. Hard costs are expected to be borrowed for and built within 1-2 year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2023 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, blight elimination, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the City Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 4: Development Assumptions by Year, provides a more detailed schedule of expected development in TID #11 based on the potential for expansion or redevelopment potential of selected parcels over the life of the District. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 27 years. A conservative estimate places the value increment from new construction within the District at approximately \$6,909,581 with most of the projected new value anticipated within the first 15 years of the TID in the form of redevelopment and renovation activity.

Table 5: Projected Tax Increment Revenues by Year estimates the tax increment to be generated from new construction in the District (shown in Table 4). Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield tax increment revenues of \$4,170,193. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Edgerton and surrounding municipalities.

Financing for certain priority projects listed in Table 3 will be made on a case-by-case basis. The borrowing could be a mix of taxable and tax-exempt General Obligation (G.O.), Revenue Bonds, and Special Assessment B Bonds in order to maintain borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.) Table 6: Estimated Debt Service Financing Plan, shows one possible scenario for G.O. borrowings in 2025 and 2029 for priority infrastructure, and capital costs. Note that these issuances are limited only to Priority Projects (i.e., excluding Contingent or non-essential projects) as described in Section V and are exclusive of administrative costs and donations to other Districts. It is estimated that G.O borrowing interest rates over prevailing 2023 scale average 5.75% for the two bond issues. All calculations assume an annual inflation rate of 2% and a gross millage rate of \$18.89.

Table 7: Summary of Source and Uses (Cash Flow), shows TID #11 is expected to close on time, as early as 2051, with a projected positive cash balance of \$1,546,333 available at the end of its statutory life (the final collection year of 2051). The \$340,000 in debt service for the two bond issuances in Table 6 is reflective of additional finance-related costs and capitalized interest; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” is included in Section VIII.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. Table 6 provides a projection of the financing method for each potential borrowing and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Identified projects will provide the necessary anticipated governmental services to the area. A reasonable and orderly borrowing sequence is shown on Table 6. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- **If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.**

Table 4: Development Assumptions

Construction Year		Commercial/ Mixed Use	Residential	Total Development Increment by Year	Cumulative Value Increment
1	2024			\$0	\$0
2	2025		\$4,400,000	\$4,400,000	\$4,400,000
3	2026			\$0	\$4,400,000
4	2027			\$0	\$4,400,000
5	2028			\$0	\$4,400,000
6	2029			\$0	\$4,400,000
7	2030	\$47,150		\$47,150	\$4,447,150
8	2031	\$71,550		\$71,550	\$4,518,700
9	2032	\$217,600		\$217,600	\$4,736,300
10	2033	\$184,300		\$184,300	\$4,920,600
11	2034	\$13,500		\$13,500	\$4,934,100
12	2035	\$475,300		\$475,300	\$5,409,400
13	2036		\$1,449,581	\$1,449,581	\$6,858,981
14	2037	\$50,600		\$50,600	\$6,909,581
15	2038			\$0	\$6,909,581
16	2039			\$0	\$6,909,581
17	2040			\$0	\$6,909,581
18	2041			\$0	\$6,909,581
19	2042			\$0	\$6,909,581
20	2043			\$0	\$6,909,581
21	2044			\$0	\$6,909,581
22	2045			\$0	\$6,909,581
23	2046			\$0	\$6,909,581
24	2047			\$0	\$6,909,581
25	2048			\$0	\$6,909,581
26	2049			\$0	\$6,909,581
27	2050			\$0	\$6,909,581
Totals		\$ 1,060,000	\$ 5,849,581	\$ 6,909,581	

1. Estimates based on 2023 assessment data and construction costs.
2. Uninflated annual increment at project buildout, based on 2023 tax rate and estimated costs.
3. Combination of projected rehabilitation (assumed \$85 per square foot assessed value following construction) and redevelopment (assumed \$110,000 assessed value per residential unit following construction).

Table 5: Projected Tax Increment Revenues by Year

Assumptions	
Annual Inflation During Life of TID.....	2.00%
Estimated 2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$18.89
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues
	(a)	(b)	(c)	(d)	(e)	(f)
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue
	(January 1)		(1)			
	Base Value					
	\$2,843,100					
2024	\$2,843,100	\$56,862		\$56,862	\$18.89	\$0
2025	\$2,899,962	\$57,999	\$4,400,000	\$4,514,861	\$18.89	\$0
2026	\$7,357,961	\$147,159	\$0	\$4,662,020	\$18.89	\$1,074
2027	\$7,505,120	\$150,102	\$0	\$4,812,123	\$18.89	\$85,286
2028	\$7,655,223	\$153,104	\$0	\$4,965,227	\$18.89	\$88,066
2029	\$7,808,327	\$156,167	\$0	\$5,121,394	\$18.89	\$90,901
2030	\$7,964,494	\$159,290	\$47,150	\$5,327,834	\$18.89	\$93,793
2031	\$8,170,934	\$163,419	\$71,550	\$5,562,802	\$18.89	\$96,743
2032	\$8,405,902	\$168,118	\$217,600	\$5,948,520	\$18.89	\$100,643
2033	\$8,791,620	\$175,832	\$184,300	\$6,308,653	\$18.89	\$105,081
2034	\$9,151,753	\$183,035	\$13,500	\$6,505,188	\$18.89	\$112,368
2035	\$9,348,288	\$186,966	\$475,300	\$7,167,454	\$18.89	\$119,170
2036	\$10,010,554	\$200,211	\$1,449,581	\$8,817,246	\$18.89	\$122,883
2037	\$11,660,346	\$233,207	\$50,600	\$9,101,053	\$18.89	\$135,393
2038	\$11,944,153	\$238,883		\$9,339,936	\$18.89	\$166,558
2039	\$12,183,036	\$243,661		\$9,583,597	\$18.89	\$171,919
2040	\$12,426,697	\$248,534		\$9,832,130	\$18.89	\$176,431
2041	\$12,675,230	\$253,505		\$10,085,635	\$18.89	\$181,034
2042	\$12,928,735	\$258,575		\$10,344,210	\$18.89	\$185,729
2043	\$13,187,310	\$263,746		\$10,607,956	\$18.89	\$190,518
2044	\$13,451,056	\$269,021		\$10,876,977	\$18.89	\$195,402
2045	\$13,720,077	\$274,402		\$11,151,379	\$18.89	\$200,384
2046	\$13,994,479	\$279,890		\$11,431,268	\$18.89	\$205,466
2047	\$14,274,368	\$285,487		\$11,716,756	\$18.89	\$210,650
2048	\$14,559,856	\$291,197		\$12,007,953	\$18.89	\$215,937
2049	\$14,851,053	\$297,021		\$12,304,974	\$18.89	\$221,330
2050	\$15,148,074	\$302,961		\$12,607,935	\$18.89	\$226,830
2051					\$18.89	\$232,441
2052						\$238,164
		<u>\$5,698,354</u>	<u>\$6,909,581</u>			<u>\$4,170,193</u>

Tax Increment Projection Worksheet Provided by: BAIRD, Inc. using assumptions provided by the City.

Table 6: Estimated Debt Service Financing Plan

Example New Issue		Example New Issue					
\$240,000		\$100,000					
G.O. BORROWING		G.O. BORROWING					
Dated April 1, 2025		Dated April 1, 2029					
Expenditures							
(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
Principal	Interest	Principal	Interest	Payment to Developer	Admin Expenses	Other Expenses	Combined Expenditures
(4/1)	(4/1 & 10/1) AVG= 5.75%	(4/1)	(4/1 & 10/1) AVG= 5.75%				
				\$0	\$25,000		\$25,000
				\$0	\$25,000		\$25,000
	\$20,700			\$44,000	\$25,000		\$89,700
\$5,000	\$13,656			\$44,000	\$25,000		\$87,656
\$5,000	\$13,369			\$44,000	\$25,000		\$87,369
\$10,000	\$12,938			\$44,000	\$25,000		\$91,938
\$10,000	\$12,363		\$8,625	\$44,000	\$25,000		\$99,988
\$10,000	\$11,788	\$5,000	\$5,606	\$44,472	\$25,000		\$101,865
\$10,000	\$11,213	\$5,000	\$5,319	\$45,187	\$25,000		\$101,718
\$10,000	\$10,638	\$5,000	\$5,031	\$47,363	\$20,000		\$98,032
\$10,000	\$10,063	\$5,000	\$4,744	\$49,206	\$20,000		\$99,012
\$10,000	\$9,488	\$5,000	\$4,456	\$49,341	\$20,000		\$98,285
\$10,000	\$8,913	\$5,000	\$4,169	\$54,094	\$20,000		\$102,175
\$15,000	\$8,194	\$5,000	\$3,881	\$68,590	\$20,000		\$120,665
\$15,000	\$7,331	\$5,000	\$3,594	\$69,096	\$20,000		\$120,021
\$15,000	\$6,469	\$5,000	\$3,306	\$69,096	\$20,000		\$118,871
\$15,000	\$5,606	\$5,000	\$3,019	\$69,096	\$20,000		\$117,721
\$15,000	\$4,744	\$5,000	\$2,731	\$69,096	\$20,000		\$116,571
\$15,000	\$3,881	\$5,000	\$2,444	\$69,096	\$20,000		\$115,421
\$20,000	\$2,875	\$5,000	\$2,156	\$69,096	\$5,000	\$100,000	\$204,127
\$20,000	\$1,725	\$5,000	\$1,869	\$69,096	\$5,000		\$102,690
\$20,000	\$575	\$5,000	\$1,581	\$69,096	\$5,000		\$101,252
		\$5,000	\$1,294	\$69,096	\$5,000		\$80,390
		\$5,000	\$1,006	\$69,096	\$5,000		\$80,102
		\$5,000	\$719	\$69,096	\$5,000		\$79,815
		\$10,000	\$288	\$69,096	\$5,000		\$84,383
				\$69,096	\$5,000		\$74,096
				\$0	\$0		\$0
				\$0	\$0		\$0
\$240,000	\$176,525	\$100,000	\$65,838	\$1,476,498	\$465,000	\$100,000	\$2,623,860

Estimated Financing Plan Provided by: BAIRD, Inc. using assumptions provided by the City.

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Table 7: Summary of Sources and Uses (Cash Flow)

Assumptions				
Annual Inflation During Life of TID.....	2.00%			
Estimated 2023 Gross Tax Rate (per \$1000 Equalized Value)....	\$18.89			
Annual Adjustment to tax rate.....	0.00%			
Investment rate.....	0.00%			
Data above dashed line are actual				

Background Data				
(a)	(b)	(c)	(d)	(e)
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate
(January 1)				
Base Value				
\$2,843,100				
2024	\$2,843,100	\$56,862	\$0	\$56,862
2025	\$2,899,962	\$57,999	\$4,400,000	\$4,514,861
2026	\$7,357,961	\$147,159	\$0	\$4,662,020
2027	\$7,505,120	\$150,102	\$0	\$4,812,123
2028	\$7,655,223	\$153,104	\$0	\$4,965,227
2029	\$7,808,327	\$156,167	\$0	\$5,121,394
2030	\$7,964,494	\$159,290	\$47,150	\$5,327,834
2031	\$8,170,934	\$163,419	\$71,550	\$5,562,802
2032	\$8,405,902	\$168,118	\$217,600	\$5,948,520
2033	\$8,791,620	\$175,832	\$184,300	\$6,308,653
2034	\$9,151,753	\$183,035	\$13,500	\$6,505,188
2035	\$9,348,288	\$186,966	\$475,300	\$7,167,454
2036	\$10,010,554	\$200,211	\$1,449,581	\$8,817,246
2037	\$11,660,346	\$233,207	\$50,600	\$9,101,053
2038	\$11,944,153	\$238,883		\$9,339,936
2039	\$12,183,036	\$243,661		\$9,583,597
2040	\$12,426,697	\$248,534		\$9,832,130
2041	\$12,675,230	\$253,505		\$10,085,635
2042	\$12,928,735	\$258,575		\$10,344,210
2043	\$13,187,310	\$263,746		\$10,607,956
2044	\$13,451,056	\$269,021		\$10,876,977
2045	\$13,720,077	\$274,402		\$11,151,379
2046	\$13,994,479	\$279,890		\$11,431,268
2047	\$14,274,368	\$285,487		\$11,716,756
2048	\$14,559,856	\$291,197		\$12,007,953
2049	\$14,851,053	\$297,021		\$12,304,974
2050	\$15,148,074	\$302,961		\$12,607,935
2051				\$18.89
2052				
		\$5,698,354	\$6,909,581	

Revenues	
(f)	
Tax Revenue	
	\$0
	\$0
	\$1,074
	\$85,286
	\$88,066
	\$90,901
	\$93,793
	\$96,743
	\$100,643
	\$105,081
	\$112,368
	\$119,170
	\$122,883
	\$135,393
	\$166,558
	\$171,919
	\$176,431
	\$181,034
	\$185,729
	\$190,518
	\$195,402
	\$200,384
	\$205,466
	\$210,650
	\$215,937
	\$221,330
	\$226,830
	\$232,441
	\$238,164
	\$4,170,193

Example New Issue		Example New Issue	
\$240,000		\$100,000	
G.O. BORROWING		G.O. BORROWING	
Dated April 1, 2025		Dated April 1, 2029	
Expenditures			
(g)	(h)	(i)	(j)
Principal	Interest	Principal	Interest
(4/1)	(4/1 & 10/1)	(4/1)	(4/1 & 10/1)
	AVG=		AVG=
	5.75%		5.75%
	\$20,700		
\$5,000	\$13,656		
\$5,000	\$13,369		
\$10,000	\$12,938		
\$10,000	\$12,363		\$8,625
\$10,000	\$11,788	\$5,000	\$5,606
\$10,000	\$11,213	\$5,000	\$5,319
\$10,000	\$10,638	\$5,000	\$5,031
\$10,000	\$10,063	\$5,000	\$4,744
\$10,000	\$9,488	\$5,000	\$4,456
\$10,000	\$8,913	\$5,000	\$4,169
\$15,000	\$8,194	\$5,000	\$3,881
\$15,000	\$7,331	\$5,000	\$3,594
\$15,000	\$6,469	\$5,000	\$3,306
\$15,000	\$5,606	\$5,000	\$3,019
\$15,000	\$4,744	\$5,000	\$2,731
\$15,000	\$3,881	\$5,000	\$2,444
\$20,000	\$2,875	\$5,000	\$2,156
\$20,000	\$1,725	\$5,000	\$1,869
\$20,000	\$575	\$5,000	\$1,581
		\$5,000	\$1,294
		\$5,000	\$1,006
		\$5,000	\$719
		\$10,000	\$288

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SECTION VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City 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. As of 2023, the City has a G.O. debt limit of \$29,130,495, of which \$26,252,495 is currently unused and could be made available to finance project costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent that the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by the Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent that the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs by an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment

payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan by an amount equal to the total collected.

SECTION IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #11 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

The anticipated uses of all parcels within TID #11 are generally consistent with the City of Edgerton Comprehensive Plan, which recommends primarily General Business, Institutional, and Single-Family Residential future land use categories, as shown on Map 3.

TID #11 is being created under the “blighted area” definition of Wis. Stat. § 66.1105(2)(ae)1., allowing the City the flexibility of choosing to rezone parcels if and when demand for rezoning takes place. The City will initiate a process to amend the Future Land Use Map any parcels found to be inconsistent with this Project Plan. Until any changes are made, development will be subject to current zoning and the current Future Land Use Map. Any zoning changes required to implement the projects listed herein will be made in accordance with the City’s zoning ordinance on a project-by-project basis.

SECTION X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City within the past year prior to adoption of this Project Plan. The entire District is surrounded by property already in the City, so no future annexations are anticipated.

SECTION XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that approximately 18% of the real property in 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).

SECTION XII. STATEMENT ON RELOCATION

In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stat. Chapter 32.

APPENDIX A PROPERTY CONDITIONS ASSESSMENT

MAP ID	Owner	Parcel Address	Land Value 2023	Imp Value 2023	Total Value 2023	Parcel Acres	Existing/ Former Use	blight y/n	Dilapidation/Deterioration	Age	Obsolescence	Vacant	Wetland Acres	Blighted Acres	Additional Notes
1	CITY OF EDGERTON		\$0	\$0	\$0	0.0	Open Space	N							
2	DANETTE Y RYNES	620 N MAIN ST	\$28,300	\$144,100	\$172,400	0.2	Residential	N							
3	RANDALL MINCH, CARMEN MINCH	522 N MAIN ST	\$18,500	\$85,700	\$104,200	0.1	Commercial	N							
4	TERRIL NOTTESTAD	520 N MAIN ST	\$52,500	\$147,900	\$200,400	0.4	Commercial	Y	X					0.4	pavement condition
5	TERRIL NOTTESTAD		\$20,200	\$0	\$20,200	0.2	Commercial/ Vacant	Y	X			X		0.2	pavement condition, underutilized/vacant land
6	DENNIS P TRAUTSCH, AMY J TRAUTSCH	514 N MAIN ST	\$25,800	\$53,700	\$79,500	0.2	Commercial	Y	X					0.2	pavement and siding condition
7	SCOTT PURLEE	605 SWIFT ST	\$21,700	\$131,000	\$152,700	0.1	Commercial	N							
8	LESS R/E LLC	512 N MAIN ST	\$55,700	\$298,200	\$353,900	0.7	Commercial	Y	X					0.7	pavement condition
9	MAHESH KUMAR SUKHEJA, KUSMAKAR SUKHEJA	611 N MAIN ST	\$45,000	\$23,900	\$68,900	0.4	Commercial	Y	X	X				0.4	pavement condition, outdated signage
10	J&T REED LLC	605-607 N MAIN ST	\$36,600	\$24,200	\$60,800	0.4	Commercial & Residential	Y	X	X	X			0.4	pavement condition, obsolescence (cottages)
11	J&T REED LLC	601 N MAIN ST	\$36,100	\$368,500	\$404,600	0.3	Commercial	Y	X					0.3	awning damage, peeling paint
12	D&D SPIKE INC	4 JENSON ST	\$20,400	\$141,100	\$161,500	0.1	Residential	N							
13	KT REAL ESTATE HOLDINGS LLC, CONVENIENCE STORE INVESTMENTS LTD	505 N MAIN ST	\$140,700	\$815,500	\$956,200	1.2	Commercial	Y	X					1.2	pavement condition
14	CITY OF EDGERTON	407 N MAIN ST	\$107,800	\$0	\$107,800	6.6	Vacant	Y				X	2.1	4.5	vacant, obsolescence

APPENDIX B IMPACT ON OVERLYING TAXING JURISDICTIONS**Appendix B: Impact on Overlying Taxing Jurisdictions**

Base Value:	\$2,843,100	(January 1, 2023)
Projected Value Increment:	\$12,607,935	(At district closure in 2051)
Projected Total Tax Increment	\$4,170,193	(From creation to closure)

Taxing Jurisdiction	2023 Tax Rate ¹	% of Mill Rate by Jurisdiction	2023 Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over the Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
Rock County	4.35	24.23%	\$12,362	\$ 1,010,433	\$ 67,181	\$ 54,819
City of Edgerton	5.66	31.56%	\$16,103	\$ 1,316,210	\$ 87,511	\$ 71,408
Edgerton School District	7.07	39.42%	\$20,113	\$ 1,644,009	\$ 109,305	\$ 89,192
TCDB-Blackhawk	0.86	4.78%	\$2,441	\$ 199,542	\$ 13,267	\$ 10,826
Total	17.94	100%	\$51,018	\$ 4,170,193	\$277,263	\$226,245

Footnote:

1. Gross millage rates not including school tax credit.