

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: R.O. No. 87-18-19 by City Clerk. Submitting a communication from Dolyce Johnson regarding the funds for the Fire – Ambulance Service.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Dolcye Johnson submitted an FOIA request on May 29, 2018 for the 2017 report for the Ambulance 280 Fund. The attachments to the R.O. includes some of the information provided in response to the request.

STAFF COMMENTS:

In summary, the Ambulance Fund recorded revenue of \$1,328,492 in 2017 and operating expenses of \$660,554 which includes the principal and interest payment on the ambulance vehicles. The transfer to the General Fund was \$536,401. In comparison, the 2016 revenue was \$1,027,124, operating expenses were \$614,043 and a transfer to the General Fund of \$475,705.

ACTION REQUESTED:

Motion to recommend the Common Council file R.O. No. 87-18-19 by City Clerk submitting a communication from Dolyce Johnson regarding the funds for the Fire – Ambulance Service.

ATTACHMENTS:

- I. R. O. No. 87-18-19.
- II. FOAI request email.

Buss, Nancy

From: Dolcye Johnson <dolcyerod@earthlink.net>
Sent: Tuesday, May 29, 2018 10:18 AM
To: Buss, Nancy
Subject: FOIA Request

Nancy

This is an FOIA request for the 2017 report for the Ambulance 280 Fund which details the expenses for the ambulance service for 2017. I am also requesting a copy of the EMS Monthly Billing Services provider summary report from January 1, 2017 through December 31, 2017; total charges for each month by category; payment for each month by category; adjustments for each month by category. Further, I am requesting the total cost of the new/replacement ambulances including interest and the amount debited for the new/replacement ambulances in 2017 including interest. Please make this information available to me by June 12, 2018.

Thank you.

Dolcye Johnson
458-5819

II

4.3

R. O. No. 87 - 18 - 19. By CITY CLERK. August 6, 2018.

Submitting a communication from Dolyce Johnson regarding the funds for the Fire - Ambulance Service.

*Finance
Personnel*

CITY CLERK

06/12/2018 15:26
buss

CITY OF SHEBOYGAN
YEAR-TO-DATE BUDGET REPORT

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FOR 2017 12

ACCOUNTS FOR:	ORIGINAL	TRANSFRS/	REVISED	YTD ACTUAL	ENCUMBRANCES	AVAILABLE	PCT
280 AMBULANCE FUND	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
28015100 FINANCE - ACCOUNTING							
28015100 461101 INTEREST ON INVEST	0	0	0	-1,874.81	.00	1,874.81	100.0%
TOTAL FINANCE - ACCOUNTING	0	0	0	-1,874.81	.00	1,874.81	100.0%
28022500 FIRE - AMBULANCE SERVICE							
28022500 431246 STATE GRANT	0	-8,730	-8,730	-8,730.01	.00	.01	100.0%
28022500 442636 AMBULANCE	-1,200,000	0	-1,200,000	-1,317,885.78	.00	117,885.78	109.8%
28022500 510110 FULL TIME SALARIES	253,763	0	253,763	254,652.01	.00	-889.01	100.4%*
28022500 510111 FULL TIME SALARIES	5,400	0	5,400	4,285.99	.00	1,114.01	79.4%
28022500 510311 MEDICARE	3,789	0	3,789	3,493.05	.00	295.95	92.2%
28022500 510320 WI RETIREMENT FUND	38,907	0	38,907	38,846.15	.00	60.85	99.8%
28022500 510340 HEALTH INSURANCE	59,856	0	59,856	64,930.96	.00	-5,074.96	108.5%*
28022500 510350 DENTAL INSURANCE	4,428	0	4,428	4,921.45	.00	-493.45	111.1%*
28022500 510360 LIFE INSURANCE	144	0	144	123.90	.00	20.10	86.0%
28022500 510400 WORKERS COMPENSATI	2,856	0	2,856	2,856.00	.00	.00	100.0%
28022500 521900 CONTRACTED SERVICE	95,000	0	95,000	89,318.12	.00	5,681.88	94.0%
28022500 522110 VEHICLE MAINTENANC	10,000	0	10,000	7,636.87	.00	2,363.13	76.4%
28022500 525125 MOBILE TELEPHONE	500	0	500	490.17	.00	9.83	98.0%
28022500 526130 TRAINING & EDUCATI	2,500	0	2,500	206.00	.00	2,294.00	8.2%
28022500 528150 VEHICLE RENTAL	106,456	0	106,456	106,455.75	.00	.25	100.0%
28022500 530215 MEDICAL SUPPLIES	60,000	0	60,000	60,200.48	.00	-200.48	100.3%*
28022500 530230 GASOLINE	15,000	0	15,000	13,351.20	.00	1,648.80	89.0%
28022500 530255 TOOLS & SMALL EQUI	1,500	8,730	10,230	6,146.49	.00	4,083.51	60.1%
28022500 530256 SAFETY EQUIPMENT	1,500	0	1,500	639.96	.00	860.04	42.7%
28022500 540215 GEN. PUB. OFFICIAL	2,000	0	2,000	1,998.00	.00	2.00	99.9%
TOTAL FIRE - AMBULANCE SERVICE	-536,401	0	-536,401	-666,063.24	.00	129,662.24	124.2%
28081100 INTERFUND TRANSFER							
28081100 811101 INTERFUND EXP-GENE	536,401	0	536,401	536,401.00	.00	.00	100.0%
TOTAL INTERFUND TRANSFER	536,401	0	536,401	536,401.00	.00	.00	100.0%
TOTAL AMBULANCE FUND	0	0	0	-131,537.05	.00	131,537.05	100.0%
TOTAL REVENUES	-1,200,000	-8,730	-1,208,730	-1,328,490.60	.00	119,760.60	
TOTAL EXPENSES	1,200,000	8,730	1,208,730	1,196,953.55	.00	11,776.45	

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buss

|CITY OF SHEBOYGAN
|YEAR-TO-DATE BUDGET REPORT

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FOR 2017 12

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	0	0	-131,537.05	.00	131,537.05	100.0%

** END OF REPORT - Generated by NANCY BUSS **

**City of Sheboygan Fire Dept.- E M S Billing
Collection Report - By Financial Class**

Period: 12/01/2017 to 12/31/2017

REPORT #1

Insurance Classification

Transports	Current Month	Fiscal Year-To-Date
Auto Insurance	\$2,073.60	\$31,815.22
Contract	\$0.00	\$239.78
Medicaid	\$16,013.42	\$182,964.57
Medicare	\$39,914.83	\$502,098.64
Private Insurance	\$35,522.83	\$313,249.40
Self Pay	\$19,630.45	\$217,803.70
Work Comp	\$1,661.00	\$26,603.83
Collection Accounts	\$0.00	\$0.00

SUB-TOTAL	\$114,816.13	\$1,274,775.14
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Insurance Classification

Non Transports	Current Month	Fiscal Year-To-Date
Auto Insurance	\$0.00	\$883.73
Medicaid	\$0.00	\$764.53
Medicare	\$0.00	\$0.00
Private Insurance	\$247.00	\$3,333.31
Self Pay	\$1,140.00	\$7,547.57
Collection Accounts	\$0.00	\$0.00

SUB-TOTAL	\$1,387.00	\$12,529.14
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Unidentified Payments	\$0.00	\$1,488.19
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Refunds	(\$1,272.96)	(\$25,440.60)
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NET TOTAL	\$114,930.17	\$1,263,351.87
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**City of Sheboygan Fire Dept. - E M S Billing
Billing Activity Summary Report**

For the month ended:

12/31/2017

REPORT #2

Financial Class		AMOUNT		
		Current	Fiscal YTD	
Auto Insurance		\$0.00	\$38,289.00	1%
Contract		\$0.00	\$1,882.00	0%
Medicaid		\$63,949.00	\$964,226.50	25%
Medicare		\$114,995.50	\$1,861,311.55	48%
Private Insurance		\$24,281.00	\$541,170.00	14%
Unknown		\$71,897.50	\$427,269.21	11%
Workers Comp		\$1,674.00	\$33,704.00	1%
TOTAL BILLABLE		\$276,797.00	\$3,867,852.26	100%
BILLABLE TRANSPORTS				
Emergency	ALS1	\$226,980.00	\$2,866,718.50	81%
	ALS2	\$10,792.50	\$116,112.00	3%
	BLS	\$13,064.00	\$552,936.00	16%
	SCT	\$0.00	\$3,368.00	0%
		\$250,836.50	\$3,539,134.50	100%
Non-Emergency	ALS1	\$0.00	\$68,166.26	32%
	BLS	\$15,008.00	\$143,604.00	68%
		\$15,008.00	\$211,770.26	100%
	None	\$6,580.00	\$78,000.00	100%
		\$6,580.00	\$78,000.00	100%
	SUBTOTAL	\$272,424.50	\$3,828,904.76	100%
BILLABLE NON-TRANSPORTS				
Non-Transport	TNT	\$4,372.50	\$38,947.50	100%
		\$4,372.50	\$38,947.50	100%
	SUBTOTAL	\$4,372.50	\$38,947.50	100%
NON-BILLABLE				
Voided		(\$18,488.00)	(\$586,037.05)	
TOTAL NON-BILLABLE		(\$18,488.00)	(\$586,037.05)	

TOTAL ACCOUNTS CREATED

\$258,309.00

\$3,281,815.21

Sheboygan Fire Department Annual Report | 2017

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% OF TOTAL
111 - Building fire	69	1.34%
112 - Fires in structure other than in a building	1	0.02%
113 - Cooking fire, confined to container	20	0.39%
116 - Fuel burner/boiler malfunction, fire confined	1	0.02%
118 - Trash or rubbish fire, contained	3	0.06%
130 - Mobile property (vehicle) fire, other	1	0.02%
131 - Passenger vehicle fire	12	0.23%
142 - Brush or brush-and-grass mixture fire	3	0.06%
143 - Grass fire	3	0.06%
151 - Outside rubbish, trash or waste fire	3	0.06%
154 - Dumpster or other outside trash receptacle fire	3	0.06%
155 - Outside stationary compactor/compacted trash fire	1	0.02%
160 - Special outside fire, other	2	0.04%
162 - Outside equipment fire	4	0.08%
211 - Overpressure rupture of steam pipe or pipeline	1	0.02%
251 - Excessive heat, scorch burns with no ignition	7	0.14%
300 - Rescue, EMS incident, other	80	1.55%
311 - Medical assist, assist EMS crew	128	2.48%
320 - Emergency medical service, other	10	0.19%
321 - EMS call, excluding vehicle accident with injury	3496	67.74%
322 - Motor vehicle accident with injuries	147	2.85%
323 - Motor vehicle/pedestrian accident (MV Ped)	20	0.39%
324 - Motor vehicle accident with no injuries.	23	0.45%
331 - Lock-in (if lock out , use 511)	19	0.37%
341 - Search for person on land	3	0.06%
342 - Search for person in water	1	0.02%
350 - Extrication, rescue, other	2	0.04%
352 - Extrication of victim(s) from vehicle	7	0.14%
353 - Removal of victim(s) from stalled elevator	4	0.08%
357 - Extrication of victim(s) from machinery	1	0.02%
360 - Water & ice-related rescue, other	1	0.02%
381 - Rescue or EMS standby	16	0.31%
411 - Gasoline or other flammable liquid spill	27	0.52%
412 - Gas leak (natural gas or LPG)	33	0.64%
413 - Oil or other combustible liquid spill	11	0.21%
421 - Chemical hazard (no spill or leak)	2	0.04%
422 - Chemical spill or leak	16	0.31%
423 - Refrigeration leak	1	0.02%
424 - Carbon monoxide incident	15	0.29%
440 - Electrical wiring/equipment problem, other	4	0.08%
441 - Heat from short circuit (wiring), defective/worn	1	0.02%
442 - Overheated motor	8	0.16%
443 - Breakdown of light ballast	2	0.04%
444 - Power line down	8	0.16%
445 - Arcing, shorted electrical equipment	10	0.19%

Sheboygan Fire Department Annual Report | 2017

463 - Vehicle accident, general cleanup	2	0.04%
500 - Service Call, other	1	0.02%
511 - Lock-out	58	1.12%
520 - Water problem, other	3	0.06%
521 - Water evacuation	4	0.08%
522 - Water or steam leak	7	0.14%
531 - Smoke or odor removal	3	0.06%
542 - Animal rescue	13	0.25%
550 - Public service assistance, other	1	0.02%
551 - Assist police or other governmental agency	27	0.52%
552 - Police matter	16	0.31%
553 - Public service	106	2.05%
554 - Assist invalid	211	4.09%
555 - Defective elevator, no occupants	4	0.08%
561 - Unauthorized burning	70	1.36%
571 - Cover assignment, standby, moveup	1	0.02%
600 - Good intent call, other	46	0.89%
611 - Dispatched & cancelled en route	35	0.68%
621 - Wrong location	2	0.04%
622 - No incident found on arrival at dispatch address	10	0.19%
631 - Authorized controlled burning	20	0.39%
651 - Smoke scare, odor of smoke	9	0.17%
652 - Steam, vapor, fog or dust thought to be smoke	8	0.16%
661 - EMS call, party transported by non-fire agency	17	0.33%
671 - HazMat release investigation w/no HazMat	27	0.52%
700 - False alarm or false call, other	1	0.02%
713 - Telephone, malicious false alarm	1	0.02%
714 - Central station, malicious false alarm	11	0.21%
715 - Local alarm system, malicious false alarm	8	0.16%
731 - Sprinkler activation due to malfunction	24	0.47%
733 - Smoke detector activation due to malfunction	41	0.79%
734 - Heat detector activation due to malfunction	1	0.02%
735 - Alarm system sounded due to malfunction	39	0.76%
736 - CO detector activation due to malfunction	8	0.16%
741 - Sprinkler activation, no fire - unintentional	6	0.12%
742 - Extinguishing system activation	1	0.02%
743 - Smoke detector activation, no fire - unintentional	47	0.91%
744 - Detector activation, no fire - unintentional	5	0.10%
745 - Alarm system activation, no fire - unintentional	34	0.66%
746 - Carbon monoxide detector activation, no CO	2	0.04%
911 - Citizen complaint	1	0.02%
TOTAL INCIDENTS:	5161	100.00%



Smoke Alarms Save Lives

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 58-18-19 by Alderpersons Rindfleisch and Bohren authorizing the appropriate City officials to execute a Vacant Land Offer to Purchase with KCG Development, LLC.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: \$53,940
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

KCG Development, LLC. is the developer working to renovate the former Coakley (Badger State Tannery) building into 122 workforce apartments. As part of the project, KCG agreed to sell the City a parcel on land on the Sheboygan River and a parcel of land located south of Illinois Avenue for redevelopment in the future by the City. The two parcels equate to approximately 0.66 acres. The purchase agreement allows for the City to ground lease or sell the property south of the Illinois Avenue back to the developer at a later date for parking related to their commercial development.

STAFF COMMENTS:

City staff has programmed 2018 CDBG funds to purchase the properties and recommends approval.

ACTION REQUESTED:

Motion to recommend the Common Council authorize the appropriate City officials to execute a Vacant Land Offer to Purchase with KCG Development, LLC.

ATTACHMENTS:

- I. Res. No. 58-18-19

III

5.3

Res. No. 58 - 18 - 19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

A RESOLUTION authorizing the appropriate City officials to execute a Vacant Land Offer to Purchase with KCG Development, LLC.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Vacant Land Offer to Purchase between the City of Sheboygan and KCG Development, LLC, a copy of which is attached hereto and incorporated herein.

Finance +
Personnel

Ronald Rindfleisch
James A. Bohre

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON _____ [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER) **STRIKE THOSE NOT APPLICABLE**
3 **GENERAL PROVISIONS** The Buyer, City of Sheboygan
4 _____, offers to purchase the Property
5 known as [Street Address] Parcel Nos. 59281505690 and 59281505950 (approximately .66 acres of land)
6 in the City of Sheboygan, County of Sheboygan, Wisconsin (insert
7 additional description, if any, at lines 456-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ **PURCHASE PRICE:** Ninety Thousand and 00/100
9 _____ Dollars (\$ 90,000.00).
10 ■ **EARNEST MONEY** of \$ 0 accompanies this Offer and earnest money of \$ 0
11 will be mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or
12 _____.
13 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ **INCLUDED IN PURCHASE PRICE:** Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: _____
16 _____
17 _____
18 ■ **NOT INCLUDED IN PURCHASE PRICE:** any fixtures, improvements, or equipment not currently affixed to the property
19 _____
20 **CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented**
21 **and will continue to be owned by the lessor.**
22 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are**
23 **included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.**
24 ■ **ZONING:** Seller represents that the Property is zoned: Central Commercial
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines**
28 **running from acceptance provide adequate time for both binding acceptance and performance.**
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before August 31, 2018. ~~Seller may keep the Property on the~~
31 ~~market and accept secondary offers after binding acceptance of this Offer.~~
32 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): _____
41 Buyer's recipient for delivery (optional): _____
42 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Seller: (_____) Buyer: (_____)
44 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: 9333 N. Meridian Street, Ste. 230, Indianapolis, IN 46260
50 Delivery address for Buyer: 806 N. 9th Street, Sheboygan, WI 53081
51 (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): Matt.Gilhooley@kcgcompanies.com
56 E-Mail address for Buyer (optional): Chad.Pelishok@sheboyganwi.gov
57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

69 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
 60 Offer at lines 458-464 or 526-534 or in an addendum attached per line 525. At time of Buyer's occupancy, Property shall be
 61 free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left
 62 with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

63 **PROPERTY CONDITION REPRESENTATIONS** ~~Seller represents to Buyer that as of the date of acceptance Seller has no~~
 64 notice or knowledge of Conditions Affecting the Property or Transaction (see lines 468-487 and 248-278) other than those
 65 identified in the Seller's disclosure report dated _____, which was received by Buyer prior to
 66 Buyer signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
 67 ~~and~~ On an as-is, where-is basis, Buyer acknowledges Seller does not currently own or operate the property, instead will convey
 68 land to Buyer as part of a simultaneous closing and cannot feasibly or legally provide representations as to its condition.

69 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT** SELLER

70 **CLOSING** This transaction is to be closed no later than the date upon which Buyer obtains an interest in fee to the Property
 71 _____ at the place selected by Seller, unless otherwise agreed by the Parties in writing. LWCA
7/26/18

72 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
 73 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners association
 74 assessments, fuel and any other items prorated to the Seller in connection with its acquisition of the Property

75 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

76 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

77 Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

78 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
 79 taxes are defined as general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE
 80 APPLIES IF NO BOX IS CHECKED)

81 Current assessment times current mill rate (current means as of the date of closing)

82 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
 83 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

84 Buyer to pay all amounts prorated to Seller in connection with its acquisition of the Property

85 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
 86 substantially different than the amount used for proration especially in transactions involving new construction,
 87 extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor
 88 regarding possible tax changes.

89 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
 90 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5
 91 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
 92 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
 93 and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

94 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
 95 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
 96 (written) (oral) **STRIKE ONE** lease(s), if any, are N/A

97 _____, Insert additional terms, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525.

98 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days of acceptance of this Offer, a list of all
 99 federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions,
 100 or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland
 101 preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve
 102 Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any
 103 penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be
 104 deemed satisfied unless Buyer delivers to Seller, within seven (7) days of Buyer's Actual Receipt of said list and disclosure, or
 105 the deadline for delivery, whichever is earlier, a notice terminating this Offer based upon the use restrictions, program
 106 requirements, and/or amount of any penalty, fee, charge, or payback obligation.

107 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs,**
 108 as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller
 109 incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The
 110 Parties agree this provision survives closing.

111 **MANAGED FOREST LAND:** All, or part, of the Property is managed forest land under the Managed Forest Law (MFL).
 112 This designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that
 113 encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as
 114 managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the
 115 new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources
 116 and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules.
 117 The DNR Division of Forestry monitors forest management plan compliance. Changes you make to property that is subject to
 118 an order designating it as managed forest land, or to its use, may jeopardize your benefits under the program or may cause
 119 the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the
 120 local DNR forester or visit <http://www.dnr.state.wi.us>.

121 **FENCES:** Wis. Stat. § 80.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
122 where one or both of the properties is used and occupied for farming or grazing purposes.

123 **CAUTION:** Consider an agreement addressing responsibility for fences if Property or adjoining land is used and
124 occupied for farming or grazing purposes.

125 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that would be
126 generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a
127 non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more
128 information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization
129 Section or visit <http://www.revenue.wi.gov/>.

130 **FARMLAND PRESERVATION:** Rezoning a property zoned farmland preservation to another use or the early termination of a
131 farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to
132 3 times the class 1 "use value" of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection
133 Division of Agricultural Resource Management or visit <http://www.datcp.state.wi.us/> for more information.

134 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S. Department
135 of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective
136 cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent plus one-half of the cost of
137 establishing permanent ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more
138 information call the state Farm Service Agency office or visit <http://www.fsa.usda.gov/>.

139 **SHORELAND ZONING ORDINANCES:** All counties must adopt shoreland zoning ordinances that meet or are more
140 restrictive than Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land
141 within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum
142 standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface
143 standards (that may be exceeded only if a mitigation plan is adopted) and repairs to nonconforming structures. Buyers must
144 conform to any existing mitigation plans. For more information call the county zoning office or visit <http://www.dnr.state.wi.us/>.

145 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning restrictions, if any.
146 ~~BUYER'S PRE-CLOSING WALK-THROUGH~~ Within 3 days prior to closing, at a reasonable time pre-approved by Seller or
147 Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change
148 in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects
149 Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

150 ~~PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING~~ Seller shall maintain the Property until the earlier of
151 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
152 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price,
153 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later
154 than closing, Seller shall provide Buyer with non-waivers for all reasonable repairs and restoration. If the damage shall exceed
155 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.

156 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
157 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
158 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
159 be held in trust for the sole purpose of restoring the Property.

160 **DEFINITIONS**

161 **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
162 written notice physically in the Party's possession, regardless of the method of delivery.

163 **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions Affecting the Property or Transaction" are
164 defined to include:

- 165 a. Proposed, planned or commenced public improvements or public construction projects which may result in special
166 assessments or otherwise materially affect the Property or the present use of the Property.
- 167 b. Government agency or court order requiring repair, alteration or correction of any existing condition.
- 168 c. Land division or subdivision for which required state or local approvals were not obtained.
- 169 d. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.
- 170 e. A portion of the Property being subject to, or in violation of, a farmland preservation agreement or in a certified farmland
171 preservation zoning district (see lines 130-133), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see lines
172 111-120), Conservation Reserve (see lines 134-136), or comparable program.
- 173 f. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90)
174 (where one or both of the properties is used and occupied for farming or grazing).
- 175 g. Material violations of environmental rules or other rules or agreements regulating the use of the Property.
- 176 h. Conditions constituting a significant health risk or safety hazard for occupants of the Property.
- 177 i. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids,
178 including, but not limited to, gasoline and heating oil.
- 179 j. A Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides,
180 fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the
181 premises.
- 182 k. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 183 l. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
184 Property.
- 185 m. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-
186 service wells and cisterns required to be abandoned (Wis. Admin. Code § NR 812.26) but that are not closed/abandoned
187 according to applicable regulations.

188 (Definitions Continued on page 5)

If, prior to closing, the Property is damaged in an amount greater than five percent (5%) of the selling price,

189 IF LINE 190 IS NOT MARKED OR IS MARKED N/A, LINES 230-236 APPLY.

190 ~~FINANCING CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written~~
191 ~~_____ [INSERT LOAN PROGRAM OR SOURCE] first mortgage~~
192 ~~loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an~~
193 ~~amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years.~~
194 ~~Initial monthly payments of principal and interest shall not exceed \$ _____. Monthly payments may~~
195 ~~also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance~~
196 ~~premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination~~
197 ~~fee in an amount not to exceed _____ % of the loan. If the purchase price under this Offer is modified, the financed amount,~~
198 ~~unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the~~
199 ~~monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.~~

200 CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 201 or 202.

201 ~~FIXED RATE FINANCING: The annual rate of interest shall not exceed _____ %.~~

202 ~~ADJUSTABLE RATE FINANCING: The initial annual interest rate shall not exceed _____ %. The initial interest~~
203 ~~rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per~~
204 ~~year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal~~
205 ~~and interest may be adjusted to reflect interest changes.~~

206 ~~If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 458-464 or~~
207 ~~526-504 or in an addendum attached per line 626:~~

208 ■ ~~BUYER'S LOAN COMMITMENT: Buyer agrees to pay all customary loan and closing costs, to promptly apply for a~~
209 ~~mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described~~
210 ~~in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no~~
211 ~~later than the deadline at line 192. Buyer and Seller agree that delivery of a copy of any written loan commitment to~~
212 ~~Seller (even if subject to conditions) shall satisfy the Buyer's financing contingency if, after review of the loan~~
213 ~~commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall~~
214 ~~accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of~~
215 ~~unacceptability.~~

216 ~~CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide~~
217 ~~the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN~~
218 ~~COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS~~
219 ~~ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.~~

220 ■ ~~SELLER TERMINATION RIGHTS: If Buyer does not make timely delivery of said commitment, Seller may terminate this~~
221 ~~Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan~~
222 ~~commitment.~~

223 ■ ~~FINANCING UNAVAILABILITY: If financing is not available on the terms stated in this Offer (and Buyer has not already~~
224 ~~delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of~~
225 ~~same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is~~
226 ~~named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this~~
227 ~~transaction on the same terms set forth in this Offer and this Offer shall remain in full force and effect, with the time for closing~~
228 ~~extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain~~
229 ~~any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.~~

230 ~~IF THIS OFFER IS NOT CONTINGENT ON FINANCING: Within 7 days of acceptance, a financial institution or third party~~
231 ~~in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification,~~
232 ~~sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering~~
233 ~~written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing~~
234 ~~contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands~~
235 ~~and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an~~
236 ~~appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.~~

237 ~~APPRAISAL CONTINGENCY: This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised~~
238 ~~at Buyer's expense by a Wisconsin licensed or certified Independent appraiser who issues an appraisal report dated~~
239 ~~subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon~~
240 ~~purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to~~
241 ~~Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon~~
242 ~~purchase price, accompanied by a written notice of termination.~~

243 ~~CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether~~
244 ~~deadlines provide adequate time for performance.~~

245 **DEFINITIONS CONTINUED FROM PAGE 3**

- 246 n. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not
247 closed/abandoned according to applicable regulations.
- 248 o. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface
249 foundations or waste material; organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic
250 or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government
251 guidelines or other laws regulating said disposal; high groundwater; adverse soil conditions (e.g. low load bearing
252 capacity, earth or soil movement, slides) or excessive rocks or rock formations.
- 253 p. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other
254 contaminated land, or soils contamination remediated under PECFA, the Department of Natural Resources (DNR)
255 Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program.
- 256 q. Lack of legal vehicular access to the Property from public roads.
- 257 r. Homeowners' associations, common areas shared or co-owned with others, zoning violations or nonconforming uses,
258 conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of
259 a part of Property by non-owners, other than recorded utility easements.
- 260 s. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to
261 impose assessments against the real property located within the district.
- 262 t. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- 263 u. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the
264 Property, or proposed or pending special assessments.
- 265 v. Burial sites, archeological artifacts, mineral rights, orchards or endangered species.
- 266 w. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 267 x. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 268 y. Significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- 269 z. Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial
270 injuries or disease in livestock on the Property or neighboring properties.
- 271 aa. Existing or abandoned manure storage facilities on the Property.
- 272 bb. Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of
273 the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 274 cc. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that
275 obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county
276 (see lines 139-145).
- 277 dd. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion
278 charge or the payment of a use-value conversion charge has been deferred.
- 279 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding
280 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day.
281 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under
282 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
283 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the
284 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours
285 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as
286 closing, expire at midnight of that day.
- 287 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
288 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
289 significantly shorten or adversely affect the expected normal life of the premises.
- 290 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be
291 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
292 to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited
293 to, all: perennial crops; garden bulbs; plants; shrubs and trees and fences; storage buildings on permanent foundations and
294 docks/piers on permanent foundations.
- 295 **CAUTION:** Exclude any Fixtures to be retained by Seller or which are rented on lines 18-19.
- 296 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.
- 297 **PROPERTY DEVELOPMENT WARNING** If Buyer contemplates developing Property for a use other than the current use,
298 there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and
299 zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or
300 uses and therefore should be reviewed. Building permits, zoning variances, Architectural Control Committee approvals,
301 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits,
302 subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of
303 development of, or a particular use for, a property. Optional contingencies which allow Buyer to investigate certain of these
304 issues can be found at lines 308-350 and Buyer may add contingencies as needed in addenda (see line 525). Buyer should
305 review any plans for development or use changes to determine what issues should be addressed in these contingencies.

308 **PROPOSED USE CONTINGENCIES:** Buyer is purchasing the Property for the purpose of: To Be Determined.
 307 Buyer acknowledges Seller's contingency on this offer that Buyer must allow Seller to use Parcel No. 59281505950 for the purposes
 308 of parking for the Badger State Lofts development.

309 [insert proposed use and type and size of building, if applicable; e.g. three bedroom single family home]. The optional
 310 provisions checked on lines 314-345 shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers
 311 written notice to Seller specifying those items which cannot be satisfied and written evidence substantiating why each specific
 312 item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller
 313 agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 314-350.

314 **ZONING CLASSIFICATION CONFIRMATION:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's)
 315 ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, verification that the Property is zoned _____
 316 _____ and that the Property's zoning allows the Buyer's proposed use described at lines 306-308.

317 **SUBSOILS:** This offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither
 318 is stricken) expense, written evidence from a qualified soils expert that the Property is free of any subsoil condition which
 319 would make the proposed use described at lines 306-308 impossible or significantly increase the costs of such
 320 development.

321 **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** This Offer is contingent
 322 upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, written evidence from
 323 a certified soils tester that (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
 324 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the
 325 Property as stated on lines 306-308. The POWTS (septic system) allowed by the written evidence must be one of
 326 the following POWTS that is approved by the State for use with the type of property identified at lines 306-308 **CHECK**
 327 **ALL THAT APPLY:** conventional in-ground; mound; at grade; in-ground pressure distribution; holding tank;
 328 other: _____

329 **EASEMENTS AND RESTRICTIONS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE~~
 330 ~~ONE~~ ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and restrictions
 331 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
 332 significantly delay or increase the costs of the proposed use or development identified at lines 306-308.

333 **APPROVALS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if
 334 neither is stricken) expense, permits, approvals and licenses, as appropriate, or the final discretionary action by the
 335 granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's
 336 proposed use: _____

337

338 **UTILITIES:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither
 339 is stricken) expense, written verification of the following utility connections at the listed locations (e.g., on the Property, at
 340 the lot line, across the street, etc.) **CHECK AND COMPLETE AS APPLICABLE:** electricity _____;
 341 gas _____; sewer _____; water _____;
 342 telephone _____; cable _____; other _____

343 **ACCESS TO PROPERTY:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~
 344 ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public
 345 roads.

346 **LAND USE APPROVAL:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if
 347 neither is stricken) expense, a rezoning; conditional use permit; license; variance; building permit;
 348 occupancy permit; other _____ **CHECK ALL THAT APPLY**, and delivering
 349 written notice to Seller if the item cannot be obtained, all within _____ days of acceptance for the Property for its proposed
 350 use described at lines 306-308.

351 **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) ~~STRIKE ONE~~ ("Seller
 352 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a
 353 registered land surveyor, within _____ days of acceptance, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Seller's" if neither is stricken)
 354 expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the
 355 Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,
 356 if any, and:
 357 **[STRIKE AND COMPLETE AS APPLICABLE]** Additional map features which may be added include, but are not limited to:
 358 staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square
 359 footage; easements or rights-of-way. **CAUTION: Consider the cost and the need for map features before selecting them.**
 360 **Also consider the time required to obtain the map when setting the deadline.** This contingency shall be deemed satisfied
 361 unless Buyer, within five days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for delivery of said map,
 362 delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information
 363 materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency.
 364 Upon delivery of Buyer's notice, this Offer shall be null and void.

365 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, total square footage, acreage
366 figures, or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of
367 rounding, formulas used or other reasons, unless verified by survey or other means.

368 **CAUTION:** Buyer should verify land dimensions, total square footage/acreage figures and allocation of acreage
369 information if material to Buyer's decision to purchase.

370 **EARNEST MONEY**

371 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
372 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or
373 otherwise disbursed as provided in the Offer.

374 **CAUTION:** Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the
375 Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special
376 disbursement agreement.

377 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
378 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money.
379 At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest
380 money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
381 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
382 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
383 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4)
384 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an
385 interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to
386 exceed \$250, prior to disbursement.

387 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
388 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to
389 disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or
390 Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement.
391 Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4
392 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their
393 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith
394 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing
395 regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

396 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the
397 Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as
398 defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple
399 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information
400 and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers
401 researching comparable sales, market conditions and listings, upon inquiry.

402 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
403 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
404 <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

405 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
 406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
 407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
 408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
 409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
 410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 ~~**TIME IS OF THE ESSENCE:** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)~~
 412 ~~occupancy; (4) date of closing; (5) contingency Deadlines~~ **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
 413 Offer except:

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
 415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
 416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
 419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
 420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
 421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
 422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
 423 in this Offer, general taxes levied in the year of closing and any other encumbrances reflected in an owner's policy of title
 424 insurance delivered under the terms of lines 429-431 of this Offer.

425 _____

426 _____

427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
 428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
 430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
 431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE**
 433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
 434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
 435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
 436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
 438 insurance commitment is delivered to Buyer's attorney or Buyer not more than 180 days after acceptance ("15" if left blank),
 439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
 440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
 441 and exceptions, as appropriate.

442 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
 443 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
 444 such event, Seller shall have a reasonable time, but not exceeding _____ days ("5" if left blank) from Buyer's delivery of the
 445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
 446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
 447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
 448 written notice of termination and this Offer shall be null and void. ~~Providing title evidence acceptable for closing does not~~
 449 ~~extinguish Seller's obligations to give merchantable title to Buyer.~~

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
 451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
 453 charges for current services under Wis. Stat. § 66.0827 or other expenses are contemplated. "Other expenses" are
 454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
 455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
 456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
 457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES:** With respect to lines 306-308: the execution and delivery of a ground lease
 459 agreement permitting this use, determined to be acceptable in the sole and absolute discretion of the Seller, is an explicit condition
 460 precedent of Seller's obligation to convey the Property.

461 _____

462 The Seller shall have the right to repurchase the Property from Buyer within seven (7) years at the same purchase price for which
 463 they are selling it to Buyer.

464 _____

465 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
 466 conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the
 467 defaulting party to liability for damages or other legal remedies.

468 If **Buyer defaults**, Seller may:

469 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
 470 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for
 471 actual damages.

472 If **Seller defaults**, Buyer may:

473 (1) sue for specific performance; or
 474 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

475 ~~In addition, the Parties may seek any other remedies available in law or equity.~~

476 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the
 477 discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution
 478 instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of
 479 law those disputes covered by the arbitration agreement.

480 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD**
 481 **READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS**
 482 **OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL**
 483 **RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE**
 484 **CONSULTED IF LEGAL ADVICE IS NEEDED.**

485 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
 486 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and
 487 inures to the benefit of the Parties to this Offer and their successors in interest.

488 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of
 489 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the
 490 Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source,
 491 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building
 492 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors,
 493 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in
 494 this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
 495 authorization for inspections does not authorize Buyer to conduct testing of the Property.

496 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the**
 497 **test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other**
 498 **material terms of the contingency.**

499 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 500 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller.
 501 Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported
 502 to the Wisconsin Department of Natural Resources.

503 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
504 is contingent upon a qualified independent inspector(s) conducting an inspection(s), of the Property which discloses no
505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
506 an inspection of _____

507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

511 **CAUTION:** Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
512 well as any follow-up inspection(s).

513 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
514 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

515 **CAUTION:** A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects. If
519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
521 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
524 or (b) Seller does not timely deliver the written notice of election to cure.

525 **ADDENDA:** The attached _____ is/ere made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES** _____
527 _____
528 _____
529 _____
530 _____
531 _____
532 _____
533 _____
534 _____

535 This Offer was drafted by [Licensee and Firm] City Attorney Charles C. Adams

536 _____ on July 18, 2018

537 (x) _____

538 Buyer's Signature \blacktriangle Print Name Here \blacktriangleright City of Sheboygan By: Michael J. Vandersteen, Mayor Date \blacktriangle _____

539 (x) _____

540 Buyer's Signature \blacktriangle Print Name Here \blacktriangleright _____ By: Meredith DeBruin, City Clerk Date \blacktriangle _____

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (by) _____

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
544 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
545 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

546 (x) _____ 7/26/18

547 Seller's Signature \blacktriangle Print Name Here \blacktriangleright KCG Development, LLC By: ROBERT S. PASQUERI Date \blacktriangle _____

548 (x) _____ 7/26/18

549 Seller's Signature \blacktriangle Print Name Here \blacktriangleright _____ By: MATTHEW GILHOOLY Date \blacktriangle _____

550 This Offer was presented to Seller by [Licensee and Firm] _____

551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____

553 _____ Seller Initials \blacktriangle Date \blacktriangle _____ Seller Initials \blacktriangle Date \blacktriangle _____

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 59-18-19 by Alderpersons Rindfleisch and Bohren. A Resolution to authorize a transfer of appropriations in the 2018 Budget.

REPORT PREPARED BY: David H. Biebel, Director of Public Works

REPORT DATE: July 30, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan recently leased the Butzen land to the Lakeshore United FC to start the planning and capital fundraising to develop the Butzen farm into the Butzen Sports Complex. Once completed it is anticipated that soccer and other tournaments/events will generate significant visitors and visitor spending. In order to quantify and substantiate these figures LUFC has engaged the firm SB Friedman Group to perform an economic impact study. This firm is the same firm that Kohler Co. used to review the economic impact of the newly proposed gold course and will provide reliable data.

This data is vital to the overall capital campaign as additional tourism and room tax monies will be realized with this development. This additional gain in monies may also be used to support the development of the Butzen Sports Complex. Lastly, this data will be shared with Visit Sheboygan and other key stakeholders that may mutually benefit from the additional tourism. The transfer will establish an increase in the appropriation in the Tourism Fund.

STAFF COMMENTS:

LUFC/Butzen Sports Complex, LLC staff met with the Mayor, City Administrator and City Development Director regarding the study and the willingness to share data and potentially cost share in this study.

The 2017 budget revenue estimate for room tax was \$650,000 while the actual receipts were \$723,288, an increase of \$73,288. Of that amount, the city retained \$21,986 of the increase with the balance going to the Sheboygan Area Room Tax Commission.

WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The resolution will establish the appropriation in the 2018 budget for the contribution to LUFC.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 59-18-19 by Alderpersons Rindfleisch and Bohren authorizing a transfer of appropriations in the 2018 budget.

ATTACHMENTS:

- I. Res. No. 59-18-19.
- II. SB Friedman Economic Impact Proposal

III

5.4

Res. No. 59 - 18 - 19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

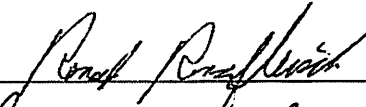
A RESOLUTION to authorize a transfer of appropriations in the 2018 Budget.

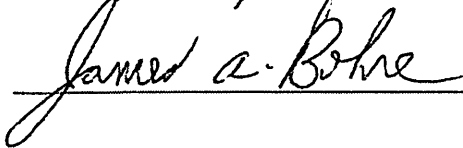
RESOLVED: That the Finance Director be and is hereby authorized and directed to make the following transfers of appropriations in the 2018 Budget for the purposes of:

Establish appropriation for contribution to Butzen Sports Complex LLC for an economic impact study regarding the overall benefit of a facility in Sheboygan.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
Tourism Fund Unreserved Fund Balance 260-253000	Tourism Fund Contribution 26054100-590100	\$12,000

*Finance +
Personnel*

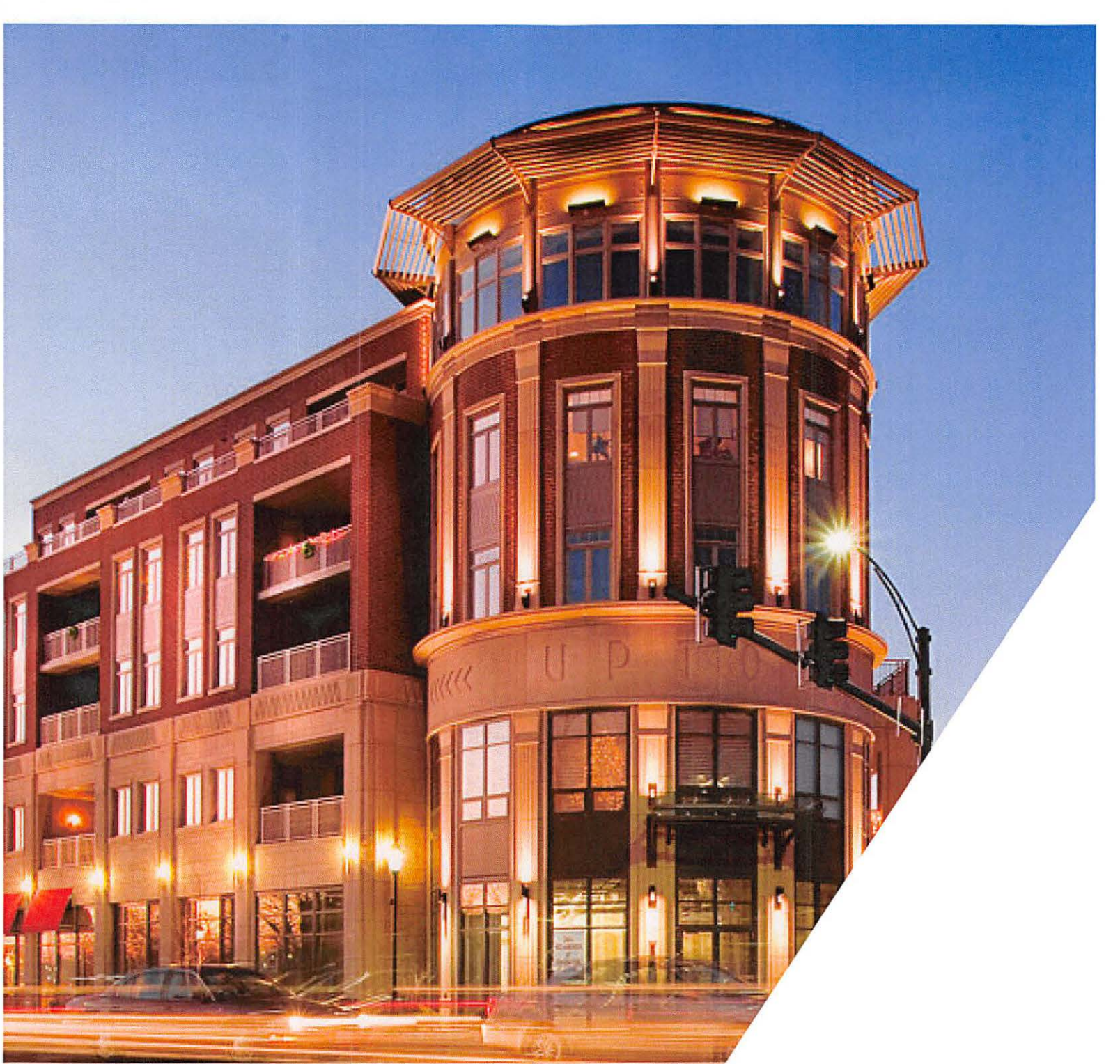




I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



DEVELOPMENT ADVISORY SERVICES



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

FIRM OVERVIEW

SBFriedman Development Advisors (SBFriedman) assists in the planning and implementation of complex real estate development projects. Founded in 1990, the firm works closely with its clients to evaluate development potential and financial and business impacts; project market and financial feasibility; identify innovative public-private development solutions; and prepare implementable development strategies. SBFriedman has been recognized as one of the few consulting companies that truly understand both the public and the private perspectives on development issues.

SB Friedman also understands that a successful development project must have the support of the community in which it will be built. Our staff has substantial experience working to create plans and projects that resonate with the public.

Our expertise has been applied to a wide variety of development situations, including:

- » Downtown Revitalization
- » Transit-Oriented Development
- » Office, Research Park & Industrial Projects
- » Retail Projects
- » Institutional Projects
- » Residential Development
- » Airport Collateral Land Development
- » Marina and Waterfront Development
- » Mixed-Use Developments
- » Community Facilities

Why SBFriedman?

The firm has extensive experience in bringing together economics and planning to provide action-oriented development advice. Drawing on planning training, basic conceptual issues can be addressed and then supplemented by teams that include physical planning professionals such as site planners, urban designers, landscape architects, architects and engineers. Among the key advantages of the firm are the following:

DEVELOPMENT CONSULTING IS OUR BUSINESS

We provide objective, independent advice in the field of real estate development, specializing in the business aspects of development, including public-private partnerships. The role we play is development advisor.

WE UNDERSTAND BOTH THE PUBLIC AND PRIVATE PERSPECTIVES

We have worked for both private developers and public agencies. We analyze economic feasibility of developments from the private sector perspective and understand public sector concerns with benefits, level of assistance and fiscal impacts.

EXTENSIVE EXPERIENCE AS A DEVELOPMENT ADVISOR

Our firm has worked on behalf of municipalities, counties, private developers, non-profits and many others. We have provided strategic and tactical advice in cities as large as Chicago and as small as Skokie Mound, Illinois. While every problem, like every town and piece of real estate, is unique, we have a great breadth and depth of experience from which to draw when working to solve your problem or help you plan for the future.

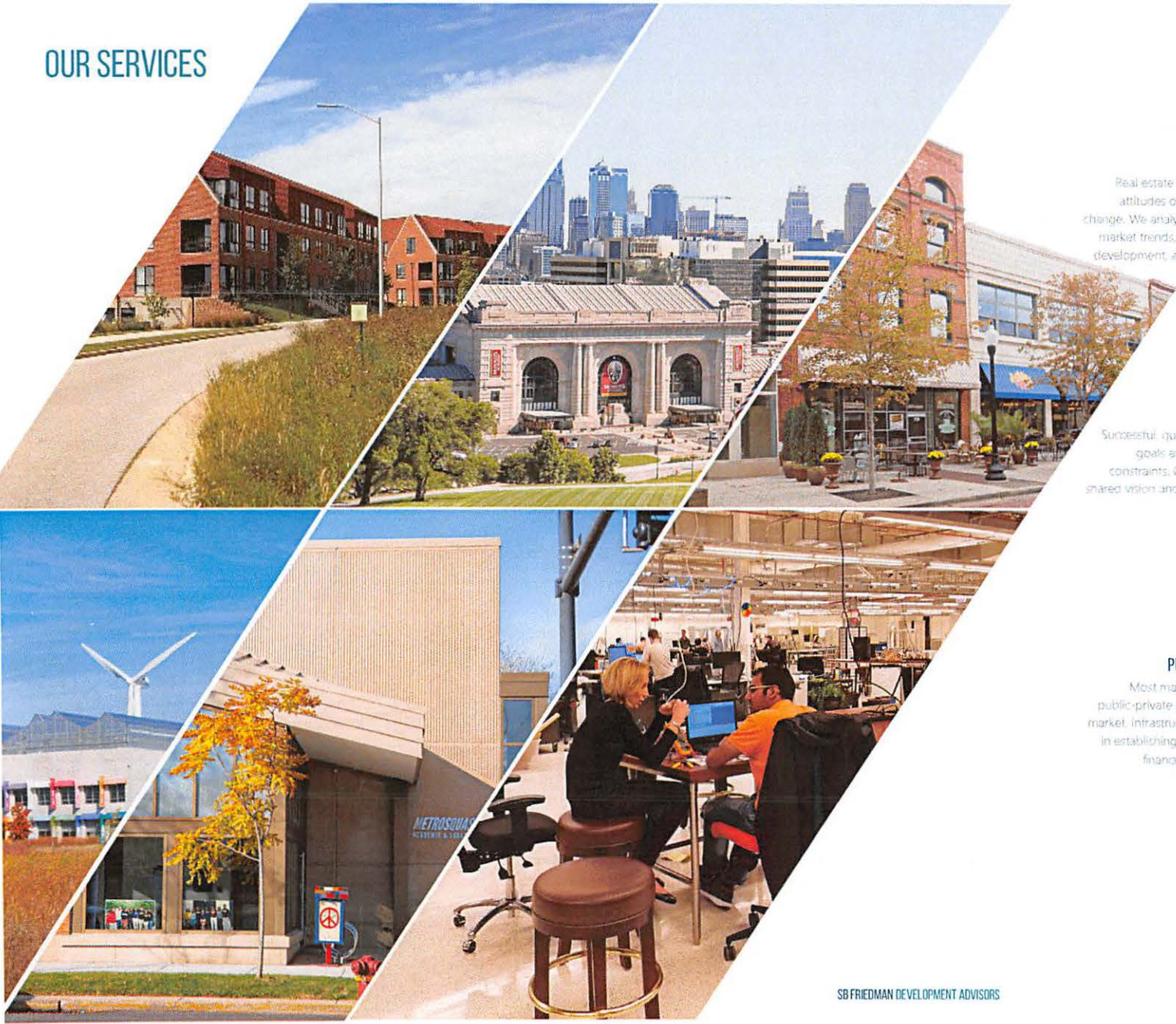
IN-DEPTH EXPERIENCE IN PUBLIC-PRIVATE DEVELOPMENT FINANCE

SB Friedman Development Advisors has served as analyst and advisor for about \$3.0 billion of public funds that were part of over \$10.0 billion in development projects over the past 12 years. We have extensive experience with a wide range of public finance tools including Tax Increment Financing, New Markets Tax Credits, special district financing, Low Income Housing Tax Credits, value capture, infrastructure financing, and other elements of the layered capital stack typical of many projects. Reflecting our role, SBFriedman Development Advisors is registered with the Municipal Securities Rulemaking Board as a Municipal Advisor.



OUR MISSION IS TO GUIDE AND ENABLE OUR CLIENTS
TO CREATE HIGH-QUALITY PLACES THROUGH THE
PRACTICE OF REAL ESTATE ECONOMICS, DEVELOPMENT
FINANCE AND URBAN PLANNING

OUR SERVICES



MARKET ANALYSIS AND REAL ESTATE ECONOMICS

Real estate markets are driven by demographic and economic trends, attitudes of different population groups, life cycles, and technological change. We analyze these forces to provide an understanding of real estate market trends, financial feasibility of projects, impacts of infrastructure on development, and the relationships between transportation and land use.

Services Include:

- Market Analysis
- Fiscal and Economic Impact Analysis
- Land Use and Transportation
- Project Financial Feasibility / Pro-Formas
- Housing Needs Analysis and Affordability Strategies

DEVELOPMENT STRATEGY AND PLANNING

Successful quality development results from the synthesis of community goals and input, market and financial considerations, and physical constraints. Our work begins with including all stakeholders to create a shared vision and continues with preparing plans, programs, strategies and action steps to execute the vision.

Services Include:

- Redevelopment Strategy
- Transit-Oriented Development
- Comprehensive, Downtown, Corridor and Site Planning
- Airport Land Planning
- Economic Development and Policy Studies

PUBLIC-PRIVATE PARTNERSHIPS AND IMPLEMENTATION

Most major community and economic development efforts require public-private partnerships to overcome land assembly, site remediation, market, infrastructure and construction cost issues. SB Friedman is a leader in establishing public-private partnerships and structuring public-private finance transactions for development and infrastructure projects.

Services Include:

- TIF and Special Taxing Districts
- New Markets Tax Credit (NMTC) Consulting
- Gap Financing / "But For" Underwriting
- Development Incentives
- Value Capture and Infrastructure Finance
- Developer Solicitation
- Deal Structuring and Negotiation Support
- Bond Feasibility Studies

REPRESENTATIVE CLIENT LIST

MUNICIPALITIES

City of Brookfield, WI
 City of Chicago, IL
 City of Cincinnati, OH
 City of Cleveland, OH
 City of Council Bluffs, IA
 City of Davenport, IA
 City of Des Moines, IA
 City of Gary, IN
 City of Indianapolis, IN
 City of Joliet, IL
 City of Kenosha, WI
 City of Manitowish, WI
 City of Milwaukee, WI
 City of Moline, IL
 City of Omaha, NE
 City of Park Ridge, IL
 City of Racine, WI
 City of Richardson, TX
 City of Rockford, IL
 City of Shaker Heights, OH
 City of Warrenville, IL
 City of Wauwatosa, WI
 City of West Allis, WI
 City of Yankton, SD
 Town of Normal, IL
 Village of Carpentersville, IL
 Village of Glenview, IL
 Village of Grayslake, IL
 Village of Hanover Park, IL
 Village of Homewood, IL
 Village of Oswego, IL
 Village of Schaumburg, IL
 Village of Skokie, IL
 Village of Tinley Park, IL

OTHER PUBLIC AGENCIES

Atlanta Emerging Markets, Inc.
 Capital City Development Corporation of Boise
 Chicago Development Fund
 Chicago Executive Airport
 Chicago Public Schools
 Chicago Metropolitan Agency for Planning
 Chicago Transit Authority
 Community Development of West Allis, WI

Cook County, IL
 Dallas Development Fund
 DuPage Airport
 DuPage County, IL
 Economic Development Corporation of Kansas City (MO)
 Forward Pinellas (FL)
 Gary/Chicago International Airport Authority
 Gary / East Chicago / Hammond Empowerment Zone
 Hennepin County, MN
 Illinois Department of Transportation
 Illinois Tollway
 Joplin Regional Airport / City of Joplin, MO
 Kentucky Cabinet for Economic Development
 Medical Self-Supported Municipal Improvement District, Cedar Rapids, IA
 Metra
 Metropolitan Airport Authority of Rock Island County
 Metropolitan Water Reclamation District
 Michigan Economic Development Corporation
 Milwaukee County Dept. of Economic Development
 Milwaukee Public Schools
 Northwest Indiana Regional Development Authority
 Pinellas County, FL
 Regional Transportation Authority

EDUCATION & HEALTHCARE

Carnillus House
 Chicago International Charter School
 Cristo Rey St. Martin School
 Elmhurst Memorial Hospital
 Erie Family Health Center
 Lewis University
 Loyola University Chicago

Mercy Hospital & Medical Center
 Northwest Community Healthcare
 Presence Health
 Resurrection University
 Special Olympics Georgia
 University of Chicago
 University of Illinois at Chicago
 University of Illinois at Urbana-Champaign
 University of Nebraska - Kearney
 University of Nebraska Medical Center

COMMUNITY DEVELOPMENT ORGANIZATIONS

Back of the Yards Neighborhood Council
 Chicago Community Loan Fund
 Community Investment Corporation
 Fox Cities Chamber of Commerce and Industry
 Invest Detroit
 John D. and Catherine T. MacArthur Foundation
 Michigan Baseball Foundation
 Milwaukee County Research Park Corporation
 Quad Communities Development Corporation
 Uptown United
 West Humboldt Park Development Council

PRIVATE DEVELOPERS & LANDOWNERS

Albion Residential
 The Alter Group
 Central Station Development Corporation
 Chicago Community Development Corporation
 The Community Builders
 Coraiga Brands
 Felician Sisters
 East Lake Management and Development Corporation
 ER James Partners

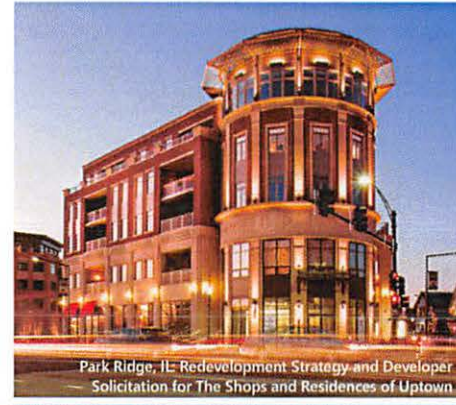
Heartland Housing
 Hispanic Housing Development Corporation
 Holsten Real Estate Development Corporation
 The John Buck Company
 Kohler Company
 The McShane Companies
 Moser Enterprises, Inc.
 The Opus Group
 The Prime Group, Inc.
 The Resurrection Project
 Senior Lifestyle Corporation
 Whiteco Residential
 Wispark

FINANCIAL INSTITUTIONS

Northern Trust
 Oppenheimer & Company
 ShoreBank
 Travels, Inc.
 Urban Partnership Bank
 William Blair & Company

COLLABORATORS

Christopher B. Burke Engineering
 CH2M
 Crawford, Murphy & Tilly, Inc.
 Fan Associates
 Genster
 Ginkgo Planning and Design
 HDR
 Kimley-Horn and Associates
 Knight Engineering
 The Lakota Group
 Leo A Daly
 Looney Ricks Kiss
 Sam Schwartz
 Skidmore, Owings & Merrill
 Solomon Cordwell Buenz
 TransSystems
 Urban Design Associates



Park Ridge, IL: Redevelopment Strategy and Developer Solicitation for The Shops and Residences of Uptown



Fortune 500 Company: Corporate Campus Redevelopment Strategy & Developer Solicitation



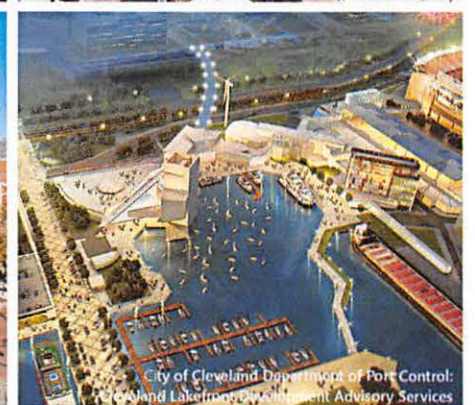
University of Illinois at Chicago (UIC): South Campus Development Advisory Services



Village of Schaumburg: Land Use Plan for Motorola Campus



Uptown Center



City of Cleveland Department of Port Control: West and Lakeland Development Advisory Services

RELEVANT PROJECT EXPERIENCE

ECONOMIC IMPACT ANALYSIS OF A PROPOSED NEW GOLF COURSE KOHLER COMPANY



For Sheboygan County, Wisconsin, golf is more than a recreational activity – it is a key industry contributing to the strength of the local economy. Currently, Kohler Company has developed, owns and operates two public golf destinations in the County: Black Wolf Run and Whistling Straits.

These two destinations comprise four courses that are ranked within America's 100 greatest public golf courses by Golf Digest's biennial list. Kohler is proposing to further establish the region as a key golf destination by building a fifth championship-level golf course, designed by Pete Dye, in the Town of Wilson in Sheboygan County.

SB Friedman was retained to estimate the economic impact of the proposed course and clubhouse facility on three geographies: The Town of Wilson, Sheboygan County and an 11-county region. The economic impacts were measured and presented in terms of new jobs created, associated salaries and benefits, economic output, and new tax generation for the state and applicable local governments. We used IMPLAN, an economic impact assessment software system, to assist in the quantification of the direct, indirect and induced economic impacts. Rather than rely primarily on IMPLAN's data, which would provide employment, salary and purchases of goods and services for a typical golf courses and facilities, our analysis incorporated actual projected detailed payroll, salary and expense data provided by Kohler. This allowed us to facilitate a more accurate analysis of the proposed course's economic impact. Our analysis found that the proposed golf course is projected to create 227 full-time equivalent permanent jobs and generate nearly \$21 million (2014 dollars) in annual economic activity for Sheboygan County households and businesses.

Results: Kohler is currently pursuing permitting to begin construction of the 18-hole golf course. They have included a copy of our report on their website to inform the public about the benefits and progress of the course. In 2017, Kohler Company sought to annex the property for the proposed golf course into the City of Sheboygan. SB Friedman was engaged to revise the property tax and economic impacts based on this annexation. The revised analysis is currently being used to support the request for annexation. City action on the proposed annexation is forthcoming.

ECONOMIC IMPACT ANALYSIS OF CURRENT AND EXPANDED OPERATIONS CHICAGO SHAKESPEARE THEATER (CST)



To meet the demand for performances and to enhance the quality of its productions, Chicago Shakespeare Theater (CST) was interested in expanding its current facilities at Navy Pier.

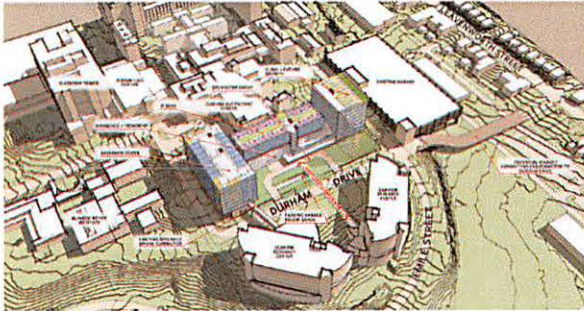
SB Friedman was engaged by CST to estimate the impacts of the economic contribution of the Theater's current operations and proposed expanded operations on the City of Chicago and the State of Illinois. SB Friedman's analysis demonstrated that CST provided significant cultural, educational and economic benefits to the City and the State. The CST expansion would further enhance these benefits by increasing the number of theatrical performances and programs, bringing in new jobs and generating additional economic activity.

SB Friedman used IMPLAN Professional® ("IMPLAN") to assist in the quantification of the direct, indirect and induced economic impacts. Rather than rely primarily on IMPLAN's data our analysis incorporated actual data provided by CST. Detailed payroll, salary and expense data provided by CST allowed us to customize IMPLAN's "production function" with actual data specific to CST, facilitating a much more accurate analysis of CST's economic impact. Our analysis found several benefits:

- ▶ The proposed \$25.5 million new theater will provide an immediate boost to the construction industry. Over the build-out, construction-related spending is estimated to generate an average of 64 full-time equivalent (FTE) jobs per year, and approximately 85 FTE jobs.
- ▶ When the theater is completed, CST will expand its annual operating budget from approximately \$12.6 million to \$18.6 million and hire 85 new employees (31 FTE employees). CST is already the single largest employer of actors in the Chicago region and employs nearly 420 full- and part-time staff or 135 full-time equivalent (FTE) staff.
- ▶ The near doubling of CST's audience count is expected to result in increased annual spending of over \$5.1 million at Navy Pier.

Results: The Chicago Shakespeare Theater is continuing its expansion at Navy Pier.

FISCAL/ECONOMIC IMPACT ANALYSIS OF A CANCER CENTER UNIVERSITY OF NEBRASKA MEDICAL CENTER (UNMC)



As a sub-consultant, SB Friedman developed tax and economic impact projections for a planned \$370 million University of Nebraska Cancer Center in Omaha's Midtown neighborhood. The purpose was to:

- » Evaluate economic growth in Midtown since the 2004 adoption of the Destination Midtown Plan; and
- » Project tax, real estate and economic impacts resulting from the proposed UNMC Cancer Center project as well as impacts from private redevelopment in the vicinity of the UNMC campus anticipated to be catalyzed by the Cancer Center project.

SB Friedman's tasks included:

- » Evaluating the change in assessed property values in the Midtown area compared to Omaha overall from the 2004 adoption of the Destination Midtown Plan to 2011;
- » Developing projections of incremental property taxes within the proposed TIF district, based on anticipated additional private development in order to provide a preliminary financing capacity estimate;
- » Developing projections of the indirect economic benefits of the Cancer Center project to the local economy in terms of retail and restaurant sales and the resulting potential development impact of those sales; and
- » Estimating the economic impacts of construction and ongoing operations of the Cancer Center project on the state of Nebraska.

In addition to the impact of 2,300 new permanent employees at the Cancer Center, our analysis included the estimation of the indirect impacts generated by purchases of local goods and services by the Cancer Center and spending by the employees at local restaurants and retail establishments.

Results: Our findings were presented to the City Council by the University of Nebraska Medical Center and used in the decision-making process when considering funding mechanisms for the project. The Fred & Pamela Buffett Cancer Center is now open.

SOUTH CAMPUS COMMUNITY AND ECONOMIC IMPACTS STUDY UNIVERSITY OF ILLINOIS CHICAGO (UIC) – OFFICE OF CAMPUS AUXILIARY SERVICES



UIC's South Campus initiative was the largest and most influential undertaking by the University since it began in 1965. The \$500 million mixed-use development had a transformative impact on both the University and surrounding area. SB Friedman was engaged to articulate the economic and fiscal impacts of the development.

1. Financial Impacts: We calculated the net financial benefit of the project and the return on investment by accounting for all project costs, including infrastructure, land acquisition, and hard and soft costs, and the total revenues, including land sales proceeds, net operating rent and tax generation.
2. Status/Reputational Benefits to the University: South Campus radically altered the character of UIC. Perceptions of the University among potential students, faculty candidates, peer institutions and the public changed as a result. To determine these benefits to the University, we canvassed faculty about their opinions and perceptions of South Campus.
3. Impacts on the Community and City of Chicago: The replacement of derelict buildings on Halsted Street and Maxwell Street with dormitories, housing, office and retail space, as well as new public infrastructure investments, directly increased tax revenues and employment in the area, and helped catalyze development in adjacent areas including Roosevelt Road. We quantified these positive impacts to the City and the neighborhood.

Results: SB Friedman prepared a holistic impact model that included all components of the South Campus Development from the University perspective. Results from our analysis were summarized in a formal report and presented to University administration.

ECONOMIC IMPACT ANALYSES FOR NMTC APPLICATIONS TO THE U.S. TREASURY CITY OF CHICAGO/CHICAGO DEVELOPMENT FUND



SB Friedman has assisted the City of Chicago in all aspects of the City's New Markets Tax Credit (NMTC) program since the program's inception in 2005.

This included the conception, structuring and formation of Chicago Development Fund, a 501c3 controlled by the City that was formed to be the City's Community Development Entity (CDE), as well as serving as lead author of all of CDF's NMTC applications to U.S. Treasury to date. These efforts have resulted in five rounds of allocations of tax credits for CDF to date, totaling \$281 million. Since inception, SB Friedman has assisted CDF with the management, deployment and ongoing servicing/asset management and compliance monitoring of this tax credit pool.

In preparing the NMTC applications, we conduct significant community/economic impact monitoring and analysis. As part of the initial review of potential projects to receive allocation, we work with borrowers to collect community/economic impact data, including job creation, job training, wages and accessibility of positions, as well as the community goods and services provided, or clients served.

Representative projects are listed below:

- » Chicago Family Health Center
- » Greater West Town Community Career Training and Economic Development Center
- » Oakwood Shores Terraces
- » PCC Community Wellness Center
- » Testa Produce

REVIEW OF URBANA FISCAL ANALYSIS UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN



SB Friedman was engaged by the University of Illinois at Urbana-Champaign to review an analysis completed by the City of Urbana regarding tax and equity issues affecting Urbana taxing districts due to the University's campus expansion.

Since 1980, the University has expanded its North, Central and South Campus. As the University acquired land, it became tax-exempt and stopped generating property tax revenues. In 2006, the City released a report "University of Illinois Tax Base Erosion Study" that quantified the annual and cumulative tax losses to Urbana taxing districts due to University land acquisition. The Study estimated that if University-initiated private development with a market value of \$150 million was developed by 2010 it would offset cumulative tax losses incurred by Urbana taxing districts.

SB Friedman's role was to review the City's methodology for estimating the lost taxes and the market value of development required to replace the cumulative tax losses. Additionally, we reviewed the accuracy and relevance of the City's analysis that focused entirely on lost revenues and whether University expansion resulted in demonstrable development hurdles and an increased tax burden on the City and its residents. Our approach involved a detailed review of the City's assumptions and calculations. We also conducted interviews with City staff to clarify calculation methodology and key assumptions including, tax rates and value inflation. Interviews with University staff were also conducted to verify assumptions relating to the geographic boundaries of analysis, and the timing of future University acquisitions.

We summarized our findings on the accuracy of the alleged losses and any gaps in the City's overall method of analysis in a report to the University. We also identified steps and inquiries that could be undertaken to mitigate the impacts of future University expansion and accurately assess the level of fiscal distress of the Village.

Results: The final memorandum report was submitted to the University in 2007. The report was accepted by the Executive Director of Facilities & Service. University staff planned to submit the report to the University Chancellor.

KEY PERSONNEL RESUMES



RANADIP BOSE, AICP
SENIOR VICE PRESIDENT

Ranadip has expertise in real estate market analysis, financial analysis, economic and fiscal impact studies, and urban economic development strategy. His experience includes a market analysis and implementation of the lakefront area in downtown Cleveland, Ohio, and redevelopment strategies in connection with the Michael Reese Hospital site in Chicago. He recently served as a strategic advisor to a Fortune 500 company as it pursued redevelopment of its former corporate campus into a private mixed-use development. Ranadip is a Series-50 Qualified Municipal Advisor Representative.

EDUCATION

Master's in Urban and Regional Planning
University of Illinois at Urbana-Champaign
Bachelors degree in Architecture with
Honors, Indiana University, India

ASSOCIATIONS

American Planning Association (APA) /
American Institute of Certified Planners
(AICP)
Lambda Alpha International City Chapter
Urban Land Institute (ULI) - Mixed-Use
Council

SELECT PUBLICATIONS

2012, "Emerging Suburban Development
Issues" with S. Friedman & G. Dickinson,
ILEMA Newsletter

2009, Section on "Market Analysis"
Advanced Tax Increment Financing Guide
for the Council of Development Finance
Agencies (CDFA)

2009, "After the Fall: Opportunities in the
Chicago Housing Market," PEJournals.com

SELECT PRESENTATIONS

"Making the Case for Mixed-Use Sub-
Urbanism" (APA National Conference, 2017)

"Value Capture for Transportation Finance"
(CDFA Illinois Financing Roundtable, 2016)

"The 'Buildable' Comp Plan: A New
Paradigm for the 21st Century" (APA IL
Conference, 2016)

"Manufacturing Incubators - Cradles of
Innovation" (APA IL Conference, 2014)

"Embracing Industry: A Business Plan for
Manufacturing" (APA National Conference,
2013)

PROJECT EXPERIENCE

Economic/Fiscal Impact Analysis Kohler Golf Economic Impact Study

Led an economic impact study for the
Kohler Company of a proposed golf
course development in Sheboygan County,
Wisconsin

UIC South Campus Community and Economic Impacts Study

Conducted an economic and fiscal impact
analysis of the South Campus development
for the University of Illinois Chicago (UIC)

CMAP Fiscal/Economic Impact Analysis of Local Development Decisions

Led an assessment of the regional fiscal and
economic impacts of local development
decisions for the Chicago Metropolitan
Agency for Planning (CMAP)

Economic Impact Analysis of Chicago Shakespeare Theater

Led an economic impact analysis of the
current and expanded operations for the
Chicago Shakespeare Theater

NMTC Application Impact Analyses

Conducted impact analyses as part of NMTC
applications that have obtained over \$600
million in allocation awards to date, including
multiple municipal affiliate CDE clients as well
as Travels New Markets, LLC's, a national CDE
focused on tribal areas, and ShoreBank, a
Chicago-based CDFI

Impact Analysis of the O'Hare Modernization Program

Directed an economic impact analysis of
the expansion/modernization of O'Hare
International Airport and related roadway
improvements

Real Estate Market Analysis and Redevelopment Strategy

Former Michael Reese Hospital Site Master Plan

Led market analyses, TIF projections and debt
restructuring analyses related to the Michael
Reese site in Chicago; assisted the City with
developer recruitment strategy

Land Use Plan for Motorola Campus

Provided market-driven insight and analysis
to help the Village of Schaumburg, Illinois
create a visionary and implementable plan
that included a transit-supportive and
walkable environment

Omaha Master Plan Development for a Private Landowner

Led an analysis to test the market feasibility of
a transit-accessible master plan development
on a 25-acre site for six land uses in
downtown Omaha; client was a private
landowner

Cleveland Lakefront Development Advisory Services

Oversaw the market analysis, financial analysis
and implementation of the lakefront area in
downtown Cleveland

Cleveland Hopkins Airport Development Advisory Services

Led a market and financial feasibility analysis
for new in-terminal hotel and retail uses at
Cleveland Hopkins International Airport

Milwaukee 30th St. Corridor Master Plan

Managed the preparation of an Economic
Development Master Plan for the 30th Street
Industrial Corridor in Milwaukee, with a
particular emphasis on the proposed Century
City Business Park

City of Chicago Subarea Plans and Financial Feasibility

Led market and financial feasibility analyses
for subarea plans near transit stations in
Chicago, including the financial feasibility of
the use of federal loan programs

CMAP Land Use Strategy for Illinois Route 53/120 Corridor

Led the market analysis component of the
land use planning effort that focuses on
the proposed IL Rte 53/120 Corridor, which
overlaps 18 Lake County communities



CAREN KAY
ASSOCIATE

Caren specializes in urban economics, land use planning and real estate development. Her experience includes evaluating the economic impact of a planned development in Birmingham, Michigan, and a financial analysis to assist in the negotiation and structuring of a public-private partnership for redevelopment of the former Michael Reese Hospital site in Chicago. Prior to joining SB Friedman, she worked as a Mayoral Fellow in the Chicago Mayors Office where she was involved with the launch of the Retail Thrive Zone Program and prepared preliminary research for the Industrial Growth Zone Program.

EDUCATION

Master of City and Regional Planning
Cornell University

Bachelor of Arts in Urban & Regional
Planning and Public Administration, Miami
University

ASSOCIATIONS

American Planning Association
Urban Land Institute

PREVIOUS EXPERIENCE

Development Intern, New York City Economic
Development Corporation (NYCEDC)

Mayoral Fellow, Chicago Mayors Office

Research Assistant, Cornell University Charles
H. Dyson School of Applied Economics and
Management

PROJECT EXPERIENCE

Economic and Fiscal Impact Analysis

Boji Group Economic Impact Analysis
Evaluated the economic impact of a planned
development in Birmingham, Michigan

Glenview Fiscal Impact

Reviewed a third-party fiscal impact study on
a proposed multifamily housing development
in Glenview, Illinois

Public-Private Development Finance

Michael Reese Developer Review & Deal Structuring

Assisting in the negotiation and structuring
of a public-private partnership to support
redevelopment of the former Michael Reese
Hospital site in Chicago, Illinois

Hispanic Housing Development Corporation (HHDC) TIF Application

Prepared the supplemental TIF application
for two HHDC affordable housing projects in
Humboldt Park; performed a financial analysis
of TIF revenue streams and obligations to
evaluate funding feasibility

Financial Deal Review and Feasibility Analysis

**Village of Schaumburg Hotel &
Performing Arts Center Deal Review**
Reviewed and evaluated developer pro forma
and financing request; prepared TIF and tax
projections to gauge feasibility of providing
public financing to support the project

Kansas City Midtown Apartments Deal Review

Reviewed detailed financial requests to
evaluate the appropriate level and structure
of public financial assistance for the Economic
Development Corporation of Kansas City
(Missouri)

Real Estate Market Analysis and Redevelopment Strategy

Streamwood Comprehensive Plan Update

Analyzed demographic trends and
projections to establish projected change in
population groups in Streamwood, Illinois;
evaluated market area housing stock in order
to identify development opportunities

I-55 Interchange Phase I Engineering Study

Conducting population and employment
forecasting to identify development
opportunities near a proposed interchange in
Will County, Illinois

CMAP IL 53/Route 120 Corridor Transportation & Land Use Strategy

Analyzed housing and population change
within Lake County over the past 15 years

Special District Planning and Analysis Shoreline Urban Renewal Area Eligibility Study

Reviewed a proposed incentive district in
Boise, Idaho, for compatibility with state
legislation, and prepared an Eligibility Study
Report



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www.sbfriedman.com

July 12, 2018

Mr. David Biebel
Board Member
Lakeshore United FC

Dear Mr. Biebel:

SB Friedman Development Advisors ("SB Friedman") is delighted to present this proposal letter to Lakeshore United FC to conduct an economic impact analysis for the proposed Butzen Sports Complex – a recreational sports complex that will provide quality soccer facilities in the City of Sheboygan.

BACKGROUND AND UNDERSTANDING

The proposed \$7.96 million complex will be constructed at the Butzen farm which was donated to the City of Sheboygan from the Butzen estate and was restricted to recreational purposes only. The proposal is poised to convert the property into a recreational center, provide quality soccer facilities in the community, and generate economic impacts in the entire county.



It is our understanding that Lakeshore United FC would like an objective economic impact study of the proposed sports complex on Sheboygan County (the "County"). The study is

expected to assess both direct and indirect economic impacts from the proposed project.

Direct economic impacts are the impacts generated at the project site itself from construction and its continued operations, and arise out of the following economic measures:

- Hard and soft costs of construction;
- Employment at the facility, and associated salaries and benefits;
- Goods and services purchased by the complex from other companies and vendors; and
- Spending of visitors/attendees of sporting events on local hotels, restaurants and retail/service establishments

We anticipate working closely with Lakeshore United FC staff to compile all the key data associated with the sports complex in order to compile the direct impacts of the project. These direct impacts will "ripple" through the production chain of the local economy and generate indirect or "multiplier" effects due to increased production in associated industries. To estimate these indirect impacts, we will use IMPLAN Professional® (IMPLAN), an economic impact assessment software system. IMPLAN, which has been developed by the

Minnesota IMPLAN Group, Inc. ("MIG, Inc."), is based on an input-output model and is widely used for impact analysis. Our direct and indirect impact analysis will be presented in terms of employment, income and output generated due to the sports complex.

Our analysis will be summarized in an economic impact report that highlights our key findings and critical metrics. The proposed scope of work for this assignment is discussed in greater detail below.

PROPOSED SCOPE OF SERVICES

1. Coordinate Project and Submit Data Request

We will plan a project kickoff meeting and coordinate with board members of Lakeshore United FC that have knowledge of current operations, tournament related visitation counts, and associated spending. We also anticipate receiving projections on future operations of the facilities, new tournaments and training camps that will be hosted, and associated visitation and spending data. We will schedule interviews with key Lakeshore United FC board members and also submit a data request of information we hope to obtain to assist in the economic impact study. We anticipate working with representatives of Lakeshore United FC to obtain and conduct a preliminary review of the following data:

- Hard and soft costs of construction;
- Projected employment levels and associated payroll and benefits of staff at the proposed golf course;
- Projected operating budget, including annual operational expenditures that would be incurred on purchasing goods and services within the County;
- Projected average annual "person stays" or the number of unique visitors at the complex (daily and overnight stays broken out);
- Hotel rates (average daily rates) and number visitors staying overnight for tournaments and training events; and
- Average spending per day for overnight and daily visitors.

2. Conduct Kickoff Meeting and Interviews with Lakeshore United FC Representatives

We will conduct a kickoff meeting with Lakeshore United FC representatives to review the goals of the project, expand our understanding, and confirm our scope of work. We will also engage in a discussion about the vision and anticipated activities at the complex to ensure that our analysis is covering all major activities that are likely to generate economic impacts for the County. SB Friedman will conduct interviews with board members that have knowledge of current operations, annual tournaments and potential visitations, as applicable. This information will be critical to understanding the data compiled and developing accurate inputs for economic modeling.

3. Conduct Benchmarking Analysis/Interviews with Operators of Other Sports Complexes

We will conduct conference calls with one or two other operators of existing sports complexes in Wisconsin or nation to obtain qualitative and quantitative data (subject to availability) to validate and confirm key inputs and order of magnitude economic impacts of such complexes. This information will help ground the projections of the proposed complex with actual experience of other sports complexes in the state or nationally.

4. Review Data and Request Follow-up Information

We will review, in detail, information obtained from Lakeshore United FC and begin to compile the information in a format that can be modeled in IMPLAN, the economic impact software. One of the key follow-up requests for information from Lakeshore United FC will be to allocate all annual purchases of goods and services into specific expenditure categories (that we will provide) and determine the share of purchases that will occur in Sheboygan County. Additional coordination by phone may be required to ensure we have the most up-to-date and accurate information available for the analysis.

5. Obtain IMPLAN Data and Conduct IMPLAN Modeling

We will purchase the current input-output economic data for the County. Using this raw economic data, we will use IMPLAN to construct an input-output model for estimating economic impacts within the County. Data research and analysis will be conducted to prepare defensible base data inputs specific to the proposed project for economic modeling. The base data obtained from Lakeshore United FC will be assigned to specific IMPLAN industrial classification codes and entered into the IMPLAN input-output model. If there are missing pieces of data, we will supplement them with industry standards and/or reasonable assumptions, or adjust the analysis based on discussions with Lakeshore United FC representatives. However, based on discussion with Lakeshore United FC staff, we anticipate that much of the data requested in this proposal will be provided to us in a ready format. We will run the model to estimate the multiplier effect from operations, construction and other activities.

6. Prepare Summary Report

We will prepare a report summarizing the magnitude of the direct and indirect economic impacts to the County. We anticipate reviewing one round of consolidated comments from Lakeshore United FC, making the required edits, and submitting a final report.

PROFESSIONAL FEES

Professional fees for this service will be based on the time required at the current hourly rates of the staff involved. The scope of the engagement and our experience with similar services indicate that our professional fees including expenses are estimated to be **\$18,640** provided visitation projections and visitor expense data are readily available. In our experience additional costs for working with Lakeshore United FC representatives to build the data from benchmarking sources and/or existing operations can range from **\$5,000 to \$7,500**. In accordance with our firm policy a retainer of \$5,000 is required to authorize us to start work.

The detailed budget shows the basis for these estimates.

ESTIMATED DETAILED BUDGET

Task	Total	Senior Vice	
		President \$265	Associate \$160
1 Coordinate Project and Submit Data Request		2	2
2 Conduct Kickoff Meeting and Interviews with Lakeshore United FC Representatives (via phone)		6	6
3 Conduct Benchmarking Analysis/Interviews with Operators of Other Sports Complexes		4	4
4 Review Data and Request Follow-up Information		4	12
5 Obtain IMPLAN Data and Conduct IMPLAN Modeling		4	24
6 Prepare Summary Report		4	20
Total Hours		24	68
Total Professional Fees	\$17,240	\$6,360	\$10,880
Other Expenses	\$200		
IMPLAN Data Cost	\$1,200		
Total Budget Estimate	\$18,640		
<u>Additional Costs for Data Research</u>		\$5,000 - \$7,500	

We will bill time spent by each member of our staff at the following rates:

President	\$400
Practice Leader/EVP	\$365
Senior Vice President	\$265
Vice President	\$230
Associate Project Manager	\$200
Associate	\$160
Research Associate	\$145

Travel, lodging, publications, maps, telephone toll charges, photocopies, report reproduction, color reproduction, faxes, messenger and express services, postage, data purchased specifically for this project, use of company owned or licensed data bases, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without mark-up).

This fee estimate is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered that could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually acceptable revision may be made. If the time spent on this engagement is substantially less than we have estimated, we will bill you a lesser amount. This estimate contemplates all meetings, including the kickoff meeting and interviews with board members, will be conducted via phone. If any in-person or additional meetings are requested, they will be billed at the current hourly rates of the participants. In addition, time spent reviewing offering materials or other matters related to uses of our report or references to our firm will also be billed at those rates.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. These invoices are payable within 30 days. If the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached "Limitations of Our Engagement" apply to this assignment.

ACCEPTANCE PROCEDURES

To indicate your acceptance of this proposal, please sign the enclosed copy, and return it to us along with the \$5,000 retainer as authorization for us to proceed.

We appreciate this opportunity to assist Lakeshore United FC on this project. Please call with any questions you may have.

Sincerely,



Ranadip Bose, AICP
Senior Vice President
(312) 384-2407, rbose@sbfriedman.com

Accepted: _____
Signature Date

Name Title

LIMITATIONS OF OUR ENGAGEMENT

Our report will be based on estimates, assumptions and other information developed from research of local government fiscal policies, knowledge of the industry and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the report. While sources used will be ones which we deem reliable, no guarantee can be made as to their accuracy. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from those described in our report and the variations may be material. Our report will contain a statement to that effect.

The terms of this engagement will be such that we will have no obligation to revise the report to reflect events or conditions that occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, local fiscal policy, or other factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

We will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our report will be intended for your information and for submission to local governmental entities reviewing the project and should not be relied upon for any other purposes. Otherwise, neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document without our prior written consent.

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 60-18-19 by Alderpersons Rindfleisch and Bohren. A Resolution to authorize a transfer of appropriations in the 2018 Budget.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The 2018 budget included all increases for wages and benefits in the General Fund in the wage adjustment reserve. The transfer will establish the appropriation in the appropriate departments for wage and benefit increases in 2018.

STAFF COMMENTS:

WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The resolution will establish the appropriation in the 2018 budget for the wages and benefits.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 60-18-19 by Alderpersons Rindfleisch and Bohren authorizing a transfer of appropriations in the 2018 budget.

ATTACHMENTS:

- I. Res. No. 60-18-19.

III

5.5

Res. No. 60-18-19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

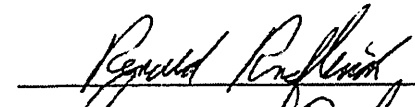
A RESOLUTION to authorize a transfer of appropriations in the 2018 Budget.

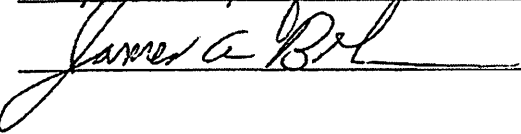
RESOLVED: That the Finance Director be and is hereby authorized and directed to make the following transfers of appropriations in the 2018 Budget for the purposes of:

Establish appropriation for wage and benefits transfers in the 2018 budget.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
General Fund	General Fund	
Wage adjustment reserve	Salaries & Benefits	
10199020-810111	101xxxxxx-510xxx	\$1,178,277

Finance + Personnel





I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 61-18-19 by Alderpersons Rindfleisch and Bohren. A Resolution to authorize a transfer of appropriations in the 2018 Budget.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The following two items need Common Council approval to transfer funds:

- Establish appropriation for reimbursement from the State of Wisconsin for police training. The Police Department received a state grant for reimbursement for training of new officers. The transfer will establish the \$2,508.73 increase in the General Fund Police Department 2018 budget.

- Establish appropriation for contributions to close out TID 5. TID 5 was formed on May 6, 1991. The mandatory closure date is May 6, 2018 per TID guidelines. The TID did not perform adequately to repay all of the debt and advances. Per TID guidelines, the shortfall is to be paid by the City. The transfer will establish the appropriation to close the TID.

STAFF COMMENTS:

WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The resolution will establish the appropriations in the 2018 budget.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 61-18-19 authorizing a transfer of appropriations in the 2018 budget.

ATTACHMENTS:

- I. Res. No. 61-18-19.

III

5.6

Res. No. 61-18-19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

A RESOLUTION to authorize a transfer of appropriations in the 2018 Budget.

RESOLVED: That the Finance Director be and is hereby authorized and directed to make the following transfers of appropriations in the 2018 Budget for the purposes of:

Establish appropriation for reimbursement from the State of Wisconsin for police training.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
General Fund Police Department State Grant 10121000-434201-00020	General Fund Police Department Conferences/training 10121000-526125-00020	\$2,508.73

Establish appropriation for contributions to close out TID.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
General Fund Reserve for Contingency 10199020-810103	TID 5 Intergovernmental Contribution 30599990-492101	\$16,303

Finance + Personnel

Gerald Rindfleisch

James A. Bohren

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

Your input is needed to help shape the City of Sheboygan by taking our annual Community Survey. The City of Sheboygan and the Sheboygan for All Livability Task Force have joined together to capture additional information in the Community Survey for both entities to use in making improvements to Sheboygan for all ages. The survey should take 10-20 minutes to complete, all individual responses will be kept confidential, and total results will be shared publicly on the City's website.

*** 1. What is your 5-digit ZIP code? AARP**

2. What is the name of the city, village, or town that you live in?

3. How would you rate your community as a place for people to live as they age? AARP

- Excellent
- Very good
- Good
- Fair
- Poor

4. How important is it for you to remain in your community as you age? AARP

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important

5. Do you own or rent your primary home -- or do you have some other type of living arrangement, such as living with a family member or friend? AARP

- Own
- Rent
- Other type of living arrangement

6. What type of home is your primary home? AARP

- | | |
|-------------------------------------------|-------------------------------------------|
| <input type="radio"/> Single family home | <input type="radio"/> Apartment |
| <input type="radio"/> Mobile home | <input type="radio"/> Condominium or coop |
| <input type="radio"/> Town home or duplex | |

Other (please specify)

7. How important do you think it is to have the following in your community? AARP

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Affordable housing options for adults of varying income levels, such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes that are equipped with features such as a no-step entry, wider doorways, first floor bedroom and bath, grab bars in bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained and safe low-income housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for residents 55 years of age and older	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting and keeping businesses in Sheboygan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Good quality drinking water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaf pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Overall city administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting our natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to Lake Michigan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible and convenient public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling and garbage services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential yard waste pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for at-risk/under-priveleged citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street cleaning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well maintained streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street tree maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood support, such as Neighborhood Associations and event organization and coordination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support for arts in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WSCS - Cable TV (city owned station)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning and land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public transportation vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reliable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safe public transportation stops and areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Special transportation services for people with disabilities and older adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy to read traffic signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforced speed limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parking lots, spaces and areas to park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-lit, safe streets and intersections for all users (pedestrians, bicyclists, drivers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Audio/visual pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driver education/refresher courses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Does the city where you live have the following? AARP

	Yes	No	Not Sure
Affordable housing options for adults of varying income levels, such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes that are equipped with features such as a no-step entry, wider doorways, first floor bedroom and bath, grab bars in bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained and safe parks that are within walking distance of your home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parks with enough benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks that are in good condition, free from obstruction and are safe for pedestrian use and accessible for wheelchairs or other assistive mobility devices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public buildings and facilities that are accessible to people of different physical abilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood watch programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Does the community where you live have the following? AARP

	Yes	No	Not Sure
Accessible and convenient public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public transportation vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reliable public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safe public transportation stops or areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special transportation services for people with disabilities or older adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well maintained streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy to read traffic signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforced speed limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parking lots, spaces and areas to park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-lit, safe streets and intersections for all users (pedestrians, bicyclists, drivers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Audio/visual pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driver education/refresher courses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Which of the following best describes your opinion of the general quality of life in the City of Sheboygan?

<input type="radio"/> Excellent	<input type="radio"/> Fair
<input type="radio"/> Very Good	<input type="radio"/> Poor
<input type="radio"/> Good	

11. In your opinion, in which direction is the city headed?

- Improving
- Steady
- Declining

12. In general, how safe do you feel walking alone in your neighborhood during the day?

- Very safe
- Safe
- Unsafe
- Very unsafe
- N/A

13. How safe do you feel walking alone in your neighborhood after dark?

- Very safe
- Safe
- Unsafe
- Very unsafe
- N/A

14. If you feel unsafe, why do you feel unsafe?

15. How do you think the City of Sheboygan is doing in each of the following areas?

	Excellent	Good	Fair	Poor
Overall performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Managing the taxpayer's money	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keeping citizens informed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Delivering services efficiently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focusing on the priorities that matter most to citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. Please indicate how well you think the city is doing in each area.

	Excellent	Good	Fair	Poor	No Opinion
Activities for residents 55 years of age and older	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Excellent	Good	Fair	Poor	No Opinion
Attracting and keeping businesses in Sheboygan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability/condition of sidewalks and paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability/condition of bike lanes and bike paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Good quality drinking water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaf pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall city administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting our natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to Lake Michigan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling and garbage collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential yard waste collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for at-risk/under-privileged citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street cleaning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street maintenance and pavement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street tree maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood support (Neighborhood Associations and organization/coordination)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support for the arts in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Excellent	Good	Fair	Poor	No Opinion
WSCS - Cable TV (city owned station)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning and land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. How would you rate the overall services recieved from the following departments?

	Excellent	Good	Fair	Poor	No Opinion
Building Inspection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Administrator's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Attorney's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Clerk's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Common Council	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property Assessment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Finance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Human Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Authority	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Information Technology	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mayor's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mead Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planning and Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Works	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Activity Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shoreline Metro	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Utility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. Which of the following, if any, do you use for information about the City of Sheboygan? Check all that apply.

- | | |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> City website | <input type="checkbox"/> Shoreline Metro website |
| <input type="checkbox"/> Mayor's Sheboygan Press Column | <input type="checkbox"/> Shoreline Metro Facebook |
| <input type="checkbox"/> Sheboygan Insider (City's monthly e-newsletter) | <input type="checkbox"/> Water utility website |
| <input type="checkbox"/> City Facebook | <input type="checkbox"/> Water utility Facebook |
| <input type="checkbox"/> Neighborhood Association meetings | <input type="checkbox"/> WSCS - Cable television channel |
| <input type="checkbox"/> Mead Public Library website | <input type="checkbox"/> WSCS website |
| <input type="checkbox"/> Mead Public Library Facebook | <input type="checkbox"/> WSCS Facebook |
| <input type="checkbox"/> Mead Public Library Instagram | <input type="checkbox"/> WSCS Twitter |
| <input type="checkbox"/> Mead Public Library lobby bulletin board | <input type="checkbox"/> Nextdoor.com (neighborhood social-networking site) |
| <input type="checkbox"/> Mead Public Library Twitter | <input type="checkbox"/> Sheboygan Press |
| <input type="checkbox"/> Mead Public Library Youtube | <input type="checkbox"/> Sheboygan Sun |
| <input type="checkbox"/> Police Department website | <input type="checkbox"/> Plymouth Review - The Beacon |
| <input type="checkbox"/> Police Department Facebook | <input type="checkbox"/> WHBL - Radio |
| <input type="checkbox"/> Police Department Nixie | <input type="checkbox"/> MySheboygan.com |

Other (please specify)

19. The cost of providing city services continues to rise due to a number of factors. Those city services can be paid through property taxes, direct user fees and charges, or a combination of both. How would you prefer the city address rising costs? Please choose one answer.

- Increase property taxes - do not increase user fees. Cut services
- Use a combination of increased property taxes and user fees and charges No opinion
- Increase user fees and charges - do not increase property taxes

*** 20. What are the most important reasons you or your family chose Sheboygan as a place to live? Choose only 3.**

- Appearance of Neighborhood
- Proximity to major metropolitan areas
- Housing or apartment costs
- Low crime rates
- Proximity to family and friends
- Proximity to employment
- Property tax level
- Quality of schools
- Urban atmosphere
- Proximity to Lake Michigan
- City services
- Other

21. In general, when compared to most people your age, how would you rate your health? AARP

- Excellent
- Very good
- Good
- Fair
- Poor

22. Are you male or female? AARP

- Male
- Female

23. What is your age as of your last birthday? AARP

24. What is your current marital status? AARP

- Married
- Divorced
- Not married, living with partner
- Widowed
- Separated
- Never married

25. Are you of Hispanic, Spanish, Latino origin or descent? AARP

- Yes
- No

26. What is your race and/or ethnicity? [CHECK ALL THAT APPLY] AARP

- White or Caucasian
- American Indian or Alaska Native
- Black or African American
- Native Hawaiian or other Pacific Islander
- Asian or Asian American
- Another race

Other (please specify)

27. What is your preferred language for city communication?

- English
- Other (please specify)

28. How long have you lived in Sheboygan?

- Less than 2 years
- 11 to 25 years
- 2 to 5 years
- More than 25 years
- 6 to 10 years

29. What was your annual household income before taxes in the most recent tax year? AARP

- Less than \$10,000
- \$50,000 to \$74,999
- \$10,000 to \$19,999
- \$75,000 to \$99,999
- \$20,000 to \$29,999
- \$100,000 to \$149,000
- \$30,000 to \$49,999
- \$150,000 or more

30. The city is reviewing its list of critical projects and potential new initiatives for implementation in 2019 and 2020. Please share with us any projects or initiatives that you would like the city to pursue in 2019 and 2020.

31. Please share with us any comments about city government and related services/projects you wish to make.

32. Thank you for taking time to complete the 2019 Community Survey. If you would like a chance to win a \$100 Sheboygan County Chamber Cash Gift certificate, please provide your name, address, telephone number and email address in the spaces below.

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
City/Town	<input type="text"/>
State/Province	<input type="text"/>
ZIP/Postal Code	<input type="text"/>
Country	<input type="text"/>
Email Address	<input type="text"/>
Phone Number	<input type="text"/>

Thank you for your input!

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 62-18-19, a resolution authorizing the issuance of the City of Sheboygan's 2019 community survey

REPORT PREPARED BY: Darrell Hofland, City Administrator

REPORT DATE: July 23, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

In anticipation of the Common Council's development of Strategic and Capital Planning for the calendar year 2020 and beyond, it is appropriate for the Common Council to ask citizens to provide feedback via a survey regarding city services. This is consistent with the 2017 - adopted Citizen Engagement Program.

In July 2016, the city conducted a comprehensive community survey which assisted the Common Council in the development of its 2017 – 2021 Strategic Plan.

STAFF COMMENTS:

City staff is recommending that a comprehensive survey be conducted once every three years as the city reviews its strategic plan. This survey accomplishes this task. During the interim years, i.e. 2017 and 2018, the city administered a more limited survey, with focus on questions regarding quality of city services and city departments.

The 2019 community survey is a bit unique in that efforts are combined with the Sheboygan For All Livability Task Force to capture the pertinent information requested by AARP. A \$4,000 grant to support the initiation of this survey has been awarded by AARP. The feedback from this survey will be mutually beneficial in support of the city's commitment to provide a voice to citizens regarding services and needs in the community as well as the AARP Age Friendly / Livability designation.

Attached is a **revised** draft of the 2019 community survey for your consideration. The mandatory questions requested by AARP are indicated. The remaining questions follow a similar format to the comprehensive 2017 community survey.

The survey will be available to citizens through an on-line survey service in October, 2018. Printed surveys will be available at the Mead Public Library, the Senior Activity Center and

City Clerk's office and at several listening sessions as determined by the task forces for citizens that are unable to access the survey on-line.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 62-18-19 authorizing the issuance of the City of Sheboygan's 2019 community survey.

ATTACHMENTS:

- I. REVISED 2019 Community survey
- II. Res. No. 62-18-19, a resolution authorizing the issuance of the community survey.

III

Res. No. 62 - 18 - 19. By Alderpersons Rindfleisch and Donohue.
August 6, 2018.

A RESOLUTION authorizing the Office of the City Administrator to proceed with the issuance of the City of Sheboygan 2019 community survey.

WHEREAS, the Office of the City Administrator has identified the need to issue the 2019 community survey in conjunction with the recommendations of the Sheboygan For All Livability Task Force; and

WHEREAS, AARP has submitted some survey questions to the City for community survey consideration and has offered the City of Sheboygan a \$4,000 grant to reimburse the City for cost associated with promoting and issuing the community survey; and

WHEREAS, the community survey will provide resident feedback to the City which will be helpful in updating the City's Strategic Plan, developing future budgets and service levels, and reviewing of the City's progress in meeting the goals of the Strategic Plan; and

WHEREAS, the community survey will be available to residents by an on-line survey service, Mead Public Library, City Clerk's Office and the Senior Activity Center.

RESOLVED, that the Common Council authorize the Office of the City Administrator to issue the City of Sheboygan 2019 community survey.

*Final
Approved*

[Signature]

[Signature]

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

Your input is needed to help shape the City of Sheboygan by taking our annual Community Survey. The City of Sheboygan and the Sheboygan for All Livability Task Force have joined together to capture additional information in the Community Survey for both entities to use in making improvements to Sheboygan for all ages. The survey should take 10-20 minutes to complete, all individual responses will be kept confidential, and total results will be shared publicly on the City's website.

* 1. What is your 5-digit ZIP code? AARP

2. What is the name of the city, village, or town that you live in?

3. How would you rate your community as a place for people to live as they age? AARP

- Excellent
- Very good
- Good
- Fair
- Poor

4. How important is it for you to remain in your community as you age? AARP

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important

5. Do you own or rent your primary home -- or do you have some other type of living arrangement, such as living with a family member or friend? AARP

- Own
- Rent
- Other type of living arrangement

6. What type of home is your primary home? AARP

- Single family home
 Apartment
 Mobile home
 Condominium or coop
 Town home or duplex

Other (please specify)

7. How important do you think it is to have the following in your community? AARP

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Affordable housing options for adults of varying income levels, such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes that are equipped with features such as a no-step entry, wider doorways, first floor bedroom and bath, grab bars in bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained and safe low-income housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for residents 55 years of age and older	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting and keeping businesses in Sheboygan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drinking water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaf pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall city administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Police services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting our natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to Lake Michigan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible and convenient public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling and garbage services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential yard waste pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for at-risk/under-privileged citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street cleaning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well maintained streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street tree maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood support, such as Neighborhood Associations and event organization and coordination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support for arts in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WCS - Cable TV (city owned station)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning and land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public transportation vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reliable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safe public transportation stops and areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special transportation services for people with disabilities and older adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy to read traffic signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Extremely important	Very important	Somewhat important	Not very important	Not important at all
Enforced speed limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parking lots, spaces and areas to park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-lit, safe streets and intersections for all users (pedestrians, bicyclists, drivers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Audio/visual pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driver education/refresher courses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Does the city where you live have the following? AARP

	Yes	No	Not Sure
Affordable housing options for adults of varying income levels, such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes that are equipped with features such as a no-step entry, wider doorways, first floor bedroom and bath, grab bars in bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained and safe parks that are within walking distance of your home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parks with enough benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks that are in good condition, free from obstruction and are safe for pedestrian use and accessible for wheelchairs or other assistive mobility devices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public buildings and facilities that are accessible to people of different physical abilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood watch programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Does the community where you live have the following? AARP

	Yes	No	Not Sure
Accessible and convenient public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-maintained public transportation vehicles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reliable public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safe public transportation stops or areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special transportation services for people with disabilities or older adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well maintained streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy to read traffic signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforced speed limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public parking lots, spaces and areas to park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable public parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-lit, safe streets and intersections for all users (pedestrians, bicyclists, drivers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Audio/visual pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driver education/refresher courses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Which of the following best describes your opinion of the general quality of life in the City of Sheboygan?

<input type="radio"/> Excellent	<input type="radio"/> Fair
<input type="radio"/> Very Good	<input type="radio"/> Poor
<input type="radio"/> Good	

11. In your opinion, in which direction is the city headed?

- Improving
- Steady
- Declining

12. In general, how safe do you feel walking alone in your neighborhood during the day?

- Very safe
- Safe
- Unsafe
- Very unsafe
- N/A

13. How safe do you feel walking alone in your neighborhood after dark?

- Very safe
- Safe
- Unsafe
- Very unsafe
- N/A

14. If you feel unsafe, why do you feel unsafe?

15. How do you think the City of Sheboygan is doing in each of the following areas?

	Excellent	Good	Fair	Poor
Overall performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Managing the taxpayer's money	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keeping citizens informed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Delivering services efficiently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focusing on the priorities that matter most to citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. Please indicate how well you think the city is doing in each area.

	Excellent	Good	Fair	Poor	No Opinion
Activities for residents 55 years of age and older	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Excellent	Good	Fair	Poor	No Opinion
Attracting and keeping businesses in Sheboygan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability/condition of sidewalks and paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability/condition of bike lanes and bike paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drinking water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency medical services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaf pick-up	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall city administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting our natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to Lake Michigan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling and garbage collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential yard waste collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services for at-risk/under-privileged citizens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street cleaning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street maintenance and pavement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street tree maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood support (Neighborhood Associations and organization/coordination)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support for the arts in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Excellent	Good	Fair	Poor	No Opinion
WSCS - Cable TV (city owned station)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning and land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. How would you rate the overall services recieved from the following departments?

	Excellent	Good	Fair	Poor	No Opinion
Building Inspection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Administrator's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Attorney's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Clerk's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Common Council	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property Assessment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Finance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Human Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Authority	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Information Technology	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mayor's Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mead Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planning and Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Works	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Activity Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shoreline Metro	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Utility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. Which of the following, if any, do you use for information about the City of Sheboygan? Check all that apply.

- | | |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> City website | <input type="checkbox"/> Shoreline Metro website |
| <input type="checkbox"/> Mayor's Sheboygan Press Column | <input type="checkbox"/> Shoreline Metro Facebook |
| <input type="checkbox"/> Sheboygan Insider (City's monthly e-newsletter) | <input type="checkbox"/> Water utility website |
| <input type="checkbox"/> City Facebook | <input type="checkbox"/> Water utility Facebook |
| <input type="checkbox"/> Neighborhood Association meetings | <input type="checkbox"/> WSCS - Cable television channel |
| <input type="checkbox"/> Mead Public Library website | <input type="checkbox"/> WSCS website |
| <input type="checkbox"/> Mead Public Library Facebook | <input type="checkbox"/> WSCS Facebook |
| <input type="checkbox"/> Mead Public Library Instagram | <input type="checkbox"/> WSCS Twitter |
| <input type="checkbox"/> Mead Public Library lobby bulletin board | <input type="checkbox"/> Nextdoor.com (neighborhood social-networking site) |
| <input type="checkbox"/> Mead Public Library Twitter | <input type="checkbox"/> Sheboygan Press |
| <input type="checkbox"/> Mead Public Library Youtube | <input type="checkbox"/> Sheboygan Sun |
| <input type="checkbox"/> Police Department website | <input type="checkbox"/> Plymouth Review - The Beacon |
| <input type="checkbox"/> Police Department Facebook | <input type="checkbox"/> WHBL - Radio |
| <input type="checkbox"/> Police Department Nixie | <input type="checkbox"/> MySheboygan.com |

Other (please specify)

19. The cost of providing city services continues to rise due to a number of factors. Those city services can be paid through property taxes, direct user fees and charges, or a combination of both. How would you prefer the city address rising costs? Please choose one answer.

- Increase property taxes - do not increase user fees. Cut services
- Use a combination of increased property taxes and user fees and charges No opinion
- Increase user fees and charges - do not increase property taxes

*** 20. What are the most important reasons you or your family chose Sheboygan as a place to live? Choose only 3.**

- Appearance of Neighborhood
- Proximity to major metropolitan areas
- Housing or apartment costs
- Low crime rates
- Proximity to family and friends
- Proximity to employment
- Property tax level
- Quality of schools
- Urban atmosphere
- Proximity to Lake Michigan
- City services
- Other

21. In general, when compared to most people your age, how would you rate your health? AARP

- Excellent
- Very good
- Good
- Fair
- Poor

22. Are you male or female? AARP

- Male
- Female

23. What is your age as of your last birthday? AARP

24. What is your current marital status? AARP

- Married Divorced
 Not married, living with partner Widowed
 Separated Never married

25. Are you of Hispanic, Spanish, Latino origin or descent? AARP

- Yes
 No

26. What is your race and/or ethnicity? [CHECK ALL THAT APPLY] AARP

- White or Caucasian American Indian or Alaska Native
 Black or African American Native Hawaiian or other Pacific Islander
 Asian or Asian American Another race

Other (please specify)

27. What is your preferred language for city communication?

- English
 Other (please specify)

28. How long have you lived in Sheboygan?

- Less than 2 years 11 to 25 years
 2 to 5 years More than 25 years
 6 to 10 years

29. What was your annual household income before taxes in the most recent tax year? AARP

- Less than \$10,000 \$50,000 to \$74,999
 \$10,000 to \$19,999 \$75,000 to \$99,999
 \$20,000 to \$29,999 \$100,000 to \$149,000
 \$30,000 to \$49,999 \$150,000 or more

30. The city is reviewing its list of critical projects and potential new initiatives for implementation in 2019 and 2020. Please share with us any projects or initiatives that you would like the city to pursue in 2019 and 2020.

31. Please share with us any comments about city government and related services/projects you wish to make.

32. Thank you for taking time to complete the 2019 Community Survey. If you would like a chance to win a \$100 Sheboygan County Chamber Cash Gift certificate, please provide your name, address, telephone number and email address in the spaces below.

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
City/Town	<input type="text"/>
State/Province	<input type="text"/>
ZIP/Postal Code	<input type="text"/>
Country	<input type="text"/>
Email Address	<input type="text"/>
Phone Number	<input type="text"/>

Thank you for your input!

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 63-18-19 by Alderpersons Rindfleisch and Bohren approving the Project Plan and establishing boundaries for and the creation of Tax Incremental District No. 17, City of Sheboygan, Wisconsin.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

TID 17 is being created to encompass an area from King Park north to the former Pentair property and west to N. 14th Street along Illinois Avenue on the north to Kentucky Avenue on the south. The district is a rehabilitation/conservation district. The city anticipates making total project costs of \$32 million and approximately \$64 million to be created in new development. Based on the economic feasibility study, the District is expected to generate sufficient tax increments to recover all project costs by year 2040, approximately 6 years earlier than the maximum 27 years maximum life the district.

The majority of the infrastructure needs for the district include the construction of a parking structure for the Innovation District and infrastructure improvements on Illinois Avenue and other right of way improvements.

STAFF COMMENTS:

Ehlers has prepared TID 17 project plan and pro-formas for the new district and copies of the project plans are attached for review.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 63-1819 approving the Project Plan and establishing the boundaries for and the creation of the Tax Incremental District No. 17, City of Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Res. No. 63-18-19
- II. Project Plan for TID 17

III

5.8

Res. No. 63 - 18 - 19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

A RESOLUTION approving the Project Plan and establishing the boundaries for and the creation of Tax Incremental District No. 17, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 17 (the "District") is proposed to be created by the City as a rehabilitation - conservation district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. 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;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

Francis Personnel

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 24, 2018 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 thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan; and

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 17, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2017.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation - conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b).
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a rehabilitation - conservation district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the «clienttype», does not exceed 12% of the total equalized value of taxable property within the «clienttype».
 - (e) 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(5)(b).
 - (f) The project costs relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 17, City of Sheboygan" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

5. The legal description for TID 17 is as follows:

Being all of Blocks 172, 173, 185, 186, 187, 200, 201, 202, 214, 215, 216, 230, 231, 232, 237, 238, 240, 243, 244, 245, 246, 247, 256, 257, 258, 259, 260, 261, 262, 263, 289, 292, and 293 of the Original Plat of the City of Sheboygan; also all of Lots 1 and 12 of Block 171, Part of Lots 2 and 11 of Block 171, all of Lots 1 and 12 of Block 188, part of Lots 2 and 11 of Block 188, all of Lots 1 and 12 of Block 199, part of Lots 2 and 11 of Block 199, all of Lots 1 and 12 of Block 217, part of Lots 2 and 11 of Block 217, all of Lots 11 and 12 of Block 248, all of Lots 1 and 12 of Block 255, and part of Lots 2 and 11 of Block 255 of said Original Plat of the City of Sheboygan; also part of Lot 2 of South Pier Plat; also all of Blocks 1 and 2 and all of Lots 1 and 2 of Block 14 all of South Side Land Company Addition; also part of the each of the following Right of Ways - Clara Avenue, Georgia Avenue, Alabama Avenue, Kentucky Avenue, Indiana Avenue, South Pier Drive, Illinois Avenue, Maryland Avenue, Virginia Avenue, Jefferson Avenue, Pennsylvania Avenue, Depot Street, South Commerce Street, South 14th Street, South 13th Street, South 12th Street, South 11th Street, South 10th Street, South 9th Street, South 8th Street, and South 7th Street; also parts of the vacated Right of Ways of the following - Illinois Avenue, Maryland Avenue, New Jersey Avenue, Indiana Avenue, Virginia Avenue, Kentucky Avenue, South Commerce Street, South Water Street, South 6th Street, and South 12th Street; all being part of the Southeast Quarter of Section 22, Part of the Southwest Quarter of Section 23, Part of the North Half of Section 26, Part of the Northeast Quarter of Section 27, All in Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, and described as follows:

Beginning at the intersection of the East line of said Northeast Quarter of Section 27 and the South right-of-way line of Kentucky Avenue;

thence Westerly on and along the South right-of-way line of Kentucky Avenue, a distance of 1,025 feet, more or less, to the Southerly extension of the West line of the East 45 feet of Lot 11 in Block 255 in the Original Plat of Sheboygan;

thence Northerly on and along the West line of the East 45 feet of Lot 11 in said Block 255 and its extension, a distance of 248 feet, more or less, to the North line of the Alley in said Block 255;

thence Easterly on and along said North line of the Alley in said Block 255, a distance of 15 feet, more or less, to the Southwest corner of the East Half of Lot 2 in said Block 255;

thence Northerly on and along the East Half of Lot 2 in said Block 255, a distance of 150 feet, more or less, to the Northwest corner of the East Half of Lot 2 in said Block 255 and the South right-of-way of Indiana Avenue;

thence Westerly on and along the South right-of-way of Indiana Avenue, a distance of 30 feet, more or less, to the Southerly extension of the West line of Lot 11 in Block 248 in the Original Plat of Sheboygan;

thence Northerly on and along the West line of Lot 11 and its extension, a distance of 168 feet, more or less, to the North line of the Alley in said Block 248;

thence Easterly on and along the North line of the Alley in said Block 248, a distance of 120 feet, more or less, to the West right-of-way line of South 14th Street;

thence Northerly on and along the West right-of-way line of South 14th Street, a distance of 230 feet, more or less, to the North right-of-way line of Illinois Avenue;

thence Easterly on and along the North right-of-way line of Illinois Avenue, a distance of 480 feet, more or less, to the East right-of-way line of South 13th Street;

thence Southerly on and along the East right-of-way line of South 13th Street, a distance of 40 feet, more or less, to the North line of the South Half of vacated Illinois Avenue;

thence Easterly on and along the North line of the South Half of vacated Illinois Avenue, a distance of 160 feet, more or less, to a line 50 feet West and parallel to the centerline of the Chicago & North Western Railroad Company (Currently Union Pacific Railroad Company) Spur Track ICC No. 55;

thence Northeasterly on and along the line 50 feet West and parallel to the centerline of the Chicago & North Western Railroad Company (Currently Union Pacific Railroad Company) Spur Track ICC No. 55, a distance of 46 feet, more or less, to the North right-of-way line of vacated Illinois Avenue;
thence Easterly on and along the North right-of-way line of vacated Illinois Avenue, a distance of 255 feet, more or less, to the East right-of-way line of vacated 12th Street;

thence Southerly on and along the East right-of-way line of vacated 12th Street, a distance of 20 feet, more or less, to the South line of the vacated North 20 feet of Illinois Avenue;

thence Easterly on and along the South line of the vacated North 20 feet of Illinois Avenue, a distance of 360 feet, more or less, to the West right-of-way line of South 11th Street;

thence Northerly on and along the West right-of-way line of South 11th Street, a distance of 378 feet, more or less, to the North line of the South Half of vacated Maryland Avenue;

thence Westerly on and along the North line of the South Half of vacated Maryland Avenue, a distance of 300 feet, more or less, to the East right-of-way line of 12th Street;

thence Northerly on and along the East right-of-way line of 12th Street, a distance of 40 feet, more or less, to the North right-of-way line of Maryland Avenue;

thence Westerly on and along the North right-of-way line of Maryland Avenue, a distance of 225 feet, more or less, to the West line of the East 16 feet of Lot 11 in Block 217 in the Original Plat of Sheboygan;

thence Northerly on and along the West line of the East 16 feet of Lot 11 in said Block 217 and its extension, a distance of 1,593 feet to the North right-of-way line of Pennsylvania Avenue;

thence Easterly on and along the North right-of-way line of Pennsylvania Avenue, a distance of 630 feet, more or less, to the West bank of the Sheboygan River;

thence Southeasterly on and along the West bank of the Sheboygan River, a distance of 2,150 feet, more or less, to the West right-of-way line of South 9th Street;

thence Southerly on and along the West right-of-way line of South 9th Street, a distance of 425 feet, more or less, to the North right-of-way line of Indiana Avenue;

thence Easterly and Northeasterly on and along the North right-of-way line of Indiana Avenue and the North right-of-way line of South 8th Street, a distance of 595 feet, more or less to the South bank of the Sheboygan River;

thence Easterly on and along the South bank of the Sheboygan River, a distance of 80 feet, more or less to the East right-of-way line of South 8th Street;

thence Southerly on and along the East right-of-way line of South 8th Street, a distance of 130 feet, more or less, to the North right-of-way line of South Pier Drive;

thence Easterly on and along the North right-of-way line of South Pier Drive, a distance of 217 feet, more or less, to the Southeast corner of Parcel 1, as shown in Document No. C2828 as filed on August 2, 2006 in the Sheboygan County Real Property Listing Dept;

thence Northwesterly on and along the East line of said Parcel 1, a distance of 97 feet, more or less, to the Northeast corner of said Parcel 1;

thence Northeasterly on and along the North line of Parcel 2, as shown in Document No. C2828 as filed on August 2, 2006 in the Sheboygan County Real Property Listing Dept, a distance of 382 feet, more or less, to the Northeast corner of said Parcel 2;

thence Southeasterly on and along the East line of said Parcel 2, a distance of 73 feet, more or less, to the Southeast corner of said Parcel 2;

thence Southerly, a distance of 105 feet, more or less, to the intersection of the South right-of-way line of Pier Drive and the South right-of-way line of Illinois Avenue;

thence Easterly on and along the South right-of-way line of Illinois Avenue, a distance of 1,200 feet, more or less, to the West bank of Lake Michigan;

thence Southerly on and along the West bank of Lake Michigan, a distance of 2400 feet, more or less, to the South line of Lot 2 in Block 14 of the South Side Land Company Addition;

thence Westerly on and along the South line of Lot 2 in Block 14 of the South Side Land Company Addition, a distance of 588 feet, more or less, to the West right-of-way line of South 7th Street;

thence Northerly on and along the West right-of-way line of South 7th Street, a distance of 100 feet, more or less, to the South right-of-way line of Clara Avenue;

thence Westerly on and along the South right-of-way line of Clara Avenue, a distance of 360 feet, more or less, to the East right-of-way line of South 8th Street;

thence Northerly on and along the East right-of-way line of South 8th Street, a distance of 645 feet, more or less, to the North right-of-way line of Georgia Avenue;

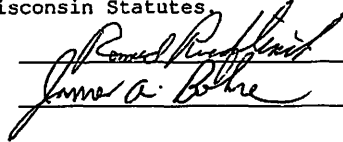
thence Easterly on and along the North right-of-way line of Georgia Avenue, a distance of 360 feet, more or less, to the West right-of-way line of South 7th Street;

thence Northerly on and along the West right-of-way line of South 7th Street, a distance of 720 feet, more or less, to the South right-of-way line of Kentucky Avenue;

thence Westerly on and along the South right-of-way line of Kentucky Avenue, a distance of 2,155 feet, more or less, to the Point of Beginning, containing 155 acres (6,751,800 square feet), more or less.

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, 2018, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said 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



James A. Bolte

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

July 26, 2018

Project Plan for the Creation
of Tax Incremental District
No. 17



Organizational Joint Review Board Meeting Held:	July 24, 2018
Public Hearing Held:	July 24, 2018
Consideration for Approval by Plan Commission:	July 24, 2018
Consideration for Adoption by Common Council:	Scheduled for: August 20, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: September (TBD), 2018



Joint Review Board

Mayor Michael Vandersteen
Roger Te Stroete
Roy Kluss
Mark Boehlke
Roberta Filicky-Pencski

City Representative
Sheboygan County
Lakeshore Technical College District
Sheboygan Area School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 17 (the "TID" or "District") is proposed to be created by the City of Sheboygan ("City") as a rehabilitation - conservation district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$32.9 million to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with general obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$64 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2040; 6 years earlier than the 27 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

- Some of the sites proposed for development and/or redevelopment have remained vacant for several years due to lack of adequate infrastructure, possible environmental contamination, obsolete platting and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; installation of a parking structure, development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
 - The conclusions from the Indiana Avenue Development Plan recommend the use of tax increment financing to promote development and redevelopment of the area.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur is likely to generate approximately 75 jobs over the life of the District.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District's creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District 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 District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(f)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is in need of rehabilitation - conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b).
5. Based upon the findings, as stated above, the District is declared to be a rehabilitation - conservation District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. 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 Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

The District, consisting of 108 acres located along the Sheboygan River, Indiana Avenue and extending to Lake Michigan, is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Rehabilitation - conservation District" based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation - conservation work. In Section 5 of this Plan, the City has identified those properties within the District that meet the criteria of "rehabilitation - conservation areas" as defined in Wisconsin Statutes Section 66.1337(2m)(a) and relies on these characterizations as the basis for making the above finding.

Creation of the District is intended to facilitate the development of an innovation community by providing the means to recover the costs of the public investment that will need to be made to attract and support that development.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that private development occurs within the District consistent with the City's development and redevelopment objectives. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to the rehabilitation - conservation of areas in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a rehabilitation - conservation District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary



The shaded parcels outlined in Blue denote the proposed TID 17 boundaries
The shaded parcels outlined in Red denote the existing TID 6 boundaries

SECTION 4:
Map Showing Existing Uses and Conditions



TID 17 Land Use Map

City of Sheboygan, Wisconsin

Tax Increment District # 17

Raise Property Information

Property Information				Assessment Information				Equalized Value				Local Exemption					
Map No.	Parcel Number	Street Address	Owner	Existing Zoning Classific.	Part of Existing Parcel	Level	Imp	PF	Total	Equalized Value Ratio	Level	Imp	PF	Total	Exempt	Rehab/	Value
47	502180001	231 INDIANA AVE	PIELA, JAMES	020	CC	8,000	90,000		98,000	100.0%	8,000	90,000		98,000			98,000
48	502180002	311 INDIANA AVE	COXSON, MARTIN	014	CC	30,000	177,000		207,000	100.0%	30,000	177,000		207,000			207,000
49	502180003	11115 10TH ST	COASON, MARTINI DEBORAH	007	CC	6,000	42,000		48,000	100.0%	6,000	42,000		48,000			48,000
50	502180004	11115 10TH ST	FOGHAL, ROHANZA	005	NR	4,000	14,000		18,000	100.0%	4,000	14,000		18,000			18,000
51	502180005	11115 10TH ST	OWIE LLC	006	NR	4,000	25,000		29,000	100.0%	4,000	25,000		29,000			29,000
52	502180006	11115 10TH ST	OWIE, STEPHEN G	018	NR	8,000	43,000		51,000	100.0%	8,000	43,000		51,000			51,000
53	502180007	904 KENTUCKY AVE	METEL, RONALD	010	NR	4,000	22,000		26,000	100.0%	4,000	22,000		26,000			26,000
54	502180008	904 KENTUCKY AVE	YONGI ET AL, JEFFREY	010	NR	6,000	44,000		50,000	100.0%	6,000	44,000		50,000			50,000
55	502180009	904 KENTUCKY AVE	DUNHAM, D LOR	010	NR	4,000	28,000		32,000	100.0%	4,000	28,000		32,000			32,000
56	502180010	904 KENTUCKY AVE	SCHWARTZ, WILLIAM C	010	NR	6,000	35,000		41,000	100.0%	6,000	35,000		41,000			41,000
57	502180011	904 KENTUCKY AVE	HUCKENBRO, KATHY D	010	NR	4,000	21,000		25,000	100.0%	4,000	21,000		25,000			25,000
58	502180012	904 KENTUCKY AVE	HETALA, JASON P ALLE	010	NR	6,000	52,000		58,000	100.0%	6,000	52,000		58,000			58,000
59	502180013	904 KENTUCKY AVE	KUONS, KIM TONG V	010	NR	8,000	38,000		46,000	100.0%	8,000	38,000		46,000			46,000
60	502180014	11115 10TH ST	ARVEL, DAVID E	015	NR	10,000	66,000		76,000	100.0%	10,000	66,000		76,000			76,000
61	502180015		CITY OF SHEBOYGAN	011	CC	0	0		0	100.0%	0	0		0		0.11	0.09
62	502180016		CITY OF SHEBOYGAN	010	CC	0	0		0	100.0%	0	0		0			0
63	502180017	811 INDIANA AVE	MANER LLC	021	CC	45,000	115,000		160,000	100.0%	45,000	115,000		160,000			160,000
64	502180018	211A INDIANA AVE	MANER LLC	007	CC	15,000	18,000		33,000	100.0%	15,000	18,000		33,000			33,000
65	502180019		MANER LLC	008	CC	16,000	2,000		18,000	100.0%	16,000	2,000		18,000			18,000
66	502180020	811 INDIANA AVE	KEPNER, DAVID	008	CC	18,000	28,000		46,000	100.0%	18,000	28,000		46,000			46,000
67	502180021		KEPNER, DAVID A	011	CC	27,000	0		27,000	100.0%	27,000	0		27,000			27,000
68	502180022		KEPNER, DAVID A	017	CC	17,000	0		17,000	100.0%	17,000	0		17,000			17,000
69	502180023	811 INDIANA AVE	KEPNER, DAVID A	010	CC	22,000	105,000		127,000	100.0%	22,000	105,000		127,000			127,000
70	502180024	811 INDIANA AVE	KEPNER, DAVID A	017	CC	36,000	215,000		251,000	100.0%	36,000	215,000		251,000			251,000
71	502180025	824 KENTUCKY AVE	KEPNER, DAVID A	004	CC	9,000	0		9,000	100.0%	9,000	0		9,000			9,000
72	502180026	11115 10TH ST	TROVINE, EDWARD A	017	NR	8,000	58,000		66,000	100.0%	8,000	58,000		66,000			66,000
73	502180027	824 KENTUCKY AVE	KREPKY, ROBERT A	018	NR	12,000	69,000		81,000	100.0%	12,000	69,000		81,000			81,000
74	502180028	824 KENTUCKY AVE	CARY, PETER	010	NR	8,000	52,000		60,000	100.0%	8,000	52,000		60,000			60,000
75	502180029	824 KENTUCKY AVE	CHERKOFF, VIKTORIE INC	021	NR	0	0		0	100.0%	0	0		0			0
76	502180030	824 KENTUCKY AVE	SCHNEFEL, ARTHUR AL	009	CC	4,000	16,000		20,000	100.0%	4,000	16,000		20,000			20,000
77	502180031		MANER LLC	006	CC	4,000	2,000		6,000	100.0%	4,000	2,000		6,000			6,000
78	502180032	11115 10TH ST	MANER LLC CONTRACTORS OR	014	CC	18,000	308,000		326,000	100.0%	18,000	308,000		326,000			326,000
79	502180033	11115 10TH ST	MANER LLC	011	CC	6,000	34,000		40,000	100.0%	6,000	34,000		40,000			40,000
80	502180034	11115 10TH ST	MANER LLC	011	CC	8,000	27,000		35,000	100.0%	8,000	27,000		35,000			35,000
81	502180035	11115 10TH ST	RICK CONTRACTING LLC	011	CC	4,000	30,000		34,000	100.0%	4,000	30,000		34,000			34,000
82	502180036	725 INDIANA AVE	LUSE LLC	016	CC	149,000	292,000		441,000	100.0%	149,000	292,000		441,000			441,000
83	502180037	11294 8TH ST	TORNIOS & DINAREZ, LLC	021	CC	49,000	112,000		161,000	100.0%	49,000	112,000		161,000			161,000
84	502180038	704 KENTUCKY AVE	SWEETBY INVESTMENTS LLC	011	NR	15,000	40,000		55,000	100.0%	15,000	40,000		55,000			55,000
85	502180039	726 KENTUCKY AVE	WIRTZ, JEFFREY	016	NR	8,000	55,000		63,000	100.0%	8,000	55,000		63,000			63,000
86	502180040	722 KENTUCKY AVE	MC CARTY, CONNOR M	014	NR	8,000	24,000		32,000	100.0%	8,000	24,000		32,000			32,000
87	502180041	704 KENTUCKY AVE	SCHNEFEL, ARTHUR JR BONNA	008	NR	4,000	21,000		25,000	100.0%	4,000	21,000		25,000		0.08	0.02
88	502180042	704 KENTUCKY AVE	SCHNEFEL, ARTHUR AL	006	NR	4,000	24,000		28,000	100.0%	4,000	24,000		28,000			28,000
89	502180043	704 KENTUCKY AVE	WARTZ, JEFFREY	008	NR	4,000	29,000		33,000	100.0%	4,000	29,000		33,000			33,000
90	502180044	704 KENTUCKY AVE	BEVINE, FREDERICK BONHAM	014	NR	11,000	62,000		73,000	100.0%	11,000	62,000		73,000			73,000
91	502180045	11305 7TH ST	BEVINE, FREDERICK BONHAM	017	NR	14,000	77,000		91,000	100.0%	14,000	77,000		91,000			91,000
92	502180046	427 INDIANA AVE	SHEW SCHEN PRODUCTS INC	126	UR	6	211,900	100	211,906	100.0%	6	211,900	100	211,906			211,906
93	502180047		NEW HORIZON PROPERTIES LLC	413	UR	6	312,700	0	312,700	100.0%	6	312,700	0	312,700			312,700
94	502180048	11333 7TH ST	B & P PARTNERSHIP	014	UR	6	37,900	428,900	426,906	100.0%	6	37,900	428,900	426,906			426,906
95	502180049	11275 7TH ST	MANADACH, DAVID G	349	UR	6	64,800	37,000	101,800	100.0%	6	64,800	37,000	101,800			101,800
96	502180050		CITY OF SHEBOYGAN	6	NR	6	0	0	6	100.0%	6	0	0	6			6
97	502180051	11115 10TH ST	IL RESOURCES LLC	332	UR	6	145,100	90,000	235,100	100.0%	6	145,100	90,000	235,100			235,100
98	502180052	11115 10TH ST	CHUMPER, JONAS LAURIAN	321	NR	6	12,100	14,000	26,100	100.0%	6	12,100	14,000	26,100			26,100

**SECTION 6:
Equalized Value Test**

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$154,181,900. This value is less than the maximum of \$314,352,600 in equalized value that is permitted for the City of Sheboygan. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Sheboygan, Wisconsin				
Tax Increment District # 17				
Valuation Test Compliance Calculation				
District Creation Date	9/17/2018			
	Valuation Data Currently Available 2017	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,619,605,000			2,619,605,000
12% Test	314,352,600			314,352,600
Increment of Existing TIDs				
Existing	126,449,300			126,449,300
				0
				0
				0
				0
Total Existing Increment	126,449,300			126,449,300
Projected Base of New or Amended District	27,732,600			27,732,600
Total Value Subject to 12% Test	154,181,900			154,181,900
Compliance	PASS			PASS

**SECTION 7:
Statement of Kind, Number and Location of Proposed
Public Works and Other Projects**

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any 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 District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving sensitive natural features; protection of scenic views; maintaining habitat for wildlife; maintaining adequate open space; providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There are known environmental issues within the proposed District. Any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

RDA Type Activities

Contribution to Redevelopment Development

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

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

Projects Outside the Tax Increment District

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

Professional Service and Organizational Costs

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

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the

time spent by City employees in connection with the implementation of the Plan.

Financing Costs

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

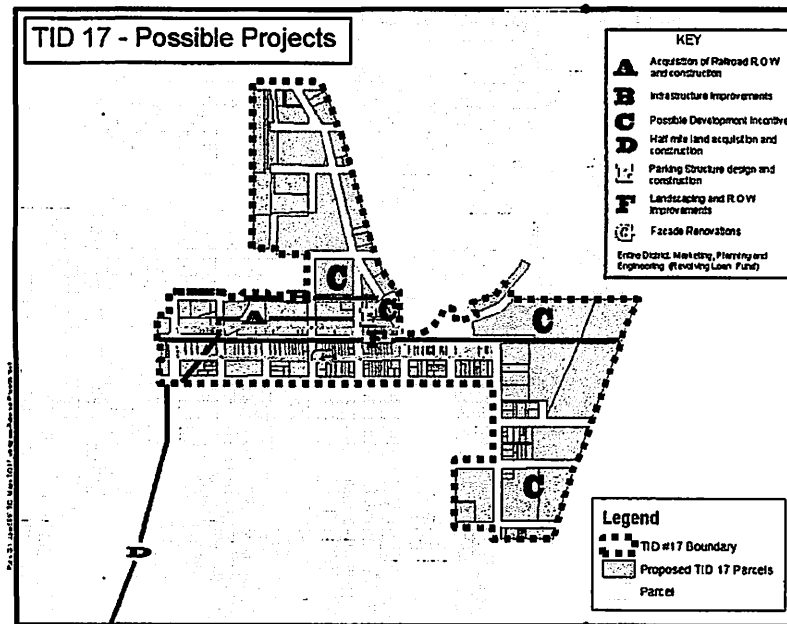
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

**SECTION 8:
Map Showing Proposed Improvements and Uses**



**SECTION 9:
Detailed List of Project Costs**

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. 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 best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Sheboygan, Wisconsin								
Tax Increment District # 17								
Estimated Project List								
Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Phase III 2021	Phase IV 2022	Phase V 2023	TID Cashflow	Total (Note 1)
1	Planning & Engineering	250,000						250,000
2	Acquisition of railroad right-of-way	1,500,000						1,500,000
3	Environmental Audits & Remediation				200,000			200,000
4	Façade renovations			100,000	100,000	100,000		300,000
5	Landscaping & right-of-Way Improvements			750,000				750,000
6	Economic Development Marketing & RFP's	100,000						100,000
7	Land Acquisition & Demolition				250,000	250,000		500,000
8	Development of Pedestrian pathway		1,000,000					1,000,000
9	Infrastructure Improvements	2,500,000		1,000,000				3,500,000
10	Revolving Loan/Low Interest Loan Program						5,000,000	5,000,000
11	Development Incentives	100,000	1,000,000	1,000,000	1,000,000			3,100,000
12	Parking Structure (2019 design)	500,000	5,000,000					5,500,000
13	Half mile land acquisition	1,500,000						1,500,000
14	Half mile trail pedestrian pathway		1,500,000					1,500,000
15	Creation	30,000						30,000
16	Administration with cashflow						185,256	185,256
17	Interest and financing costs through cash flow						8,064,575	8,064,575
Total Projects		6,480,000	8,500,000	2,850,000	1,550,000	350,000	13,249,831	32,979,831

Notes:
Note 1 Project costs are estimates and are subject to modification

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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

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

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$130,980,250, of which \$94,940,623 is currently unused and could be made available to finance Project Costs.

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

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.

Implementation and Financing Timeline

City of Sheboygan, Wisconsin Tax Increment District # 17 Estimated Financing Plan						
	G.O. Bond 2019	G.O. Bond 2020	G.O. Promissory Note 2021	G.O. Promissory Note 2022	TID Cashflow Various	Totals
Projects						
Phase I	6,480,000					6,480,000
Phase II		7,500,000			1,000,000	8,500,000
Phase III			1,850,000		1,000,000	2,850,000
Phase IV				550,000	1,000,000	1,550,000
Phase V				350,000		350,000
Various					13,249,831	13,249,831
Grants and other funds on hand	(1,580,000)	(1,500,000)				
Total Project Funds	4,500,000	6,000,000	1,850,000	900,000	16,249,831	32,979,831
Estimated Finance Related Expenses						
Municipal Advisor	26,500	31,700	19,700	14,500		
Bond Counsel	13,000	16,000	10,000	10,000		
Disclosure Counsel (if engaged)	7,800	5,600	6,000	6,000		
Rating Agency Fee	15,000	15,000	9,500	12,000		
Paying Agent	850	850	850	850		
Underwriter Discount	12.50	12.50	10.00	10.00		
Debt Service Reserve	61,438	82,438	20,100	10,050		
Capitalized Interest	294,900	445,161	95,475	50,250		
Total Financing Required	4,919,488	6,600,750	2,011,625	1,003,650		
Estimated Interest	0.25%	0.25%	0.25%	0.25%		
Assumed spend down (months)	6	6	6	6		
	(5,629)	(7,500)	(2,313)	(1,125)		
Rounding	1,138	1,750	688	2,475		
Net Issue Size	4,915,000	6,595,000	2,010,000	1,005,000		

Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented.

Development Assumptions

City of Sheboygan, Wisconsin Tax Increment District # 17 Development Assumptions										
Construction Year	Cashley Building	Innovation District Building	Co working Space	Area A	Area B	Area C	Area D	Area E	Annual Total	Construction Year
1 2018									0	2018 1
2 2019	3,750,000	6,000,000	1,500,000			1,000,000			14,250,000	2019 2
3 2020	3,750,000	6,000,000				3,000,000			12,750,000	2020 3
4 2021									0	2021 4
5 2022				10,000,000					10,000,000	2022 5
6 2023					7,500,000				7,500,000	2023 6
7 2024					7,500,000				7,500,000	2024 7
8 2025								2,000,000	2,000,000	2025 8
9 2026								2,000,000	2,000,000	2026 9
10 2027							4,000,000	2,000,000	6,000,000	2027 10
11 2028								2,000,000	2,000,000	2028 11
12 2029								0	0	2029 12
13 2030								0	0	2030 13
14 2031								0	0	2031 14
15 2032								0	0	2032 15
16 2033								0	0	2033 16
17 2034								0	0	2034 17
18 2035								0	0	2035 18
19 2036								0	0	2036 19
20 2037								0	0	2037 20
21 2038								0	0	2038 21
22 2039								0	0	2039 22
23 2040								0	0	2040 23
24 2041								0	0	2041 24
25 2042								0	0	2042 25
26 2043								0	0	2043 26
27 2044								0	0	2044 27
Totals	7,500,000	12,000,000	1,500,000	10,000,000	15,000,000	6,000,000	4,000,000	8,000,000	64,000,000	

Notes: Development assumptions provided by City staff.
Development assumptions are represented by construction year.

Increment Revenue Projections

City of Sheboygan, Wisconsin									
Tax Increment District # 17									
Tax Increment Projection Worksheet									
Type of District	Renovitation				Base Value	27,732,600			
District Creation Date	September 17, 2018				Appreciation Factor	1.00%			
Valuation Date	Jan 1, 2018				Base Tax Rate	\$25.89			
Max Life (Years)	27				Rate Adjustment Factor				
Expenditure Period/Termination	22 9/17/2040				Tax Exempt Discount Rate	3.50%			
Revenue Periods/Final Year	27 2046				Taxable Discount Rate	5.00%			
Extension Eligibility/Years	Yes 1								
Recipient District	Yes								

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2018	0	2019	0	2020	\$25.89	0
2 2019	14,250,000	2020	0	2021	\$25.89	368,997
3 2020	12,750,000	2021	142,500	2022	\$25.89	702,766
4 2021	0	2022	271,425	2023	\$25.89	709,793
5 2022	10,000,000	2023	274,139	2024	\$25.89	975,808
6 2023	7,500,000	2024	376,881	2025	\$25.89	1,179,754
7 2024	7,500,000	2025	455,649	2026	\$25.89	1,385,739
8 2025	2,000,000	2026	535,206	2027	\$25.89	1,451,380
9 2026	2,000,000	2027	560,558	2028	\$25.89	1,517,677
10 2027	6,000,000	2028	586,164	2029	\$25.89	1,688,204
11 2028	2,000,000	2029	652,025	2030	\$25.89	1,756,870
12 2029	0	2030	678,545	2031	\$25.89	1,774,438
13 2030	0	2031	685,331	2032	\$25.89	1,792,183
14 2031	0	2032	692,184	2033	\$25.89	1,810,105
15 2032	0	2033	699,106	2034	\$25.89	1,828,206
16 2033	0	2034	706,097	2035	\$25.89	1,846,488
17 2034	0	2035	713,158	2036	\$25.89	1,864,953
18 2035	0	2036	720,290	2037	\$25.89	1,883,602
19 2036	0	2037	727,493	2038	\$25.89	1,902,438
20 2037	0	2038	734,768	2039	\$25.89	1,921,463
21 2038	0	2039	742,115	2040	\$25.89	1,940,677
22 2039	0	2040	749,536	2041	\$25.89	1,960,084
23 2040	0	2041	757,032	2042	\$25.89	1,979,685
24 2041	0	2042	764,602	2043	\$25.89	1,999,482
25 2042	0	2043	772,248	2044	\$25.89	2,019,476
26 2043	0	2044	779,971	2045	\$25.89	2,039,671
27 2044	0	2045	787,770	2046	\$25.89	2,060,068
Totals	64,000,000		15,564,793		Future Value of Increment	42,359,066

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capital expenditures and issuance cost)

Cash Flow

City of Sheboygan, Wisconsin																						
Tax Increment District # 17																						
Cash Flow Projection																						
Year	Projected Revenues					Expenditures												Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Grants and other funds on hand	Total Revenues	G.O. Bond 4,915,000			G.O. Bond 6,595,000			G.O. Promissory Note 2,010,000			G.O. Promissory Note 1,005,000			Total Expenditures	Annual	Cumulative		Principal Outstanding & Incentives
						Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest					
0.25%					04/01/19		04/01/20		09/01/21		09/01/22											
2018					0												0	0	0	17,525,000	2018	
2019		0	294,900	1,980,000	2,274,900		98,300														2019	
2020	0	479	445,163	1,500,000	1,945,642		196,600								1,980,000	5,000	2,083,300	191,600	191,600	17,525,000	2020	
2021	368,957	718	95,475		465,150		196,600								1,500,000		5,100	1,850,088	95,554	287,154	17,525,000	2021
2022	702,266	634	50,250		753,650	50,000	195,600										5,202	498,577	(33,427)	253,727	17,525,000	2022
2023	709,793	911			710,704	50,000	193,600	50,000	4.50%	295,650							5,412	740,387	(19,683)	334,537	17,375,000	2023
2024	975,808	836			976,644	100,000	190,600	100,000	4.50%	292,275	50,000	4.75%	95,475				5,520	934,120	42,524	377,061	17,075,000	2024
2025	1,179,754	943			1,180,697	125,000	186,100	175,000	4.50%	286,088	100,000	4.75%	93,100	75,000	5.00%	50,250	5,631	1,171,168	9,528	386,589	16,525,000	2025
2026	1,385,739	966			1,386,705	150,000	180,600	200,000	4.50%	277,650	200,000	4.75%	88,350	75,000	5.00%	46,500	5,743	1,373,843	12,862	399,452	15,750,000	2026
2027	1,451,380	999			1,452,379	175,000	174,100	225,000	4.50%	268,088	250,000	4.75%	78,850	75,000	5.00%	42,750	5,858	1,444,646	7,733	407,185	14,875,000	2027
2028	1,517,677	1,018			1,518,695	200,000	166,600	250,000	4.50%	257,400	285,000	4.75%	66,975	100,000	5.00%	39,000	5,975	1,520,950	(2,255)	404,929	13,890,000	2028
2029	1,688,204	1,012			1,689,217	225,000	158,100	275,000	4.50%	245,588	375,000	4.75%	53,438	125,000	5.00%	34,000	6,095	1,672,220	16,997	421,926	12,715,000	2029
2030	1,756,870	1,055			1,757,925	250,000	148,600	300,000	4.50%	232,650	375,000	4.75%	35,625	150,000	5.00%	27,750	6,217	1,700,842	57,083	479,009	11,465,000	2030
2031	1,774,438	1,198			1,775,636	300,000	137,600	325,000	4.50%	218,588	375,000	4.75%	17,813	200,000	5.00%	20,250	6,341	1,775,518	45	479,053	10,090,000	2031
2032	1,792,183	1,198			1,793,380	325,000	125,100	350,000	4.50%	201,400				205,000	5.00%	10,250	6,468	1,400,218	393,162	872,216	9,035,000	2032
2033	1,810,105	2,181			1,812,285	350,000	111,600	400,000	4.50%	186,525							6,597	1,254,722	557,563	1,429,779	8,085,000	2033
2034	1,828,206	3,574			1,831,780	360,000	97,400	450,000	4.50%	167,400							6,729	1,311,529	500,251	1,930,029	7,025,000	2034
2035	1,846,488	4,825			1,851,313	375,000	82,700	500,000	4.50%	146,025							6,864	1,410,589	440,724	2,370,753	5,850,000	2035
2036	1,864,953	5,927			1,870,879	400,000	67,200	525,000	4.50%	122,963							7,001	1,447,164	413,716	2,794,469	4,600,000	2036
2037	1,883,602	6,986			1,890,588	450,000	50,200	550,000	4.50%	98,775							7,141	1,481,116	409,472	3,203,941	3,275,000	2037
2038	1,902,438	8,010			1,910,448	500,000	31,200	600,000	4.50%	72,900							7,284	1,536,394	374,064	3,578,005	1,850,000	2038
2039	1,921,463	8,945			1,930,408	530,000	10,600	650,000	4.50%	44,775							7,430	1,242,805	687,603	4,265,608	670,000	2039
2040	1,940,677	10,664			1,951,341			670,000	4.50%	15,075							7,578	5,692,653	(3,741,312)	524,296	0	2040
2041	1,960,084	1,311			1,961,395					0							7,730	7,730	1,958,665	2,477,960	0	2041
2042	1,979,685	6,195			1,985,880												7,884	1,977,925	4,455,956	0	0	2042
2043	1,999,482	11,140			2,010,622												8,042	8,042	2,002,579	6,458,535	0	2043
2044	2,019,476	16,146			2,035,623												8,203	8,203	2,027,420	8,485,955	0	2044
2045	2,039,671	21,215			2,060,886												8,367	8,367	2,052,519	10,538,474	0	2045
2046	2,060,068	26,346			2,086,414												8,534	8,534	2,077,880	12,616,353	0	2046
Total	42,359,966	145,431	885,788	3,480,000	46,871,184	4,915,000	2,799,000	6,595,000	4,173,750	2,010,000	720,575	1,005,000	371,250	3,000,000	5,000,000	185,256	34,254,831				Total	

Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented.

Projected TID Closure

**SECTION 11:
Annexed Property**

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

**SECTION 12:
Estimate of Property to be Devoted to Retail Business**

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, 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.

**SECTION 13:
Proposed Zoning Ordinance Changes**

The City does not anticipate that the District will require any changes in zoning ordinances.

**SECTION 14:
Proposed Changes in Master Plan, Map, Building Codes
and City of Sheboygan Ordinances**

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

**SECTION 15:
Relocation**

It is not anticipated there will be a 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 Wisconsin Statutes Section chapter 32.

**SECTION 16:
Orderly Development and/or
Redevelopment of the City of Sheboygan**

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. The City believes that the creation of an innovation center will provide the opportunity for conceptual ideas to become reality, turning prototypes into products on the shelf, and will lead to the establishment of new cutting-edge businesses in Sheboygan County.

**SECTION 17:
List of Estimated Non-Project Costs**

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

**SECTION 18:
Opinion of Attorney for the City of Sheboygan Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105**

July 26, 2018

SAMPLE

Mayor Mike Vandersteen
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: City of Sheboygan, Wisconsin Tax Incremental District No. 17

Dear Mayor:

As City Attorney for the City of Sheboygan, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Charles C. Adams
City of Sheboygan

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2016		Percentage			
County		12,807,569		19.61%			
Special District				0.00%			
Municipality		25,349,877		38.82%			
School District of Kohler		1,486,426		2.29%			
School District of Sheboygan Area		23,774,891		36.41%			
Technical College		1,871,939		2.87%			
Total		65,296,702					

Revenue Year	County	Special District	Municipality	School District of Kohler	School District of Sheboygan Area	Technical College	Total	Revenue Year
2020	0	0	0	0	0	0	0	2020
2021	72,342	0	143,241	8,456	134,341	10,577	368,957	2021
2022	137,792	0	272,836	16,106	255,885	20,147	702,766	2022
2023	139,170	0	275,564	16,267	258,444	20,349	709,793	2023
2024	191,327	0	378,840	22,363	355,303	27,975	975,808	2024
2025	231,315	0	458,018	27,037	429,562	33,822	1,179,754	2025
2026	271,703	0	537,968	31,758	504,563	39,727	1,385,959	2026
2027	284,573	0	563,472	33,262	528,464	41,609	1,451,380	2027
2028	297,572	0	589,211	34,782	552,603	43,510	1,517,677	2028
2029	331,007	0	655,415	38,690	614,694	48,399	1,688,204	2029
2030	344,471	0	682,073	40,263	639,696	50,367	1,756,870	2030
2031	347,915	0	688,894	40,666	646,093	50,871	1,774,438	2031
2032	351,394	0	695,783	41,073	652,554	51,379	1,792,183	2032
2033	354,908	0	702,740	41,483	659,079	51,893	1,810,105	2033
2034	358,457	0	709,768	41,898	665,670	52,412	1,828,206	2034
2035	362,042	0	716,866	42,317	672,327	52,936	1,846,488	2035
2036	365,662	0	724,034	42,740	679,050	53,466	1,864,953	2036
2037	369,319	0	731,275	43,168	685,840	54,000	1,883,602	2037
2038	373,012	0	738,587	43,599	692,699	54,540	1,902,438	2038
2039	376,742	0	745,973	44,035	699,626	55,086	1,921,463	2039
2040	380,510	0	753,433	44,476	706,622	55,637	1,940,677	2040
2041	384,315	0	760,967	44,921	713,688	56,193	1,960,084	2041
2042	388,158	0	768,577	45,370	720,825	56,755	1,979,685	2042
2043	392,040	0	776,263	45,823	728,033	57,322	1,999,482	2043
2044	395,960	0	784,025	46,282	735,314	57,896	2,019,476	2044
2045	399,920	0	791,866	46,745	742,667	58,475	2,039,671	2045
2046	403,918	0	799,784	47,212	750,094	59,059	2,060,068	2046
	8,305,545	0	16,445,492	970,792	15,423,734	1,214,403	42,359,966	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Tax Incremental District No. 17 Creation Project Plan

City of Sheboygan Officials

Common Council

Mike Vandersteen
Todd Wolf
Mary Lynne Donohue
Dean Dekker
Rose Phillips
Ronald Rindfleisch
Rosemarie Trester
Trey Mitchell
Markus Savaglio
Ryan Sorenson
Jim Bohren

Mayor
Council President
Council Vice President
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

Staff

Meredith DeBruin
Darrell Hofland
Chad Pelishek
David Biebel
Nancy Buss
Charles C. Adams

City Clerk
City Administrator
Director of Planning & Development
Director of Public Works
Finance Director
City Attorney



CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 64-18-19 by Alderpersons Rindfleisch and Bohren approving the Project Plan and establishing boundaries for and the creation of Tax Incremental District No. 19, City of Sheboygan, Wisconsin

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

TID 19 is being created to encompass an area from the Sheboygan River near North 15th Street to North Commerce Street and Wisconsin Avenue to the Sheboygan River (Riverbend Neighborhood per the Harbor Centre Master Plan Phase 3). The district is being created as a mixed use district. The City anticipates approximately \$4.4 million to undertake projects in this project plan. Approximately \$10.55 million is estimated to be created as a result of new development. According to the economic feasibility study in the project plan, the District would be expected to generate sufficient tax increments to recover all project costs by year 2037, two years earlier than the 20 year maximum life of the district.

STAFF COMMENTS:

Ehlers has prepared TID 19 project plan and pro-formas for the new district and copies of the project plans are attached for review.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 64-18-19 approving the Project Plan and establishing boundaries for and the creation of Tax Incremental District No. 19, City of Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Res. No. 64-18-19
- II. Project Plan for TID 19

III

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Res. No. 64 - 18 - 19. By Alderpersons Rindfleisch and Bohren.
August 6, 2018.

A RESOLUTION approving the Project Plan and establishing the boundaries for and the creation of Tax Incremental District No. 19, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 19 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. 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;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

Finances
Personnel

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 24, 2018 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 thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 19, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2018.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2) (cm).
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City of Sheboygan does not exceed 12% of the total equalized value of taxable property within the Sheboygan.
 - (e) The City estimates that approximately 11% 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(5) (b).
 - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

(g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.

(h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

4. The Project Plan for "Tax Incremental District No. 19, City of Sheboygan" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.
5. The legal description for TID 19 includes:

Part of the East Half of Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Beginning at the intersection of the Southerly bank of the Sheboygan River and the South right-of-way line of Wisconsin Avenue, said point of beginning lying 180 feet, more or less, West of the West line of North 15th Street;

thence Northerly on and along the Southerly bank of the Sheboygan River, a distance of 1,400 feet, more or less, to the West right-of-way line of the former Union Pacific Railroad Company, now the Sheboygan County Wisconsin Planning Department, (Parcel Number 59281500090;

thence Southerly on and along said West right-of-way line, a distance of 180 feet, more or less, to its intersection with the East right-of-way line of Commerce Street;

thence Southeasterly on and along said East right-of-way line of North Commerce Street, a distance of 530 feet, more or less, to the South right-of-way line of Wisconsin Avenue;

thence Westerly on and along said South right-of-way line of Wisconsin Avenue, a distance of 1,030 feet, more or less, to the Point of Beginning, containing 14 acres, more or less.

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, 2018, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said 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.

Ronald R. England
Jama A. Bohre

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

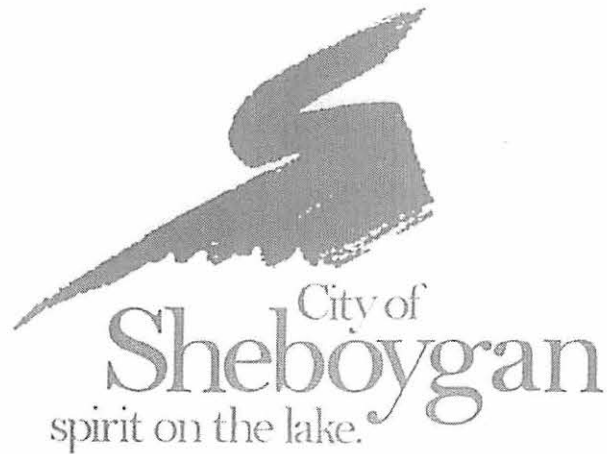
Approved _____ 20____. _____, Mayor



EHLERS
LEADERS IN PUBLIC FINANCE

July 26, 2018

Project Plan for the Creation of Tax Incremental District No. 19



Organizational Joint Review Board Meeting Held:	July 24, 2018
Public Hearing Held:	July 24, 2018
Consideration for Approval by Plan Commission:	July 24, 2018
Consideration for Adoption by Common Council:	Scheduled for: August 20, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: September (TBD), 2018



Tax Incremental District No. 19 Creation Project Plan

City of Sheboygan Officials

Common Council

Mike Vandersteen

Todd Wolf

Mary Lynne Donohue

Dean Dekker

Rose Phillips

Ronald Rindfleisch

Rosemarie Trester

Trey Mitchell

Markus Savaglio

Ryan Sorenson

Jim Bohren

Mayor

Council President

Council Vice President

Council Member

Council Member

Council Member

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Darrell Hofland

Chad Pelishek

David Biebel

Nancy Buss

Charles C. Adams

City Clerk

City Administrator

Director of Planning & Development

Director of Public Works

Finance Director

City Attorney



Joint Review Board

Mayor Michael Vandersteen

Roger Te Stroete

Roy Kluss

Mark Boehlke

Roberta Filicky-Peneski

City Representative

Sheboygan County

Lakeshore Technical College District

Sheboygan Area School District

Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 19 (the "TID" or "District") is proposed to be created by the City of Sheboygan ("City") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$4.4 million to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with tax increment cashflow and general obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$10.55 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2035; 4 years earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

- In order to make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: improvements to the utilities; streets improvements and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
 - The City and Sheboygan County EDC commissioned a condo study in 2017 that determined the need for more condos in the City.
 - The Harbor Centre Master Plan Phase 3 recommends TID as a funding source and master plans the area identified in the District.
- 2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur is likely to generate approximately 20 jobs over the life of the District.
 - The development expected to occur within the District would create approximately 32 residential units, providing housing opportunities for workers and meeting the needs identified by the City and Sheboygan County EDC condo study.
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District's creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District 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 District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax

increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 32.5% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. 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 Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 32.5% of the area of the District. To the extent that project costs will be incurred by the City for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private commercial and residential development occurs within the District consistent with the City's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

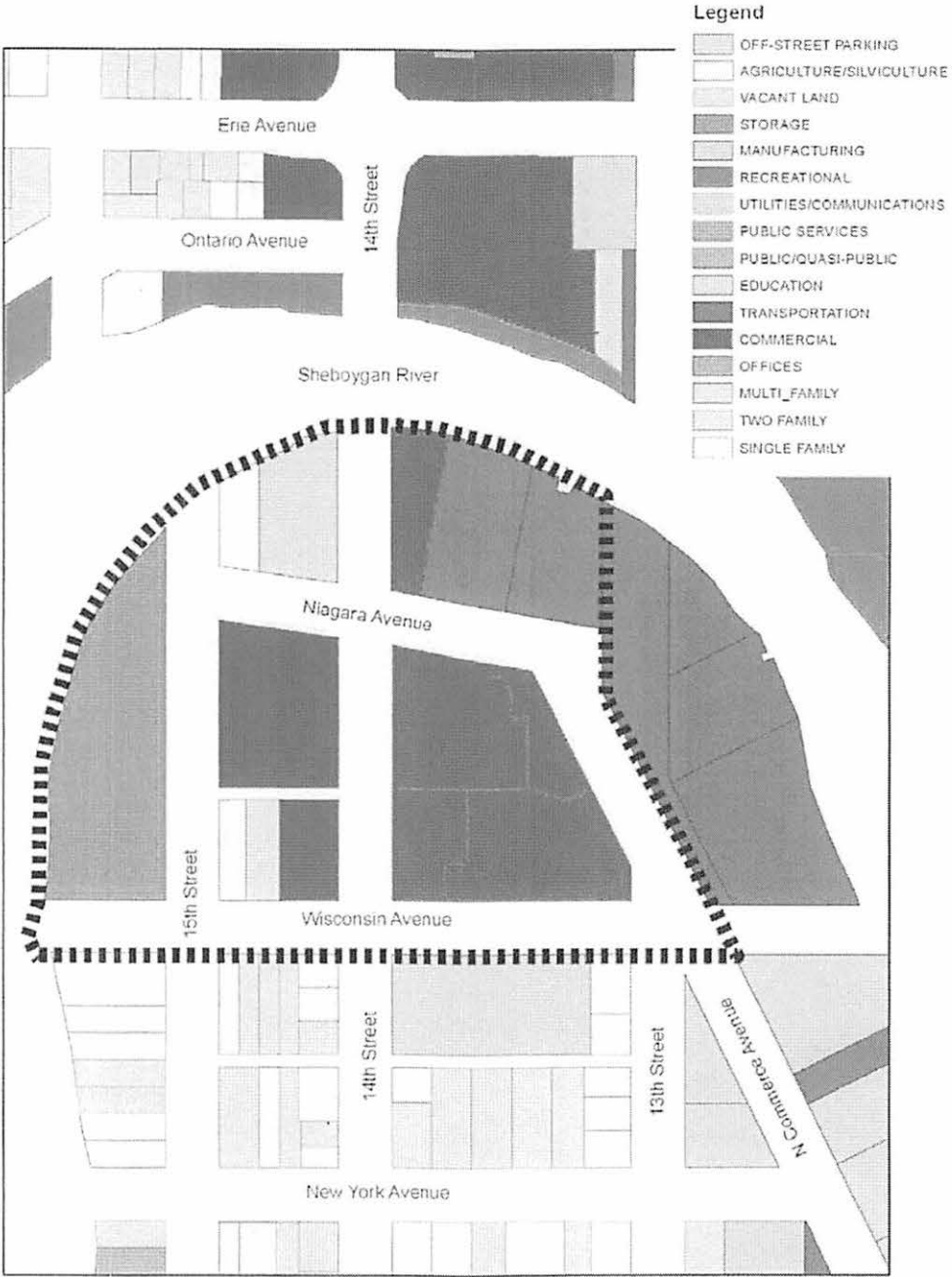
Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary



TID #19

SECTION 4:
 Map Showing Existing Uses and Conditions



TID 19 Land Use Map

SECTION 5: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																		
Tax Increment District # 19																		
Base Property Information																		
Property Information					Assessment Information				Equalized Value				District Classification					
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
	59281500611	810 N 14TH ST	ANANDA MARKETING LLC	0.43	112,500	248,900		361,400	100.00%	112,500	248,900	0	361,400		0.43			0.43
	59281500612	1418 WISCONSIN AVE	ANANDA MARKETING LLC	0.19	12,100	36,700		48,800	100.00%	12,100	36,700	0	48,800		0.19			0.19
	59281500110	1316 NIAGARA AVE	CITY OF SHEBOYGAN	0.59	0	0		0	100.00%	0	0	0	0				0.59	0.59
	59281500120	1320 NIAGARA AVE	SHEBOYGAN BOAT DOCTORS LLC	0.69	86,000	132,000		218,000	100.00%	86,000	132,000	0	218,000		0.34		0.34	0.69
	59281500560		RICHARDSON INDUSTRIES INC	2.02	105,500	0		105,500	100.00%	105,500	0	0	105,500				2.02	2.02
	59281500570	822 N 14TH ST	RICHARDSON, INDUSTRIES INC	0.98	145,000	370,200		515,200	100.00%	145,000	370,200	0	515,200			0.98		0.98
	59281500630	827 N 14TH ST	RABIT PROPERTIES, LLC	0.85	147,900	496,700		644,600	100.00%	147,900	496,700	0	644,600		0.85			0.85
	59281500640	826 N COMMERCE ST	RABIT PROPERTIES, LLC	0.96	28,700	107,900		136,600	100.00%	28,700	107,900	0	136,600		0.96			0.96
	59281500142	924 N 14TH ST	OFFICE SERVICE CO LLP	0.74	191,100	471,200		664,300	100.00%	191,100	471,200	0	664,300		0.74			0.74
	59281500131	1336 NIAGARA AVE	HARADNY BAR LLC	0.34	72,500	62,600		140,100	100.00%	72,500	62,600	0	140,100		0.34			0.34
	59281500620		RABIT PROPERTIES, LLC	0.40	73,400	7,000		80,400	100.00%	73,400	7,000	0	80,400		0.40			0.40
	59281500650	1310 WISCONSIN AVE	JAAK REAL ESTATE, LLC	0.90	47,000	117,000		164,000	100.00%	47,000	117,000	0	164,000		0.90			0.90
					0	0		0	100.00%	0	0	0	0					0.00
			Total Acreage	9.09	978,700	2,070,200	0	3,048,900		978,700	2,070,200	0	3,048,900	0	6.326	0	2.955	9.0881
													Estimated Base Value	0.00%	67.48%	0.00%	32.52%	100.00%

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$129,498,200. This value is less than the maximum of \$314,352,600 in equalized value that is permitted for the City of Sheboygan. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Sheboygan, Wisconsin					
Tax Increment District # 19					
Valuation Test Compliance Calculation					
District Creation Date	9/17/2018				
	Valuation Data Currently Available 2017	Dollar Charge	Percent Change	Valuation Data Est. Creation Date	
Total EV (TID In)	2,619,605,000			2,619,605,000	
12% Test	314,352,600			314,352,600	
Increment of Existing TIDs					
Existing	126,449,300			126,449,300	
				0	
				0	
				0	
				0	
				0	
Total Existing Increment	126,449,300			126,449,300	
Projected Base of New or Amended District	3,048,900			3,048,900	
Total Value Subject to 12% Test	129,498,200			129,498,200	
Compliance	PASS			PASS	

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any 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 District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: protection of scenic views; maintaining adequate open space; reduction of erosion and sedimentation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

RDA

Contribution to Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

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

Projects Outside the Tax Increment District

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

Professional Service and Organizational Costs

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

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the

time spent by City employees in connection with the implementation of the Plan.

Financing Costs

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

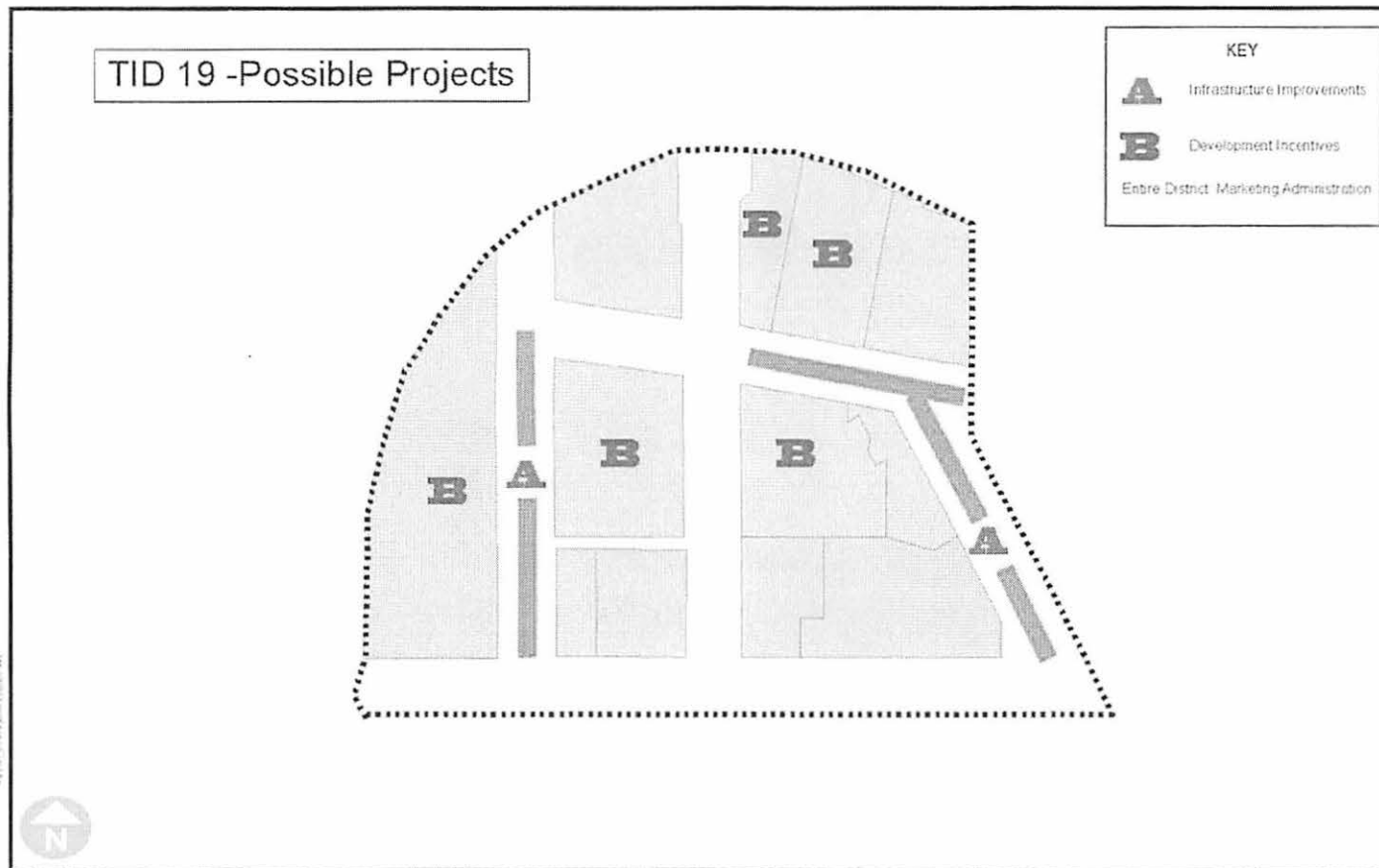
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:
Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. 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 best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Sheboygan, Wisconsin						
Tax Increment District # 19						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Phase III Multiple Years	Multiple Years Year	Total (Note 1)
1	Infrastructure Improvements	300,000	1,500,000			1,800,000
2	Development Incentives	600,000	500,000	400,000		1,500,000
3	Marketing	100,000				100,000
4	Administration				128,917	128,917
5	Interest on Long term debt				851,175	851,175
Total Projects		<u>1,000,000</u>	<u>2,000,000</u>	<u>400,000</u>	<u>980,092</u>	<u>4,380,092</u>
Notes:						
Note 1	Project costs are estimates and are subject to modification					

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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

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

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$130,980,250, of which \$94,940,623 is currently unused and could be made available to finance Project Costs.

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

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

do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

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.

Implementation and Financing Timeline

City of Sheboygan, Wisconsin				
Tax Increment District # 19				
Estimated Financing Plan				
	Funds on Hand 2019	G.O. Bond 2020	Financed through Cash flow Multiple Years	Totals
Projects				
Phase I	700,000		300,000	1,000,000
Phase II		1,500,000	500,000	2,000,000
Phase III			400,000	400,000
Phase IV			980,092	980,092
Phase V				0
Funds on Hand	(700,000)			
Total Project Funds	<u>0</u>	<u>1,500,000</u>	<u>2,180,092</u>	<u>4,380,092</u>
Estimated Finance Related Expenses				
Municipal Advisor		17,700		
Bond Counsel		10,000		
Disclosure Counsel (if engaged)		6,000		
Rating Agency Fee		12,000		
Paying Agent		850		
Underwriter Discount	12.50	19,563		
Debt Service Reserve				
Capitalized Interest				
Total Financing Required		1,566,113		
Estimated Interest	0.25%	(1,875)		
Assumed spend down (months)	6			
Rounding		763		
Net Issue Size	0	1,565,000		
Notes:				
Infrastructure improvements included in the 2019 issue may be financed as tax exempt				
The City reserves the right to use alternate financing solutions for the projects as they are implemented				

Development Assumptions

City of Sheboygan, Wisconsin									
Tax Increment District # 19									
Development Assumptions									
Construction Year		Actual	Water's Edge Condo Dev	Retail at former Richardson	Boat Doctors Bldg	Misc Buildings	Annual Total	Construction Year	
1	2018		1,000,000				1,000,000	2018	1
2	2019		6,000,000		400,000		6,400,000	2019	2
3	2020			1,000,000	400,000	300,000	1,700,000	2020	3
4	2021			1,000,000		450,000	1,450,000	2021	4
5	2022						0	2022	5
6	2023						0	2023	6
7	2024						0	2024	7
8	2025						0	2025	8
9	2026						0	2026	9
10	2027						0	2027	10
11	2028						0	2028	11
12	2029						0	2029	12
13	2030						0	2030	13
14	2031						0	2031	14
15	2032						0	2032	15
16	2033						0	2033	16
17	2034						0	2034	17
18	2035						0	2035	18
19	2036						0	2036	19
20	2037						0	2037	20
Totals		0	7,000,000	2,000,000	800,000	750,000	10,550,000		

Notes:

Increment Revenue Projections

City of Sheboygan, Wisconsin									
Tax Increment District # 19									
Tax Increment Projection Worksheet									
Type of District	Mixed Use				Base Value	3,048,900			
District Creation Date	September 17, 2018				Appreciation Factor	1.00%			
Valuation Date	Jan 1,		2018		Base Tax Rate	\$25.89			
Max Life (Years)	20				Rate Adjustment Factor				
Expenditure Period/Termination	15		9/17/2033		Tax Exempt Discount Rate	3.50%			
Revenue Periods/Final Year	20		2039		Taxable Discount Rate	5.00%			
Extension Eligibility/Years	Yes		3						
Recipient District	No								

Construction	Valuation	Inflation	Total	Revenue	Tax			
Year	Value Added	Year	Increment	Year	Increment			
1	2018	1,000,000	2019	0	1,000,000	2020	\$25.89	25,892
2	2019	6,400,000	2020	10,000	7,410,000	2021	\$25.89	191,858
3	2020	1,700,000	2021	74,100	9,184,100	2022	\$25.89	237,792
4	2021	1,450,000	2022	91,841	10,725,941	2023	\$25.89	277,713
5	2022	0	2023	107,259	10,833,200	2024	\$25.89	280,490
6	2023	0	2024	108,332	10,941,532	2025	\$25.89	283,295
7	2024	0	2025	109,415	11,050,948	2026	\$25.89	286,128
8	2025	0	2026	110,509	11,161,457	2027	\$25.89	288,989
9	2026	0	2027	111,615	11,273,072	2028	\$25.89	291,879
10	2027	0	2028	112,731	11,385,803	2029	\$25.89	294,798
11	2028	0	2029	113,858	11,499,661	2030	\$25.89	297,746
12	2029	0	2030	114,997	11,614,657	2031	\$25.89	300,723
13	2030	0	2031	116,147	11,730,804	2032	\$25.89	303,730
14	2031	0	2032	117,308	11,848,112	2033	\$25.89	306,768
15	2032	0	2033	118,481	11,966,593	2034	\$25.89	309,835
16	2033	0	2034	119,666	12,086,259	2035	\$25.89	312,934
17	2034	0	2035	120,863	12,207,121	2036	\$25.89	316,063
18	2035	0	2036	122,071	12,329,193	2037	\$25.89	319,224
19	2036	0	2037	123,292	12,452,485	2038	\$25.89	322,416
20	2037	0	2038	124,525	12,577,009	2039	\$25.89	325,640
Totals	10,550,000		2,027,009		Future Value of Increment			5,573,912

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Sheboygan, Wisconsin																		
Tax Increment District # 19																		
Cash Flow Projection																		
Year	Projected Revenues				G.O. Bond 1,565,000			Expenditures					Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Funds On Hand including advance from City	Total Revenues	Dated Date: 04/01/20	Principal	Est. Rate	Interest	Developer Incentive Condo	Developer Incentives Future	Repay Advance From City	Project Costs	Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding & Incentives
2018		0 25%		0										0	0	0	2,765,000	2018
2019		0	700,000	700,000							700,000	5,000		705,000	(5,000)	(5,000)	2,765,000	2019
2020	25,892	(13)		25,879						15,779		5,100		20,879	5,000	0	2,765,000	2020
2021	191,858	0		191,858		4.50%	105,638	75,000		6,018		5,202		191,858	0	0	2,690,000	2021
2022	237,792	0		237,792		4.50%	70,425	75,000		87,061		5,306		237,792	(0)	0	2,615,000	2022
2023	277,713	0		277,713		4.50%	70,425	75,000		126,876		5,412		277,713	(0)	(0)	2,540,000	2023
2024	280,490	(0)		280,490		4.50%	70,425	75,000		114,266		5,520		265,211	15,279	15,278	2,465,000	2024
2025	283,295	38		283,333		4.50%	69,300		75,000			5,631		199,931	83,402	98,681	2,340,000	2025
2026	286,128	247		286,375		4.50%	66,488		75,000			5,743		222,231	64,144	162,824	2,190,000	2026
2027	288,989	407		289,396		4.50%	62,550		75,000			5,858		243,408	45,988	208,812	2,015,000	2027
2028	291,879	522		292,401		4.50%	58,050		75,000			5,975		239,025	53,376	262,188	1,840,000	2028
2029	294,798	655		295,453		4.50%	53,550		75,000			6,095		234,645	60,808	322,996	1,665,000	2029
2030	297,746	807		298,553		4.50%	49,050		75,000			6,217		230,267	68,286	391,283	1,490,000	2030
2031	300,723	978		301,701		4.50%	44,213		75,000			6,341		240,554	61,148	452,430	1,300,000	2031
2032	303,730	1,131		304,862		4.50%	38,813		75,000			6,468		245,281	59,581	512,011	1,100,000	2032
2033	306,768	1,280		308,048		4.50%	32,625		75,000			6,597		264,222	43,825	555,837	875,000	2033
2034	309,835	1,390		311,225		4.50%	25,763		75,000			6,729		262,492	48,733	604,570	645,000	2034
2035	312,934	1,511		314,445		4.50%	18,675		75,000			6,864		260,539	53,906	658,476	410,000	2035
2036	316,063	1,646		317,709		4.50%	11,363		75,000			7,001		258,364	59,346	717,822	170,000	2036
2037	319,224	1,795		321,018		4.50%	3,825					7,141		180,966	140,052	857,874	0	2037
2038	322,416	2,145		324,561		4.50%	0					7,284		7,284	317,277	1,175,151	0	2038
2039	325,640	2,938		328,578		4.50%	0					7,430		7,430	321,148	1,496,299	0	2039
Total	5,573,912	17,478	700,000	6,291,391		1,565,000	851,175	300,000	900,000	350,000	700,000	128,917		4,795,092				Total
Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented															Projected TID Closure			

SECTION 11: Annexed Property

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

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, 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.

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the District will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Sheboygan Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a 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 Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the City of Sheboygan

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. The District will also provide for meeting the need identified within the City and County EDC study for more condo development within the City.

SECTION 19: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

**SECTION 18:
Opinion of Attorney for the City of Sheboygan Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105**

July 26, 2018

SAMPLE

Mayor Mike Vandersteen
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: City of Sheboygan, Wisconsin Tax Incremental District No. 19

Dear Mayor:

As City Attorney for the City of Sheboygan, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Charles C. Adams
City of Sheboygan

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.										
Statement of Taxes Data Year:		2016		Percentage						
County		12,802,569							19.61%	
Special District									0.00%	
Municipality		25,349,877							38.82%	
School District of Kohler		1,496,426							2.29%	
School District of Sheboygan Area		23,774,891							36.41%	
Technical College		1,871,939							2.87%	
Total		65,295,702								

Revenue Year	County	Special District	Municipality	School District of Kohler	School District of Sheboygan Area	Technical College	Total	Revenue Year
2020	5,077	0	10,052	593	9,427	742	25,892	2020
2021	37,618	0	74,485	4,397	69,857	5,500	191,858	2021
2022	46,624	0	92,318	5,450	86,583	6,817	237,792	2022
2023	54,451	0	107,817	6,365	101,118	7,962	277,713	2023
2024	54,996	0	108,895	6,428	102,130	8,041	280,490	2024
2025	55,546	0	109,984	6,492	103,151	8,122	283,295	2025
2026	56,101	0	111,084	6,557	104,182	8,203	286,128	2026
2027	56,662	0	112,195	6,623	105,224	8,285	288,989	2027
2028	57,229	0	113,317	6,689	106,276	8,368	291,879	2028
2029	57,801	0	114,450	6,756	107,339	8,451	294,798	2029
2030	58,379	0	115,594	6,824	108,413	8,536	297,746	2030
2031	58,963	0	116,750	6,892	109,497	8,621	300,723	2031
2032	59,553	0	117,918	6,961	110,592	8,708	303,730	2032
2033	60,148	0	119,097	7,030	111,698	8,795	306,768	2033
2034	60,750	0	120,288	7,101	112,815	8,883	309,835	2034
2035	61,357	0	121,491	7,172	113,943	8,971	312,934	2035
2036	61,971	0	122,706	7,243	115,082	9,061	316,063	2036
2037	62,590	0	123,933	7,316	116,233	9,152	319,224	2037
2038	63,216	0	125,172	7,389	117,395	9,243	322,416	2038
2039	63,848	0	126,424	7,463	118,569	9,336	325,640	2039
	<u>1,092,880</u>	<u>0</u>	<u>2,163,971</u>	<u>127,741</u>	<u>2,029,523</u>	<u>159,796</u>	<u>5,573,912</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 11-18-19. Re-establishing the salaries of Election Officials

REPORT PREPARED BY: Sandy Rohrick, Director of Human Resources and Labor Relations

REPORT DATE: August 9, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: 7.03
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Wisconsin Statutes requires that a reasonable daily compensation be paid to each election official. The full-time Election Officials are not allowed to leave the premises on Election Day.

STAFF COMMENTS:

The Election Officials currently receive \$100.00 for Election Day, \$125.00 for co-chairpersons, \$10.00 for attending instructional meeting, and \$10.00 per hour for special nursing home deputies. The Election Officials have not received a salary increase since February 2008 and it is becoming difficult to find and keep qualified and competent inspectors.

ACTION REQUESTED:

Motion to recommend the Common Council approve G. O. No. 11-18-19, recommending the salary increase salaries to \$120.00 for full Election Day, \$60.00 for half of Election Day, \$145.00 for co-chairpersons, \$10.00 for attending instructional meeting, and \$10.00 per hour for special nursing home deputies.

ATTACHMENTS:

- I. G.O No. 11-18-19 re-establishing the salaries of Election Officials.

~~X~~

7.1

Gen. Ord. No. 11 - 18 - 19. By Alderperson Rindfleisch. August 6, 2018.

AN ORDINANCE re-establishing the salaries of Election Officials.

WHEREAS, Election Officials have not received a salary increase since the February of 2008, and

WHEREAS, full-time Election Officials are not allowed to leave the premises on Election Day, and

WHEREAS, full-time Elections Officials currently work approximately 14-18 hours on an election day, and part-time Election Officials currently work approximately 7-9 hours on an election day, and

WHEREAS, §7.03, Wis. Stats. requires that a reasonable daily compensation be paid to each inspector, and

WHEREAS, it is becoming increasingly difficult to find and keep qualified and competent inspectors.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Finance +
Personnel

Section 1. The Election Officials appointed to perform election duties in the various wards of the City of Sheboygan shall be paid in accordance with the following schedule:

- \$ 60.00 for half of Election Day
- \$120.00 for full Election Day
- \$145.00 for co-chairpersons
- \$ 10.00 for attending instructional meeting
- \$ 10.00 per hour for special nursing home deputies

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication and as of January 1, 2019.



I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 12-18-19. Modifying the Table of Organization for the Department of Public Works.

REPORT PREPARED BY: Sandy Rohrick, Director of Human Resources and Labor Relations

REPORT DATE: August 9, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: Chapter 82

BACKGROUND / ANALYSIS:

A recent evaluation of staffing and support needs took place at the Wastewater Treatment Plant due to a recent retirement. The greatest needs at this time include engineering support in the mapping of wastewater flow throughout the City of Sheboygan.

STAFF COMMENTS:

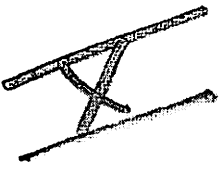
This action supports both the current needs of the department and maintains the identified 2018 and projected 2019 budget.

ACTION REQUESTED:

Motion to recommend the Common Council repeal G.O. No. 6-18-10 and approve G.O. No. 12-18-19, modifying the Table of Organization for the Department of Public Works, removing the Wastewater Lead Plant Operator, and replacing the position with Engineering Technician.

ATTACHMENTS:

- I. G.O. No. 12-18-19 identifying changes to the Department of Public Works
- II. Job Description: Engineering Technician



7.2

Gen. Ord. No. 12 - 18 - 19. By Alderperson Rindfleisch. August 6, 2018.

AN ORDINANCE repealing Gen. Ord. No. 6-18-19 amending the supplement to Section 82-33 of the Sheboygan Municipal Code so as to amend the positions in the Department of Public Works, Wastewater Treatment Division, and the Engineering Division in the Department of Public Works Table of Organization.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. The supplement to Section 82-33 of the Sheboygan Municipal Code on file in the City Clerk's office, entitled, "List of Classes and Class Specifications," is hereby amended so that Section B. 5 and B. 6. of section 82-33 is amended as follows:

Class Title	Class Grade	NO. of Employees
-------------	-------------	------------------

B. DEPARTMENT OF PUBLIC WORKS

Delete:

5. Wastewater Lead Plant Operator	MW5	01
6. Engineering Division Engineering Technician	K	01

Add:

6. Engineering Division Engineering Technician	K	02
---------------------------------------------------	---	----

Finance +
Personnel

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance and attached revised job descriptions shall be in effect from and after its passage and publication.



I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: R.O. No. 99-18-19. Submitting a financial report of the City of Sheboygan for the period commencing January 1, 2018 and ending June 30, 2018.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The financial information for all funds for the period commencing January 1, 2018 and ending June 30, 2018 is presented for information and discussion.

STAFF COMMENTS:

Highlights of the report are as follows:

- General Fund revenues year to date as of June 30, 2018 total \$20,361,512 representing 55.05 percent of the annual budget.
- General Fund expenditures year to date as of June 30, 2018 total \$17,454,082 representing 46.25 percent of the annual budget.
- All other funds revenues total \$25,103,858 year to date as of June 30, 2018 representing 32.10 percent of the annual budget.
- All other funds expenditures total \$24,358,925 year to date as of June 30, 2018 representing 26.99 percent of the annual budget.

ACTION REQUESTED:

Motion to recommend the Common Council accept and file R.O. No. 99-18-19 submitting a financial report of the City of Sheboygan for the period commencing January 1, 2018 and ending June 30, 2018.

ATTACHMENTS:

- I. R.O. No. 99-18-19.

II

Other Matters

9.2

R. O. No. 99 - 18 - 19. By FINANCE DIRECTOR. August 6, 2018.

Submitting a financial report of the City of Sheboygan for the period commencing January 1, 2018 and ending June 30, 2018.

Finance Personnel

FINANCE DIRECTOR

**CITY OF SHEBOYGAN
GENERAL FUND REVENUES
Year-to-date as of June 30, 2018**

GENERAL FUND REVENUE	Amended Budget	Year to Date	Percent of Budget
Taxes	\$ 16,240,705	\$ 16,240,705	100.00%
Taxes (Other than property)	1,405,356	183,734	13.07%
Licenses and Permits	879,850	667,439	75.86%
Intergovernment Revenue	14,497,784	1,452,494	10.02%
Charges for Services	1,586,196	790,530	49.84%
Fines and Forfeits	288,789	176,976	61.28%
Interest on Investments	228,500	55,160	24.14%
Miscellaneous Revenue	165,115	126,367	76.53%
Other Financing Sources	1,693,621	668,107	39.45%
Total Revenue	\$ 36,985,916	\$ 20,361,512	55.05%

OVERVIEW

Year to date revenue are within budget expectations.

TAXES

Taxes are recorded in January when due.

TAXES (OTHER THAN PROPERTY)

Consists of payments in lieu of tax with the largest amount from the Water Utility recorded at year end.

LICENSES AND PERMITS

Consists of permits issued by Building Inspection and City Clerk. Receipts are within budget expectations.

INTERGOVERNMENTAL REVENUE

Consists of state revenues received in April, July and November. Receipts are within budget expectations.

CHARGES FOR SERVICES

Consists of garbage fee, park rentals and cemetery charges. Receipts are within budget expectations.

FINES AND FORFEITS

Consists of court penalty costs and parking violations. Receipts exceed budget expectations.

INTEREST ON INVESTMENTS

Interest on investments at RBC and UBS recorded monthly.

MISCELLANEOUS REVENUE

Consists of city building rentals and sale of equipment. Receipts exceed budget expectations.

OTHER FINANCING SOURCES

Consists of interfund transfer of funds transferred in June and December.

**CITY OF SHEBOYGAN
GENERAL FUND EXPENDITURES
Year-to-date as of June 30, 2018**

GENERAL FUND EXPENSE	Amended Budget	Year to Date	Percent of Budget
General Government	\$ 3,783,334	\$ 1,771,621	46.83%
Public Safety	20,890,137	10,388,587	49.73%
Public Works	8,600,207	3,803,964	44.23%
Health and Human Services	192,440	88,563	46.02%
Culture/Recreation	2,568,424	1,176,382	45.80%
Conservation and Development	333,009	195,750	58.78%
Intergovernmental	2,601	921	35.41%
Unclassified	1,364,677	28,294	2.07%
Total Expenditures	\$ 37,734,829	\$ 17,454,082	46.25%

OVERVIEW

Annual expenditures projected to be below or within budget.

GENERAL GOVERNMENT

Annual expenditures projected to be below or within budget.

PUBLIC SAFETY

Annual expenditures projected to be below or within budget.

PUBLIC WORKS

Annual expenditures projected to be below or within budget.

HEALTH AND HUMAN SERVICES

Annual expenditures projected to be below or within budget.

CULTURE AND RECREATION

Annual expenditures projected to be below or within budget.

CONSERVATION AND DEVELOPMENT

Annual expenditures projected to be within budget.

INTERGOVERNMENTAL

Intergovernmental transfers completed as budget is amended.

UNCLASSIFIED

Annual expenditures projected to be below or within budget.

**CITY OF SHEBOYGAN
OTHER FUND REVENUES
Year-to-date as of June 30, 2018**

OTHER FUND REVENUE	Amended Budget	Year to Date	Percent of Budget
Special Revenue Funds	\$ 8,578,074	\$ 5,345,555	62.32%
Debt Service Funds	8,642,856	7,161,320	82.86%
Capital Project Funds	37,209,390	1,715,285	4.61%
Proprietary Funds	23,767,134	10,875,300	45.76%
Fiduciary Funds	17,264	6,418	37.18%
Total Revenue	\$ 78,214,718	\$ 25,103,858	32.10%

OVERVIEW

Year to date revenues are within budget expectations.

SPECIAL REVENUE FUNDS

Consists of the Police MEG Unit, CDBG funds, Mead Library, Tourism, Park, Forestry and Open Space, Cable TV, Municipal Court, Ambulance, Special Assessments, Harbor Centre Marina, Redevelopment Authority, Park Impact Fees, Storm Water and the E.H. Maywood Park Funds. Year to date revenues are within budget expectations.

DEBT SERVICE FUNDS

Consists of the G.O. Debt Service Fund and TID Debt Service Funds. Year to date revenues exceed expectations as tax recorded in January.

CAPITAL PROJECT FUNDS

Consists of the Capital Project, Capital Improvements, Industrial Park, and TID Capital Funds. Year to date revenue projections are below expectations as the budget included contributions for the Butzen Sports Complex and issuance of debt for 2018 projects.

PROPRIETARY FUNDS

Consists of Wastewater, Transit, Parking, Boat Facilities, Motor Vehicle, Health Insurance, Liability Insurance, Worker's Compensation and Information Technology Funds. Year to date revenues are within budget expectations.

FIDUCIARY FUNDS

Consists of the Cemetery Perpetual Care and Mead Public Library Trust Fund. Year to date revenue projections are below budget expectations as interest is recorded at December 31.

WATER UTILITY

The Water Utility is not included as it is governed by the Board of Water Commissioners.

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: R.O. No. 272-17-18 (R.C. No. 291-17-18) is a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the real property taxes assessed for the 2017 tax year.

R.O. No. 273-17-18 (R.C. No. 292-17-18) is a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes (\$30,542.94 for second installment of 2017 tax bill) for the Payment In Lieu of Taxes (PILOT) payment assessed for the 2017 tax year.

REPORT PREPARED BY: Laurie Suhrke, Auditor/Analyst

REPORT DATE: August 6, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

City staff has reviewed the following documents:

- R.O. No. 272-17-18 (R.C. No. 291-17-18) is a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the real property taxes assessed for the 2017 tax bill (for payment in 2018) in the amount of \$30,542.94 (first installment of 2017 tax bill).
- R.O. No. 273-17-18 (R.C. No. 292-17-18) is a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes (\$30,542.93 for second installment of 2017 tax bill) for the Payment In Lieu of Taxes (PILOT) payment assessed for the 2017 tax year.

Per Res. No. 64-17-18, passed on September 5, 2017, City Administrator Darrell Hofland has authorization for claim settlement and related payment up to \$50,000.

STAFF COMMENTS:

City Attorney Charles Adams and City Administrator Darrell Hofland have reviewed the terms of the PILOT (payment in lieu of tax) agreement with Creation and Preservation Partners, Inc.

In light of the lawful issuance of the 2017 tax bill (for payment in 2018) and Creation and Preservation Partners, Inc.'s payment of a \$15,000 PILOT amount for the same calendar year 2018, the City has offered to resolve the double 2018 payment by Creation and Preservation Partners, Inc. by refunding the \$15,000 PILOT amount.

ACTION REQUESTED:

Motion to recommend the Common Council file R.O. No. 272-17-18 (R.C. No. 291-17-18) and R.O. No. 273-17-18 (R.C. No. 292-17-18).

ATTACHMENTS:

- I. R.O. No. 272-17-18 (R.C. No. 291-17-18)
- II. R.O. No. 273-17-18 (R.C. No. 292-17-18)
- III. PILOT Agreement

II

3.2

R. O. No. 272 - 17 - 18. By CITY CLERK. February 5, 2018.

Submitting a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the real property taxes assessed for the 2017 tax year.

*Finances
Personnel
Finances Personnel
of new Council*

CITY CLERK

VI

5.16

R. C. No. 291 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 272-17-18 by City Clerk submitting a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for real property taxes assessed for the 2017 tax year; recommends referring to Finance and Personnel Committee of the new council.

*Finance + Personnel
2018 2019*

James A. Boh
[Signature]
_____ Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

3.3

R. O. No. 273 - 17 - 18. By CITY CLERK. February 5, 2018.

Submitting a notice of claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the Payment In Lieu Of Taxes (PILOT) payment assessed for the 2017 tax year.

*Finances
Personnel
Finances personnel
of new Council*

CITY CLERK

II

5.17

R. C. No. 292 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 273-17-18 by City Clerk submitting a Notice of Claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the Payment In Lieu Of Taxes (PILOT) payment assessed for the 2017 tax year; recommends referring to Finance and Personnel Committee of the new council.

*Finance Personnel
2018 2019*

James A. Beh

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

ATTACHMENT 1

PILOT AGREEMENT

Owner: Creation and Preservation Partners, Inc.

Owner Address: 608 New York Avenue, Sheboygan, Wisconsin

Subject Property: See attached Exhibit A.

Subject Parcel Identification Number: (to be assigned in 2017)

This Agreement for Payments In Lieu of Taxes ("PILOT") is made by and between Creation and Preservation Partners, Inc. (the "Owner") and the City of Sheboygan, Wisconsin (the "City"), effective as of December 6, 2016 ("Agreement").

RECITALS

WHEREAS, the Owner is the owner of the property described above as the subject property located in the City, and more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the City has determined that, under the facts and circumstances disclosed or known to the City, the Property will, under Owner's ownership and usage, qualify for real and personal property tax exemption under state law (Wisconsin Statutes § 70.11(4)); and

WHEREAS, the Owner nonetheless recognizes that, notwithstanding property tax exemption status, valuable governmental services and benefits will be provided to it, the Property, and occupants thereat, which services and benefits provided, directly or indirectly, relate to health, safety, and welfare, and which, directly or indirectly, positively affect property values and general quality of life within the City, which include but are not limited to: fire and police protection; paved streets and street lights; and snow removal; and

WHEREAS, the Owner wishes to make a PILOT to the City for the Property in recognition of those services and benefits; and

WHEREAS, the Owner and the City have each determined that it is in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. INCORPORATION OF RECITALS

The parties acknowledge that the above Recitals are incorporated into and made a part of this Agreement.

2. CITY SERVICES

The City agrees to continue to furnish governmental services and benefits to the Owner and the Property of the same type, and to the same extent, as are furnished, from time to time, without cost or charge (except by means of property tax and authorized fees and charges), to other similarly situated educational, institutional, commercial properties and to inhabitants of the City. Nothing in this Agreement shall be construed to give Owner a contractual right to governmental services, or to impose upon the City any additional duties, it being the parties' intent that the City provide public services subject to the same duties and liability and to the same extent as apply to the public generally. Services and benefits included, but not limited by specific enumeration herein, are those typically supported by the property tax, such as fire and police protection, maintenance of public streets and street lights, and snow removal.

3. PILOT PAYMENTS

A. Payment. In recognition of the services outlined in 2 above, for the tax year of 2016, and for the following fourteen (14) tax years, Owner shall pay to the City the amount of Fifteen Thousand and 00/100 Dollars (\$15,000.00) per tax year (collectively, the "PILOT Cost"). Notwithstanding any future changes to the City's portion of the net property tax mill rate or the Property's fair market or assessed value, the PILOT shall remain constant at a flat rate of \$15,000.00 per tax year for the duration of the PILOT. The parties agree that Owner may elect, and has elected, to pay the net present value (using an 8% discount rate) of the PILOT Cost on the Effective Date of this Agreement. Simultaneous with the execution of this Agreement, Owner has paid to the City the amount of \$138,663.55 in full satisfaction of Owner's payment obligations under this Agreement.

B. Use of Payment. The City may use and expend the PILOT hereunder in such manner and for such purposes as the City, in its sole discretion, shall deem necessary and appropriate.

4. EXEMPT STATUS

The City has determined that, if the Owner uses the Property for the purpose described to the City or such other purposes consistent with Wis. Stat. § 70.11 (including but not limited to §70.11(4), (14) and (43)), and which will be affirmed in an application for exemption, the Property will qualify for real and personal property tax exemption under Wisconsin law. The City agrees that, if the areas of the Property eligible for tax exemption are limited, the Owner may designate to the fullest extent allowed by the law, which areas of the Property are to be treated as tax exempt for purposes of this Agreement. The City will not contest such designation of the Owner so long as this Agreement remains in effect. The City agrees to continue to recognize the property tax exempt status of the Property for 2016 and all subsequent years unless there is a change in use of the Property or a change in Wisconsin Statutes that would specifically change the status of the Property from exempt to taxable. The City Assessor may review the

Property's exempt status under Wisconsin Statutes § 70.11 from time to time, with the respective, successive January 1st dates being the reference dates for those exemption reviews, to determine that the ownership or use of the Property or Wisconsin Statutes have not changed. If the City, as a result of those reviews or otherwise, determines that the Property (or a portion thereof) no longer qualifies for exemption from property tax for the year in which the determination is made, (i) the City will provide notice of such determination to the Owner (or its successors or assigns), no later than March 31st of that year, (ii) this Agreement shall be suspended with respect to any years and, if applicable, with respect to any portions of the Property for which exemption no longer applies, (iii) the City shall promptly refund any PILOT payment to Owner (or its successors or assigns) attributable to such periods, and (iv) the appropriate portion of the Property shall be placed on the property tax rolls for all years for which whole or partial exemption has been determined not to apply. If the Owner disagrees with the City's determination that the Property no longer qualifies for tax exemption, the Owner may challenge such determination by any procedure provided under Wisconsin law for similarly situated property.

5. SPECIAL ASSESSMENTS

While the Property may be subject to special assessments under Wis. Stat. § 66.0701 et seq. (but only to the extent benefited), the parties acknowledge that the Property is not benefited by any current projects in the City as of the date hereof, and, consequently, shall not be subject to any special assessments relating to such public works or improvements.

6. TERM OF AGREEMENT

This Agreement shall be permanent and shall run with the land.

7. AMENDMENT

The City and the Owner, and its successors or assigns, expressly reserve the right to modify, amend or terminate this Agreement from time to time as they shall mutually agree in writing, executed by both parties.

8. TERMINATION

The parties specifically agree and acknowledge that the payment herein is not a general property tax. In the event the Property should ever become subject to and liable for general property taxes, then Owner's obligation to pay the PILOT as herein set forth shall terminate and the City shall reimburse Owner for any amounts of the PILOT that are prepaid.

9. SEVERABILITY; GOVERNING LAW

If any provision hereof is duly held by a court of competent jurisdiction to be invalid, including as applied to any circumstance(s) of one or both parties, the remainder of this Agreement or its application to any other circumstance shall not be affected or impaired thereby. The parties intend that the laws of the State of Wisconsin and ordinances and regulations of the City shall be the governing law with respect to this Agreement.

10. AUTHORITY

The Owner represents and warrants to the City that its agents executing this Agreement have been duly authorized to so execute and to cause the Owner to enter this Agreement. The City represents and warrants to the Owner that the undersigned City officials are duly authorized to execute and to enter this Agreement.

11. PARTIES GOVERNED BY AGREEMENT

The covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Neither Owner nor its successors or assigns shall have any liability for obligations accruing under this Agreement with respect to any portions of the Property for any period of time other than during their ownership and/or occupancy.

12. RECORDING

Either party may record a memorandum of this Agreement with the Sheboygan County Register of Deeds.

(signatures on following pages)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by duly authorized agents as of the date and year first written above.

CITY OF SHEBOYGAN

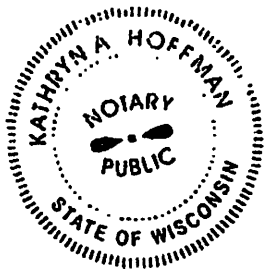
By: *Michael J. Vandersteen*
Name: Michael J. Vandersteen
Its: Mayor

By: *Susan Richards*
Name: Susan Richards
Its: Clerk

ACKNOWLEDGMENT

State of Wisconsin)
)ss.
Sheboygan County)

Personally came before me this 2nd day of December, 2016, Michael J. Vandersteen and Susan Richards of the City of Sheboygan, Wisconsin known to me to be the persons who executed the foregoing instrument and acknowledge that they executed the foregoing instrument as officers of said municipality by its authority.

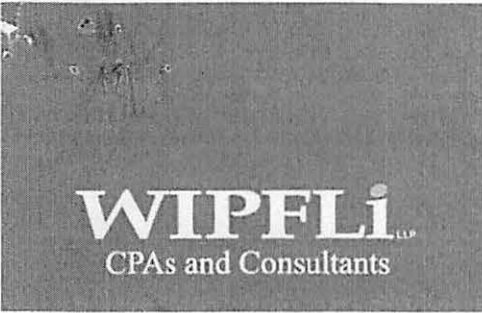


Kathryn A. Hoffman
Notary Public - State of Wisconsin
My commission expires 1/27/18

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 of that Certified Survey Map recorded in Volume 27 of Certified Survey Maps on Pages 215-219 as Document Number 2024388, being part of Government Lots 2, 3 and 4 in Section 28, Town 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin.

27-17 CLAIM d'1-17



Wipfli LLP
2901 East Enterprise Avenue
Appleton, WI 54913
PO Box 1893
Appleton, WI 54912-1893
920.739.6500
fax 920.739.6707
www.wipfli.com

JAN 30 '18 PM 3:54

January 30, 2018

Ms. Meredith DeBruin
City Clerk – City of Sheboygan
828 Center Avenue, Suite 100
Sheboygan, WI 53081

**Re: Creation and Preservation Partners, Inc.
 Tax Bill # 54562
 Tax Parcel 59281216522**

Dear Ms. DeBruin:

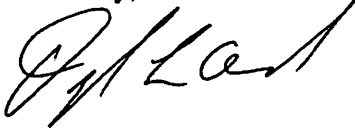
We hereby file a claim for refund under Wisconsin Statutes 74.35 [Recovery of unlawful taxes] for the Payment In Lieu Of Taxes (PILOT) payment assessed to this taxpayer for the 2017 tax year. This claim is a protective claim, in the event the claim for the refund of the 2017 property tax assessment is not granted. We believe this PILOT payment is erroneous for the following reasons:

1. The property was exempt from real estate taxes based upon a PILOT agreement, dated December 6, 2016, between Creation and Preservation Partners, Inc. and the City of Sheboygan (Attachment 1).
2. The City of Sheboygan has already received a 2017 property tax payment for this parcel via check number 1426, dated January 30, 2018 (Attachment 2).
3. The City of Sheboygan has already received a 2017 PILOT payment for this parcel, via a net present value payment of \$138,663.55, for the 15 years from 2016 to 2030, on December 6, 2016.
4. The PILOT agreement requires, in paragraph 4, a suspension of the agreement and the refund of the PILOT payment, if the exemption for the parcel no longer applies.

This claim is being timely filed under **74.35(5)(b)** which states “A claim under this section for recovery of taxes paid to the wrong taxation district shall be filed within two years after the last date specified for timely payment of the tax under s. 74.11, 74.12 or 74.87.”

Therefore, the claim for refund is in the amount of \$15,000, plus any applicable interest, under 74.35(4).

Sincerely,



Daryl L. Ohland
Director – State and Local Taxes
Wipfli LLP

Enc.

cc: Mr. Mike Grota
Grota Appraisals, LLC
N88 W16573 Main Street
Menomonee Falls, WI 53051

Served on
Ms. Meredith DeBruin
City Clerk – City of Sheboygan

Acknowledgment of receipt:



Ms. Meredith DeBruin

1-30-18
Date

ATTACHMENT 1

PILOT AGREEMENT

Owner: Creation and Preservation Partners, Inc.

Owner Address: 608 New York Avenue, Sheboygan, Wisconsin

Subject Property: See attached Exhibit A.

Subject Parcel Identification Number: (to be assigned in 2017)

This Agreement for Payments In Lieu of Taxes ("PILOT") is made by and between Creation and Preservation Partners, Inc. (the "Owner") and the City of Sheboygan, Wisconsin (the "City"), effective as of December 6, 2016 ("Agreement").

RECITALS

WHEREAS, the Owner is the owner of the property described above as the subject property located in the City, and more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the City has determined that, under the facts and circumstances disclosed or known to the City, the Property will, under Owner's ownership and usage, qualify for real and personal property tax exemption under state law (Wisconsin Statutes § 70.11(4)); and

WHEREAS, the Owner nonetheless recognizes that, notwithstanding property tax exemption status, valuable governmental services and benefits will be provided to it, the Property, and occupants thereat, which services and benefits provided, directly or indirectly, relate to health, safety, and welfare, and which, directly or indirectly, positively affect property values and general quality of life within the City, which include but are not limited to: fire and police protection; paved streets and street lights; and snow removal; and

WHEREAS, the Owner wishes to make a PILOT to the City for the Property in recognition of those services and benefits; and

WHEREAS, the Owner and the City have each determined that it is in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. INCORPORATION OF RECITALS

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3. PILOT PAYMENTS

A. Payment. In recognition of the services outlined in 2 above, for the tax year of 2016, and for the following fourteen (14) tax years, Owner shall pay to the City the amount of Fifteen Thousand and 00/100 Dollars (\$15,000.00) per tax year (collectively, the "PILOT Cost"). Notwithstanding any future changes to the City's portion of the net property tax mill rate or the Property's fair market or assessed value, the PILOT shall remain constant at a flat rate of \$15,000.00 per tax year for the duration of the PILOT. The parties agree that Owner may elect, and has elected, to pay the net present value (using an 8% discount rate) of the PILOT Cost on the Effective Date of this Agreement. Simultaneous with the execution of this Agreement, Owner has paid to the City the amount of \$138,663.55 in full satisfaction of Owner's payment obligations under this Agreement.

B. Use of Payment. The City may use and expend the PILOT hereunder in such manner and for such purposes as the City, in its sole discretion, shall deem necessary and appropriate.

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The City has determined that, if the Owner uses the Property for the purpose described to the City or such other purposes consistent with Wis. Stat. § 70.11 (including but not limited to §70.11(4), (14) and (43)), and which will be affirmed in an application for exemption, the Property will qualify for real and personal property tax exemption under Wisconsin law. The City agrees that, if the areas of the Property eligible for tax exemption are limited, the Owner may designate to the fullest extent allowed by the law, which areas of the Property are to be treated as tax exempt for purposes of this Agreement. The City will not contest such designation of the Owner so long as this Agreement remains in effect. The City agrees to continue to recognize the property tax exempt status of the Property for 2016 and all subsequent years unless there is a change in use of the Property or a change in Wisconsin Statutes that would specifically change the status of the Property from exempt to taxable. The City Assessor may review the

Property's exempt status under Wisconsin Statutes § 70.11 from time to time, with the respective, successive January 1st dates being the reference dates for those exemption reviews, to determine that the ownership or use of the Property or Wisconsin Statutes have not changed. If the City, as a result of those reviews or otherwise, determines that the Property (or a portion thereof) no longer qualifies for exemption from property tax for the year in which the determination is made, (i) the City will provide notice of such determination to the Owner (or its successors or assigns), no later than March 31st of that year, (ii) this Agreement shall be suspended with respect to any years and, if applicable, with respect to any portions of the Property for which exemption no longer applies, (iii) the City shall promptly refund any PILOT payment to Owner (or its successors or assigns) attributable to such periods, and (iv) the appropriate portion of the Property shall be placed on the property tax rolls for all years for which whole or partial exemption has been determined not to apply. If the Owner disagrees with the City's determination that the Property no longer qualifies for tax exemption, the Owner may challenge such determination by any procedure provided under Wisconsin law for similarly situated property.

5. SPECIAL ASSESSMENTS

While the Property may be subject to special assessments under Wis. Stat. § 66.0701 et seq. (but only to the extent benefited), the parties acknowledge that the Property is not benefited by any current projects in the City as of the date hereof, and, consequently, shall not be subject to any special assessments relating to such public works or improvements.

6. TERM OF AGREEMENT

This Agreement shall be permanent and shall run with the land.

7. AMENDMENT

The City and the Owner, and its successors or assigns, expressly reserve the right to modify, amend or terminate this Agreement from time to time as they shall mutually agree in writing, executed by both parties.

8. TERMINATION

The parties specifically agree and acknowledge that the payment herein is not a general property tax. In the event the Property should ever become subject to and liable for general property taxes, then Owner's obligation to pay the PILOT as herein set forth shall terminate and the City shall reimburse Owner for any amounts of the PILOT that are prepaid.

9. SEVERABILITY; GOVERNING LAW

If any provision hereof is duly held by a court of competent jurisdiction to be invalid, including as applied to any circumstance(s) of one or both parties, the remainder of this Agreement or its application to any other circumstance shall not be affected or impaired thereby. The parties intend that the laws of the State of Wisconsin and ordinances and regulations of the City shall be the governing law with respect to this Agreement.

10. AUTHORITY

The Owner represents and warrants to the City that its agents executing this Agreement have been duly authorized to so execute and to cause the Owner to enter this Agreement. The City represents and warrants to the Owner that the undersigned City officials are duly authorized to execute and to enter this Agreement.

11. PARTIES GOVERNED BY AGREEMENT

The covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Neither Owner nor its successors or assigns shall have any liability for obligations accruing under this Agreement with respect to any portions of the Property for any period of time other than during their ownership and/or occupancy.

12. RECORDING

Either party may record a memorandum of this Agreement with the Sheboygan County Register of Deeds.

(signatures on following pages)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by duly authorized agents as of the date and year first written above.

CITY OF SHEBOYGAN

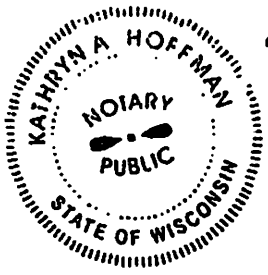
By: Michael J. Vandersteen
Name: Michael J. Vandersteen
Its: Mayor

By: Susan Richards
Name: Susan Richards
Its: Clerk

ACKNOWLEDGMENT

State of Wisconsin)
)ss.
Sheboygan County)

Personally came before me this 2nd day of December, 2016, Michael J. Vandersteen and Susan Richards of the City of Sheboygan, Wisconsin known to me to be the persons who executed the foregoing instrument and acknowledge that they executed the foregoing instrument as officers of said municipality by its authority.



Kathryn A. Hoffman
Notary Public, State of Wisconsin
My commission expires 1/27/18

Creation and Preservation Partners, Inc.

By: [Signature]
Name: Steven E. Woods
Title: President, Board of Directors

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
Sheboygan County)

Personally came before me this 6 day of December, 2016, Steven E. Woods, President, Board of Directors, of Creation and Preservation Partners, Inc., known to me to be the person who executed the foregoing instrument and acknowledge they executed the foregoing instrument as officers of said corporation by its authority.



[Signature]
Notary Public - State of Wisconsin
My commission expires permanently

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 of that Certified Survey Map recorded in Volume 27 of Certified Survey Maps on Pages 215-219 as Document Number 2024388, being part of Government Lots 2, 3 and 4 in Section 28, Town 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin.

Creation & Preservation Partners, Inc.

Payee City of Sheboygan
Vendor ID Sheboygan, City of

Account #:

Attachment #2

1426
1/17/2018

Invoice	Description	Discount	Amount
54562	RE Tax Parcel 59281216522	\$0.00	\$30,542.94

Total : \$0.00 \$30,542.94

1426

Creation & Preservation Partners, Inc.

608 New York Ave
Sheboygan, WI 53081



For Better Banking,
Think First.
BankFirstNational.com
79-113-759

1426

***Thirty Thousand Five Hundred Forty Two and 94/100 Dollars

DATE

1/17/2018

AMOUNT

\$30,542.94

PAY
TO THE
ORDER
OF

City of Sheboygan
Nancy Buss Finance Director
828 Center Ave.
Sheboygan, WI 53081

AUTHORIZED SIGNATURE

⑈001426⑈ ⑆075901134⑆ 2⑈550⑈8791⑈

Creation & Preservation Partners, Inc.

1426

Payee City of Sheboygan
Vendor ID Sheboygan, City of

Account #:

1426
1/17/2018

Invoice	Description	Discount	Amount
54562	RE Tax Parcel 59281216522	\$0.00	\$30,542.94

Total : \$0.00 \$30,542.94



(<http://treasurer.sheboygancounty.com/GCSWebPortal/Search.aspx>)



(<http://www.gcssoftware.com>)

2017 Real Estate Property Tax Receipt Payment Date: 1/30/2018 12:29:24 PM

Tax District: CITY OF SHEBOYGAN

County: SHEBOYGAN COUNTY

Parcel #: 59281216522

Alt. Parcel #:

Plat:

Legal Description: THAT PART LOT 1 27CSM215-219 #2024388 IN S1/2 SEC 21, T15N, R23E AND N1/2 SEC 28, AKA PART GOV LOTS 1,2,3 & 4, T15N, R23E, LYING WITHIN KOHLER SCHOOL DISTRICT.

Owner Name: CREATION & PRESERVATION PARTNERS, INC.

Owner Address: 608 NEW YORK AVE SHEBOYGAN WI 53081-4507

Property Address: 3530 LOWER FALLS RD

Section/Town/Range: 28-15N-23E

Acres: 30.520

Block/Condo Bldg:

Batch: 700031

Payment Amount Received: \$30,542.94

Tax Amount Paid: \$30,542.94

Overpayment: \$0.00

Cashier: Teller 1 WBTD

Notes:

CK1426 30542.94 CREATION



(<http://www.gcssoftware.com>)

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name Creation & Preservation Partners, Inc.			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County Sheboygan
Mailing address 608 New York Ave			Street address of property 3530 Lower Falls Road		
City Sheboygan	State WI	Zip 53081-4507	City Sheboygan	State WI	Zip 53081
Parcel number 59281216522		Phone (920) 694 - 4554	Email krenzelmann@jmkac.org		Fax () -

Section 2: Authorized Agent Information

Name / title Daryl Ohland			Company name Wipfli LLP		
Mailing address 2901 E Enterprise Ave, Suite 500			Phone (920) 832 - 2437	Fax (920) 739 - 6707	
City Appleton	State WI	Zip 54913	Email dohland@wipfli.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>refund claims / PR-230</u>	Enter Tax Years of Authorization _____ _____ _____ 2017 & 2018
Authorization expires: <u>12 - 31 - 2019</u> <small>(mm - dd - yyyy)</small>	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner	

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Sam Gappmayer	
	Owner signature 	
	Company or title John Michael Kohler Arts Center, Director	Date (mm-dd-yyyy) 01 - 26 - 2018

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Claims – Council Documents R.O. No. 263-17-18/R.O. No. 273-17-18/R.O. No. 289-17-18/R.O. No. 290-17-18/R.O. 291-17-18/R.O. No. 316-17-18/R.O. No. 329-17-18/R.O. No. 11-18-19/R.O. No. 38-18-19/R.O. No. 39-18-19/R.O. No. 40-18-19/R.O. No. 41-18-19

REPORT PREPARED BY: Laurie Suhrke, Auditor/Analyst

REPORT DATE: August 6, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

City staff has reviewed the following documents:

R.O. No. 263-17-18 (R.C. No. 290-17-18) is a claim from Sheboygan Society Scale Model Railroad Engineers, LTD alleging unlawful tax for the year 2017 on the property at 1001 N. 10th Street, Sheboygan, WI.

R.O. No. 273-17-18 (R.C. No. 292-17-18) is a claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the Payment In Lieu of Taxes (PILOT) payment assessed for the 2017 tax year.

R.O. No. 289-17-18 (R.C. No. 294-17-18) is a claim from Fred Hofmann for alleged damages to his property from a sewer backup.

R.O. No. 290-17-18 (R.C. No. 295-17-18) is a claim from American Family Insurance on behalf of their insured, Eugene and Sharon Aschenbach, for alleged damages to their property from a sewer backup.

R.O. No. 291-17-18 (R.C. No. 296-17-18) is a claim from Eric Strouf for alleged damages to his property from a sewer backup.

R.O. No. 316-17-18 (R.C. No. 304-17-18) is a claim from Eugene Aschenbach for alleged damages to his property from a sewer backup.

R.O. No. 329-17-18 is a claim from Karla Haack for alleged damages to her property from a sewer backup.

R.O. No. 11-18-19 is a claim from Erie Insurance on behalf of their insured, Robert Sheraski, for alleged damages to his property from a sewer backup.

R.O. No. 38-18-19 is a claim from Steve Neumann for alleged damages to his property from a sewer backup.

R.O. No. 39-18-19 is a claim from Shirley and Tony Glazer for alleged damages to their property from a sewer backup.

R.O. No. 40-18-19 is a claim from Robert and Vicki McDermott for alleged damages to their property from a sewer backup.

R.O. No. 41-18-19 is a claim from Linda Shimon for alleged damages to her property from a sewer backup.

STAFF COMMENTS:

City staff has reviewed the above claims and under the authorization by the Common Council granted in Resolution No. 64-17-18, passed on September 5, 2017, City Administrator Darrell Hofland in consultation with the City Attorney and the Finance Department has determined it is in the best interest of the city to deny the above claims.

ACTION REQUESTED:

Motion to recommend the Common Council file the following documents

R.O. No. 263-17-18 (R.C. No. 290-17-18) Sheboygan Society Scale Model Railroad Engineers, LTD

R.O. No. 273-17-18 (R.C. No. 292-17-18) WIPFLi CPAs and Consultants

R.O. No. 289-17-18 (R.C. No. 294-17-18) Fred Hofmann

R.O. No. 290-17-18 (R.C. No. 295-17-18) American Family Insurance on behalf of their insured, Eugene and Sharon Aschenbach

R.O. No. 291-17-18 (R.C. No. 296-17-18) Eric Strouf

R.O. No. 316-17-18 (R.C. No. 304-17-18) Eugene Aschenbach

R.O. No. 329-17-18 Karla Haack

R.O. No. 11-18-19 Erie Insurance on behalf of their insured, Robert Sheraski

R.O. No. 38-18-19 Steve Neumann

R.O. No. 39-18-19 Shirley and Tony Glazer

R.O. No. 40-18-19 Robert and Vicki McDermott

R.O. No. 41-18-19 Linda Shimon

ATTACHMENTS:

- I. R.O. No. 263-17-18 (R.C. No. 290-17-18)
- II. R.O. No. 273-17-18 (R.C. No. 292-17-18)
- III. R.O. No. 289-17-18 (R.C. No. 294-17-18)
- IV. R.O. No. 290-17-18 (R.C. No. 295-17-18)
- V. R.O. No. 291-17-18 (R.C. No. 296-17-18)
- VI. R.O. No. 316-17-18 (R.C. No. 304-17-18)
- VII. R.O. No. 329-17-18
- VIII. R.O. No. 11-18-19
- IX. R.O. No. 38-18-19
- X. R.O. No. 39-18-19
- XI. R.O. No. 40-18-19
- XII. R.O. No. 41-18-19

II

3.1

R. O. No. 263 - 17 - 18. By CITY CLERK. January 15, 2018.

Submitting a claim from Sheboygan Society Scale Model Railroad engineers, owner of the real estate located at 1001 North 10th Street, Sheboygan, Wisconsin, Tax Parcel No. 59281104660, alleging unlawful tax for the year 2017.

*Finance
Personnel
of new Council*

CITY CLERK

IV

5.15

R. C. No. 290 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 263-17-18 by City Clerk submitting a claim from Sheboygan Society Scale Model Railroad engineers, owner of the real estate located at 1001 North 10th Street, Sheboygan, Wisconsin, Tax Parcel No. 59281104660, alleging unlawful tax for the year 2017; recommends referring to Finance and Personnel Committee of the new council.

*Finance and Personnel
2018 2017*

James G. Boh
[Signature]

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

3.3

R. O. No. 273 - 17 - 18. By CITY CLERK. February 5, 2018.

Submitting a notice of claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the Payment In Lieu Of Taxes (PILOT) payment assessed for the 2017 tax year.

*Frances
Personnel
of new personnel
of new personnel*

CITY CLERK

IV

5.17

R. C. No. 292 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 273-17-18 by City Clerk submitting a Notice of Claim from WIPFLi CPAs and Consultants regarding Creation and Preservation Partners, Inc. for recovery of alleged unlawful taxes for the Payment In Lieu Of Taxes (PILOT) payment assessed for the 2017 tax year; recommends referring to Finance and Personnel Committee of the new council.

*FINANCE PERSONNEL
2018 2019*

James A. Beh

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

II

R. O. No. 289 - 17 - 18. By CITY CLERK. February 19, 2018.

Submitting a claim from Fred O. Hofmann, 1340 North 27th Street, for alleged damages to his basement from a sewer backup.

*Finance
Personnel
Finance + personnel
of new Council*

CITY CLERK

VI

5.19

R. C. No. 294 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 289-17-18 by City Clerk submitting a claim from Fred O. Hofmann, 1340 North 27th Street, for alleged damages to his basement from a sewer backup; recommends referring to Finance and Personnel Committee of the new council.

*Finance + Personnel
2018-2019*

James A. Boh

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

44

R. O. No. 290 - 17 - 18. By CITY CLERK. February 19, 2018.

Submitting a claim from American Family Insurance in regards to their insured, Eugene F and Sharon K Aschenbach, for alleged damages to their basement due to a sewer backup.

~~Finance~~
Personnel.
Finance + personnel
of our Council

CITY CLERK

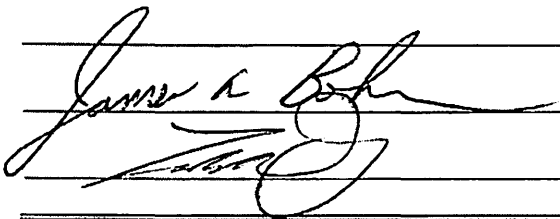
II

5.20

R. C. No. 295-17-18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 290-17-18 by City Clerk submitting a claim from American Family Insurance in regards to their insured, Eugene F. and Sharon K. Aschenbach, for alleged damages to their basement due to a sewer backup; recommends referring to Finance and Personnel Committee of the new council.

Finance
Personnel
2018-2019



Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

4.3

R. O. No. 291 - 17 - 18. By CITY CLERK. February 19, 2018.

Submitting a claim from Eric Strouf, 1306 North 28th Street, for alleged damages to his basement from a sewer backup.

*Finance
Personnel
Finance Personnel
of new Council*

CITY CLERK

VI

5.21

R. C. No. 296 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 291-17-18 by City Clerk submitting a claim from Eric Strouf, 1306 North 28th Street, for alleged damages to his basement from a sewer backup; recommends referring to Finance and Personnel Committee of the new council.

Finance & Personnel
2018-2019

James A. Boh

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

R. O. No. 316 - 17 - 18. By CITY CLERK. March 19, 2018.

Submitting a claim from Eugene F. Aschenbach for alleged damages to his basement due to a sewer back-up.

*Finance
Personal
Finance + personal
of new council*

CITY CLERK

VII

5.29

R. C. No. 304 - 17 - 18. By FINANCE AND PERSONNEL COMMITTEE.
April 4, 2018.

Your Committee to whom was referred R. O. No. 316-17-18 by City Clerk submitting a claim from Eugene F. Aschenbach for alleged damages to his basement due to a sewer back-up; recommends referring to Finance and Personnel Committee of the new council.

*Finance + Personnel
2018-2019*

James A. Boh

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

3.2

R. O. No. 329 - 17 - 18. By CITY CLERK. April 4, 2018.

Submitting a claim from Karla Haack regarding alleged damages to the basement of a side-by-side duplex (1332/1334 North 27th Street) due to a sewer back-up.

*Finance + Personnel
- new council*

CITY CLERK

II

4.5

R. O. No. 11 - 18 - 19. By CITY CLERK. May 7, 2018.

Submitting a claim from Erie Insurance for recovery of loss for alleged damages to their insured home at 1410 North 17th Street due to a sewer back-up.

*Finance +
Personnel*

CITY CLERK

II

3.3

R. O. No. 38 - 18 - 19. By CITY CLERK. June 4, 2018.

Submitting a claim from Steven Neumann for alleged damages to his basement when a main line became blocked and caused sanitary lateral to overflow.

FINANCE
RESERVE

CITY CLERK

II

3.4

R. O. No. 39 - 18 - 19. By CITY CLERK. June 4, 2018.

Submitting a claim from Shirley and Tony Glazer for alleged damages to their basement due to a sewer back-up.

Handwritten notes:
7/11/18
Present

CITY CLERK

II

35

R. O. No. 40 - 18 - 19. By CITY CLERK. June 4, 2018.

Submitting a claim from Robert and Vicki McDermott for alleged damages to their basement from a collapsing sewer line.

Finance Dept

CITY CLERK

II

3.6

R. O. No. 41 - 18 - 19. By CITY CLERK. June 4, 2018.

Submitting a claim from Linda L. Shimon for alleged damages to her basement due to a sewer back-up.

CITY CLERK

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: R.O. No. 42-18-19 is a claim from Progressive Casualty Insurance Company on behalf of Alfredo Venegas for alleged damages to their claimant's vehicle.

REPORT PREPARED BY: Laurie Suhrke, Auditor/Analyst

REPORT DATE: August 08, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

R.O. No. 42-18-19 is a claim from Progressive Casualty Insurance Company on behalf of Alfredo Venegas for alleged damages in the amount of \$8,884.18 to their claimant's vehicle.

STAFF COMMENTS:

City staff has reviewed the following claim and under the authorization by the Common Council, Resolution No. 64-17-18, the City of Sheboygan has settled Progressive Casualty Insurance's claim in the amount of \$7,500.00.

ACTION REQUESTED:

Motion to recommend the Common Council file R.O. No. 42-18-19.

ATTACHMENTS:

- I. R.O. No. 42-18-19

II

3.7

R. O. No. 42 - 18 - 19. By CITY CLERK. June 4, 2018.

Submitting a claim from Progressive Casualty Insurance Company/Alfredo Venegas for alleged damages when a dump truck rear ended their insured vehicle.

Finance +
Revised

CITY CLERK

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: DIRECT REFERRAL – Res. No. 69-18-19: Resolution authorizing the Purchasing Agent to enter into contract for the purchase of five 2019 Ford Utility Interceptor All-Wheel Drive Police Vehicles for the Sheboygan Police Department prior to formal 2019 Budget approval by the Common Council.

REPORT PREPARED BY: Bernard Rammer, Purchasing Agent

REPORT DATE: August 9, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: 40021100-649100
Budget Summary: Capital Project Fund
Vehicles
Budgeted Expenditure: \$164,000.00
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Sheboygan Police Department has included the replacement of five of its marked squad cars in the 2019 Capital Improvements Projects Budget to replace older units which are nearing the end of their expected useful life. The manufacturer has announced a major redesign for the 2020 model year and has imposed an early order cut-off date of September 21, 2018 to allow for re-tooling of the plant. There will be no cost increase from the 2018 model.



STAFF COMMENTS:

Since the annual budgets do not receive approval by the Common Council until November, permission to contract for the purchase preceding Common Council approval is requested for this unusual situation. The total cost of the purchase of the five vehicles, including registration and licenses fees is \$163,972.50. Following the receipt of the new vehicles, the four-year old vehicles will be sold with the proceeds returned to the Finance Director.

These vehicles were included in the approved 2019 – 2023 Capital Improvement Program.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 69-18-19 authorizing contracting for the purchase of five 2019 Ford Utility Interceptor Police Vehicles, in advance of approval of the 2019 Budget by the Common Council at a total cost of \$163,972.50 from Ewald's Hartford Ford in Hartford, WI.

ATTACHMENTS:

- I. Res No. 69-18-19

III

DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE

Res. No. 69 - 18 - 19. By Alderperson Donohue. August 13, 2018.

A RESOLUTION authorizing the Purchasing Agent to enter into contract for the purchase of (5) Police Patrol Vehicles prior to September 21, 2018. The City will not take delivery of the vehicles be invoiced prior to January 1, 2019.

WHEREAS; The manufacturer, Ford Motor Company, has announced an aggressive redesign of the Ford Police Interceptor-Utility model for the 2020 model year. In order to complete the necessary retooling in their manufacturing plant Ford has announced that they will only accept orders for the 2019 model vehicles until September 21, 2018. Ford Motor Company has also indicated that the price for the 2019 models will be frozen at the 2018 levels.

WHEREAS; The Common Council will not formally approve the 2019 Capital Improvements and Operating budget(s) until November of 2018. Therefore, the Common Council is herewith requested to grant approval to allow for contracting for the purchase to occur in conjunction with the manufacturers deadlines stated above, and prior to final budget approvals.

WHEREAS; The funding for the purchase of (5) 2019 Police vehicles is included in the 2019 Capital Improvements budget and the cost for the vehicles will be held at 2018 levels.

Finance
+
Personnel

RESOLVED: That the Purchasing Agent is hereby authorized to enter into contract with Ewald's Hartford Ford of Hartford WI for the purchase of (5) Police patrol vehicles in the amount of \$163,972.50 including license and title with the stipulation that receipt of and payment for the vehicles will not occur prior to January 1, 2019.

BE IT FURTHER RESOLVED: That the appropriate City Officials are hereby authorized to enter into contract in 2018 for the purchase of vehicles included in the 2019 budget.

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 70-18-19 by Alderpersons Rindfleisch and Bohren. A Resolution to authorize a transfer of appropriations in the 2018 Budget.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 10, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The 2019 Capital Improvement Program includes four marked and one unmarked police vehicles. As a result of a redesign of the 2020 model, orders for 2019 vehicles will be accepted through September 21, 2018. The 2019 budget will include tax levy for the purchase. The appropriation establishes the 2018 funding for the purchase from fund balance in the Capital Project Fund.

STAFF COMMENTS:

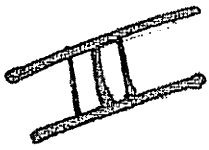
WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The resolution will establish the appropriations in the 2018 budget.

ACTION REQUESTED:

Motion to recommend the Common Council approve Res. No. 70-18-19 by Alderpersons Rindfleisch and Bohren authorizing a transfer of appropriations in the 2018 budget.

ATTACHMENTS:

- I. Res. No. 70-18-19.



DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE

Res. No. 70 - 18 - 19. By Alderpersons Rindfleisch and Bohren.
August 13, 2018.

A RESOLUTION to authorize a transfer of appropriations in the 2018 Budget.

RESOLVED: That the Finance Director be and is hereby authorized and directed to make the following transfers of appropriations in the 2018 Budget for the purposes of:

Establish appropriation for Police vehicles approved in the 2019 Capital Improvement program ordered in 2018

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
Capital Projects Fund Unreserved Fund Balance 400-253000	Capital Projects Fund Vehicles 40021100-649100	\$164,000

Finance + Personnel

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Second Quarterly Performance Report for the Department of City Development: Planning Division.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 7, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

As part of the annual budgeting process, the department has developed performance benchmarks to track progress of the department's activities.

STAFF COMMENTS:

The Planning and Development staff of four continues to work on a number of new initiatives in the City including the continuation of downtown revitalization and the expansion of the SouthPointe Enterprise Campus.

ACTION REQUESTED:

For discussion purposes only.

ATTACHMENTS:

- I. Quarterly Performance Report for April 1, 2018 – July 31, 2018.



QUARTERLY PERFORMANCE REPORT
DEPARTMENT OF CITY DEVELOPMENT: PLANNING & DEVELOPMENT
Second Quarter of Fiscal Year 2018 – April 1, 2018 – June 30, 2018

This report covers the second quarter of fiscal year 2018 and provides a progress update toward achieving the performance measures in the annual budget book.

For more information about this report, contact Chad Pelishek, Director of Planning and Development at (920) 459-3383.

Planning and Development Division

	2016 Actual	2017 YTD	2017 Actual	2018 YTD	2018 Goals
# Existing businesses assisted	N/A	27	79	20	40
# Start-up businesses assisted	N/A	12	80	12	20
# of commission applications approved	126	24	129	49	125
# of comprehensive plan/ordinance amendments adopted	7	2	7	3	10
# of special projects	21	9	22	22	10
# of sign permits issued	109	43	107	83	100
# of Neighborhood Development Plans completed	N/A	0	N/A	1	3
# of new neighborhood associations	N/A	0	N/A	2	3
Coordinate programming at Arts/Culture Plaza	N/A	N/A	N/A	1	1
Coordinate new development of city owned sites	N/A	1	1	0.50	1
Construction of new hotel	N/A	1	1	0	1
Construct new business park	N/A	N/A	N/A	0.50	1

Redevelopment Authority Fund

	<u>2016 Actual</u>	<u>2017 YTD</u>	<u>2017 Actual</u>	<u>2018 YTD</u>	<u>2018 Goals</u>
Redevelopment of existing properties	N/A	5	N/A	0	1
# of new ground leases negotiated	N/A	0	3	0	1

Business Revolving Loan Fund

	<u>2016 Actual</u>	<u>2017 YTD</u>	<u>2017 Actual</u>	<u>2018 YTD</u>	<u>2018 Goals</u>
Loan funds available (as of December 31, 2017)	N/A	\$717,875	\$1,760,257	\$1,760,257	\$261,809
Outstanding Loan Amount (as of December 31, 2017)	N/A	\$3,755,165	\$3,097,105	\$3,097,105	\$3,755,165
Number of new loans	8	0	1	1	2
Number of new jobs created	93	0	3	29	10

Housing Revolving Loan Fund

	<u>2016 Actual</u>	<u>2017 YTD</u>	<u>2017 Actual</u>	<u>2018 YTD</u>	<u>2018 Goals</u>
Loan funds available (as of December 31, 2017)	N/A	\$518,065	\$611,790	\$611,790	\$180,000
Outstanding Loan Amount (as of December 31, 2017)	N/A	\$2,890,000	\$3,240,539	\$3,240,539	\$2,850,000
Number of new loans	8	1	6	3	8

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Submitted for your information are the benchmark measurements for the Finance Department, for the period commencing January 1, 2018 and ending June 30, 2018.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: August 6, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The benchmark measurements for the Finance Department for the period commencing January 1, 2018 and ending June 30, 2018 is presented for information and discussion.

STAFF COMMENTS:

Highlights of the report are as follows:

- Vendor checks issued has decreased in comparison to 2017.
- Reports for the second quarter were distributed by the 15th of the month but reconciliations were not completed by the 20th of the month, largely due to information not received from independent contractors. Reports will no longer be distributed as a template has been established for departments to run reports.
- The 40 percent goal of taxes collected at financial institutions was not met, although the actual collections is at 37 percent, relatively unchanged from 2017.
- Rate of return on investments is below expectations. A meeting with the investment advisor has been scheduled to determine if a change is warranted.
- The Board of Review convened in June with no changes to the assessment role.

ACTION REQUESTED:

For informational purposes only.

ATTACHMENTS:

- I. Finance and Assessing benchmark measurements.

FINANCE

Measurements	2016 Actual	Y-T-D 6/30/2017	2017 Actual	Y-T-D 6/30/2018	2018 Goals
<u>Workload</u>					
Vendor checks issued	6,030	3,393	6,038	3,015	5,000
Accounts receivable invoices	682	723	1,223	654	1,250
Receipts processed	24,664	16,646	27,758	14,183	24,500
Journal entries posted	4,025	1,862	4,712	1,984	4,200
<u>Effectiveness</u>					
Percent of reports distributed by the 15th	0%	34%	50%	100%	50%
Percent of reconciliations completed by the 20th	0%	0%	25%	0%	50%
Percent of receipts processed within one business day	95%	93%	95%	90%	95%
<u>Efficiency</u>					
% of taxes collected at financial institutions	35%	38%	38%	37%	40%
<u>Effectiveness</u>					
Rate of Return on investment	1.53%	1.65%	1.38%	.79%	1.50%
Basis points above LPIG	1.11%	1.01%	.17%	-.83%	.25%

ASSESSING

Measurements	2016 Actual	Y-T-D 6/30/2017	2017 Actual	Y-T-D 6/30/2018	2018 Goals
<u>Workload</u>					
Cases presented/cases upheld by Board of Review	0	0	0	0	5
<u>Efficiency</u>					
Cost of assessment per parcel	\$20.29	\$17.92	\$19.72	\$19.72	\$19.74
<u>Effectiveness</u>					
Assessment ratio	.9966	.9966	.9620	N/A	.9400

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Benchmark measurements for Office of the City Administrator for the period commencing April 1, 2018 and ending June 30, 2018

REPORT PREPARED BY: Darrell Hofland, City Administrator

REPORT DATE: July 25, 2018

MEETING DATE: August 13, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

This report includes the second quarter 2018 Benchmark measurements for the Office of the City Administrator reflecting the performance for the period commencing April 1, 2018 and ending June 30, 2018.

STAFF COMMENTS:

The following information indicates the Benchmark measurements established for the Office of the City Administrator relative to the first quarter of the calendar year 2018. These Benchmarks were created as a result of the 2017 – 2021 Strategic Plan, specifically providing support to the appropriate Focus Areas outlined within the Strategic Plan.

On July 20, GFOA informed Sheboygan that it has received the Distinguished Budget Presentation Award for its 2018 Annual Program Budget.

Measurements	2016 Actual	2017 YTD	2017 Actual	2018 YTD	2018 Goals
Effectiveness					
Resident satisfaction rating with service efficiency	91%	N/A	87%	91%	80%
Resident satisfaction rating with communication	87%	N/A	97%	87%	80%
Resident satisfaction rating with city performance	93%	N/A	94%	95%	80%
GFOA Budget Award	N/A	N/A	Yes	N/A	Yes
ICMA CPM Award	N/A	Yes	Yes	Yes	Yes
GFOA PAFR Award	N/A	N/A	No	N/A	Yes
Number of Strategic Plan quarterly updates	N/A	2	4	2	4

ACTION REQUESTED:

For informational purposes only.

ATTACHMENTS:
None