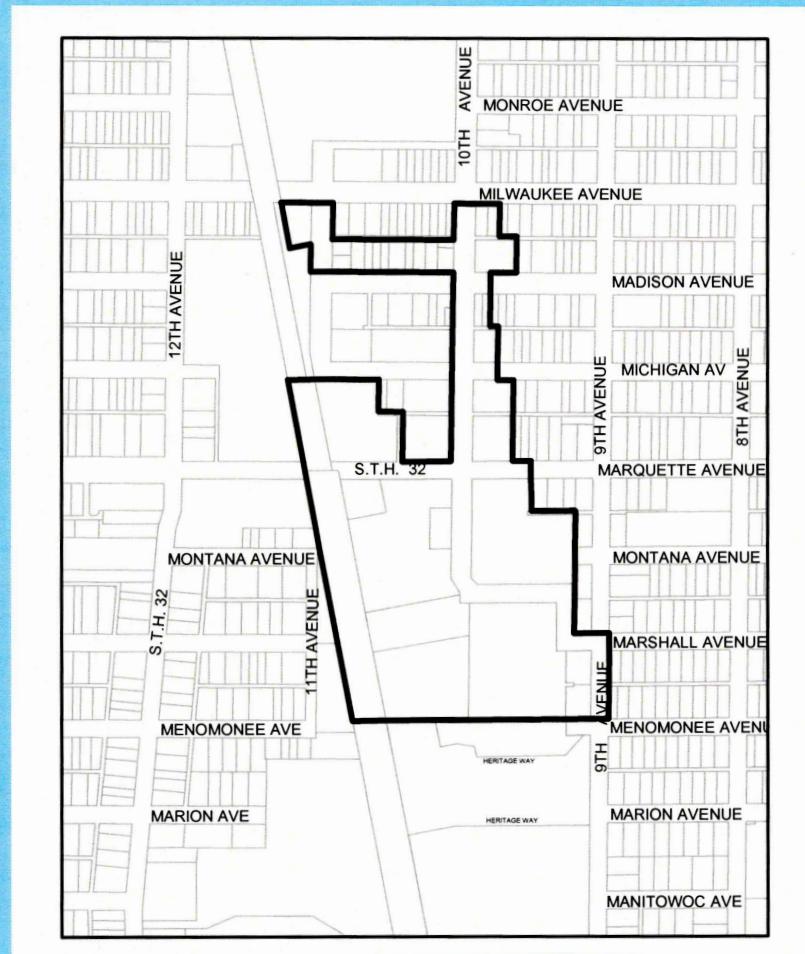


2021 AMENDMENT OF TAX INCREMENT DISTRICT NO. 1 PROJECT PLAN AND REDEVELOPMENT PLAN CITY OF SOUTH MILWAUKEE



Joint Review Board Organizational Meeting Held: May 25, 2021
Public Hearing Held: May 25, 2021
Adopted by Plan Commission: May 25, 2021
Adopted by Common Council: June 15, 2021
Adopted & Approved by Joint Review Board: June 22, 2021

Prepared By:
Tami Mayzik, City Administrator
Kyle Vandercar, City Engineer
Patrick Brever, Assistant City Administrator

LIST OF ATTACHMENTS

A. Financial Attachments

- A-1 TID No. 1 Annual Report (2020)
- A-2 Department of Revenue Statement dated 8/11/2020
- A-3 Conceptual Cost Estimate – Open Space (Saiki Design Estimate)
- A-4 Debt Service Plan
- A-5 Tax Increment Pro Forma & Cash Flow Pro-Forma
- A-6 Analysis of Overlying Taxing Jurisdictions
- A-7 Parcel List

B. Resolutions, Notices & Correspondence

- B-1 Council Resolution No. 21-03 (Resolution directing Plan Commission to proceed with steps to amend TID No. 1).
- B-2 Notice of Public Hearing
- B-3 Cover Letter Sent to Overlying Taxing Jurisdictions with Notice of Public Hearing
- B-4 Joint Review Board (JRB) Organizational Meeting Notice & Minutes, JRB Meeting Notice for 5/25/2021 Meeting & Minutes, JRB Meeting Notice for 6/22/2021 & Minutes.
- B-5 Minutes of 5/25/2021 Plan Commission Meeting and Summary of Public Hearing Comments.
- B-6 Plan Commission Resolution (Resolution Recommending Amendment)
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- B-8 Common Council Resolution No. 21-10 (Resolution Amending TID No. 1)
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2021
AMENDMENT OF
TAX INCREMENT DISTRICT NO. 1
PROJECT PLAN & REDEVELOPMENT PLAN

I. INTRODUCTION

A. Approval Process

In 2000, the City of South Milwaukee approved the creation of Tax Increment District (TID) No. 1. All applicable resolutions, maps and findings are in the original Project Plan prepared by Vierbicher Associates on file at the City Administration Building, 2424 15th Avenue. The project Plan is used as the official plan to guide redevelopment activities within the TID.

TID No. 1 is designated as a blight elimination TID with effective date of January 1, 2000. The City has a 22 year expenditure period and 27 years maximum to close the TID. The Project Plan can be amended for additional projects within the boundary as long as costs are incurred within five years of termination (July 5, 2022 per Department of Revenue). Wisconsin Statutes require that changes in district boundaries or additional projects require amendment to the Project Plan, involving public review and Council approval.

In 2004, following required publications, public hearings and resolutions, the Common Council approved a boundary and project plan amendment of TID No. 1. The amendment is on file at the City Administration Building, 2424 15th Avenue, effective date January 1, 2005 (referred to herein as the 2005 Amendment).

On February 17, 2021, the Common Council adopted Resolution No. 21-03 (included as Attachment B-1), confirming Plan Commission recommendations for implementation of Public Space Project and preparation of this amendment to the TID No. 1 Plan and the 2005 Amendment. This amendment includes costs to incorporate construction of the main public open space plan for City owned properties along Madison Avenue and other capital infrastructure costs that may be incurred prior to the end of the TID expenditure period.

This document shall be considered as fully incorporated and part of the original Project Plan.

B. Joint Review Board

The TID No. 1 Project Plan will be considered by a Joint Review Board as required by Wisconsin Statutes consisting of:

City of South Milwaukee
Tamara Mayzik, City Administrator
2424 15th Avenue
South Milwaukee, WI 53172

Milwaukee County
Aaron Hertzberg
Milwaukee County Courthouse
901 N. 9th Street, Room 306
Milwaukee, WI 53233

Milwaukee Area Technical College
Dr. Mark Felsheim
MATC
6665 South Howell Avenue
Oak Creek, WI 53154

South Milwaukee School District
Blaise Paul
School District of South Milwaukee
901 15th Avenue
South Milwaukee, WI 53172

At-Large
Mark Humphrey
906 Emerson Avenue
South Milwaukee, WI 53172

C. Summary of completed Projects and Infrastructure in TID No. 1.

Numerous projects have been completed within TID No. 1 as contemplated in the original 2000 Project Plan and 2005 Amendment. Sunrise Village, a 48-unit senior apartment complex located at 2500 10th Avenue, included demolition of a vacated, blighted strip mall and the project was completed in 2000 (referred to in Plan as Sunrise Housing – Phase I). The adjacent Sunrise Shopping Center site and entrance to Sunrise Village were improved in 2001 with a portion of construction funds provided by the TID.

Marquette Manor, a 74-unit senior apartment building, was completed in 2001 (referred to in Project Plan as Sunrise – Phase II); as well as adjacent utility and street reconstruction.

Metalcut Products expansion at 1019 Michigan Avenue was completed in 2001. Funds were used to make infrastructure improvements to support the redevelopment of a former We Energies transformer site for industrial use.

The redevelopment of 2211 10th Avenue proceeded in 2002 which involved City acquisition of two parcels, and by development agreement, construction of a mixed use building with office space, four condominium units with at-grade parking garage.

The following projects were identified in the 2005 Amendment and are listed below as an update:

Project 1A: Marquette Square, 2315 10th Avenue, et. al. Northeast corner of 10th & Marquette Avenues

Mixed-Use Development (commercial-residential). The City acquired a former Taco Bell restaurant at 2315 10th Avenue which ceased operation in 2002, and properties at 2309 and 2311 10th Avenue (former dilapidated/blighted duplexes) and 920 Marquette Avenue. The City acquired these properties, demolished the structures, and completed environmental clean-up of 2315 10th (former Texaco Station prior to Taco Bell).

The parcels were combined to form a 25,000 sq. ft. parcel for construction of a mixed-use development with 16 residential units on 2nd & 3rd floor, commercial 1st floor suites and underground parking.

Project 2A: 2301 10th Avenue/921 Michigan Avenue – Speedway

A new Speedway gas station and convenience store was constructed with redevelopment funding provided for demolition of the former convenience store and infrastructure costs.

Project 3A: Metalcut Products – Phase II – 1010 Marquette Avenue

A Burger King restaurant at 1010 Marquette Avenue ceased operations in 2003, and Metalcut Products, Inc. purchased this property, zoned M-2 Industrial, for expansion of their facility. The City supported the redevelopment funds for demolition, utilities, and site work.

Project 4A: 10th Avenue Street Improvements

This project included improvements along 10th Avenue between Marquette Avenue and Milwaukee Avenue with new curb and gutter, removal of abandoned driveway approaches; new concrete driveway approaches; removal of wood We Energies poles, undergrounding of some utilities, stamped concrete curb lawn (terrace), and incidental work to improve the gateway to the City's central business district.

Project 5A: 1004-1028 Madison Avenue

The 2005 Amendment included a boundary amendment and acquisition and redevelopment of up to nine (9) properties along Madison Avenue (north side between 10th & 11th) with the intent of working with a developer to construct townhouse style (two-story) housing. At the time, this project was considered implementation of the City's Comprehensive Plan whereby residential development was contemplated to support the City's Central Business District. The 2005 Amendment indicated the City would evaluate further and amend the TID plan prior to proceeding with a project.

Six (6) of the nine (9) properties were acquired. For various reasons, the City (CDA) did not proceed with acquisition of properties at 1004, 1008, and 1010 Madison Avenue. In 2021, the Plan Commission recommended that the acquired properties at 1014-1028 Michigan be used for development of open space to support Central Business activities. This amendment includes project costs to improve this area.

Project 6A: Downtown Open Space

The Comprehensive Plan recommends the development of open space in South Milwaukee's downtown. In 2018, the City acquired an improved parking lot at 1101 Milwaukee Avenue (SE corner of 11th/Milwaukee) to support downtown market activities. In 2019, the South portion of the lot was reconstructed to support the Crusher statue and adjacent site work.

TID costs incurred to date include acquisition costs and costs to improve this site.

D. District Value/Increment

The tax incremental base value for property in TID No. 1 is \$8,397,700 as determined by the State of Wisconsin Department of Revenue (DOR). As of 2020, the equalized value of taxable property in TID No. 1 is \$23,351,000. Therefore, the value increase (increment) is \$14,953,300 as of 2020. DOR statement is included at Attachment A-2.

E. Description of Plan Amendment and Costs

This plan amendment includes project costs that will be incurred to develop the main open space northeasterly of 11th and Madison intersection. Estimated costs based on the concept for the main open space development are listed in Attachment A-3. Estimated costs are \$1,824,816 plus design estimated at \$150,000 (total estimate of \$2 million). Other project costs may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during expenditure period.

TID expenditures incurred to date include acquisition costs and costs to make the properties ready for redevelopment.

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

TID No. 1 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 home owners. The City contemplates expending funds on infrastructure and redevelopment 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 a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, texting, environmental studies, permits necessary for the public work, easements,

judgments or claims for damages, and other expenses for all projects can be included as project costs.

A. Capital Construction Costs:

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.

Capital costs incurred by the City will need to be consistent with the purpose of TID No. 1 and be eligible project costs as defined under statutes. Such eligibility will be determined by the Common Council at the time the projects are being considered.

Capital construction costs incurred by the City for work within the TID boundary or serving the TID will be reimbursed by TID revenue. Reimbursed TID expenditures will be allocated to a non-TID account for City expenses that may occur after the closure date of July 5, 2022.

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. Other site preparation and improvement activities, unknown at this time, may be eligible costs as long as they are consistent with the purpose of TID No. 1 and approved by the Common Council.

C. Environmental Remediation:

Asbestos removal prior to demolition of structures, environmental studies or investigation, clean-up remediation to make sites suitable for reuse.

D. Real Estate Acquisition:

This may include, but is 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 of 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 required under applicable Wisconsin Statutes (Ref. 23.19 and 32.195.)

F. City of South Milwaukee Redevelopment Funds:

The Common Council may provide funds to the City 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 such an Authority. This may include payments which are found to be necessary or convenient to the implementation of the Project Plan, such as redevelopment incentives. Red. SS 66.1105 (2)(f)(1)(i).

G. Promotion & Development:

Promotion and development of TID No. 1, 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 Costs:

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 engineering services, professional assistance with the general administration of TID No. 1, and others directly involved with the projects over the expenditure period.

I. Organization Costs:

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

J. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

Project costs listed above will provide necessary facilities and support to enable and encourage redevelopment within TID No. 1. Projects may be implemented in varying degrees in response to development needs, City's comprehensive plan, economic conditions and direction of the Common Council.

III. LIST OF PROJECT COSTS

Table 1. shows the estimated expenditures anticipated for major categories of project costs for amended projects in the TID as described under Section I. E. Based on the life of the TID, this document will serve as the final amendment to the Plan. All costs listed are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project

scopes, inflation and other unforeseen circumstances between draft plan and the time of construction or implementation.

The City has previously used Community Development Block Grant Funds for demolition work to reduce certain project costs and PECEA for eligible petroleum clean-up costs. The City has been awarded a \$500,000 grant from the Bucyrus Foundation to assist with costs incurred to construct the improved Public Space, contemplated under this amendment.

Attachment A-4 depicts a preliminary Debt Service Plan based on total TID expenditures of \$2,000,000 which included existing debt and proposed expenditures.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities which will help the City accomplish the purposes of TID No. 1. The City will consider the availability of revenue to support additional project costs, in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table 1 includes Capital construction costs in addition to other costs incurred within the TID that have been funded with City (non TID) funds, and will be reimbursed to the City prior to TID closure. The project costs to date do not include reimbursement to City for 11th Avenue Improvements, Madison Avenue Improvements, and other capital construction costs incurred, so the estimated total costs incurred by the district is shown as \$14 million.

TABLE 1

SOUTH MILWAUKEE TID NO. 1 PLANNED PROJECT COSTS		
(FOR AMENDED PROJECTS)		
	Cost Category	Total Cost
A.	Capital Construction	\$
B.	Site Preparation/Improvements	\$ 2,000,000.00
C.	Environmental Remediation	\$
D.	Real Estate Acquisition	\$
E.	Relocation Costs	\$
F.	City Redevelopment Funds	\$
G.	Promotion & Development	\$
H.	Administration & Planning	\$
I.	Organizational Costs	\$
	TID SUBTOTAL (Amendment)	\$ 2,000,000.00
	TID EXPENDITURES TO DATE	\$ 11,556,568.00
	SUBTOTAL	\$ 13,556,568.00
	ESTIMATED TOTAL TID EXPENDITURES	\$ 14,000,000.00

IV. ECONOMIC FEASIBILITY STUDY

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 1 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- 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.

Following is a discussion of these components. Financing issues are discussed on the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation has averaged under six percent (6%). Currently the State of Wisconsin Department of Administration Office of Budget and Finance is using long term inflation rates of three percent (3%) to five and one-half percent (5.5%). In order to account for a long term national trend toward lower rates of inflation, the inflation rate, for the purpose of making projections of equalized value, will be assumed to be three percent (3%). Inflation for purposes of projecting future projects costs is also assumed to be three percent (3%).

B. Increase in Property Value

This plan amendment for TID No. 1 supports the improvement of previously acquired properties and public space. The intent of the improved public space is to help stabilize property values in the area, and encourage visits to the central business district, and provide open area for the neighborhood. The TID plan and 2005 amendment have created increased property valuation. As indicated in Section I. D., the TID No. 1 increment as of 2020 is \$14,953,300.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets.

The 2021 total equalized value of the City of South Milwaukee is \$1,350,642,000. A full value tax rate of \$27.58 (0.02758) with zero percent change will be used in the plan to project TID revenues.

D. TIF Revenues

Cumulative Revenue is \$12,740,072.

This amendment does not create additional revenue. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs on Page 7.

E. 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 Tax Increment Cash Flow Worksheet shown on Attachment A-5 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIME TABLE

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 1 is the ability of the City to finance desired projects to encourage and support development.

Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

Additional, the City may finance project costs within a TID and the City may apply TID revenue to service the debt incurred to finance eligible projects within the TID.

General obligations of the City are limited by state law to five percent (5%) of the equalized property value. The City has a current total debt capacity of \$67,532,100 and \$33,025,952 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$34,506,148. This is more than adequate financing capacity to finance the planned project costs of approximately \$2,000,000.

The City has the capacity to finance some project costs through direct debtor bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity.

The City may utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

B. Timetable

The City of South Milwaukee has an expenditure period of twenty-two (22) years or until July 5, 2022 to incur TIF expenses for projects outlined in the original Project Plan, subsequent amendments, or to reimburse the City for expenses incurred. The City's goal is to complete major projects and incur costs by June 30, 2022 and terminate the TID within the statutory limitation of 27 years. Depending on final project costs, inflation, increment, and other variables, the TID may be closed in 25 years (year 2025) or earlier. The Common Council is not mandated to make the improvements defined in this plan, each project will require case by case review and approval. The decision to proceed with projects will be based on the merits of the project; economic conditions and budgetary constraints at the time a project is scheduled for consideration.

TID Pro Forma and TID Cash Flow worksheets show the timing of increment, revenue and debt for each year of the TID.

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred.

Financing for the projects shown above may be done as summarized in the Financing Summary and the Debt Service Plan for the borrowing shown in Attachment A-4. The actual number, timing and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within five (5) years of the termination date, by July 5, 2022.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing Districts overlying the City of South Milwaukee TID No. 1 include Milwaukee County, South Milwaukee School District, and Milwaukee Area Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections within TID No. 1 boundary in 2020.

Total TIF Increment over the life of the district is divided by a proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment A-6.

Projects planned for the TID would not occur or would occur as significantly lower values but for the availability of tax incremental financing. TID No. 1 is a mechanism to make improvements in an area of South Milwaukee which is experiencing blighting influences. All taxing jurisdictions will benefit from the increased property values and community vitality which will result from the projects planned in TID No. 1.

VII. MAPS SHOWING EXISTING ZONING, LAND USES, AND PROPOSED LAND USES

(See Attachments C-3, C-4 & C-5)

VIII. MAPS SHOWING PROPOSED PROJECTS

(See Attachment C-6)

IX. A LIST OF ESTIMATED NON-PROJECT COSTS

There are no project costs planned for TID No. 1 or the amendments which would directly benefit property outside the TID, therefore there are no “non-project” costs.

X. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

No persons are expected to be displace or relocated as a result of proposed amendment. If it appears there will be displaced persons, all property owners and prospective displaces will be provided information of all statutory requirements.

XI. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF SOUTH MILWAUKEE.

The creation of TID No. 1 and amendments will encourage the development of blighted and otherwise economically distressed and underutilized property in the City. Creation of the TID will also, in general, promote the public health, safety, and general welfare. Successful implementation of the projects planned in TID No. 1 will build tax base for the City and overlying taxing jurisdictions and improve the vitality of the neighborhood by bringing more people to live in the neighborhood and improve public space. These improvements will provide a greater market for neighborhood businesses, which will improve the stability of those businesses.

XII. DISTRICT BOUNDARIES

The district boundary is described in the 2005 Amendment and is depicted on Attachment C-1.

Form
PE-300

TID Annual Report

2020
WI Dept of Revenue

Section 1 - Municipality and TID				
Co-muni code	Municipality	County	Due date	Report type
40282	SOUTH MILWAUKEE	MILWAUKEE	07/01/2021	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date
001	2	TID 1	07/05/2000	07/05/2027
Section 2 - Beginning Balance				
TID fund balance at beginning of year				
\$926,041				
Section 3 - Revenue				
Amount				
Tax increment				
\$426,717				
Investment income				
\$5,639				
Debt proceeds				
Special assessments				
Shared revenue				
\$6,831				
Sale of property				
Allocation from another TID				
Developer guarantees				
Transfer from other funds				
Grants				
Other revenue				
Total Revenue (deposits)				
\$439,187				

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$2,493
Administration	\$11,125
Professional services	\$19,329
Interest and fiscal charges	\$18,625
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$130,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$181,722

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,183,506
Future costs	\$3,600,000
Future revenue	\$2,500,000
Surplus or deficit	\$83,506

Section 6 - Preparer/Contact Information	
Preparer name Tamara L Mayzik	Preparer title City Administrator
Preparer email mayzik@smwi.org	Preparer phone (414) 768-8047
Contact name Tamara L Mayzik	Contact title City Administrator
Contact email mayzik@smwi.org	Contact phone (414) 768-8047

Form
PE-300

TID Annual Report

2020
WI Dept of Revenue

Submission Information

Co-muni code	40282
TID number	001
Submission date	06-16-2021 10:40 AM
Confirmation	TIDAR20201087O1618858986989
Submission type	ORIGINAL

2020 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

Date: 08/11/20
Page: 775 of 1365

County	40	Milwaukee	Special District - 1	None
City	282	South Milwaukee	Special District - 2	None
TID #	001	TID Type - Blight post-95	Special District - 3	None
School District	5439	Sch D of South Milwaukee	Union High	None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$18,254,700	86.26%	\$21,162,400		\$21,162,400
Manufacturing Real Estate			\$1,789,300		\$1,789,300
Manufacturing Personal Property			\$14,300		\$14,300
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			\$144,500		\$144,500
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$240,500
Current Year TID Value					\$23,351,000
2000 TID Base Value					\$8,397,700
TID Increment Value					\$14,953,300

* Municipal Assessor's estimated values filed on 06/08/2020

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$24,706,000	\$23,351,000	-\$1,355,000	-5

CONCEPTUAL ESTIMATE

South Milwaukee Public Space
 Salki Design, Landscape Architects
 12/8/2020

Description	Qty	Units	Cost Per Unit	Subtotal	Notes
Site Improvements					
Main Open Space					
Site Clearing	3600	SY	\$ 9.00	\$32,400	remove turf, strip and stockpile topsoil
Remove south parking lot pavement	800	SY	\$ 5.50	\$4,400	
Rough Grading	0.8	ACRE	\$ 40,000.00	\$32,000	
Concrete Sidewalk	7,810	SF	\$ 6.50	\$50,765	6' width sidewalk, Pavilion plaza, 5" thick
Covered Stage	1	LS	\$ 300,000.00	\$300,000	assumes enclosure, small storage room with electrical panel
Pavilion with Restrooms (allowance)	1	LS	\$ 500,000.00	\$500,000	Includes site utility allocation for sewer, water, electric, outdoor fireplace, assumes four gender neutral single restroom stalls
Lighting/Electrical (allowance)	1	LS	\$ 70,000.00	\$70,000	
Drag Line Bucket Feature (allowance)	1	LS	\$ -	\$0	NOT INCLUDED IN ESTIMATE
Technology/AV (allowance)	1	LS	\$ 50,000.00	\$50,000	projector, screen, sound system
Water Service	100	LF	\$ 150.00	\$15,000	assumes connection from Madison Ave.
Sanitary Sewer	100	LF	\$ 275.00	\$27,500	assumes connection from Madison Ave.
Storm Sewer (allowance)	1	LS	\$ 10,000.00	\$10,000	
CIP Seatwall	370	FF	\$ 175.00	\$64,750	Concrete/ light rub finish/ 18" to 24" height
Bike Racks	8	EA	\$ 500.00	\$4,000	Inverted 'U', surface mounted
Picnic Tables	20	EA	\$ -	\$0	Relocate existing picnic tables
6' Bench	2	EA	\$ -	\$0	Relocate existing benches
Other Site Furnishings (allowance)	1	LS	\$ 60,000.00	\$60,000	Trash/Recycle, freestanding drinking fountain, signage
Shade Trees	27	EA	\$ 750.00	\$20,250	2-1/2" cal.
Finish Grading	1180	CY	\$ 5.14	\$6,065	Spread 6" topsoil for lawn
Planting Area	1,400	SF	\$ 20.00	\$28,000	Includes 18" depth of planting soil, plants, bark mulch
Bluegrass Lawn Sod	2,360	SY	\$ 20.00	\$47,200	
Subtotal				\$1,322,330	
20% Contingency				\$264,466	
15% General Conditions				\$238,019	
Main Open Space Total				\$1,824,816	
SUBTOTAL				\$1,824,816	
Topographic Site Survey				\$5,000	Full topographic survey, includes all private and public utilities
Design Fees				\$145,985	8% of construction budget
Total Construction				\$1,975,801	

EXCLUSIONS**Testing fees****Owner contingencies/scope changes****Cost escalation beyond 2020****Finance and legal charges****Environmental abatement costs****Contaminated soils removal**

PRELIMINARY DEBT SERVICE PLAN
TID 1 Amendment for Madison Ave Public Space Project

Project Costs	\$ 2,000,000
Finance Fees	\$70,000
Fund Balance Use	\$ (400,000)
Principal	\$ 1,670,000
Interest	2%
Term in Years	7
# of Principal Payments	6
Date of Issue (Estimated)	10/1/2021

Year	Principal	Interest	Total Payment
	Payment	Payment	
2022	\$ 250,000	\$ 30,900	\$ 280,900
2023	\$ 255,000	\$ 25,850	\$ 280,850
2024	\$ 260,000	\$ 20,700	\$ 280,700
2025	\$ 265,000	\$ 15,450	\$ 280,450
2026	\$ 270,000	\$ 10,100	\$ 280,100
2027	\$ 370,000	\$ 3,700	\$ 373,700

Tax Increment & Cash Flow Pro Forma
TID #1 Amendment

Year End 31-Dec	Revenues			Expenditures					Annual Surplus/(Deficit)	Projected Ending Cash Balance
	Beginning Cash Balance ^{1,2}	Increment Capture (Levy) ³	Total Available Sources	2018A Debt Service	Estimated 2021 TID Debt Service	Administrative Costs	Other Uses of Cash ⁴	Total Uses of Cash		
2021	\$ 1,457,079	-	\$ 1,457,079	\$ 7,463	\$ -	\$ 15,000	\$ 470,148	\$ 492,611	964,469	\$ 964,469
2022	964,469	383,315	1,347,783	96,188	280,900	15,000		392,088	(8,773)	955,696
2023	955,696	383,315	1,339,011	95,750	280,850	15,000		391,600	(8,285)	947,411
2024	947,411	383,315	1,330,725	94,800	280,700	15,000		390,500	(7,185)	940,225
2025	940,225	383,315	1,323,540	96,663	280,450	15,000		392,113	(8,798)	931,428
2026 ⁵	931,428	383,315	1,314,742	93,888	280,100	15,000		388,988	(5,673)	925,755
2027	925,755	383,315	1,309,070		373,700	15,000		388,700	(5,385)	920,370
				\$ 484,750	\$ 1,776,700				\$ 920,370	

1) Cash balance beginning year 2021 provided by City, as of 4/19/2021 (assumes 2021 debt service payment due 4/1/2021 has been paid)

2) Assumes capture already received in provided cash balance

3) Projected Increment Capture frozen at the 2020 actual amount

4) Reimbursement to City for accrued TID Expenses

5) Projected Cash Balance able to pay off remaining TID debt service in 2025-2026

Year End 31-Dec	TID #1 Principal Balance Outstanding		
	2021 Prin	2018A Prin	Balance
2021			
2022	\$ 250,000	\$ 82,500	2,110,000
2023	255,000	85,000	1,777,500
2024	260,000	87,500	1,437,500
2025	265,000	92,500	1,090,000
2026	270,000	92,500	732,500
2027	370,000		370,000
	\$ 1,670,000	\$ 440,000	

TID NO. 1
ANALYSIS OF OVERLYING TAXING JURISDICTIONS

ASSUMPTIONS

Base Value of TID	\$	8,397,700
Current Tax Rate		0.0275794
Inflation of Increment		0%
Annual Increase in Tax Rate		0%
Value of TID with Increment	\$	23,351,000

OVERLYING JURISDICTIONS

(Percentages based on 2020 Tax Bills)

School District	41%
MATC	4%
County	21%
City	34%

	Annual Taxes Collected		Annual Taxes Collected With		Percentage Change	
	Without Increment For		Increment For			
	TID Area	TID Area	TID Area	TID Area		
School District	\$ 94,957		\$ 264,043		178%	
MATC	\$ 9,264		\$ 25,760		178%	
County	\$ 48,637		\$ 135,241		178%	
City	<u>\$ 78,745</u>		<u>\$ 218,962</u>		178%	
TOTAL	\$ 231,604		\$ 644,007		178%	

PARCEL #	OWNER NAME	ADDRESS	STREET	USE	AREA (ACRES)	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
7710064000	C3 DESIGNS LLC	2110	10th Ave	Commercial	0.04	\$17,000	\$76,000	\$93,000
7710065000	TRI CITY NATIONAL BANK	2114	10th Ave	Commercial	0.12	\$30,000	\$4,000	\$34,000
7710077000	TRI CITY NATIONAL BANK	2115	10th Ave	Commercial	0.43	\$119,000	\$105,000	\$224,000
7710538000	RICHARD M SCHAUER	2211	10th Ave	Mix	0.02	\$34,000	\$111,000	\$145,000
7710539000	EBERHARDY REAL ESTATE LLC	2211	10th Ave	Commercial	0.02	\$34,000	\$153,000	\$187,000
7710540000	JAMES T & SUSAN S TORRES	2213	10th Ave	Residential	0.02	\$20,000	\$107,000	\$127,000
7710541000	MARK S GAUDYNSKI	2213	10th Ave	Residential	0.02	\$20,000	\$107,000	\$127,000
7710542000	RYAN O'ROURKE	2213	10th Ave	Residential	0.02	\$14,000	\$94,000	\$108,000
7710543000	PAUL M HUBER	2213	10th Ave	Residential	0.02	\$14,000	\$94,000	\$108,000
7710355001	SPEEDWAY LLC	2301	10th Ave	Commercial	0.41	\$110,000	\$510,000	\$620,000
7710544000	MARQUETTE SQUARE LLC	2315	10th Ave	Residential	0.58	\$68,000	\$614,000	\$682,000
7769000000	MARQUETTE MANOR LLC	2409	10th Ave	Residential	2.94	\$510,000	\$315,000	\$825,000
7769994001	CAROL INVESTMENT CORPORATION	2410	10th Ave	Commercial	3.22	\$680,000	\$720,000	\$1,400,000
7769989000	FULCRUM PROPERTIES LLC	2430	10th Ave	Commercial	1.28	\$85,000	\$326,500	\$411,500
7769990004	CD SOUTH MILWAUKEE SENIOR LLC	2500	10th Ave	Residential	2.17	\$340,000	\$385,000	\$725,000
7769990005	FULCRUM PROPERTIES LLC	2500	10th Ave	Vacant	0.02	\$200	\$0	\$200
7710054000	CITY OF SOUTH MILWAUKEE	2109	11th Ave	Vacant	0.1	\$0	\$0	\$0
7760329000	KARNE BROTHERTON	2500	9th Ave	Residential	0.25	\$51,000	\$109,000	\$160,000
7760330000	VICKI LGIERING	2514	9th Ave	Residential	0.25	\$51,000	\$80,000	\$131,000
7710149000	KIM HAUETER	927	Madison Ave	Mix	0.08	\$25,000	\$60,000	\$85,000
7710150000	929 MADISON AVENUE LLC	929	Madison Ave	Mix	0.08	\$25,000	\$76,000	\$101,000
7710063000	SADIK & SEDAET NAZIFI	1004	Madison Ave	Residential	0.12	\$46,000	\$90,000	\$136,000
7710062000	ANASTASIOS & MARGARET ZINOVIS	1008	Madison Ave	Residential	0.12	\$46,000	\$76,000	\$122,000
7710061000	AMY L RESSEL	1010	Madison Ave	Residential	0.08	\$40,000	\$58,000	\$98,000
7710060000	CITY OF SOUTH MILWAUKEE	1014	Madison Ave	Vacant	0.17	\$0	\$0	\$0
7710059000	CITY OF SOUTH MILWAUKEE	1016	Madison Ave	Vacant	0.08	\$0	\$0	\$0
7710058000	CITY OF SOUTH MILWAUKEE	1018	Madison Ave	Vacant	0.08	\$0	\$0	\$0
7710057000	CITY OF SOUTH MILWAUKEE	1020	Madison Ave	Vacant	0.08	\$0	\$0	\$0
7710056000	CITY OF SOUTH MILWAUKEE	1022	Madison Ave	Vacant	0.14	\$0	\$0	\$0

PARCEL DATA
CITY OF SOUTH MILWAUKEE TID 1

PARCEL #	OWNER NAME	ADDRESS	STREET	USE	AREA (ACRES)	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
7710055000	CITY OF SOUTH MILWAUKEE	1028 Madison Ave		Vacant	0.1	\$0	\$0	\$0
7710545000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$14,000	\$86,000	\$100,000
7710546000	BOLLIS REVOCABLE LIVING TRUST	920 Marquette Ave		Residential	0.02	\$11,000	\$64,000	\$75,000
7710547000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$11,000	\$64,000	\$75,000
7710548000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$18,000	\$107,000	\$125,000
7710549000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$11,000	\$64,000	\$75,000
7710550000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$19,000	\$115,000	\$134,000
7710551000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$11,000	\$64,000	\$75,000
7710552000	SUSAN J LARSON	920 Marquette Ave		Residential	0.02	\$11,000	\$65,000	\$76,000
7710553000	ZORAN J POPOVIC	920 Marquette Ave		Residential	0.02	\$14,000	\$88,000	\$102,000
7710554000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$14,000	\$94,000	\$108,000
7710555000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$14,000	\$100,000	\$114,000
7710556000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$19,000	\$106,000	\$125,000
7710557000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$14,000	\$100,000	\$114,000
7710558000	MARQUETTE SQUARE LLC	920 Marquette Ave		Residential	0.02	\$19,000	\$115,000	\$134,000
7769992000	BMO HARRIS BANK NA	1001 Marquette Ave		Commercial	0.28	\$102,000	\$348,000	\$450,000
7779000000	PYRAMAX BANK	1015 Marquette Ave		Commercial	0.48	\$125,000	\$615,000	\$740,000
7769988000	CITY OF SOUTH MILWAUKEE	910 Marshall Ave		Public	4.28	\$0	\$0	\$0
7710466001	WAIT PROPERTIES LLC	1019 Michigan Ave		Industrial	0.49	\$261,400	\$280,100	\$541,500
7710075000	925 MILWAUKEE LLC	925 Milwaukee Ave		Mix	0.12	\$34,000	\$153,000	\$187,000
7710076000	TRI CITY NATIONAL BANK	929 Milwaukee Ave		Vacant	0.12	\$30,000	\$8,000	\$38,000
7709992000	CITY OF SOUTH MILWAUKEE	1101 Milwaukee Ave		Commercial	0.36	\$0	\$0	\$0

RESOLUTION NO. 21-03**Resolution Confirming Plan Commission Recommendations For
Implementation of Public Space Project**

WHEREAS, the City of South Milwaukee has acquired and assembled properties adjacent to Madison Avenue and 11th Avenue, commonly known as 1014-1028 Madison Avenue, in accordance with the 2005 amendment to the Project Plan for TID No. 1; and

WHEREAS, the City has supported revitalization of the area by investment in public infrastructure (such as various street improvements); development of open space (such as the Crusher Site); and support of the downtown market and special events; and

WHEREAS, the City contracted with Saiki Design to prepare concept plans with public input to develop a master plan for the area; and

WHEREAS, the Bucyrus Foundation has committed to \$500,000 of financial support for public space development; and

WHEREAS, it appears to be in the public interest and benefit to further improve the properties at 1014-1028 Madison Avenue as public amenities; and

WHEREAS, the Plan Commission of the City has reviewed the concept plans and funding options and recommended that the City proceed as described herein;

NOW THEREFORE BE IT RESOLVED, that the Common Council confirms the Plan Commission recommendations as follows:

1. Direct City staff to work with Saiki Design and Plan Commission to refine site layout options and details for the area depicted as the Main Open Space, and provide scheduling options and cost estimates for design and construction.
2. Prepare a Project Plan Amendment to TID No. 1 to include funding for the Main Open Space construction in an estimated amount of \$1,500,000 in TID funding.
3. That Bucyrus Foundation funding of \$500,000 will also be used to support construction of the Main Open Space, in addition to other funding sources.

BE IT FURTHER RESOLVED; that:

1. The Common Council will schedule and hold public hearings required to amend the TID NO. 1 project plan together with public hearings as may be necessary to amend the zoning to public space.



ERIK BROOKS, Mayor

Attest:



Karen Kastenson, City Clerk

Adopted: February 17, 2021

Approved: February 18, 2021

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
CITY OF SOUTH MILWAUKEE, WISCONSIN
PLAN COMMISSION**

PLEASE TAKE NOTICE, that a PUBLIC HEARING will be held at 6:30pm or thereafter on May 25, 2021 in the Common Council Chambers at the South Milwaukee Administration Building, 2424 15th Avenue, by the City of South Milwaukee Plan Commission on the proposed Project Plan Amendment for Tax Incremental District (TID) No. 1, City of South Milwaukee, Wisconsin.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID No. 1 Project Plan Amendment is available for review and will be provided upon request at the South Milwaukee Administration Building, 2424 15th Avenue, South Milwaukee, Wisconsin or it can be viewed at this link: <http://www.smwi.org/DocumentCenter/View/966/TID-1-Project-Plan-Proposed-2021-Amendment-PDF>. Questions regarding the Project Plan Amendment can be directed to the Assistant City Administrator, 2424 15th Avenue, South Milwaukee, Wisconsin; Email brever@smwi.org; Phone (414) 762-2222.

Dated at South Milwaukee, Wisconsin this 11th day of May, 2021.

/s/ Erik Brooks, Mayor

Publication Date: May 19, 2021



May 11, 2021

Ms. Tamara Mayzik
City of South Milwaukee
2424 15th Ave
South Milwaukee, WI 53172

Re: City of South Milwaukee Project Plan Amendment to Tax Increment District No. 1
Joint Review Board Meeting

Dear Ms. Mayzik

The City of South Milwaukee is proposing to amend the project plan for Tax Increment District No. 1 to provide for the details and costs associated with a proposed redevelopment project for a downtown open space at the City owned land northeasterly of the 11th and Madison Avenue intersection. Other projects may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during the expenditure period. TID No. 1 was created in 2000 as a blight elimination TID under Wisconsin Statutes 66.1105. Its project plan was amended in 2005 and mentioned a downtown open space as a future project.

The function of the Joint Review Board (JRB) is to review, evaluate, and vote on creating or amending Tax Increment Districts and plans.

The first meeting is scheduled for **May 25, 2021 at 2:00pm** in the Council Chambers at the South Milwaukee Administration Building, 2424 15th Avenue. Enclosed is the public hearing notice for the Plan Commission meeting on this matter that will occur at 6:30pm in the Council Chambers.

A Joint Review Board meeting notice will be published on May 18, 2021. The project plan amendment will be emailed to you before the meeting.

Please feel free to call or email me with any questions on the matter.

Sincerely,

Patrick Brever, MPA
Assistant City Administrator /
Economic Development Director
City of South Milwaukee
(414) 768-8051
brever@smwi.org



May 11, 2021

Mr. Aaron Hertzberg
Milwaukee County Courthouse
901 N. 9th Street, Room 306
Milwaukee, WI 53233

Re: City of South Milwaukee Project Plan Amendment to Tax Increment District No. 1
Joint Review Board Meeting

Dear Mr. Hertzberg

The City of South Milwaukee is proposing to amend the project plan for Tax Increment District No. 1 to provide for the details and costs associated with a proposed redevelopment project for a downtown open space at the City owned land northeasterly of the 11th and Madison Avenue intersection. Other projects may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during the expenditure period. TID No. 1 was created in 2000 as a blight elimination TID under Wisconsin Statutes 66.1105. Its project plan was amended in 2005 and mentioned a downtown open space as a future project.

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Please feel free to call or email me with any questions on the matter.

Sincerely,

Patrick Brever, MPA
Assistant City Administrator /
Economic Development Director
City of South Milwaukee
(414) 768-8051
brever@smwi.org



May 11, 2021

Dr. Mark Felsheim
Milwaukee Area Technical College
6665 South Howell Ave
Oak Creek, WI 53154

Re: City of South Milwaukee Project Plan Amendment to Tax Increment District No. 1
Joint Review Board Meeting

Dear Dr. Felsheim

The City of South Milwaukee is proposing to amend the project plan for Tax Increment District No. 1 to provide for the details and costs associated with a proposed redevelopment project for a downtown open space at the City owned land northeasterly of the 11th and Madison Avenue intersection. Other projects may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during the expenditure period. TID No. 1 was created in 2000 as a blight elimination TID under Wisconsin Statutes 66.1105. Its project plan was amended in 2005 and mentioned a downtown open space as a future project.

The function of the Joint Review Board (JRB) is to review, evaluate, and vote on creating or amending Tax Increment Districts and plans.

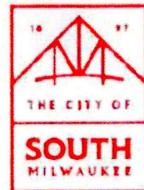
The first meeting is scheduled for **May 25, 2021 at 2:00pm** in the Council Chambers at the South Milwaukee Administration Building, 2424 15th Avenue. Enclosed is the public hearing notice for the Plan Commission meeting on this matter that will occur at 6:30pm in the Council Chambers.

A Joint Review Board meeting notice will be published on May 18, 2021. The project plan amendment will be emailed to you before the meeting.

Please feel free to call or email me with any questions on the matter.

Sincerely,

Patrick Brever, MPA
Assistant City Administrator /
Economic Development Director
City of South Milwaukee
(414) 768-8051
brever@smwi.org



May 11, 2021

Mr. Blaise Paul
South Milwaukee School District
901 15th Ave
South Milwaukee, WI 53172

Re: City of South Milwaukee Project Plan Amendment to Tax Increment District No. 1
Joint Review Board Meeting

Dear Mr. Paul

The City of South Milwaukee is proposing to amend the project plan for Tax Increment District No. 1 to provide for the details and costs associated with a proposed redevelopment project for a downtown open space at the City owned land northeasterly of the 11th and Madison Avenue intersection. Other projects may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during the expenditure period. TID No. 1 was created in 2000 as a blight elimination TID under Wisconsin Statutes 66.1105. Its project plan was amended in 2005 and mentioned a downtown open space as a future project.

The function of the Joint Review Board (JRB) is to review, evaluate, and vote on creating or amending Tax Increment Districts and plans.

The first meeting is scheduled for **May 25, 2021 at 2:00pm** in the Council Chambers at the South Milwaukee Administration Building, 2424 15th Avenue. Enclosed is the public hearing notice for the Plan Commission meeting on this matter that will occur at 6:30pm in the Council Chambers.

A Joint Review Board meeting notice will be published on May 18, 2021. The project plan amendment will be emailed to you before the meeting.

Please feel free to call or email me with any questions on the matter.

Sincerely,

Patrick Brever, MPA
Assistant City Administrator /
Economic Development Director
City of South Milwaukee
(414) 768-8051
brever@smwi.org



May 11, 2021

Mr. Mark Humphrey
906 Emerson Ave
South Milwaukee, WI 53172

Re: City of South Milwaukee Project Plan Amendment to Tax Increment District No. 1
Joint Review Board Meeting

Dear Mr. Humphrey

The City of South Milwaukee is proposing to amend the project plan for Tax Increment District No. 1 to provide for the details and costs associated with a proposed redevelopment project for a downtown open space at the City owned land northeasterly of the 11th and Madison Avenue intersection. Other projects may be incorporated to improve the adjacent areas such as the public alley or Crusher site, if such improvements can be completed during the expenditure period. TID No. 1 was created in 2000 as a blight elimination TID under Wisconsin Statutes 66.1105. Its project plan was amended in 2005 and mentioned a downtown open space as a future project.

The function of the Joint Review Board (JRB) is to review, evaluate, and vote on creating or amending Tax Increment Districts and plans.

The first meeting is scheduled for **May 25, 2021 at 2:00pm** in the Council Chambers at the South Milwaukee Administration Building, 2424 15th Avenue. Enclosed is the public hearing notice for the Plan Commission meeting on this matter that will occur at 6:30pm in the Council Chambers.

A Joint Review Board meeting notice will be published on May 18, 2021. The project plan amendment will be emailed to you before the meeting.

Please feel free to call or email me with any questions on the matter.

Sincerely,

Patrick Brever, MPA
Assistant City Administrator /
Economic Development Director
City of South Milwaukee
(414) 768-8051
brever@smwi.org

2424 15th Ave • South Milwaukee, Wisconsin 53172

Phone: 414.762-2222 • Fax: 414.768-8074 • smwi.org

Publish in South Shore NOW: May 19, 2021

OFFICIAL NOTICE

NOTICE OF PUBLIC MEETING

JOINT REVIEW BOARD
CITY OF SOUTH MILWAUKEE

PLEASE TAKE NOTICE that a PUBLIC MEETING will be held at 2:00pm on Tuesday, May 25, 2021 in the Common Council Chambers at City Hall, 2424 15th Avenue, South Milwaukee, Wisconsin 53172, by the City of South Milwaukee Joint Review Board (JRB). The purpose of this meeting is to convene the JRB as part of the proposed amendment to the Project Plan of Tax Increment District No. 1 pursuant to Section 66.1105 (4m) of the Wisconsin Statutes. A copy of the TID No. 1 Project Plan Amendment is available for review and will be provided upon request at the South Milwaukee Administration Building, 2424 15th Avenue, South Milwaukee, Wisconsin or it can be viewed at this link:
<http://www.smwi.org/DocumentCenter/View/966/TID-1-Project-Plan-Proposed-2021-Amendment-PDF>.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of the July 22, 2020 meeting
4. Brief presentation of proposed TID No. 1 Project Plan Amendment
5. Schedule upcoming meetings
6. Adjourn

Dated this 13th day of May, 2021.

Karen Kastenson
City Clerk
City of South Milwaukee

PUBLIC NOTICE

PLEASE NOTE: Notice is hereby given that a quorum of the Common Council may be present at the above referenced meeting to gather information about all items that appear on this agenda, a subject over which they have decision making responsibility. This may constitute a meeting of the Common Council pursuant to *St. ex re. Badke v. Greendale Village BD.*, 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the Common Council will not take any formal action at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the City of South Milwaukee at 414-762-2222.

MINUTES

JOINT REVIEW BOARD

CITY OF SOUTH MILWAUKEE

May 25, 2021 – 2:00 pm

X – Present EXC – Excused ABS – Absent

JOINT REVIEW BOARD:

City Administrator Tami Mayzik X School District Rep Blaise Paul X

Milwaukee County Rep Aaron Hertzberg MATC Rep Dr. Mark Felsheim

Public Representative / At-Large Member Mark Humphrey X

Also Present:

City Clerk Karen Kastenson

Assistant City Administrator Patrick Brever

1. Chairperson Mayzik called the meeting to order at 2:02 pm.
2. Roll was called as indicated above.
3. Mayzik presented the July 22, 2020 meeting minutes to the Joint Review Board members.
Motion by Felsheim / Humphrey to approve the minutes of the July 22, 2020 Joint Review Board meeting. Motion carried with all members present voting aye.
4. Mayzik introduced to the Board the draft Project Plan Amendment No. 2 for Tax Incremental District No. 1. TID No. 1 was created in 2000 as a blight elimination TID. Its project plan was amended in 2005 and mentioned a downtown open space as a future project. Amendment No. 2 provides details and costs associated with the downtown open space planned for the City owned lot northeasterly of the 11th and Madison Avenue intersection. The Board also reviewed a concept plan for the project.
5. The next Joint Review Board meeting has been scheduled for June 22, 2021 at 2:00 pm.
6. **Motion by Felsheim / Paul to adjourn at 2:18 pm. Motion carried with all members present voting aye.**

Publish in South Shore NOW: June 16, 2021

OFFICIAL NOTICE
NOTICE OF PUBLIC MEETING

JOINT REVIEW BOARD
CITY OF SOUTH MILWAUKEE

PLEASE TAKE NOTICE that a PUBLIC MEETING will be held at 2:00pm on Tuesday, June 22, 2021 in the Common Council Chambers at City Hall, 2424 15th Avenue, South Milwaukee, Wisconsin 53172, by the City of South Milwaukee Joint Review Board (JRB). The purpose of this meeting is to convene the JRB to review the Annual Reports for TID No. 1, TID No. 2, TID No. 3, and TID No. 5, respectively, and to consider approval of the resolution adopted by the South Milwaukee Common Council on June 15, 2021 for purposes of considering the proposed Project Plan Amendment for TID No. 1.

Copies of the TID Annual Reports are available for review in the Administration Department located at South Milwaukee City Hall, 2424 15th Avenue and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Annual Report may be made by contacting the Assistant City Administrator, 2424 15th Avenue, South Milwaukee, WI; Phone (414) 762-2222.

A copy of the TID No. 1 Project Plan Amendment is available for review in the Administration Department located at South Milwaukee City Hall, 2424 15th Avenue and will be provided upon request or it can be viewed at this link: <http://www.smwi.org/DocumentCenter/View/966/TID-1-Project-Plan-Proposed-2021-Amendment-PDF>. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting the Assistant City Administrator, 2424 15th Avenue, South Milwaukee, WI; Phone (414) 762-2222.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of the May 25, 2021 meeting
4. Discussion/review of the Annual Reports for TID No. 1, TID No. 2, TID No. 3, and TID No. 5.
5. Discussion/possible motion regarding South Milwaukee Common Council Resolution 21-10
6. Schedule upcoming meetings
7. Adjourn

Dated this 7th day of June, 2021.

Karen Kastenson
City Clerk
City of South Milwaukee

PUBLIC NOTICE

PLEASE NOTE: Notice is hereby given that a quorum of the Common Council may be present at the above referenced meeting to gather information about all items that appear on this agenda, a subject over which they have decision making responsibility. This may constitute a meeting of the Common Council pursuant to *St. ex re. Badke v. Greendale Village BD.*, 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the Common Council will not take any formal action at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the City of South Milwaukee at 414-762-2222.

MINUTES

JOINT REVIEW BOARD

CITY OF SOUTH MILWAUKEE

June 22, 2021 – 2:00 pm

X – Present EXC – Excused ABS – Absent

JOINT REVIEW BOARD:

City Administrator Tami Mayzik X

School District Rep Blaise Paul X

Milwaukee County Rep Aaron Hertzberg EXC MATC Rep Dr. Mark Felsheim X

Public Representative / At-Large Member Mark Humphrey X

Also Present:

City Clerk Karen Kastenson

Assistant City Administrator Patrick Brever

Alderperson David Bartoshevich

1. Chairperson Mayzik called the meeting to order at 2:02 pm.
2. Roll was called as indicated above.
3. Mayzik presented the May 25, 2021 meeting minutes to the Joint Review Board members.
Motion by Paul / Humphrey to approve the minutes of the May 25, 2021 Joint Review Board meeting. Motion carried with all members present voting aye.
4. Mayzik introduced to the Board the annual reports for TIDs No. 1, No. 2, No. 3, and No. 5. Members inquired as to revenues and expenditures for each. **Motion by Paul / Humphrey to accept and place on file the 2020 annual reports for Tax Incremental Districts No. 1, No. 2, No. 3, and No. 5. Motion carried with all members present voting aye.**
5. Mayzik introduced to the Board the Resolution 21-10 in which the South Milwaukee Common Council approved Amendment No. 2 to the Project Plan for Tax Incremental District No. 1. **Motion by Paul / Humphrey to adopt a Resolution to approve Amendment No. 2 to the Project Plan for Tax Incremental District No. 1. Motion carried by all members present voting aye.**
6. No upcoming meetings were scheduled.
7. **Motion by Felsheim / Paul to adjourn at 2:07 pm. Motion carried with all members present voting aye.**

MEETING MINUTES
PLAN COMMISSION
May 25, 2021

X- Present EXC- Excused ABS- Absent

PLAN COMMISSION:

Mayor Erik Brooks, Chair <u>X</u>	Ald. Brett Briesemeister <u>X</u>
Chris Haslam <u>X</u>	Ald. David Bartoshevich <u>X</u>
Patrick Stoner <u>X</u>	Nate Keller <u>X</u>
Renee Lindner <u>X</u>	

City Administrator Tami Mayzik, City Engineer Kyle Vandercar, City Attorney Chris Smith, and Assistant City Administrator Patrick Brever were also present.

1. Mayor Brooks called the meeting to order at 6:30 p.m. Roll was called as indicated above.
2. **Motion by Briesemeister/Keller to approve the minutes from the April 27, 2021 meeting. Minutes approved as drafted.**
3. Mayor Brooks read the official notice for the public hearing on the proposed Project Plan Amendment for Tax Incremental District (TID) No. 1 and made a first call for public comments. Michael Olechowski, 800 Mackinac Avenue, spoke on the proposed amendment, indicating he believes it has not been a transparent process. Brooks made a second, third and final call for public comments. No further public comments were made.
Motion by Bartoshevich/Stoner to adjourn the public hearing. Hearing adjourned at 6:34 pm.
4. City Administrator Tami Mayzik addressed comments from the public hearing, indicating that all statutory requirements for the TID No. 1 Project Plan Amendment have been met. She noted there were many opportunities for public input during the planning of the public space project and that the Main Open Space component is priority. She indicated the budget outlined in the amendment is based on estimated costs; with future decisions possibly impacting final costs.
Motion by Briesemeister/Brooks to adopt the Plan Commission Resolution approving Amendment No. 2 to the Project Plan for TID No. 1. On the question, Brooks indicated there was positive response on the amendment from the Joint Review Board meeting earlier in the day. On roll call, motion carried 7-0.
5. Julia Schilling from Saiki Design joined the meeting remotely to provide an update on the Main Open Space site layout, and pavilion and stage design. Options for pavilion design were previewed and discussed. Schilling indicated designs will be presented in detail at an upcoming special meeting. Discussion focused on location, orientation, roof design, and building materials of the pavilion. Discussion will continue at the upcoming special meeting.
6. Vandercar gave an update on the progress of the proposed renovation of 2001 10th Avenue. He indicated that Plan Commission and the Common Council approved the application for a Conditional Use Permit (CUP) to remodel a former 28 bedroom rooming house into 15 efficiency apartment units in December 2020. The state plan review process is completed and a building permit application and state approved plans have been submitted to the City for

review. Developer Mike Wyne indicated he is moving forward with securing subcontractors and ordering building materials, and will be ready to start renovations once the building permits are approved. Vandercar indicated Resilient Housing Funds not to exceed \$101,000 have been approved for building improvements, including energy efficient windows and HVAC units. Changes to the initial submittal include conversion of commercial space on the first floor for a state required ADA accessible unit. Vandercar indicated the development agreement needs to be modified to include joint ownership/partnership. Attorney Smith indicated any changes to the agreement will be made and sent back to the Common Council for approval.

- 7 The application to create a Residential Planned Development to repurpose 2300 10th Avenue for 24 residential units was reviewed. Vandercar indicated that in July 2020, Plan Commission supported a concept presented by developer Mike Wyne for studio, one-bedroom, and two-bedroom apartments. Vandercar indicated the current manufacturing zoning does not allow residential uses, and requirements of other residential zoning classifications would not be met in regard to setbacks. Wyne indicated the current proposal differs from the original concept, and consists of 24 efficiency apartments; approximately 500 square feet each. Wyne indicated the rooftop will not be used as a public gathering space as discussed in the past. He also indicated that if Historic Tax Credits are pursued, changes to the exterior of the building would not be allowed.

Motion by Briesemeister/Haslam to recommend the Common Council schedule a public hearing on the Plan Commission recommendation to create a Residential Planned Unit Development at 2300 10th Avenue and 1011 Michigan Avenue to repurpose the properties for 24 residential units pursuant to submitted plans. On the question, Wyne indicated that 2300 10th Avenue, 2001 10th Avenue, and another property he is considering will share parking to insure adequate off-street parking for tenants. Motion carried with all voting aye.

Brever indicated there is intent to use Tax Incremental Financing through TID No. 5 to fund a portion of site improvements and will update Plan Commission as the process moves forward.

8. **Motion by Bartoshevich/Stoner to go into closed session per WI Statute 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; regarding property in TID No. 5. All aye. Closed session entered into at 7:50 p.m.**
9. **Motion by Bartoshevich/Brooks to return to open session with no action required. All aye. Return to open session at 9:02 p.m.**
10. The next meeting is a special meeting scheduled for June 2, 2021 at 6:30 p.m.

11. Motion by Brooks/Stoner to adjourn. Meeting adjourned at 9:05 p.m.

Submitted by,

Janet Talaska
Recording Secretary

PLAN COMMISSION RESOLUTION

RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1 FOR THE CITY OF SOUTH MILWAUKEE IN MILWAUKEE COUNTY, WISCONSIN

WHEREAS, the overall development of the City of South Milwaukee ("City") is recognized as a major need of the City; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of South Milwaukee, Milwaukee County, Wisconsin has held a public hearing on the proposed Project Plan Amendment No. 2 for Tax Incremental District No. 1 (herein "Project Plan" and "District") on May 25th; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Plan Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of said hearing, a copy of the notice was sent by first class mail to the designated contact for all local government entities having the power to levy taxes on property within the District including the School District of South Milwaukee, Milwaukee Area Technical College, and Milwaukee County; and

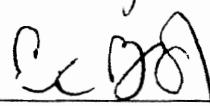
WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, is intended to only modify certain portions of the original 2000 Project Plan and 2005 Project Plan Amendment No. 1;

WHEREAS, the District boundaries for Tax Incremental District No. 1 are not changing;

NOW, THEREFORE BE IT RESOLVED that the Plan Commission of the City of South Milwaukee, Milwaukee County, Wisconsin hereby approves and adopts the Project Plan for the District, said Project Plan being attached and incorporated by reference.

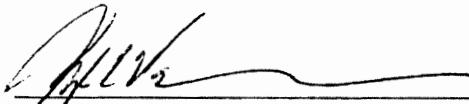
BE IT FUTHER RESOLVED that the Plan Commission does recommend the Project Plan for adoption by the Common Council for the City of South Milwaukee, Milwaukee County, Wisconsin.

Passed and adopted this 25th day of May, 2021.



MAYOR ERIK BROOKS, Chair

Attest:



KYLE VANDERCAR, City Engineer

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

JESSE A. WESOLOWSKI
FREDERICK E. REIDENBACH 1919-2002
BRIAN C. SAJDAK
CHRISTOPHER R. SMITH

TELEPHONE (414) 529-8900
FACSIMILE (414) 529-2121

JANE C. KASSIS,
LEGAL SECRETARY

June 30, 2021

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

**RE: Tax Increment District No. 1 – 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. 1 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

RESOLUTION NO. 21-10

**RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 1 FOR THE CITY OF SOUTH MILWAUKEE IN
MILWAUKEE COUNTY, WISCONSIN.**

WHEREAS, the overall development of the City of South Milwaukee ("City") is recognized as a major need of the City; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission, City of South Milwaukee, Milwaukee County, Wisconsin has held a public hearing on the proposed Project Plan Amendment No. 2 for Tax Incremental District No. 1 (herein "Project Plan" and "District") on May 25th; and

WHEREAS, after notice as required by law, and prior to the vote on the Plan Commission resolution, the Plan Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of said hearing a copy of the notice was sent by first class mail to the designated contact for all local government entities having the power to levy taxes on property within the District including the School District of South Milwaukee, Milwaukee Area Technical College, and Milwaukee County; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, is intended to only modify certain portions of the original 2000 Project Plan and 2005 Project Plan Amendment No. 1; and

WHEREAS, the Plan Commission adopted a resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 1 on May 25th; and

WHEREAS, the Plan Commission has submitted such amendment to the Project Plan to the Common Council of the City and recommended its approval by the Common Council.

NOW, THEREFORE BE IT RESOLVED, after due consideration, the Common Council of the City of South Milwaukee hereby approves and adopts Amendment No. 2 to the Project Plan for Tax Incremental District No. 1.

BE IT FURTHER RESOLVED, that the Common Council of the City of South Milwaukee makes the following findings:

- A. The project costs are related directly to eliminating blight in the District consistent with the purpose for which the District was created.

- B. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- C. The Project Plan is feasible and in conformity with the master plan of the City.
- D. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105.
- E. The boundaries for the District are not changing.

BE IT FURTHER RESOLVED, that the Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of this amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).


ERIK BROOKS, Mayor


KAREN KASTENSON, City Clerk

ADOPTED: June 15, 2021

APPROVED: June 16, 2021

**JOINT REVIEW BOARD
RESOLUTION APPROVING AMENDMENT NO. 2
TO THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 1,
CITY OF SOUTH MILWAUKEE**

WHEREAS, the City of South Milwaukee (the "City") seeks to amend the project plan for Tax Incremental District No. 1 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the "JRB") shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District of South Milwaukee; one representative chosen by Milwaukee Area Technical College; and one representative chosen by Milwaukee County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District amendment and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of Tax Increment Financing and the amendment of a tax incremental district.
2. The economic benefits of the District are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED that the Joint Review Board hereby approves and adopts South Milwaukee Common Council Resolution 21-10.

BE IT FUTHER RESOLVED that the Joint Review Board hereby approves and adopts Amendment No. 2 to the Project Plan for Tax Incremental District No. 1.

BE IT FUTHER RESOLVED that in the judgement of the Joint Review Board, the development described in the Project Plan, the information provided by the City of South Milwaukee, and the public record and planning documents relating to the District, would not occur without Amendment No. 2 to Tax Incremental District No. 1.

Passed and adopted this 22nd day of June, 2021.

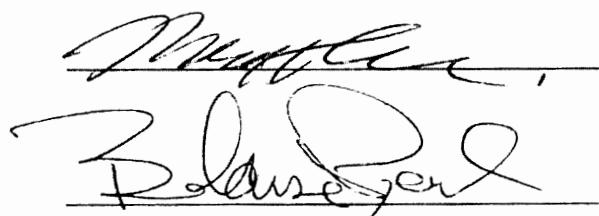
Joint Review Board

Representing

Milwaukee County - Excused Absence



City of South Milwaukee



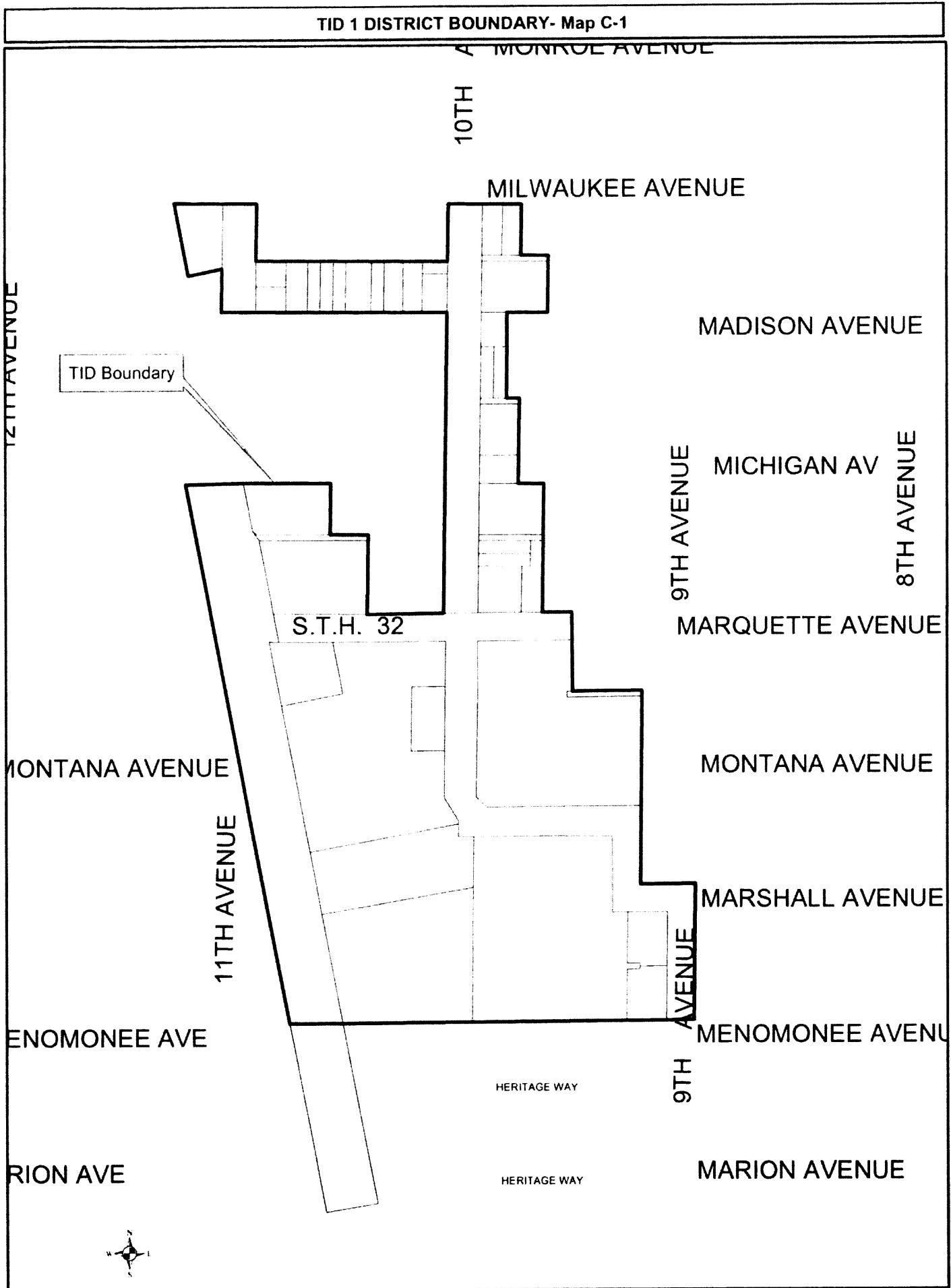
Milwaukee Area Technical College

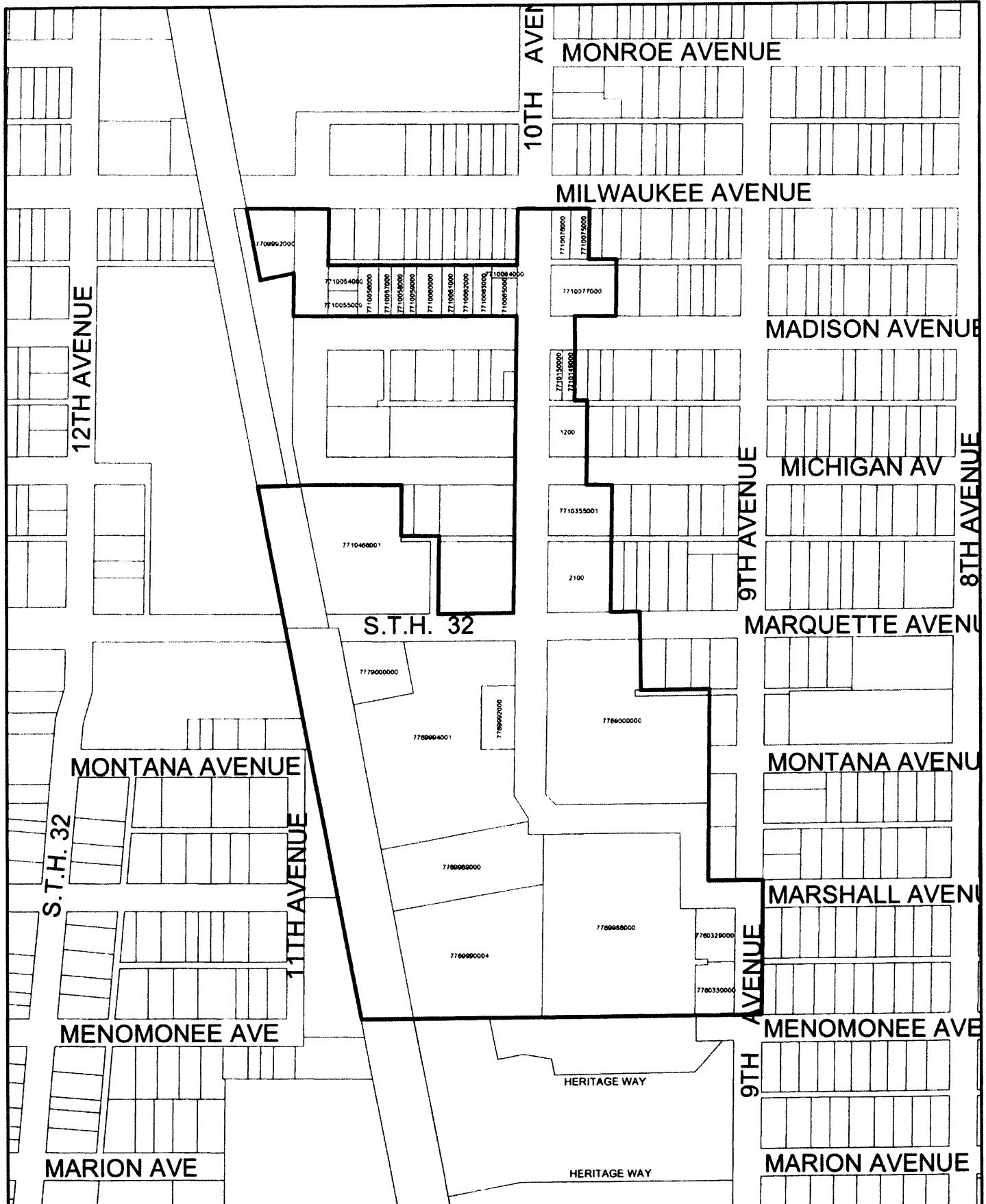
School District of South Milwaukee



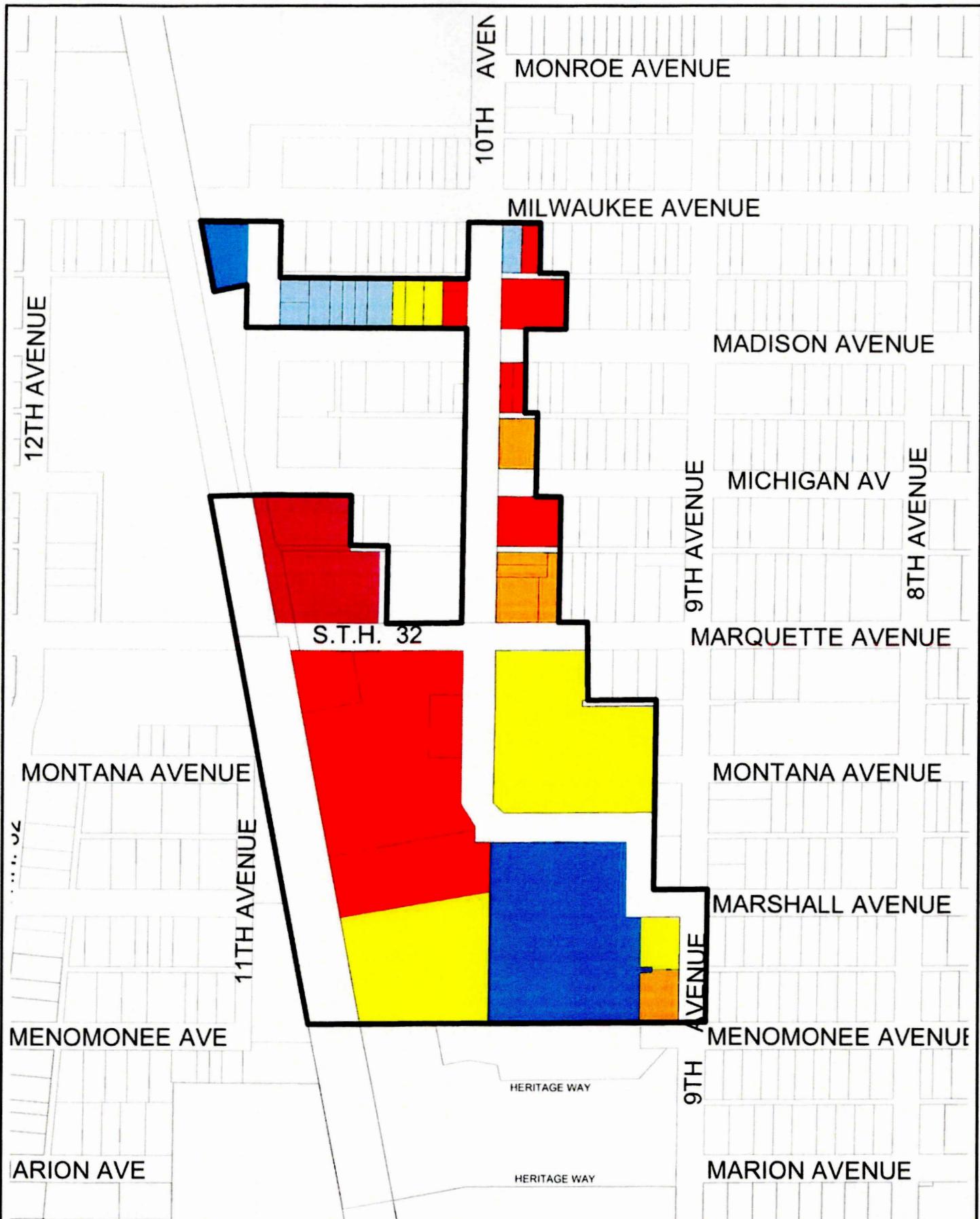
Public Member

TID 1 DISTRICT BOUNDARY- Map C-1







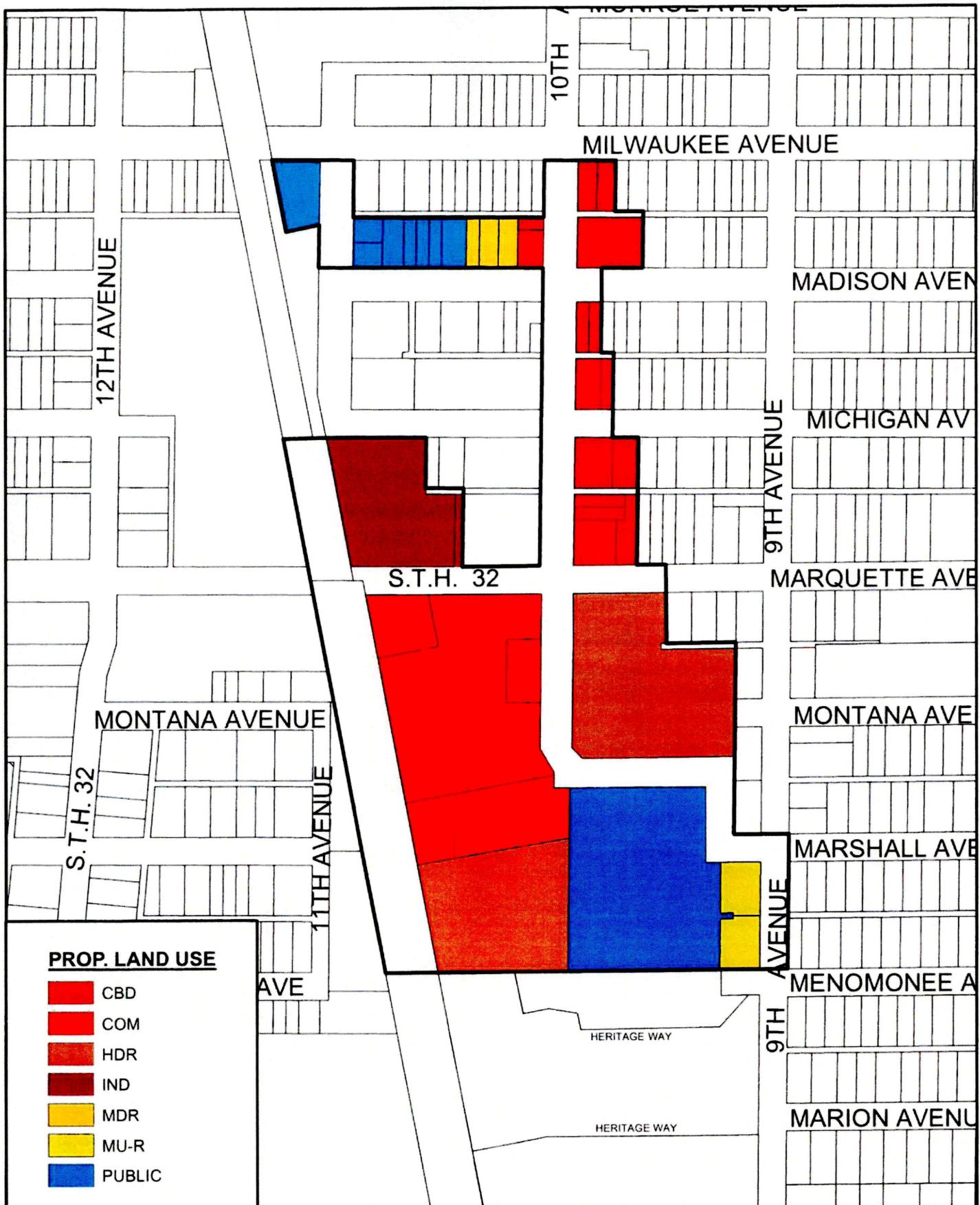


Tax Incremental District No. 1
Redevelopment Area
C-4



Existing Land Use
1 inch = 300 feet

VACANT (Blue)
RESIDENTIAL (Yellow)
PUBLIC (Blue)
COMMERCIAL (Red)
INDUSTRIAL (Red)
MIX USE (Orange)



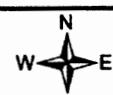
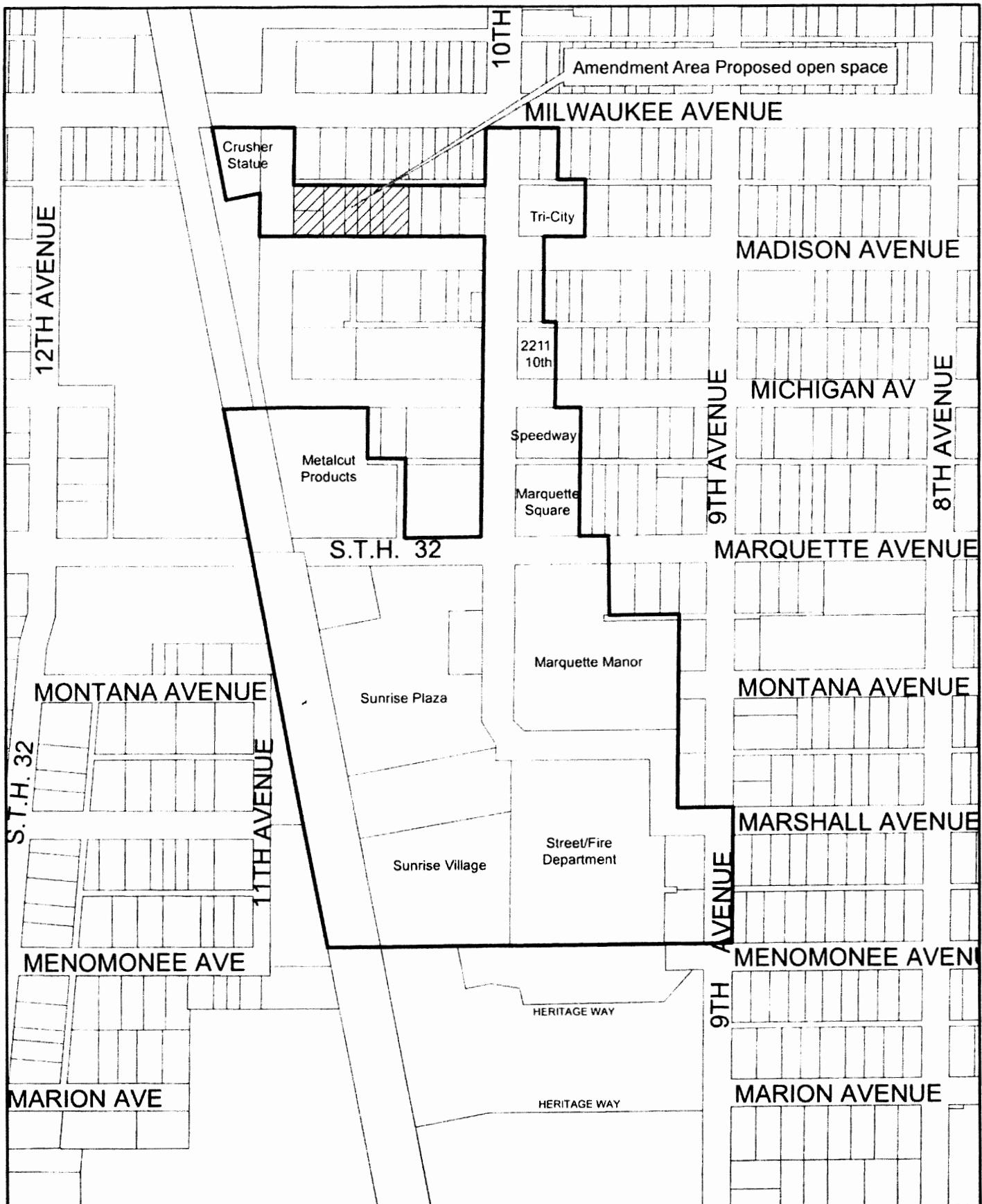
1 inch = 300 feet

Tax Increment District No. 1
Redevelopment Area

Proposed Land Use

C- 5

May 2021



1 inch = 300 feet

Tax Increment District No. 1
Redevelopment Area

Proposed Projects

C-6

May 2021