

AGENDA
CITY OF STURGEON BAY
JOINT REVIEW BOARD MEETING (TID #7)
Tuesday, May 24, 2022
1:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay WI

1. Call to Order.
2. Roll Call.
3. Approval of the Minutes from the April 26, 2022 JRB Meeting.
4. Review and discussion of the proposed Project Plan and Boundary for Tax Incremental District No. 7.
5. Consideration and action regarding the Joint Review Board Resolution creating TID No. 7.
6. Adjourn.

The purpose of this meeting is to reconvene the Joint Review Board to review and discuss the proposed Project Plan and Boundary for the City of Sturgeon Bay TID No. 7, pursuant to Section 66.1105 of the Wisconsin Statutes. A final decision is expected to be made regarding TID No. 7, a resolution is expected to be acted upon, and the municipality will be notified of its decision. This meeting should be concluded in less than 1 hour. The City of Sturgeon Bay has contracted with Robert W. Baird & Company to assist in the creation of the project plan listed above. If you have any further questions about the duties of the Joint Review Board or want to discuss this project before the meeting, you may contact Martin Olejniczak, Community Development Director, at 920-746-6908.

It is possible that members of, and possibly a quorum of members of, other government bodies of the municipality may attend this Joint Review Board Meeting to gather information. No action will be taken by any governmental body at this meeting other than the Joint Review Board.

Posted:
5/18/2022
10:30 a.m.
CS

JOINT REVIEW BOARD
Tuesday April 26, 2022

A meeting of the Joint Review Board was called to order at 1:20 p.m. by City Administrator VanLieshout in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members present were City Representative Joshua VanLieshout, Door County Representative Ken Papich, NWTC Representative Gina Van Egeren per zoom, Southern Door School Representative was absent. Also present were Community Development Director Marty Olejniczak, Finance Director/City Treasurer Valerie Clarizio, Planning/Zoning Administrator Sullivan-Robinson, Robert W Baird Representative Brian Ruechel and Office Accounting Assistant II Tricia Metzger.

Appointment of Chairperson: Moved by Mr. Papich seconded by Ms. Van Egeren to nominate Joshua VanLieshout as Chairperson of the Joint Review Board. Carried.

Appointment of Public Member:

Moved by Ms. Van Egeren, seconded by Mr. Papich to nominate Bill Chaudoir as the public member of the Joint Review Board. Carried. Mr. Chaudoir then joined the meeting.

Discuss Role of the Joint Review Board: Community Development Director Olejniczak stated the members present have had extensive experience participating on the Joint Review Board therefore discussion of the Joint Review Board role was brief.

Overview of purpose and description of the Tax Incremental District No.7 being created:

Community Development Director Olejniczak explained the City has annexed property over the years that are in the Southern Door School District. This would be the first Southern Door TID. The property located on the West side is a vacant lot that the City would like to see developed as commercial or multi-family residential. The comprehensive plan recommends either type of development. There is a developer proposing to build a 96- unit housing development on this vacant lot. However due to high construction costs they are requesting financial assistance. The Council has agreed to provide assistance through a developer financed TID loan contingent upon adoption of the TID. If this Board or the Plan Commission rejects the TID the financial assistance disappears and the property likely will not develop. Mr. Olejniczak stated the preliminary project plan presented is a one lot TID. The future use is for apartments. The project plan identifies it as a mixed- use district, that would pay off toward the end of the district. With this in mind, staff reviewed and removed the Ashland Ave intersection improvements as this project is already in process and would not be eligible for reimbursement from the TID after the fact. In addition, one street project and park improvements were scaled down which improved the proforma.

Mr. Papich questioned with the elimination of the Ashland Ave project, is the option available to allocate those costs to extending sidewalks on S Duluth Ave? Mr. VanLieshout commented that increasing the sidewalk costs in the project plan is an option as long as the TID closes out within a 5-year period before the maximum life of the TID as the City prefers not to have the projected close date run out to the last year or two.

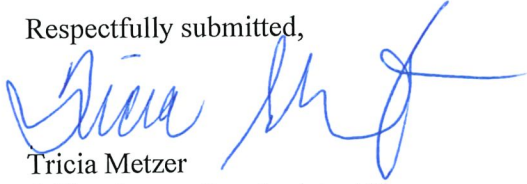
Mr. Papich also questioned if expanding the TID boundary to the South of Hwy 42/57 would be considered. Mr. VanLieshout stated there are two areas of concern, first this TID will be in two different school districts, secondly can the City use the rights of way to connect segments of the TID or does it have to be done by adjoining or abutting parcels. Mr. Olejniczak commented the project plan could be redone with the boundaries but the opportunity to expand the district now or in the future is still an option as is creating a separate district.

Set next meeting date for formal review and action of Tax Incremental District No.7:

The next meeting date is planned for May 24, 2022 at 1:30 pm in the Council Chambers, City Hall. However, in the event there is no Zoning Board of Appeals meeting on this date the JRB will meet at 1:00 p.m.

Adjourn: Moved by Mr. Chaudoir, seconded by Mr. Papich to adjourn. Carried. The meeting adjourned at 1:38p.m.

Respectfully submitted,



Tricia Metzger
Office Accounting Assistant II

Project Plan & District Boundary
Tax Incremental District No. 7
in the
CITY OF STURGEON BAY, WISCONSIN



April 11, 2022
Amended April 27, 2022

(Approved Actions)

Organizational Joint Review Board Meeting Held.....April 26, 2022
Public Hearing Held.....April 27, 2022
Adopted by Planning Commission.....April 27, 2022
Adopted by City Council.....May 17, 2022
Approved by Joint Review Board.....May 24, 2022

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**City of Sturgeon Bay
TID #7 Project Plan & District Boundary**

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City of Sturgeon Bay Officials

City Council

David J. Ward Ph.D	Mayor
Helen L. Bacon	Aldersperson District 1
Dennis Statz	Aldersperson District 2
Dan Williams	Aldersperson District 3
J. Spencer Gustafson	Aldersperson District 4
Gary Nault	Aldersperson District 5
Seth Wiederanders	Aldersperson District 6
Kirsten Reeths	Aldersperson District 7

City Staff

Josh Van Lieshout	City Administrator
Stephanie L. Reinhardt	City Clerk
Valerie J. Clarizio	Finance Director/City Treasurer
Martin J. Olejniczak	Community Development Director

Planning Commission

David J. Ward Ph.D, Chairperson	Jeff Norland
Helen L. Bacon	Kirsten Reeths
Mark Holey	Dennis Statz
Debbie Kiedrowski	

Joint Review Board

Josh Van Lieshout	City Representative
Ken Pabich	Door County
Bob Mathews	Northeast Wisconsin Area Technical College
Christopher Peterson	Southern Door County School District
Bill Chaudoir	Public Member

Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the City. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

The Tax Increment District ("TID") is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed for a 12.6 acre single parcel site located between Duluth Avenue and the Target department store. The site is within the City limits. A developer is proposing to construct 96 total apartment units over two phases of construction. The units are proposed to be two-bedroom units with attached garages. The developer is requesting \$1,500,000 in the form of developer-financed tax incremental financing. The developer will need financial incentives to assist with the high construction costs of the project. The proposed and potential new development will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new development. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The City anticipates various public improvement project cost expenditures of approximately \$2,061,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include, but not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$3,240,613 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for park improvements and street/sidewalk improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately \$8,880,000 will be created in the TID by the end of 2025.

City of Sturgeon Bay
TID #7 Project Plan & District Boundary

This additional value will be a result of the improvements made and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Summary of Findings

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

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay costs of some or all of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

City of Sturgeon Bay
TID #7 Project Plan & District Boundary

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. The City estimates that 0% 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 Sections 66.1105(5)(b).
8. The City confirms less than 35 percent of the District is land proposed for newly platted residential development. Residential housing density is at least three units per acre.

City of Sturgeon Bay
TID #7 Project Plan & District Boundary

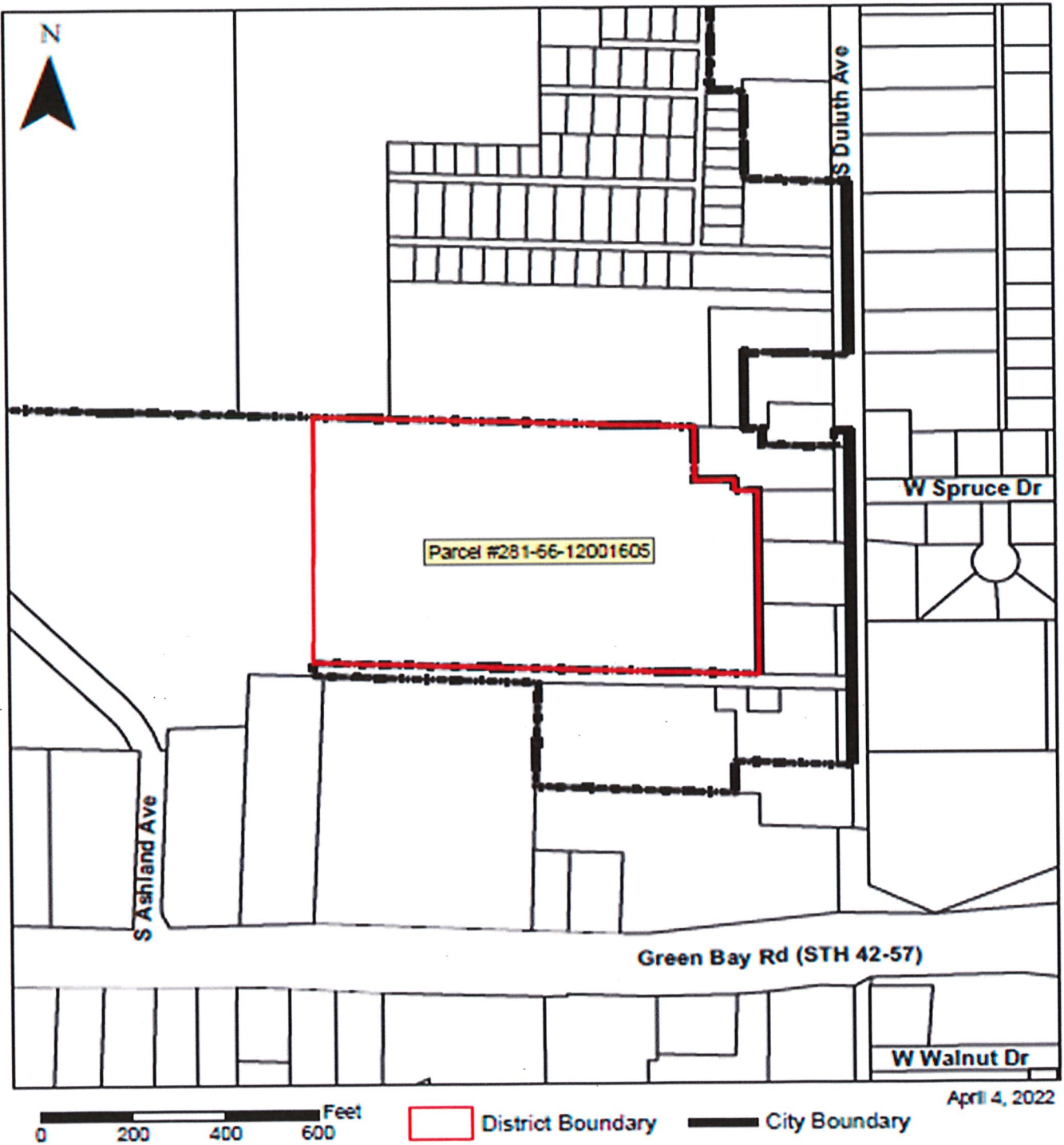
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

City of Sturgeon Bay
TID #7 Project Plan & District Boundary

Map of Proposed District Boundary

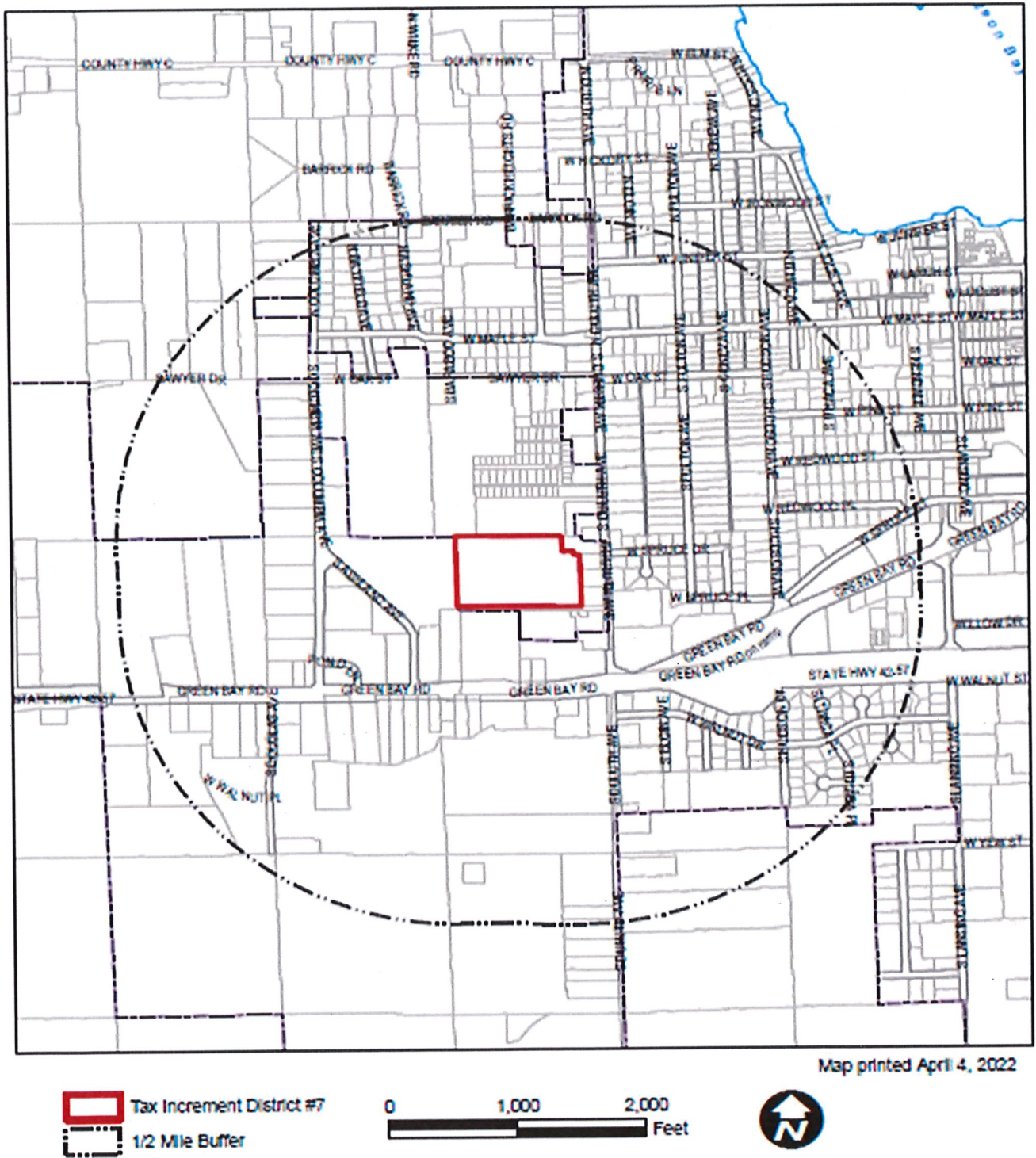
Current Map is reflective of the 01/01/2022 parcel list.

Tax Increment District #7



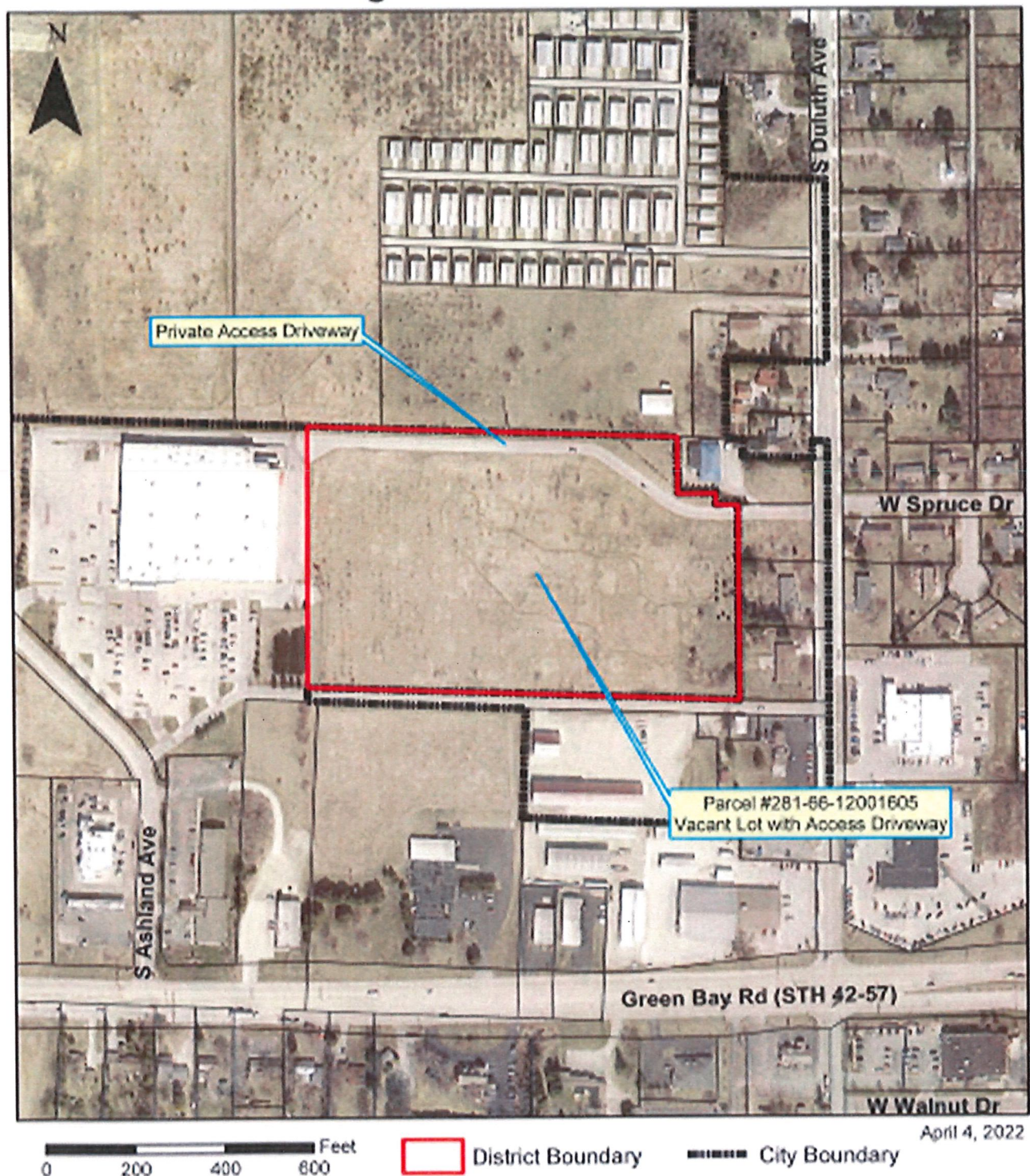
One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #7



Map Showing Existing Uses and Conditions

Tax Increment District #7
Existing Uses and Conditions



Preliminary Parcel List and Analysis

As of the 01/01/2022 parcel list.

ID	Address	Parcel #	Valuation
1	N/A (vacant)	2816612001605	\$ <u>143,000</u>
Total Valuation			\$ <u>143,000</u>

Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #7, the value increment of all existing Tax Increment Districts will be approximately 8.75%.

Valuation Test Compliance Calculation

2021 Equalized Valuation (TID IN)	\$ 1,029,653,800
Limit for 12% Test	\$ 123,558,456
Increment Value of Existing TIDs	\$ 89,932,800
Projected Base Value of New TID	\$ <u>143,000</u>
Total Value Subject to Test	\$ 90,075,800
Compliance (\$90,075,800 < \$123,558,456)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. DEVELOPER GRANT/LOAN INCENTIVE

LOCATION: ENTIRE TID

TOTAL: \$1,500,000

DESCRIPTION: Developer incentive loan to enable construction of 96 total apartment units. Tax increments generated from the apartment units will be used to pay off the loan. If the project generates less in value than anticipated, any shortfall in paying off the loan is borne by the developer.

2. FINANCING & INTEREST

LOCATION: Entire TID

TOTAL: \$673,660

DESCRIPTION: Cost of issuance and interest on borrowing needed for projects along with interest due to developer for the developer incentive loan.

3. PARK IMPROVEMENTS

LOCATION: Woods West Park

TOTAL: \$150,000

DESCRIPTION: Recreational facilities and amenities to be installed within Woods West Park. This park will serve as the neighborhood park for the future residents of the apartments and is within one-half mile of the TID.

4. SIDEWALK IMPROVEMENTS

LOCATION: S. Duluth Ave and west entrance to apartments

TOTAL: \$100,000

DESCRIPTION: Extending sidewalk along west side of S. Duluth Ave south to Highway 42-57 with crosswalk to south side of highway. In addition, sidewalk leading from S. Duluth Ave along the entrance driveway westerly toward the apartment complex is proposed.

5. TURNAROUND ON ENTRANCE DRIVEWAY (FUTURE STREET)

LOCATION: North edge of TID

TOTAL: \$100,000

DESCRIPTION: If a portion of the existing driveway along north edge of TID is converted to a public street, a turnaround (cul-de-sac) will be constructed at the point where the public portion ends.

6. STREET IMPROVEMENTS

LOCATION: Within one-half mile radius of the TID

TOTAL: \$181,000

DESCRIPTION: Repaving and other improvements to streets in the vicinity of the apartment project that are impacted by traffic from the new development.

7. ADMINISTRATIVE / ORGANIZATIONAL FEES

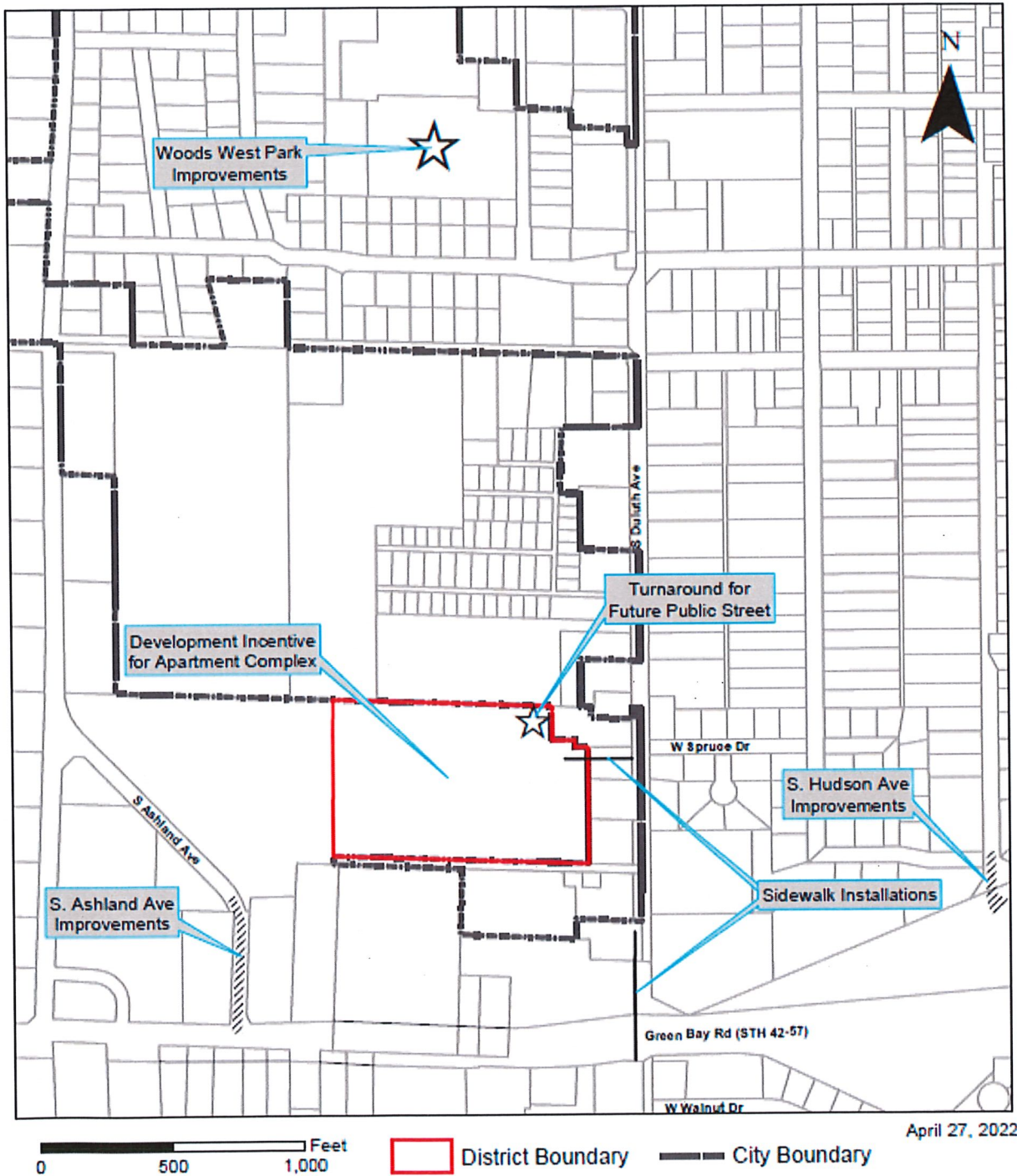
LOCATION: Entire TID

TOTAL: \$30,000

DESCRIPTION: Annual TID and City staff administration fees and professional fees for creation and organization, including legal fees.

Maps Showing Proposed Improvements and Uses

Tax Increment District #7 Proposed Projects



Detailed List of Project Costs

1. DEVELOPER GRANT/LOAN INCENTIVE	\$1,500,000
2. FINANCING AND INTEREST	\$673,660
3. WOODS WEST PARK IMPROVEMENTS	\$150,000
4. SIDEWALKS IMPROVEMENTS	\$100,000
5. TURNAROUND (CUL-DE-SAC) CONSTRUCTION	\$100,000
6. STREET IMPROVEMENTS	\$181,000
7. ADMINSTRATIVE / ORGANIZATIONAL FEES	\$30,000
Total	\$2,734,660

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

In order to evaluate the economic feasibility of TID #7 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #7. The proforma analyzes expenses based on project plan costs of TID #7 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #7 tax increments will be used to fund project costs and implementation of this Plan will also require that the City issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2043, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

The City plans to fund project costs with cash received from future TID #7 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

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

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$2,061,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The City reserves the

right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the City on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

No change in zoning is proposed for the current property in the TID.

Proposed Changes in Master Plan, Map, Building Codes and Town Ordinances

The City does not anticipate that the TID will require any changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Sturgeon Bay Comprehensive Plan.

Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Orderly Development of the City

The creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the City.

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The City does not anticipate any non-project costs for the TID.

City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

EXHIBIT A CASH FLOW PROFORMA ANALYSIS TID #7

Example Developer Grant									
Developer Outlay / Repayment									
Beginning 2023									
Developer Outlay									
Total Int. Due to Developer: -- \$673,660									
Total Payments to Developer: \$2,173,660									
Shortfall to Developer: \$0									

Expenditures									
(l)	(k)	(i)	(m)	(n)	(o)	(p)	(q)	(r)	(s)
Developer Outlay	Interest Due to Developer	Annual (Shortfall)/ Surplus	Balance Due to Developer	Payment to Developer	Other Project Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery (October 31)
\$1,500,000	\$0	\$0	\$0	\$0	\$197,000	\$187,000	\$0	\$0	
	\$60,000	(\$1,500,000)	(\$1,500,000)	\$0	\$197,000	\$187,000	(\$187,000)	(\$187,000)	
	\$62,400	(\$9,573)	(\$1,569,573)	\$52,827	\$197,000	\$187,000	(\$173,793)	(\$374,000)	
	\$62,783	\$42,871	(\$1,526,702)	\$105,654			\$26,414	(\$321,386)	
	\$61,068	\$79,804	(\$1,446,897)	\$140,872			\$35,218	(\$406,166)	
	\$57,876	\$84,428	(\$1,362,469)	\$142,304			\$35,576	(\$460,506)	
	\$54,499	\$89,251	(\$1,273,219)	\$143,749			\$35,937	(\$498,446)	
	\$50,929	\$94,241	(\$1,178,938)	\$145,210			\$36,302	(\$534,740)	
	\$47,158	\$99,527	(\$1,079,411)	\$146,684			\$36,671	(\$571,411)	
	\$43,176	\$104,998	(\$974,414)	\$148,174			\$37,043	(\$608,454)	
	\$38,977	\$110,702	(\$863,712)	\$149,678			\$37,420	(\$645,874)	
	\$34,548	\$116,649	(\$747,063)	\$151,198			\$37,799	(\$683,673)	
	\$29,882	\$122,850	(\$624,212)	\$152,733			\$38,183	(\$721,856)	
	\$24,968	\$129,314	(\$494,898)	\$154,283			\$38,571	(\$760,427)	
	\$19,796	\$136,052	(\$358,846)	\$155,848			\$38,962	(\$800,389)	
	\$14,375	\$143,075	(\$215,771)	\$157,429			\$39,357	(\$840,746)	
	\$9,631	\$150,395	(\$65,376)	\$159,026			\$39,757	(\$881,503)	
	\$2,615	\$65,376	\$0	\$67,991			\$121,888	(\$983,391)	
							\$203,081	(\$1,186,472)	
							\$205,645	(\$1,392,117)	

**EXHIBIT B
CITY ATTORNEY OPINION**

EXHIBIT C
TID #7 BOUNDARY LEGAL DESCRIPTION

A tract of land located in the SE ¼ of the SE ¼, of Section 12, Township 27 North, Range 25 East, City of Sturgeon Bay, Door County, Wisconsin, being all of Lot 1 and part of Lot 2 of Certified Survey No. 812 recorded in Volume 4 of Certified Survey Maps, Page 302-303, annexation to the City of Sturgeon Bay recorded in Volume 736 of deeds, Page 729 and described as follows.

Commencing at the East one-quarter corner of said Section 12, Township 27 North, Range 25 East, thence South along the east line of the Southeast one-quarter of said section 12 1467.17 feet to the northeast corner of said Lot 2 of CSM No. 812, thence S 89°56'21" W along the boundary of said CSM No. 812 199.88 feet to the point of beginning, thence South 436.59 feet to the southeast corner of said Lot 2 of CSM No. 812, thence along the boundary of said CSM No. 812 as follows; N 88°07'50" W 963.66 feet, N 00°24'36" E along the westerly line of the SE ¼ of the SE ¼ of said Section 12 588.26 feet, S 88°00'39" E along the northerly line of the SE ¼ of the SE ¼ of said Section 12 824.20 feet, S 00°09'05" E 128.58 feet, S 89°56'20" E 84.94 feet, S 00°26'08" E 25.86 feet, and N 89°56'21" E 49.76 feet to the point of beginning.

DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

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PLANNING COMMISSION RESOLUTION #2022-02

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 7

**RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES
FOR TAX INCREMENTAL DISTRICT NO. 7 CITY OF STURGEON BAY,
WISCONSIN**

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Sturgeon Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (“the District”) is proposed to be created as a “mixed-use district” where not less than fifty percent (50%) by area, of the real property within the District is suitable for industrial, commercial, residential development, and

WHEREAS, a Project Plan for Tax Incremental District No. 7 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the District;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in the District;
6. A map showing proposed improvements and uses in the District;
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances;
8. A statement of the proposed method for relocation of any person to be displaced;
9. A statement indicating how creation of the District promotes the orderly development of the City;
10. A list of estimated non-projects costs;
11. An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Sturgeon Bay, Door County, the Southern Door County School District, and Northeast Wisconsin Area Technical College which constitutes all of the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 27, 2022, held a public hearing concerning the project plan and boundaries and proposed creation of the District providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the District.

PLANNING COMMISSION RESOLUTION #2022-02


Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 7

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Sturgeon Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 7, City of Sturgeon Bay, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference;
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated April 11, 2022 and amended April 27, 2022, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council;
3. Creation of the District promotes orderly development in the City; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.


Adopted this 27th day of April, 2022

City of Sturgeon Bay

By 
David J. Ward Ph. D., Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning
Commission of the City of Sturgeon Bay on the 27th day of April, 2022.


Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

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Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 7

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**ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT
PLAN FOR TAX INCREMENTAL DISTRICT NO. 7, CITY OF STURGEON BAY,
DOOR COUNTY, WISCONSIN**

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Sturgeon Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 ("the District") is proposed to be created as a "mixed-use district" where not less than fifty percent (50%) by area, of the real property within the District is suitable for industrial, commercial, residential development, and

WHEREAS, a Project Plan for Tax Incremental District No. 7 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the District;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in the District;
6. A map showing proposed improvements and uses in the District;
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances;
8. A statement of the proposed method for relocation of any person to be displaced;
9. A statement indicating how creation of the District promotes the orderly development of the City;
10. A list of estimated non-project costs;
11. An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 27, 2022, held a public hearing concerning the project plan and boundaries and proposed creation of the District providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the District; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the Common Council that it create the District.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Sturgeon Bay that:

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 7

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the District are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The District is created effective as of January 1, 2022.
4. The City Council finds and declares that:
 - a. Not less than fifty percent (50%), by area, of the real property within the District is suitable for industrial, commercial, residential development within the meaning of Section §66.1105(2)(cm) of the Wisconsin Statutes. Less than 35 percent (35%) of the District land is proposed for newly platted residential development and the residential housing density is at least three units per acre.
 - b. Based upon the findings, as stated in (a) above, the District is declared to be a mixed-use development district based on the identification and classification of the property included within the District.
 - c. The improvement of the area is likely to significantly enhance all the other real property's value in the District.
 - d. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - e. The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - f. The City estimates that 0% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - g. Confirms less than 35 percent of the District is land proposed for newly platted residential development. Residential housing density is a least three unit per acre.
 - h. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - i. Confirms that the boundaries of the District do not include any annexed territory that was not within the boundaries of the City on January 1, 2004.
5. The Project Plan, prepared by Robert W. Baird & Co. dated April 11, 2022 and amended April 27, 2022, which is incorporated herein in its entirety by reference, is approved and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District,

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 7

specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.


Adopted this 17th day of May, 2022

City of Sturgeon Bay

By _____
David J. Ward, Ph.D., Mayor

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Common Council
of the City of Sturgeon Bay on the 17th day of May, 2022.


Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

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JOINT REVIEW BOARD RESOLUTION #22-02

Resolution Formally Approving the Creation of Tax Incremental District No. 7

APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT NO. 7, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

WHEREAS, the City of Sturgeon Bay seeks to create Tax Incremental District No. 7, City of Sturgeon Bay, Door County, Wisconsin ("the District"); and

WHEREAS, Section §66.1105(4m) of the Wisconsin Statutes requires that a Joint Review Board (the "Board") shall convene to review the proposal to create a tax incremental district; and

WHEREAS, the board consists of one representative chosen by the School District, one representative chosen by the Wisconsin Technical College District System, and one representative chosen by the County, all of whom represent local governmental entities and school districts that have the power to levy taxes on property within the District, and one representative chosen by the City and one public member; and

WHEREAS, the public member and the Board's chairperson were selected by a majority vote of the Board members before the public hearing was held pursuant to Section §66.1105(4)(a) of the Wisconsin Statutes; and

WHEREAS, all Board members were appointed and the first Board meeting held within 14 days after the notice was published pursuant to Section §66.1105(4)(a) and (e) of the Wisconsin Statutes; and

WHEREAS, the Board has reviewed the public record, planning documents, the resolution adopted by the Plan Commission approving the District and adopting the Project Plan, and the resolution adopted by the Common Council approving the creation of the District as authorized by section §66.1105(4)(gm) of the Wisconsin Statutes; and

WHEREAS, the Board has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the creation of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

NOW THEREFORE, BE IT RESOLVED THAT the Recitals set forth above are approved by the Board and incorporated herein and made an enforceable part of this Resolution.

JOINT REVIEW BOARD RESOLUTION #22-02

Resolution Formally Approving the Creation of Tax Incremental District No. 7

BE IT FURTHER RESOLVED THAT the Board approves the creation of Tax Incremental District No. 7, City of Sturgeon Bay, Door County, Wisconsin.

Adopted this 24th day of May, 2022 by a vote of ____ ayes and ____ noes.

By _____
Josh Van Lieshout, Chair