

**PROJECT PLAN AMENDMENT NO. 2 FOR
TAX INCREMENTAL DISTRICT NO. 2**



Organizational Joint Review Board Hearing Held: June 7, 2018

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Approval by Joint Review Board August 8, 2018

**TAX INCREMENTAL DISTRICT NO. 2
PROJECT PLAN AMENDMENT NO. 2**

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AMENDMENT NO. 2 OF PROJECT AREA REDEVELOPMENT PLAN**

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TAX INCREMENTAL DISTRICT NO. 2
AMENDMENT NO. 2 OF
PROJECT AREA REDEVELOPMENT PLAN

I. INTRODUCTION

NOTE: some of the enclosed items have not changed from the original Project Plan and/or Amendment No. 1 for Tax Incremental District No. 2. Reference all project plans for complete information on this District.

A. General Summary of Tax Incremental Financing

This section is intended for those readers not familiar with Tax Increment Financing (TIF) to provide general information regarding TIF. Starting in 1975, Wisconsin enacted legislation enabling local governments to establish what is currently titled a Tax Incremental District (TID). Wisconsin Statute §66.1105, Tax Increment Law, describes the procedures required to establish a District.

Properties within a TID are not tax exempt, and pay levy annually like other property owners.

In basic terms, TIF divides tax revenue from properties in the District into two categories: Taxes on the pre-development value of the tax base when the district was created (the tax increment base) are kept by each taxing body, while the taxes from the increased value of property resulting from redevelopment (the tax increment) are deposited in a Tax Increment Fund, which is maintained by the City. Money in the Tax Increment Fund is used to repay bonds that are issued to finance improvements or redevelopment projects within the District. Using this method, the City does not incur expenses from the general fund and does not need to raise taxes to support the redevelopment projects. After a TID is terminated or “closed”, all taxing bodies have the advantage of the enhanced tax base.

For additional information, copies of the City/Village Wisconsin Tax Incremental Finance Manual are available for review or purchase at the City Administration Building, 2424 15th Avenue, South Milwaukee, or can be reviewed at the Wisconsin Department of Revenue website: <https://www.revenue.wi.gov/Pages/Publications/slftif-cvmanual.aspx>

B. Intent of this Document and Approval Process

This document has been prepared as an amendment to the project and redevelopment plan for Tax Incremental District No. 2, and the 2011 Amendment effective January 1, 2012 (“Amendment No. 1”), in the City of South Milwaukee to comply with Wisconsin Statutes. For the purposes of this document, the term “Project Plan” shall mean the Redevelopment Plan as defined under §66.1331(3) and Project Plan as referenced under §66.1105(4)(h). This

document amends the original Project Plan and Amendment No. 1 to establish TID No. 2 as a donor tax incremental district per §66.1105(6)(f). The boundary of TID No. 2 is not being amended with this Plan.

On July 5, 2000, the City of South Milwaukee Common Council adopted Resolution No. 00-24, which created Tax Incremental District No. 2 and approved the Project Plan. On August 1, 2000, the Joint Review Board approved said Resolution. Thereafter, the City of South Milwaukee Common Council adopted Resolution No. 11-26 on October 18, 2011, which amended the TID No. 2 Project Plan. The Joint Review Board approved said resolution on October 24, 2011. Since creation of the TID, the Common Council first authorized the Community Development Authority (CDA) and now the Plan Commission to proceed with various redevelopment projects in accordance with the Project Plan. Applicable resolutions, maps and findings are published in the original TID No. 2 Project Plan on file at the City Administration Building, 2424 15th Avenue. Together, the existing Project Plan and Amendment No. 1 are used as the official plan to guide redevelopment activities within the TID. This document shall be considered as fully incorporated and part of the original Project Plan and Amendment No. 1 to the Project Plan, except where modified by this document.

TID No. 2 is designated as a blight elimination TID. The effective date is January 1, 2000. The City has a 22-year expenditure period and a maximum of 27 years to close the TID. The Plan Commission is the primary agent for implementing the Project Plan. Plan Commission responsibilities include implementing the plan and assisting with the redevelopment of vacant, blighted and underutilized properties. Wisconsin Statutes require that changes in district boundaries or additional projects require formal amendment to the Project Plan, involving public review and Common Council approval.

C. Projects Completed (or initiated) within Project Area No. 2 (TID No. 2) Since 2000

Amendments to a Project Plan are required to indicate whether items have changed since the original report. The following information provides a non-comprehensive summary to indicate activity since the TID No. 2 Project Plan and Amendment No. 1. Within TID No. 2, redevelopment activities have been implemented with authorization of the Common Council, consistent with the objectives of the TID Project Plan and Amendment No. 1, and are summarized below. Map 1-A shows the TID No. 2 Boundary and existing land uses in the district.

- 2002: Conducted Market Analysis
- 2009: Rehabilitated N. Chicago Avenue: new curb and gutter, sidewalk, and pavement

TAX INCREMENTAL DISTRICT NO. 2 – PROJECT SUMMARY
As of May 2016

Project Title/Address	Project Description / Status as of May 2016	Estimated Costs/ Redevelopment Incentives
222 N. Chicago Avenue (N. Chicago Avenue, Davis and 11 th Avenue parcels formerly referred to as the Gateway Parcel) (Walmart)	<p>Includes 1010 Davis, 211 11th, 234 N. Chicago, and 200 – 230 N. Chicago with acquisition expenses as described below.</p> <p>Developer and City entered into a purchase agreement for \$500,000 sale price to develop a Walmart neighborhood market retail store. Sale closed in April 2012 and included \$500,000 for initial remediation activities reimbursement to developer. Other project costs include previously constructed improvements to N. Chicago Avenue along 222 N. Chicago of \$204,306 and on site improvements including storm sewer relay, water main and remediation activities. Construction of Walmart complete.</p> <p>Remediation complete with applicable expenses reimbursed to Walmart Real Estate in 2013 totaling \$1,180,958.</p>	Costs to date: \$2,062,717
1010 Davis Avenue 211 11 th Avenue	<p>Properties acquired 12/2005 and were combined with 200-230 N. Chicago Avenue for larger redevelopment area.</p> <p>Purchase and sale agreement from previous owner includes \$150,000 in environmental escrow for remediation, which was conducted as part of 222 N. Chicago Avenue retail development.</p>	Costs to date: \$469,331.11
234 N. Chicago Avenue (Stramowski Heating)	<p>Property acquired to assemble all parcels in block between Carroll Ave and Davis Ave along N. Chicago.</p> <p>\$12,000 CDBG funds used to cover part of demolition in Summer 07. Unknown UST discovered and punctured during demo. Has been cleared.</p>	Costs to date: \$245,960.23
200 N. Chicago Avenue 208 N. Chicago Avenue 212 N. Chicago Avenue 230 N. Chicago Avenue	<p>CDA acquired four blighted, underutilized properties, demolished structures, coordinated environmental cleanup and assembled the parcels. Parcels have been combined with parcels to east at 1010 Davis and 211 11th Avenue and to south at 234 S. Chicago Ave, to form a 3.63-acre site for redevelopment now referred to as 222 N. Chicago Avenue.</p> <p>City purchased 212 N. Chicago Avenue for \$135,000. Demolition complete.</p> <p>City purchased 208 N. Chicago Avenue on 12/17/03 for \$200,000 total for purchase and relocation costs. Demolition complete. DNR issued conditional closure on 04-06-07.</p> <p>Intergovernmental agreement for back taxes and foreclosure for 200 N. Chicago Avenue executed on 5/7/03. City had title as of June 30, 2003. Brownfield Site Assessment Grant (SAG) received for 200 N. Chicago Avenue to investigate extent of underground tank contamination. CDA contracted with Advent Environmental to perform the Phase I environmental assessment of the site and remove the four underground storage tanks. Celerity (formerly Advent) completed Phase II. CDA authorized additional site investigation and submitted for DNR site closure without further work.</p>	Costs to date: \$789,169.56 (\$20,530.31) PECFA Reimbursement (10) \$768,639.25

	City acquired 230 N. Chicago Avenue in Sept. 2004, based on bankruptcy of tenant (Interstate Bakeries). Now part of 222 N. Chicago Avenue redevelopment parcel.	
1101, 1105, 1115, 1123 College (Sahagian)	<p>City initially desired to acquire all parcels, but appraisal of 1115 (Body shop) was higher than expected and it was deemed difficult to get a positive return based on site size.</p> <p>CDA and Council approved acquisition of 1101 and 1105 College for \$223,500 (closed 2/06). A survey indicated a building encroachment from 1115 College. \$8,494.03 has been received for the land on which the building encroaches. The property is being promoted for sale and development. Body shop was demolished in 2015 per court order. Property was sold by owner to a private party and demolition expenses were recouped.</p> <p><i>In 2017, a local chiropractor purchased land associated with 1101-1115 College Avenue for the construction of a one-story, ~6,500 square foot office building.</i></p>	Costs to date: \$417,226.97
221 N. Chicago Avenue	<p>Acquisition of property and demolition of structure, parcel sold to developer for construction of six condominium units.</p> <p>Common Council passed a Resolution of Intent to Acquire on 9/17/02. Acquisition complete on 5/6/03.</p> <p>CDA received purchase offer from HDC contractors for up to eight condominiums, pending approval of site plan, etc.</p> <p>Rezoning Public Hearing for 6 units on 11/16/04. Council adopted resolution 04-62 on 12-07-04. Complete.</p>	<p>Project Costs: \$156,944.75</p> <p>(plus \$13,000 paid by CDBG for demo)</p> <p>Land Sale (\$40,000)</p> <p>Service Fees (\$4,000)</p> <p>TIF Cost: \$112,944.75</p>
312/314 N. Chicago Avenue 1012 Carrington Avenue 1016 Carrington Avenue (Carrington Place)	<p>Construction of three duplex condominiums with attached garages. (Est. assessment of \$1,050,000 when complete)</p> <p>All units now sold. Developer acquired 1012 Carrington and received TIF assistance for CDA to acquire 312/314 N. Chicago Avenue and 1016 Carrington Avenue. Council passed resolution of intent on 4/15/03 to acquire 312/314 N. Chicago Avenue. Jurisdictional offer of \$114,000 was accepted by owner; closed 03-30-04.</p> <p>Council approved purchase of 1016 Carrington on 4/15/03 (\$115,000). Acquisition complete 6/30/03. CDA approved demolition contract 02-09-04.</p> <p>Council authorized CDA to proceed (Res. 04-18) on 03-16-04. CDA held public hearing on sale of land 04-12-04.</p>	<p>Acquisition and demolition costs: \$277,620.67</p> <p>Land sale: (\$100,000)</p> <p>Redevelopment Incentives: \$20,000</p> <p>TIF Cost: \$197,620.67</p>
112 N. Chicago Avenue	New Taco Bell Restaurant – Complete	No TIF funds provided.

D. District Value/Increment

The boundary of TID No. 2 includes territory where private property has been improved that did not require the CDA to incur project costs, but development or redevelopment of the land provided increment for the TID.

As of January 1, 2000, the effective date of the TID, the tax incremental base value for property in TID No. 2 was \$ 6,394,400 as determined by the State of Wisconsin Department of Revenue (DOR). The equalized value of taxable property in the TID increased from 2001 to 2007, peaking at \$21,067,600. Thereafter, based on real estate values, the value of property in the district decreased and the DOR revalued TIDs in the state. TID No. 2 was revalued at a 17% reduction in 2010, and 14.5% in 2011. As of September 1, 2011, the equalized value of taxable property in TID No. 2 was \$14,755,000. Since that time, TID No. 2 has accommodated redevelopment and investment such that its equalized value of taxable property in 2016 was \$29,976,000 and \$27,415,300 in 2017. The Annual DOR letters are on file with the City.

E. Description of Amended Plan

Planned activities include, but are not limited to, the following items. The Plan Commission/Common Council is not mandated to proceed with expenditures for projects or to implement projects listed.

Allocation of Positive Tax Increments to eligible TIDs:

Debt payments for TID No. 2 are planned to cease in 2018. While miscellaneous expenses may continue to accrue under TID No. 2 during the expenditure period, satisfied debt payments will lead to higher positive increments in the TID No. 2 fund balance after 2018. As such, it is possible in the future for TID No. 2 to allocate positive tax increments to eligible TIDs thereafter.

II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

TID No. 2 of the City of South Milwaukee was created primarily as a blight elimination TID under Wisconsin Statutes §66.1105 in order to improve a portion of the city, enhance the value of property, broaden the property tax base, and relieve the tax burden of residents and property owners when the TID closes. The Plan Commission and Common Council contemplate expending funds on TID activities. Section §66.1105(2)(f) defines various project costs that can be considered “eligible” costs within a TID.

Any cost directly or indirectly related to achieving the objectives of promoting redevelopment and blight elimination, rehabilitation, or conservation can be considered “project costs” and eligible to be paid from tax increments of this tax incremental district, including but not limited to the list below.

A. Capital Construction:

Capital construction costs can include costs for infrastructure improvements to serve projects such as street improvements, water main, sanitary sewer, storm sewer, and upgrading to natural gas or electrical services. Capital costs can also include costs contributed to construction of new buildings, remodeling, repair or reconstruction of existing buildings.

B. Site Preparation/Improvements:

Site development activities required to make sites suitable for reuse include, but are not limited to: excavation of material, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, razing existing structures, relocating power lines, installing utilities, signs, fencing, lighting and related activities.

C. Environmental Remediation

Includes asbestos removal prior to demolition of structures, environmental studies or investigation, testing, clean-up or remediation to make sites suitable for reuse. Expenditures to date include underground storage tank removals, asbestos abatement with building demolition, soil sampling and investigation.

D. Real Estate Acquisition:

Costs may include, but are not limited to, purchase of fee title, easements, appraisals, consultant fees, closing costs, surveying and mapping, lease and/or sale of property at below market price to encourage or make feasible a blight elimination or redevelopment project.

E. Relocation Costs:

Relocation of existing businesses for redevelopment projects or relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as outlined in Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

F. Redevelopment Funds:

The Common Council may allocate funds for the purpose of acquiring property, entering into financial (development) agreements with property owners or developers or any other activity authorized by Wisconsin Statutes to be undertaken by the Council. This may include payments which are found to be necessary or convenient to the implementation of the Project Plan.

G. Promotion and Development:

Promotion and development of TID No. 2 including professional services for marketing, recruitment, realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations are all eligible costs under this section.

H. Administration & Planning:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and design and engineering services, permits necessary for the public work, judgments or claims for damages, professional assistance with the general administration of TID No. 2, and others directly involved with the projects over the expenditure period.

I. Organization:

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, designers, planners, surveyors, appraisers, title companies, map makers, and other contracted services related to the TID.

J. Financing:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance, ***allocation of positive tax increment to other tax incremental districts***, and other expenses related to financing.

III. DETAILED LIST OF PROJECT COSTS

The table below shows the estimated expenditures anticipated for major categories of project costs for amended projects in TID No. 2 as described under Section I. E. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances at the time of construction or implementation.

Attachment A depicts a preliminary Tax Increment Pro Forma and Attachment B depicts TID 2 Anticipated Financials based on total TID expenditures for existing debt and proposed expenditures.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to changing conditions in the District. The City will generally use overall benefit to the City and economic feasibility; i.e., the availability of future revenue to support additional project costs, in determining the actual budget for project cost items over the course of the District's expenditure period and throughout the life of the District.

SOUTH MILWAUKEE TID NO. 2 AMENDED PROJECT COSTS *
FORECAST BEGINNING 2019

Cost Category	Projected Expenditures
A. Capital Construction	
B. Site Preparation/Improvements	
C. Environmental Remediation	
D. Real Estate Acquisition	
E. Relocation Costs	
F. Redevelopment Funds	
G. Promotion and Development	
H. Administration & Planning	\$90,000
I. Organization	\$45,000
J. Financing **	\$5,132,799
TOTAL	\$5,267,799

* Excludes preexisting debt payments

** Allocation of positive tax increment to eligible recipient TIDs

IV. ECONOMIC FEASIBILITY STUDY

In order to evaluate the economic feasibility of the amended District, City staff projected the amount of tax incremental revenue to be reasonably generated from the District. While the following factors are part of determining economic feasibility, they were not included in the projections and analysis conducted by City staff:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.

TIF Revenues

Utilizing an average inflation rate of zero percent (0%), projected increment of \$0, and an initial full-value tax rate of .0259041, which is assumed to remain constant, the projected TIF Revenue from TID No. 2 will be as shown in the Tax Increment Pro Forma in Attachment A.

The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Project Costs in Section III.

Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. As previously stated, there are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are

sufficient TID revenues in each year to pay all costs. The Anticipated Financials in Attachment B summarize the assumed cash flow and debt service plan.

IV A. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wis. Stats. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that approximately 73% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period. Building square footages, while an alternative way to assess retail percentage, were not readily available for analysis at the time of this amendment.

Estimate of Property to be Devoted to Retail Business	
<i>Lot Area Devoted to Retail (acres)</i>	16.78
<i>Total Lot Area (acres)</i>	22.93
<i>Percentage of Lot Area Devoted to Retail</i>	73%

V. FINANCING METHODS AND TIMETABLE

Attachment A depicts a preliminary Tax Increment Pro Forma and Attachment B depicts the Anticipated Financials or “cash flow worksheet” which show the timing of increment, revenue, and debt of TID No. 2. The Common Council is not mandated to make the improvements defined in the Project Plan or subsequent amendments.

VI. PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, BUILDING CODES, MAP AND CITY ORDINANCES

The City has proposed no changes to zoning ordinances, master plans, building codes, maps, or City ordinances in association with this Amendment.

VII. MAPS SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY IN THE DISTRICT

See Maps 1-A, 1-B, 2-A, and 2-B.

VIII. MAPS SHOWING PROPOSED IMPROVEMENTS AND USES IN THE DISTRICT

Not applicable.

XI. LIST OF ESTIMATED NON-PROJECT COSTS

This amendment will allow for TID No. 2 to allocate positive tax increments to other eligible Tax Incremental Districts.

X. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

No persons are expected to be displaced or relocated as a result of this Amendment to the Project Plan.

XI. STATEMENT INDICATING HOW THE PROJECT PLAN PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF SOUTH MILWAUKEE

Successful implementation of this amendment to TID No. 2 is intended to allow for the financial health and eventual closure of other eligible Tax Incremental Districts. Therefore, it is anticipated that the City and overlying taxing jurisdictions shall benefit from having financially healthy districts return to the tax rolls in the future.

XII. DISTRICT BOUNDARIES

TID No. 2 district boundaries are as described in the Project Plan and Amendment No. 1; no changes to the territory are resulting from this amendment. An updated parcel and ownership list is included as Attachment C.

XIII. SIGNED ATTORNEY'S OPINION THAT THE PLAN IS COMPLETE AND COMPLIES WITH THE LAW

See Attachment D.

Attachment A

City of South Milwaukee, Wisconsin TID 2 Tax Increment Pro Forma

During Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Tax Value - Jan. 1													
Value, Beginning of Year		\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300
Net Value of Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflation Increment	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax Incremental Value	\$ 23,581,600	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900	\$ 21,020,900
Value, End of Year	\$ 29,976,000	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300	\$ 27,415,300
Tax Rate (\$1,000)		25.94	25.94	25.94	25.94	25.94	25.94	25.94	25.94	25.94	25.94	25.94	25.94
Est. Increment Collected	\$ 619,799	\$ 640,749	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311
Collection Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	

DISCLAIMER: All numbers post-2016 are projections/estimates. The projections are based upon the information available as of December 31, 2017. The actual numbers will change.

Assumptions:

Base Value =	\$ 6,394,400
Estimated Tax Rate =	25.94
Estimated Inflation Rate =	0.00%

Attachment B

TID 2 Anticipated Financials

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Est. Increment	\$ 619,799	\$ 640,749	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311	\$ 580,311
Land Sale	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Income*	\$ 16,103	\$ 22,014	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total Est. Revenue	\$ 635,902	\$ 737,763	\$ 585,311									
Debt Payments	\$ 319,375	\$ 314,500	\$ 408,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Investments***	\$ -	\$ 195,394	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allocation to Recipient TID	\$ -	\$ -	\$ -	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311	\$ 570,311
Misc. Expenses**	\$ 11,525	\$ 11,763	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Total Est. Expenses	\$ 330,900	\$ 521,657	\$ 703,500	\$ 585,311								
Annual Balance	\$ 305,002	\$ 216,106	\$ (118,189)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Est.	\$ 1,290,316	\$ 1,506,422	\$ 1,388,233									

*Misc Income is generally tax exempt computer aid from the state and investment income.

** Misc. Expenses generally include audit fees, administrative fees, annual state fees, etc.

***Capital Investment-2017 TIF assistance for medical office at 11th & College, 2018 reimbursement to general fund (CIP) for earlier expenses e.g. N. Chicago impr. and balance of medical office building assistance.

DISCLAIMER: All numbers post-2017 are projections/estimates. The projections are based upon the information we have as of December 31, 2017. The actual numbers will change.

Attachment C

City of South Milwaukee, Wisconsin
Tax Incremental District No. 2 Parcels and Ownership

PARCEL #	OWNER NAME	PROPERTY ADDRESS	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	USE	AREA (ACRES)
7230008	BERNICE MACKOWIAK LIFE ESTATE	1020 CARRINGTON AVE	43000	76000	119000	RESIDENTIAL	0.08
7230009	AGIM SHEHU	1024 CARRINGTON AVE	50000	79000	129000	RESIDENTIAL	0.17
7230010	AGIM SHEHU	1021 DAVIS AVE	50000	95000	145000	RESIDENTIAL	0.17
7230017	BLAESKE INC	1109 DAVIS AVE	25000	0	25000	VACANT	0.44
7230018	LUETZOW INDUSTRIES	1122 CARRINGTON AVE	31000	0	31000	VACANT	0.28
7230019	GARY GALE	1118 CARRINGTON AVE	21000	64000	85000	COMMERCIAL	0.17
7230020	LUETZOW INDUSTRIES	1114 CARRINGTON AVE	30900	0	30900	VACANT	0.17
7230021	LUETZOW INDUSTRIES	1110 CARRINGTON AVE	30900	0	30900	VACANT	0.17
7230022	JACK WOJES	1106 CARRINGTON AVE	34000	59000	93000	COMMERCIAL	0.22
7230023	DONALD KURUCZ	1100 CARRINGTON AVE	52000	71000	123000	RESIDENTIAL	0.22
7230024	THOMAS M DUELLMAN	1103 CARRINGTON AVE	48000	68000	116000	RESIDENTIAL	0.29
7230025	DRETKA REVOCABLE TRUST	1109 CARRINGTON AVE	22000	46000	68000	RESIDENTIAL	0.17
7230026	KEITH A ORCHOLSKI	1111 CARRINGTON AVE	50000	67000	117000	RESIDENTIAL	0.17
7230027	STEVEN RAY HEFFNER	1115 CARRINGTON AVE	50000	91000	141000	RESIDENTIAL	0.17
7230028	JOHN T ANDERSON	1121 CARRINGTON AVE	21000	141000	162000	RESIDENTIAL	0.17
7230029	JOHN T ANDERSON	1123 CARRINGTON AVE	13000	0	13000	VACANT	0.09
7230030	JOHN T ANDERSON	1125 CARRINGTON AVE	13000	0	13000	VACANT	0.09
7230031	JOHN T ANDERSON	1127 CARRINGTON AVE	17000	0	17000	VACANT	0.12
7230084	MCKENDRY FAMILY LLC	1123 COLLEGE AVE	51000	0	51000	VACANT	0.29
7230085	MCKENDRY FAMILY LLC	110 112 EDGAR AVE	45000	182000	227000	COMMERCIAL	0.45
7230086	ALLIANCE MANUFACTURING G	116 EDGAR AVE	34400	162000	196400	COMMERCIAL	0.35
7230087	JOHN RACINE	124 EDGAR AVE	35000	69000	104000	COMMERCIAL	0.27
7230090	SCHEUING INC	1101 COLLEGE AVE	0	0	0	VACANT	0.20
7230091	WITTMAN HOLDING LLP	108 11TH AVE	54100	251300	305400	COMMERCIAL	0.55
7230092	JEFFREY J WITT	1100 CARROLL AVE	30000	60000	90000	COMMERCIAL	0.22
7230094	SCHOOL DIST OF SO MILW	109 EDGAR AVE	0	0	0	COMMERCIAL	0.55
7230098	MICHAEL P SMITH	102 N CHICAGO AVE	51000	144000	195000	COMMERCIAL	0.16
7230220	SHAHBAZ SHAFEEQ	1301 COLLEGE AVE 1A	21000	71000	92000	RESIDENTIAL	0.02
7230221	THE WALTER R SIMON JR LIVING TRUST	1301 COLLEGE AVE 1B	21000	71000	92000	RESIDENTIAL	0.02
7230222	SANDRA L BUCHHOLZ	1301 COLLEGE AVE 1C	21000	71000	92000	RESIDENTIAL	0.02
7230223	WILLIAM P FORBES	1301 COLLEGE AVE 1D	21000	71000	92000	RESIDENTIAL	0.02
7230224	PATRICK M FURLONG	1301 COLLEGE AVE 1E	27000	83000	110000	RESIDENTIAL	0.02
7230225	EDUARD PAPA	1301 COLLEGE AVE 1F	27000	83000	110000	RESIDENTIAL	0.02
7230226	ALLISON M SCHAPER	1301 COLLEGE AVE 1G	27000	83000	110000	RESIDENTIAL	0.02
7230227	JOSEPH E UNGER	1301 COLLEGE AVE 1H	27000	83000	110000	RESIDENTIAL	0.02
7230228	BEVERLY D JENSEN	1301 COLLEGE AVE 2A	21000	71000	92000	RESIDENTIAL	0.02
7230229	BRENT LARSCHEIDT	1301 COLLEGE AVE 2B	21000	71000	92000	RESIDENTIAL	0.02
7230230	DALE M SMITH	1301 COLLEGE AVE 2C	21000	71000	92000	RESIDENTIAL	0.02
7230231	MAUREEN O'CONNELL	1301 COLLEGE AVE 2D	21000	71000	92000	RESIDENTIAL	0.02
7230232	SKENDER ISMAILI	1301 COLLEGE AVE 2E	27000	83000	110000	RESIDENTIAL	0.02
7230233	SPIRO THOMOLLARI	1301 COLLEGE AVE 2F	27000	83000	110000	RESIDENTIAL	0.02
7230234	FRANCIS J MAHSEM	1301 COLLEGE AVE 2G	27000	83000	110000	RESIDENTIAL	0.02
7230235	JOHN H LATHROP	1301 COLLEGE AVE 2H	27000	83000	110000	RESIDENTIAL	0.02
7230236	DALE A SIETSEMA	1301 COLLEGE AVE 3A	21000	71000	92000	RESIDENTIAL	0.02
7230237	SHEILA H WESLEY LIFE ESTATE	1301 COLLEGE AVE 3B	21000	71000	92000	RESIDENTIAL	0.02
7230238	MARY L BLASKOWSKI	1301 COLLEGE AVE 3C	21000	71000	92000	RESIDENTIAL	0.02
7230239	EILEEN S NOWAK	1301 COLLEGE AVE 3D	21000	71000	92000	RESIDENTIAL	0.02
7230240	JEFFERY A LARSON	1301 COLLEGE AVE 3E	27000	83000	110000	RESIDENTIAL	0.02
7230241	TONI PAPA	1301 COLLEGE AVE 3F	27000	83000	110000	RESIDENTIAL	0.02
7230242	STEVEN A WOODS	1301 COLLEGE AVE 3G	27000	83000	110000	RESIDENTIAL	0.02
7230243	JOHN J MORAN	1301 COLLEGE AVE 3H	27000	83000	110000	RESIDENTIAL	0.02
7230244	MARY ANN GEE	1301 COLLEGE AVE 4A	21000	71000	92000	RESIDENTIAL	0.02
7230245	MICHAEL W HAMILTON	1301 COLLEGE AVE 4B	21000	71000	92000	RESIDENTIAL	0.02
7230246	KLODJAN SHEGAJ	1301 COLLEGE AVE 4C	21000	71000	92000	RESIDENTIAL	0.02
7230247	LISA ALENE DEAN	1301 COLLEGE AVE 4D	21000	71000	92000	RESIDENTIAL	0.02
7230248	ERJON JANKU	1301 COLLEGE AVE 4E	27000	83000	110000	RESIDENTIAL	0.02
7230249	IZET SABANOVSKI	1301 COLLEGE AVE 4F	27000	83000	110000	RESIDENTIAL	0.02
7230250	WILLIAM A RINNEMAKI II	1301 COLLEGE AVE 4G	27000	83000	110000	RESIDENTIAL	0.02
7230251	NICHOLAS SKAVLEM	1301 COLLEGE AVE 4H	27000	83000	110000	RESIDENTIAL	0.02
7230252	EILEEN C BARTEL REVOCABLE TRUST	1301 COLLEGE AVE 5A	21000	71000	92000	RESIDENTIAL	0.02
7230253	PHILIP E HOWARD JR	1301 COLLEGE AVE 5B	21000	71000	92000	RESIDENTIAL	0.02
7230254	ALBERTINA E GAGLIANI	1301 COLLEGE AVE 5C	21000	71000	92000	RESIDENTIAL	0.02
7230255	HEIDI L BOURNE	1301 COLLEGE AVE 5D	21000	71000	92000	RESIDENTIAL	0.02
7230256	PERPARIM CELA	1301 COLLEGE AVE 5E	27000	83000	110000	RESIDENTIAL	0.02
7230257	MARK R ZIELINSKI	1301 COLLEGE AVE 5F	27000	83000	110000	RESIDENTIAL	0.02
7230258	MICHAEL W MELVILLE	1301 COLLEGE AVE 5G	27000	83000	110000	RESIDENTIAL	0.02
7230259	MATTHEW R DLUGI	1301 COLLEGE AVE 5H	27000	83000	110000	RESIDENTIAL	0.02
7230260	CHRISTINE A SIEKERSKI	1301 COLLEGE AVE 6A	21000	71000	92000	RESIDENTIAL	0.02
7230261	JOHN METTERNICH	1301 COLLEGE AVE 6B	21000	71000	92000	RESIDENTIAL	0.02
7230262	HARRY J MANKE	1301 COLLEGE AVE 6C	21000	71000	92000	RESIDENTIAL	0.02
7230263	FREDERICK & ADELINE SCHULTZ	1301 COLLEGE AVE 6D	21000	71000	92000	RESIDENTIAL	0.02
7230264	GEOFFREY A OSWALT	1301 COLLEGE AVE 6E	27000	83000	110000	RESIDENTIAL	0.02
7230265	MICHELLE TOMAICH	1301 COLLEGE AVE 6F	27000	83000	110000	RESIDENTIAL	0.02
7230266	MAJIDAH K MURRAR	1301 COLLEGE AVE 6G	27000	83000	110000	RESIDENTIAL	0.02
7230267	ANTHONY D YBANEZ	1301 COLLEGE AVE 6H	27000	83000	110000	RESIDENTIAL	0.02
7230268	MIROSLAVA EREMIJA	1301 COLLEGE AVE 7A	21000	71000	92000	RESIDENTIAL	0.02
7230269	ANNETTE HALL	1301 COLLEGE AVE 7B	21000	71000	92000	RESIDENTIAL	0.02
7230270	JAMES K SORENSEN JR	1301 COLLEGE AVE 7C	21000	71000	92000	RESIDENTIAL	0.02
7230271	KEVIN D ANDALORO	1301 COLLEGE AVE 7D	21000	71000	92000	RESIDENTIAL	0.02
7230272	LISA M KULWICKI	1301 COLLEGE AVE 7E	27000	83000	110000	RESIDENTIAL	0.02
7230273	DAVID J WOLLMAN	1301 COLLEGE AVE 7F	27000	83000	110000	RESIDENTIAL	0.02

Attachment D

WESOLOWSKI, REIDENBACH & SAJDAK, S.C.
ATTORNEYS AT LAW
11402 WEST CHURCH STREET
FRANKLIN, WISCONSIN 53132

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JANE C. KASSIS,
LEGAL SECRETARY

May 29, 2018

Mayor Erik Brooks
City of South Milwaukee
2424 15th Avenue
South Milwaukee, WI 53172

**RE: Tax Increment District No. 2 – Project Plan Amendment No. 2
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105**

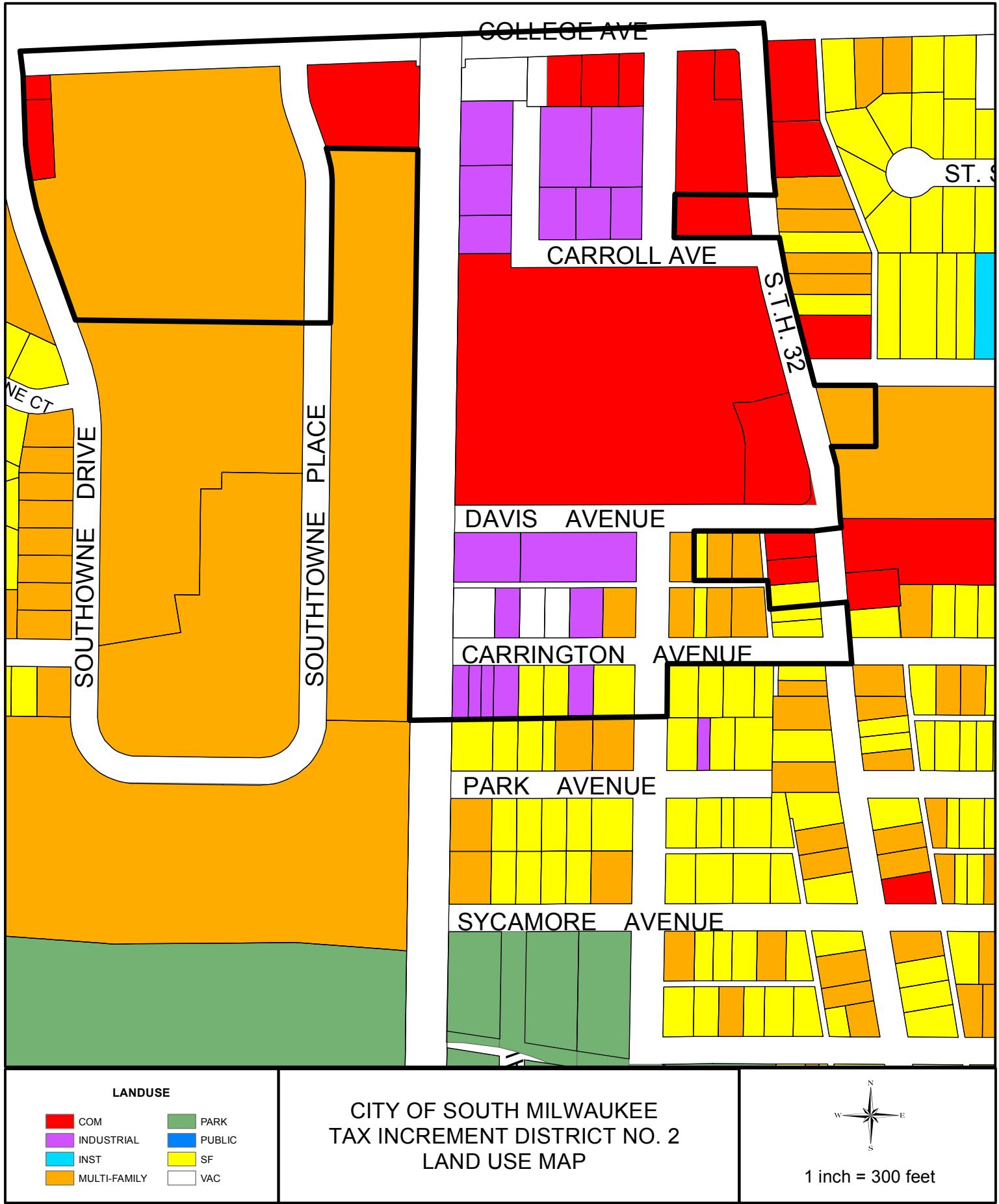
Dear Mayor Brooks:

As City Attorney for the City of South Milwaukee, I have reviewed the Amended Project Plan for the City of South Milwaukee Tax Increment District No. 2 and, in my opinion, have determined that it complies with Wis. Stat. §66.1105. This opinion is prepared pursuant to Wis. Stat. §66.1105(4).

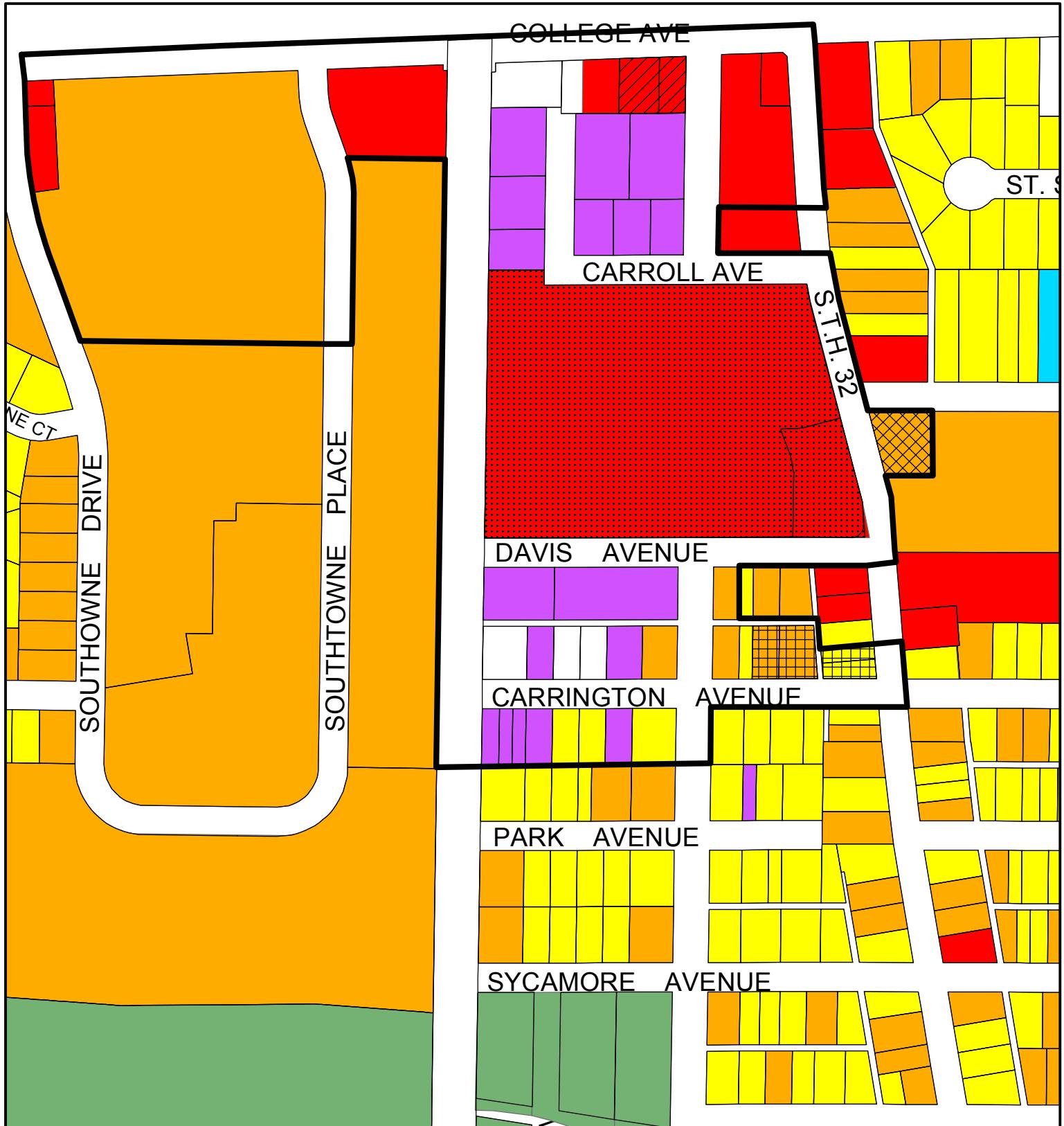
Sincerely,

Christopher R. Smith

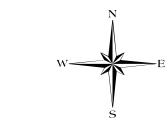
Christopher R. Smith
City Attorney
City of South Milwaukee



Map 1-A

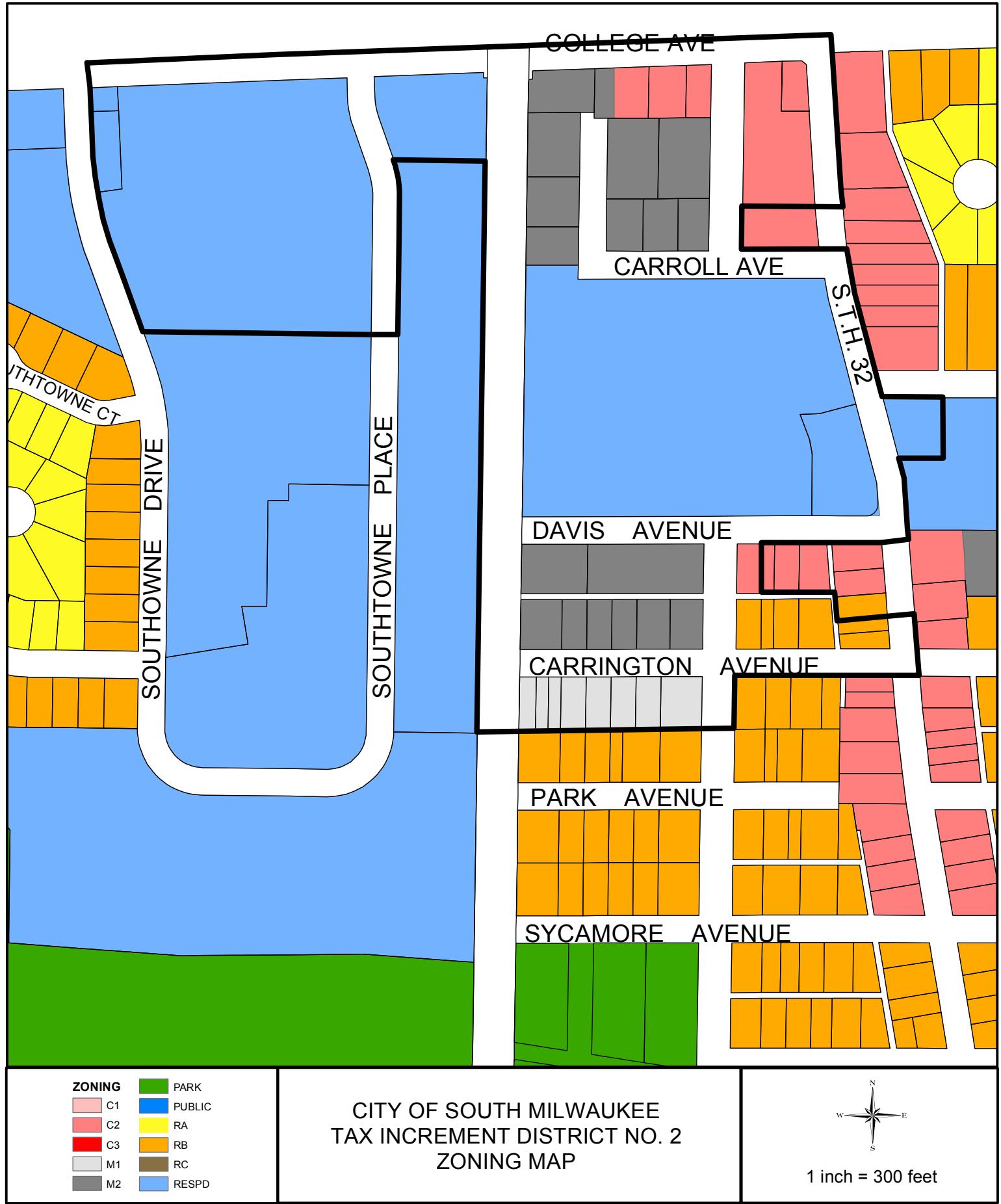


CITY OF SOUTH MILWAUKEE
TAX INCREMENT DISTRICT NO. 2
LAND USE MAP



1 inch = 300 feet

Map 1-B



Map 2-A

