

**Project Plan  
for the Creation of  
Tax Incremental District No. 2  
in the  
CITY OF GREENFIELD, WISCONSIN**



*February 27, 2007*

<i>Organizational Joint Review Board Meeting Held:</i>	<i>January 9, 2007</i>
<i>Public Hearing Held:</i>	<i>January 9, 2007</i>
<i>Public Hearing Continued &amp; Adopted by Plan Commission:</i>	<i>February 13, 2007</i>
<i>Interim Joint Review Board Meeting Held:</i>	<i>February 20, 2007</i>
<i>Adopted by City Council:</i>	<i>March 6, 2007</i>
<i>Approval by Joint Review Board:</i>	<i>May 4, 2007</i>



**EHLERS**  
& ASSOCIATES INC

Prepared by: EHLERS & ASSOCIATES, INC.  
375 Bishops Way, Suite 225, Brookfield, WI 53005-6202  
(262) 785-1520 fax: (262) 785-1810 [www.ehlers-inc.com](http://www.ehlers-inc.com)

# Tax Incremental District No. 2 Creation Project Plan

## City of Greenfield Officials

### *City Council*

Michael J. Neitzke	Mayor
Donald W. Almquist	Aldersperson
Donald L. Carlson	Aldersperson
Karl Kastner	Aldersperson
Thomas C. Pietrowski	Aldersperson
Shirley A. Saryan	Aldersperson

### *City Staff*

Charles Erickson	Planning Director
Jennifer Goergen	City Clerk
Milt Vandermeuse	Finance Director
Roger C. Pyzyk	City Attorney

### *Plan Commission*

Mayor Michael Neitzke	Bradley Wentlandt
Kathleen Doonan	Christine Hallen, Alternate
Douglas Dorszynski	Frederick Hess, Alternate
Karl Kastner	Curt Bolton, ex-officio as City Engineer
Dennis Marciniak	Bob Pups, ex-officio as Inspection Services Director
Brian Weis	

## Joint Review Board

Doug Dorszynski	City Representative
Bob Dennik	Milwaukee County
Michael Sargent	Milwaukee Area Technical College District
T.J. Anderson	Whitnall School District
Jim Podewils	Public Member

# TABLE OF CONTENTS

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS.....	4
EQUALIZED VALUE TEST .....	7
ECONOMIC FEASIBILITY STUDY .....	8
DETAILED LIST OF PROJECT COSTS.....	15
A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED .....	17
ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS.....	21
ANNEXED PROPERTY.....	21
A LIST OF ESTIMATED NON-PROJECT COSTS .....	21
PROPOSED CHANGES IN ZONING ORDINANCES.....	21
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF GREENFIELD ORDINANCES.....	22
RELOCATION .....	22
ORDERLY DEVELOPMENT OF THE CITY OF GREENFIELD .....	22
PRELIMINARY PARCEL LIST.....	23
MAP OF PROPOSED DISTRICT BOUNDARY .....	24
MAP SHOWING EXISTING USES AND CONDITIONS .....	25
MAP SHOWING PROPOSED IMPROVEMENTS AND USES .....	26
OPINION OF ATTORNEY FOR THE CITY OF GREENFIELD ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105.....	27

# 1

## STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

Tax Incremental District No. 2 (the “District”) is being created by the City of Greenfield under the authority provided by Wisconsin Statute 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 within the meaning of Wisconsin Statute Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 28% 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.

The District encompasses an area north of W. Armour Avenue along the west side of 108<sup>th</sup> Street and including two parcels on the east side of 108<sup>th</sup> Street extending north to Cold Spring Road and including 4 parcels north of Cold Spring Road. The City of Greenfield intends that tax increment financing (TIF) will be used to assure that a combination of 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 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 following is a list of public works projects that the City expects to implement in conjunction with this District. Any costs directly or indirectly related to the public works are considered “project costs” and eligible to be paid with tax increment revenues of the District.

- **ACQUISITION/DEMOLITION.** In order to promote redevelopment, it may be necessary for the City to acquire and demolish underutilized properties within the District.
- **SITE GRADING.** Some of the property in the District will require grading to make it suitable for commercial and residential development and redevelopment.
- **SEWER COLLECTION SYSTEM.** Redevelopment of the area may require an extension or upgrade of existing sewer mains.
- **WATER SYSTEM IMPROVEMENTS.** Redevelopment of the area may require an extension or upgrade of existing water mains.
- **STORM SEWER SYSTEM.** Redevelopment of the area may require an extension of existing storm water mains.
- **STREETS.** Streets to service the developing properties will need to be constructed. To maintain good traffic flow inside the area and control ingress and egress, it may be necessary to provide boulevards, cul de sacs, traffic control signs and signals, and other street amenities.

- **LANDSCAPING.** The City will provide landscaping such as berms, street trees, lighting and other facilities to attract high quality development to the area.
- **RELOCATION COSTS.** In the event any property is acquired for the projects, expenses including the cost of a relocation plan, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195 are considered eligible project costs.
- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There are no environmental problems known to exist within the proposed District. If, however, it becomes necessary to evaluate properties, the costs related to all environmental audits and remediation will be considered eligible project costs.
- **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 a developer agreement is executed with the recipient of the cash grant.
- **ADMINISTRATIVE/PROFESSIONAL COSTS.** These include but are not limited to a portion of the salaries of City administrative staff, public works employees, private consultants, and others involved with the projects throughout the project plan implementation. Audit expenses and any expenses associated with dissolving the district are also considered eligible costs.
- **ORGANIZATIONAL COSTS.** These costs include but are not limited to fees of the financial consultant, attorney, engineers, surveyors, mapmakers and other contracted services.
- **FINANCE COSTS.** Interest, financing fees, redemption premiums, and other financing fees are included as project costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for the 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 Statute Section 66.1105, in the written opinion of nationally recognized bond 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 "Plan").

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

Project costs are any expenditures 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. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

## 2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed 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.

### STEP 1. Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts in the City of Greenfield

Equalized Value (as of January 1, 2006)		Maximum Allowable TID Property Value
\$2,968,436,900	X 12% =	\$356,212,428

### STEP 2. Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts

Tax Incremental Districts	Equalized Value
Proposed Base Value of New District	<u>\$12,542,330</u>
<b>Total Existing Increment Plus Proposed Base Value</b>	<b>\$12,542,330</b>

The equalized value of the increment of existing Tax Incremental Districts within the City, plus the base value of the proposed District, totals \$12,542,330. This value is less than the maximum of \$356,212,428 in equalized value that is permitted for the City of Greenfield. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

# 3

## ECONOMIC FEASIBILITY STUDY

The City of Greenfield, located in Milwaukee County is a community of approximately 36,059 in population.

It is the intent of the City to issue a Pay-As-You-Go Developer Bond in conjunction with the development outlined in this Plan. The proposed Developer Bond is not a general obligation of the City and therefore does not count against the City's borrowing capacity. The developer will be required to raise capital needed to undertake necessary development, and the City will make payments to the developer as agreed upon, but only to the extent that tax increments generated are sufficient to make those payments.

Charts I and II on the following page project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods. The first projects the future valuation of the City using the average annual percentage of valuation growth experienced between 2002 and 2006. This method is identified as the percentage method. The second method projects the future valuation based upon the average annual increment between 2002 and 2006. This method is identified as the straight-line method. Chart II projects the general obligation borrowing capacity of the City utilizing the straight-line valuation projection and considering the existing debt of the City. The chart demonstrates that the City is likely to have sufficient general obligation capacity during the implementation period of the District, if it choose to uses it G.O. borrowing to finance projects.

In addition to general obligation bonds, the City can issue revenue bonds to be repaid from revenues of the sewer system, 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.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. 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 general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue Bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not to be counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.



## EQUALIZED VALUATION PROJECTION City of Greenfield, Wisconsin

### CHART I

|----PERCENTAGE METHOD----|

|--STRAIGHT LINE METHOD--|

#### HISTORICAL DATA

2002	2,161,785,600			2002	2,161,785,600		
2003	2,286,043,400			2003	2,286,043,400		
2004	2,494,452,700			2004	2,494,452,700		
2005	2,759,300,500			2005	2,759,300,500		
2006	2,968,436,900	9.33%		2006	2,968,436,900	9.33%	

Straight Line Method Value Increment

\$201,662,825

#### PROJECTED VALUATIONS

2007	3,245,348,436	9.33%		2007	3,170,099,725	6.79%	
2008	3,548,091,749	9.33%		2008	3,371,762,550	6.36%	
2009	3,879,076,563	9.33%		2009	3,573,425,375	5.98%	
2010	4,240,937,396	9.33%		2010	3,775,088,200	5.64%	
2011	4,636,554,527	9.33%		2011	3,976,751,025	5.34%	
2012	5,069,076,921	9.33%		2012	4,178,413,850	5.07%	
2013	5,541,947,298	9.33%		2013	4,380,076,675	4.83%	
2014	6,058,929,532	9.33%		2014	4,581,739,500	4.60%	
2015	6,624,138,610	9.33%		2015	4,783,402,325	4.40%	

### CHART II


<u>BUDGET YEAR</u>	<u>EQUALIZED VALUE</u>	<u>GROSS DEBT LIMIT</u>
2007	2,968,436,900	148,421,845
2008	3,170,099,725	158,504,986
2009	3,371,762,550	168,588,128
2010	3,573,425,375	178,671,269
2011	3,775,088,200	188,754,410
2012	3,976,751,025	198,837,551
2013	4,178,413,850	208,920,693
2014	4,380,076,675	219,003,834
2015	4,581,739,500	229,086,975
2016	4,783,402,325	239,170,116
2017	4,985,065,150	249,253,258
2018	5,186,727,975	259,336,399
2019	5,388,390,800	269,419,540
2020	5,590,053,625	279,502,681
2021	5,791,716,450	289,585,823
2022	5,993,379,275	299,668,964
2023	6,195,042,100	309,752,105
2024	6,396,704,925	319,835,246
2025	6,598,367,750	329,918,388
2026	6,800,030,575	340,001,529
2027	7,001,693,400	350,084,670
2028	7,203,356,225	360,167,811
2029	7,405,019,050	370,250,953
2030	7,606,681,875	380,334,094
2031	7,808,344,700	390,417,235
2032	8,010,007,525	400,500,376
2033	8,211,670,350	410,583,518

## **PROJECTED REVENUE**

Exhibit 1 estimates the TIF revenues that will be available to retire the debt incurred to finance project costs. This Exhibit also projects revenues sufficient to retire the debt proposed to finance all projects of the District. This Exhibit is based on the following assumptions:

- The estimated equalized base value of the District is \$12,542,330, assuming a 2006 assessed equalized at a ratio of .7914.
- The new construction and redevelopment estimates are based on the anticipated construction of 156 residential units at an average of \$230,000 per unit and commercial development per attached schedule.
- The equalized tax rate in 2007 is projected to be \$21.97 per thousand. It is projected to decrease by 2% for each of the first 3 years and .50% each year thereafter throughout the remaining life of the District.
- Valuations are projected to increase 1% each year reflecting ordinary inflation of property values within District.
- Tax base will be generated as of January 1 each year as identified in Exhibit 1.

**DEVELOPMENT ASSUMPTIONS**



**Proposed Tax Increment District No. 2 (Greenfield Highlands)**  
*Development Assumptions<sup>1</sup>*

Const. Year	Condos	Phase I		Phase II Other Commercial	Phase III Other Commercial	Annual Total
		Budget Reductions	Cinema Site Additions			
2007	8,970,000					8,970,000
2008	8,970,000					8,970,000
2009	8,970,000	(2,500,000)	5,250,000	3,500,000		15,220,000
2010	8,970,000		5,250,000	3,500,000	2,000,000	19,720,000
2011					1,500,000	1,500,000
2012					1,000,000	1,000,000
2013					1,000,000	1,000,000
2014						0
2015						0
2016						0
2017						0
2018						0
2019						0
2020						0
2021						0
2022						0
2023						0
2024						0
2025						0
2026						0
<b>TOTAL</b>	<b>35,880,000</b>	<b>(2,500,000)</b>	<b>10,500,000</b>	<b>7,000,000</b>	<b>5,500,000</b>	<b>56,380,000</b>

**NOTES:**  
<sup>1</sup> Condo Development assumption numbers provided by Developer via e-mail 7/27/06 reduced by City approval 156 Condo Units @\$230,000 per unit (updated per staff & developer on 11/21/06)  
<sup>2</sup> Commercial Development assumption numbers provided by Developer via e-mail 7/27/06 Removal & Development of Budget Cinema, Wisconsin Rental & Car Dealer (updated per staff & developer on 11/21/06)




Exhibit 1



**Proposed Tax Increment District # 2 (Greenfield Highlands)**

**Projected Tax Increment (Residential & Commercial)**

Base Value <sup>1</sup>	12,542,330	Inflation Factor	1.00%
		Tax Rate Adjustment Factor (3 years)	-2.00%
<b>Proposed Mixed Use District</b>		Tax Rate Adjustment Factor (Balance)	-0.50%

Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Removed	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	2007	2008	2009	125,423	0	8,970,000	9,095,423	21.53	195,830
2	2008	2009	2010	216,378	0	8,970,000	18,281,801	21.10	385,746
3	2009	2010	2011	308,241	(2,500,000)	17,720,000	33,810,042	20.68	699,124
4	2010	2011	2012	463,524	0	19,720,000	53,993,566	20.57	1,110,896
5	2011	2012	2013	665,359	0	1,500,000	56,158,925	20.47	1,149,670
6	2012	2013	2014	687,013	0	1,000,000	57,845,937	20.37	1,178,285
7	2013	2014	2015	703,883	0	1,000,000	59,549,820	20.27	1,206,927
8	2014	2015	2016	720,922	0	0	60,270,742	20.17	1,215,431
9	2015	2016	2017	728,131	0	0	60,998,872	20.07	1,223,964
10	2016	2017	2018	735,412	0	0	61,734,284	19.97	1,232,527
11	2017	2018	2019	742,766	0	0	62,477,050	19.87	1,241,119
12	2018	2019	2020	750,194	0	0	63,227,244	19.77	1,249,742
13	2019	2020	2021	757,696	0	0	63,984,940	19.67	1,258,395
14	2020	2021	2022	765,273	0	0	64,750,213	19.57	1,267,078
15	2021	2022	2023	772,925	0	0	65,523,138	19.47	1,275,792
16	2022	2023	2024	780,655	0	0	66,303,793	19.37	1,284,537
17	2023	2024	2025	788,461	0	0	67,092,254	19.28	1,293,313
18	2024	2025	2026	796,346	0	0	67,888,600	19.18	1,302,121
19	2025	2026	2027	804,309	0	0	68,692,909	19.08	1,310,960
20	2026	2027							

EXPENDITURE PERIOD



Totals	(2,500,000)	58,880,000	21,081,456
--------	-------------	------------	------------

NET PRESENT VALUE OF 2009-2027 INCREMENT @ 5.5% 10,986,243

NOTES:

<sup>1</sup> Base Value of property was provided by the City on 2/7/07 and is representative of the 2006 assessed value equalized at a ratio of .7914.

## **CASH FLOW**

Exhibit 2 summarizes the District's cash position throughout its potential life. It shows revenues, expenses and balances by year.

Revenues include tax increments from Exhibit 1 and interest earned investing year-end balances. This Exhibit is based on the same assumptions as used for Exhibit 1.

Expenditures represent payments for contract agreements with developers, and principal and interest payments on this District's share of debt issued to finance projects listed in the Plan. The tentative proposed issues are identified as follows:

<b>Issue No.</b>	<b>Year</b>	<b>Description</b>	<b>Amount</b>
1	2009	Pay-As-You-Go Mortgage Revenue Obligations	\$7,700,000
2	2011	Pay-As-You-Go Mortgage Revenue Obligations	\$1,500,000
3	2012	Pay-As-You-Go Mortgage Revenue Obligations	\$1,000,000

Revenues anticipated will be sufficient to meet all obligations in a timely manner and produce a \$58,254 accumulated surplus by the year 2023.

Exhibit 2



Proposed Tax Increment District No. 2 (Greenfield Highlands)

Cash Flow Proforma \$10,200,000 PAYG Development Bond (Greenfield Highlands & Other Commercial Development)

Year	Revenues			Pay as You Go Dev Bond 5.50%			Pay as You Go Dev Bond 5.50%			Pay as You Go Dev Bond 5.50%			Issuance Admin.	Fund Balance		Principal Outstanding	Year
	Increment	Interest <sup>1</sup>	TOTAL	Prin	Interest	TOTAL	Prin	Interest	TOTAL	Prin	Interest	TOTAL		Annual	Cumulative		
2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2007
2008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2008
2009	195,830	0	195,830	0	175,892	175,892	0	0	0	0	0	0	18,000	1,938	1,938	7,931,407	2009
2010	385,746	58	385,804	0	378,854	378,854	0	0	0	0	0	0	3,075	3,875	5,813	7,931,407	2010
2011	699,124	174	699,298	181,733	436,227	617,960	0	54,373	54,373	0	0	0	21,152	5,813	11,626	9,277,801	2011
2012	1,110,896	349	1,111,245	488,023	426,232	914,255	57,620	84,047	141,667	0	23,149	23,149	24,306	7,867	19,493	9,764,009	2012
2013	1,149,670	585	1,150,255	520,050	399,391	919,441	61,429	80,878	142,307	12,234	56,752	68,985	9,538	9,983	29,476	9,170,296	2013
2014	1,178,285	884	1,179,169	553,860	370,788	924,648	65,449	77,499	142,948	33,556	56,079	89,635	9,777	12,162	41,638	8,517,431	2014
2015	1,206,927	1,249	1,208,176	589,549	340,326	929,875	69,691	73,900	143,591	56,049	54,233	110,283	10,021	14,407	56,045	7,802,142	2015
2016	1,215,431	1,681	1,217,112	627,222	307,901	935,122	74,169	70,067	144,235	59,613	51,151	110,764	10,272	16,719	72,764	7,041,138	2016
2017	1,223,964	2,183	1,226,147	666,987	273,403	940,390	78,894	65,987	144,881	63,374	47,872	111,246	10,529	19,101	91,865	6,231,883	2017
2018	1,232,527	2,756	1,235,282	708,960	236,719	945,679	83,881	61,648	145,529	67,342	44,386	111,728	10,792	21,554	113,420	5,371,701	2018
2019	1,241,119	3,403	1,244,522	753,263	197,726	950,989	89,143	57,035	146,178	71,529	40,683	112,212	11,062	24,082	137,502	4,457,766	2019
2020	1,249,742	4,125	1,253,867	800,023	156,297	956,320	94,696	52,132	146,828	75,947	36,748	112,696	11,338	26,686	164,187	3,487,100	2020
2021	1,258,395	4,926	1,263,320	849,376	112,296	961,671	100,556	46,924	147,479	80,609	32,571	113,180	11,622	29,368	193,555	2,456,560	2021
2022	1,267,078	5,807	1,272,885	901,464	65,580	967,044	106,740	41,393	148,133	85,527	28,138	113,665	11,912	32,131	225,686	1,362,829	2022
2023	1,275,792	6,771	1,282,563	290,898	15,999	306,897	113,265	35,522	148,787	90,717	23,434	114,151	12,210	700,518	926,204	867,950	2023
2024	1,284,537	27,786	1,312,323	0	0	0	120,150	29,293	149,442	96,193	18,444	114,637	12,515	1,035,729	1,961,933	651,608	2024
2025	1,293,313	58,858	1,352,171	0	0	0	127,415	22,685	150,099	101,970	13,154	115,124	8,374	1,078,574	3,040,507	422,223	2025
2026	1,302,121	91,215	1,393,336	0	0	0	139,425	15,677	155,102	108,065	7,546	115,611	4,239	1,118,385	4,158,892	174,733	2026
2027	1,310,960	124,767	1,435,727	0	0	0	145,606	8,008	153,614	29,127	8,008	37,135	0	1,244,978	5,403,869	0	2027
2028																0	2028
<b>TOTALS</b>	<b>21,081,456</b>	<b>337,576</b>	<b>21,419,033</b>	<b>7,931,407</b>	<b>3,893,631</b>	<b>11,825,038</b>	<b>1,528,127</b>	<b>877,066</b>	<b>2,405,193</b>	<b>1,031,851</b>	<b>542,349</b>	<b>1,574,200</b>	<b>210,732</b>	<b>5,403,869</b>			

NOTES:

<sup>1</sup> Interest earnings projection equal to 3% of preceding year's estimated fund balance.

# 4

## DETAILED LIST OF PROJECT COSTS

All costs are based on 2006 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2006 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 City Council, without amending the Plan.**

**PROPOSED TIF PROJECT COST ESTIMATES**



**Proposed Tax Increment District No. 2 (Greenfield Highlands)**

**Project Costs <sup>1</sup>**

PROJECT LIST	PHASE I Condo/Budget Cinema PROJECTS 2007	PHASE II & II Other Commercial PROJECTS 2011-2013
Site Grading & Infrastructure	3,400,000	
Road Improvements	300,000	
Land Acquisition (Budget Cinema)	1,500,000	
Demo (Budget Cinema)	500,000	
Site Improvements	500,000	
Termination of Lease (budget Cinema)	1,500,000	
Development Incentives		2,500,000
<b>TOTAL ESTIMATED PROJECT COSTS/PAYG Financing</b>	<b>7,700,000</b>	<b>2,500,000</b>

**Notes:**

<sup>1</sup> Source of project costs estimates are Developers 11/21/06





**5**

**A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED**

***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 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 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.**

**Issue No. 1**  
**\$7,700,000**  
**Proposed Maturity Schedule**

The projects are anticipated to be financed by the Developer with repayment from tax increments to the extent that they are available. The amount of increment to be paid by the City to the Developer is subject to negotiation and would be secured by a bond or other similar contractual obligation of the City. The amortization schedule below allows for un-amortized interest to be added to the principal of the loan.

<b><i>Pay as You Go Dev Bond</i></b>			
<b>5.50%</b>			
Year	Prin	Interest	<b>TOTAL</b>
2009	0	175,892	<b>175,892</b>
2010	0	378,854	<b>378,854</b>
2011	181,733	436,227	<b>617,960</b>
2012	488,023	426,232	<b>914,255</b>
2013	520,050	399,391	<b>919,441</b>
2014	553,860	370,788	<b>924,648</b>
2015	589,549	340,326	<b>929,875</b>
2016	627,222	307,901	<b>935,122</b>
2017	666,987	273,403	<b>940,390</b>
2018	708,960	236,719	<b>945,679</b>
2019	753,263	197,726	<b>950,989</b>
2020	800,023	156,297	<b>956,320</b>
2021	849,376	112,296	<b>961,671</b>
2022	901,464	65,580	<b>967,044</b>
2023	290,898	15,999	<b>306,897</b>
<b>TOTALS</b>	<b>7,931,407</b>	<b>3,893,631</b>	<b>11,825,038</b>

**Issue No. 2**  
**\$1,500,000**  
**Proposed Maturity Schedule**

The projects are anticipated to be financed by the Developer with repayment from tax increments to the extent that they are available. The amount of increment to be paid by the City to the Developer is subject to negotiation and would be secured by a bond or other similar contractual obligation of the City. The amortization schedule below allows for un-amortized interest to be added to the principal of the loan.

<b>Pay as You Go Dev Bond</b>			
<b>5.50%</b>			
Year	Prin	Interest	TOTAL
2011	0	54,373	<b>54,373</b>
2012	57,620	84,047	<b>141,667</b>
2013	61,429	80,878	<b>142,307</b>
2014	65,449	77,499	<b>142,948</b>
2015	69,691	73,900	<b>143,591</b>
2016	74,169	70,067	<b>144,235</b>
2017	78,894	65,987	<b>144,881</b>
2018	83,881	61,648	<b>145,529</b>
2019	89,143	57,035	<b>146,178</b>
2020	94,696	52,132	<b>146,828</b>
2021	100,556	46,924	<b>147,479</b>
2022	106,740	41,393	<b>148,133</b>
2023	113,265	35,522	<b>148,787</b>
2024	120,150	29,293	<b>149,442</b>
2025	127,415	22,685	<b>150,099</b>
2026	139,425	15,677	<b>155,102</b>
2027	145,606	8,008	<b>153,614</b>
<b>TOTALS</b>	<b>1,528,127</b>	<b>877,066</b>	<b>2,405,193</b>

**Issue No. 3**  
**\$1,000,000**  
**Proposed Maturity Schedule**

The projects are anticipated to be financed by the Developer with repayment from tax increments to the extent that they are available. The amount of increment to be paid by the City to the Developer is subject to negotiation and would be secured by a bond or other similar contractual obligation of the City. The amortization schedule below allows for un-amortized interest to be added to the principal of the loan.

<b><i>Pay as You Go Dev Bond</i></b>			
<b>5.50%</b>			
Year	Prin	Interest	TOTAL
2012	0	23,149	<b>23,149</b>
2013	12,234	56,752	<b>68,985</b>
2014	33,556	56,079	<b>89,635</b>
2015	56,049	54,233	<b>110,283</b>
2016	59,613	51,151	<b>110,764</b>
2017	63,374	47,872	<b>111,246</b>
2018	67,342	44,386	<b>111,728</b>
2019	71,529	40,683	<b>112,212</b>
2020	75,947	36,748	<b>112,696</b>
2021	80,609	32,571	<b>113,180</b>
2022	85,527	28,138	<b>113,665</b>
2023	90,717	23,434	<b>114,151</b>
2024	96,193	18,444	<b>114,637</b>
2025	101,970	13,154	<b>115,124</b>
2026	108,065	7,546	<b>115,611</b>
2027	29,127	8,008	<b>37,135</b>
<b>TOTALS</b>	<b>1,031,851</b>	<b>542,349</b>	<b>1,574,200</b>

**6**

**ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS**

Pursuant to Section 66.1105(5)(b) of the Wisconsin State Statutes the City estimates that 65% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

**7**

**ANNEXED PROPERTY**

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

**8**

**A LIST OF ESTIMATED NON-PROJECT COSTS**

Anticipated construction by private parties: \$58,880,000

**9**

**PROPOSED CHANGES IN ZONING ORDINANCES**

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

## 10

### PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF GREENFIELD 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.

## 11

### RELOCATION

It is not anticipated there will be a need to relocate any persons or businesses in conjunction with this Plan.

In the event relocation becomes necessary at some time during the implementation period, the City will take the following steps and actions:

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Rights". The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of all or at least ten neighboring landowners to whom offers are being made. The City will file a relocation plan with the Department of Commerce and shall keep records as required in Wisconsin Statute Section 32.27.

## 12

### ORDERLY DEVELOPMENT OF THE CITY OF GREENFIELD

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base and job opportunities.

**13**

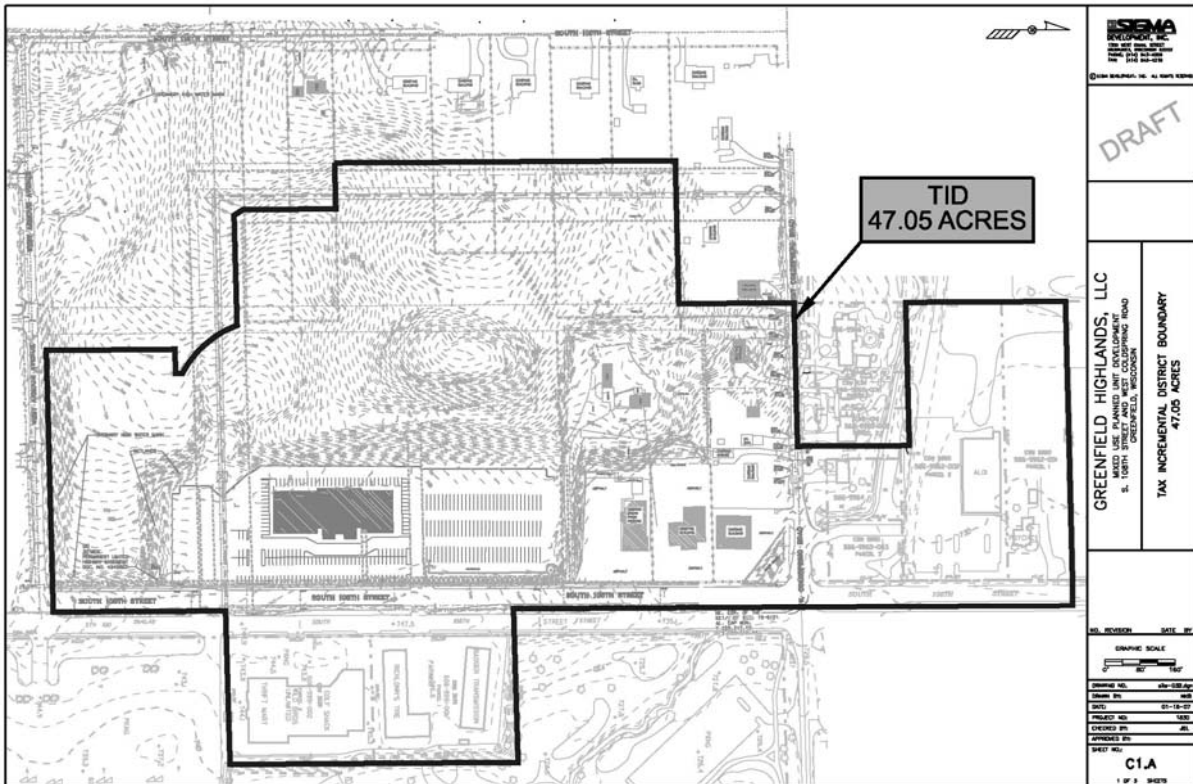
**PRELIMINARY PARCEL LIST**

Boundaries include only whole parcels and the District is contiguous. The following parcel information is tentatively as of January 1, 2006.

<b>TAX KEY #</b>	<b>2006 EQUALIZED</b>
5669964	163,508
5669962001	804,145
5669962002	1,773,187
5669962003	180,440
6089991002	2,441,496
6089991001	1,643,038
6099986001	70,761
6099987003	5,433
6099987004	5,433
6099989002	63,179
6099990	68,486
6099994004	429,871
6099994007	704,953
6099994006	1,761,309
6099995002	484,711
6099995003	695,476
6099995004	252,717
6099996	180,440
6099997	160,728
6099998	142,153
6099999	510,867
	<b>12,542,330</b>

**14**

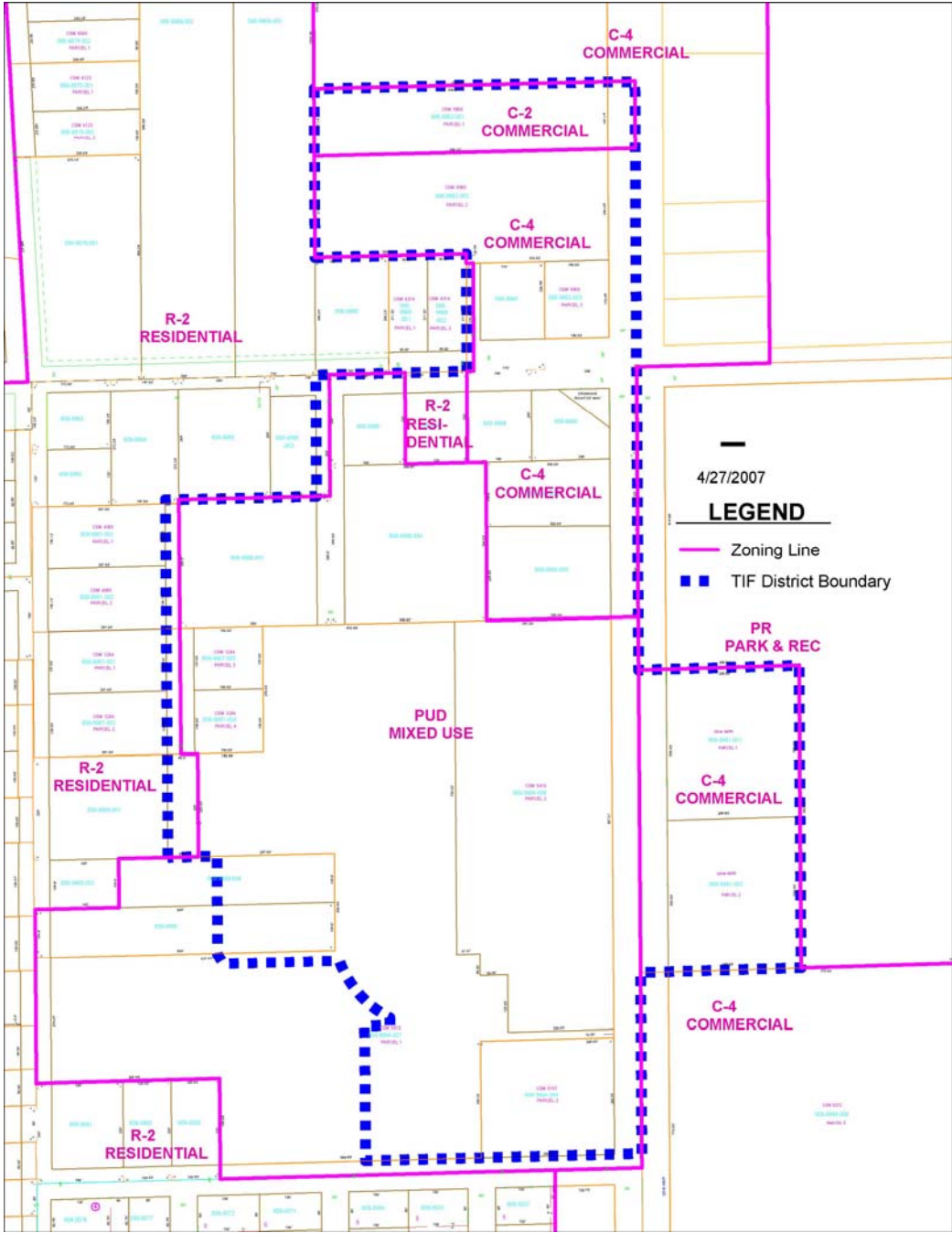
**MAP OF PROPOSED DISTRICT BOUNDARY**





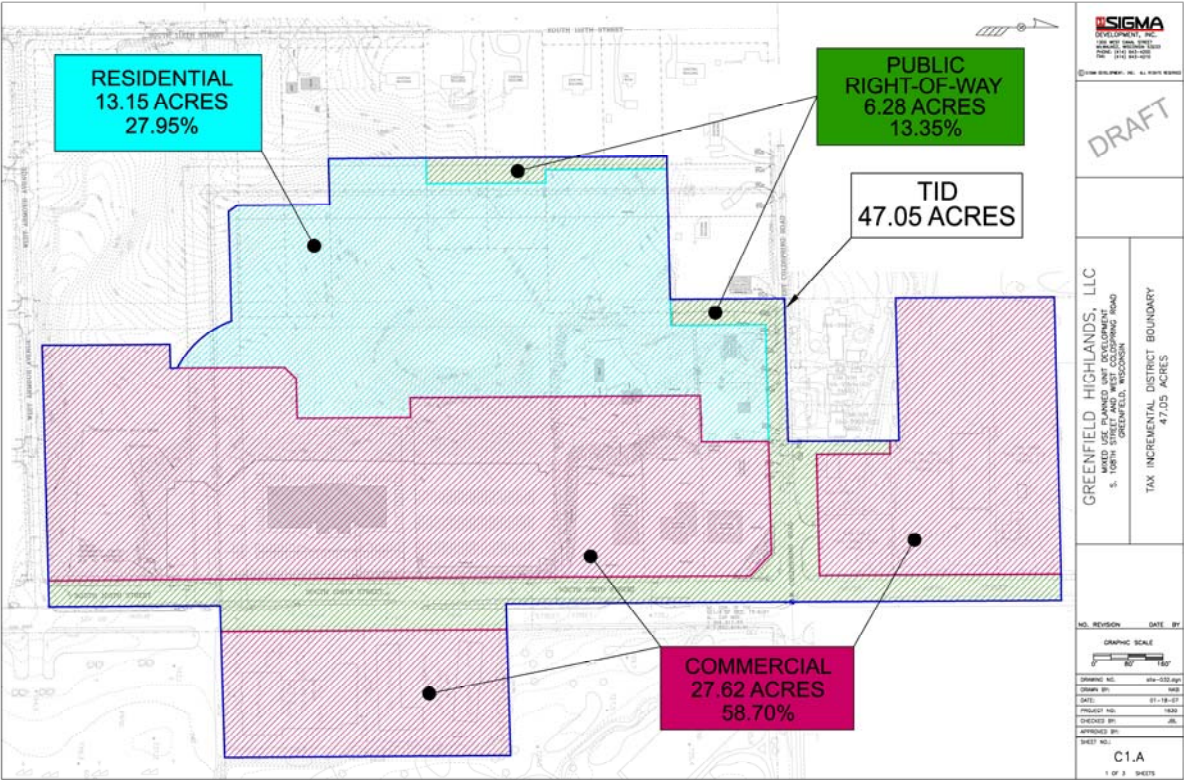
# 15

## MAP SHOWING EXISTING USES AND CONDITIONS



**16**

**MAP SHOWING PROPOSED IMPROVEMENTS AND USES**



17

OPINION OF ATTORNEY FOR THE CITY OF GREENFIELD ADVISING  
WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN  
STATUTES, SECTION 66.1105

ROGER C. PYZYK  
ATTORNEY AT LAW  
ASSOCIATED BANK BUILDING-SUITE 200  
10701 WEST NATIONAL AVENUE  
WEST ALLIS, WISCONSIN 53227-3239

TELEPHONE  
(414) 321-1400

TELEMAX  
(414) 321-1404

March 2, 2007

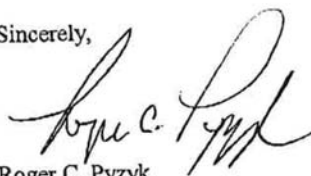
Mayor Michael J. Neitzke  
City of Greenfield  
7325 W. Forest Home Avenue  
Greenfield, Wisconsin. 53220

Re: *City of Greenfield, Wisconsin Tax Incremental District No. 2*

Dear Mayor:

As City Attorney for the City of Greenfield, I have reviewed the Project Plan and various resolutions passed by the City Council, Plan Commission and Joint Review Board regarding Tax Incremental District No. 2 located in the City of Greenfield. In my opinion, the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes.

Sincerely,



Roger C. Pyzyk  
City Attorney  
City of Greenfield

RCP:cbm