

Proposed Project Plan Tax Incremental District No. 5 Creation

Village of Caledonia, Wisconsin



Organizational Joint Review Board Meeting:	April 15, 2019
Public Hearing:	April 15, 2019
Recommended for Approval by Plan Commission:	April 15, 2019
Consideration for Adoption by Village Board:	Scheduled for June 3, 2019
Consideration for Approval by the Joint Review Board:	Scheduled for June 17, 2019

Updated: **May 15, 2019**

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Village of Caledonia, Wisconsin

Tax Incremental District No. 5 - Creation

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SECTION 1:

Introduction

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 5 (the “TID” or “District”) is proposed to be created by the Village of Caledonia (“Village”) as a “rehabilitation – conservation” district. A map of the proposed District boundaries is located in SECTION 3 of this Project Plan. Defined for the purposes of TIF law in Wisconsin Statutes Section 66.1337(2m)(a), rehabilitation and conservation includes any of the following:

- Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
- Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
- Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
- The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

Estimated Total Project Expenditures

The Village anticipates making total project expenditures of approximately \$9,395,000 to undertake the projects listed in this Project Plan. That stated, this Project 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 Project Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Project Plan.

The development/redevelopment projects will be a staged mixture of residential opportunities that the Village anticipates completing in multiple phases. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Village Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with Municipal Revenue Obligations, General Obligation Bonds, and Utility Revenue Bonds issued by the Village; however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. 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 Project Plan.

Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$45.2 million will be created as a result of new development and redevelopment. 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 Project 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 2036, nine years prior to 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 and redevelopment 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 Village. In making this determination, the Village has considered the following information:
 - The property with the “Western Publishing” building has remained vacant for approximately 20 years due to obsolescence. The property with the former Olympia Brown Elementary School building has remained vacant since closing in June 2016 due to obsolescence. A 15-acre parcel proposed for development has remained undeveloped because development cannot occur prior to the extension of 5 Mile Road. Given that the sites have not performed as would have been expected under normal market conditions, it is the judgment of the Village 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 Village.
 - In order to make the areas included within the District suitable for redevelopment, the Village will need to make a substantial investment to pay for the costs of: property, rights-of-way and easement acquisition, site preparation including demolition, installation of utilities; installation of streets 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 redevelopment to occur, the Village has determined that redevelopment of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, redevelopment of the area is unlikely to occur.
 - The Village expects to conduct an independent review of the participating developer(s)’ sources and uses pro forma for the proposed development and/or redevelopment project. This review would need to conclude that a public investment is required at the level proposed to enable the development and redevelopment to occur in the manner desired by the Village, while providing the developer a fair and reasonable return on their investment.
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 Village has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (SECTION 10), 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 increased residential development will provide additional customers to support commercial activities located within the Village.
 - The development expected to occur within the District would create more than 200 residential units, providing housing opportunities for current or future residents.

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, 2019. 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, 2019 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 Village 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 Wisconsin Statutes 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 Project 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 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 Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that none 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 Village is feasible, and is in conformity with the master plan of the Village.

SECTION 2:

Type and General Description of District

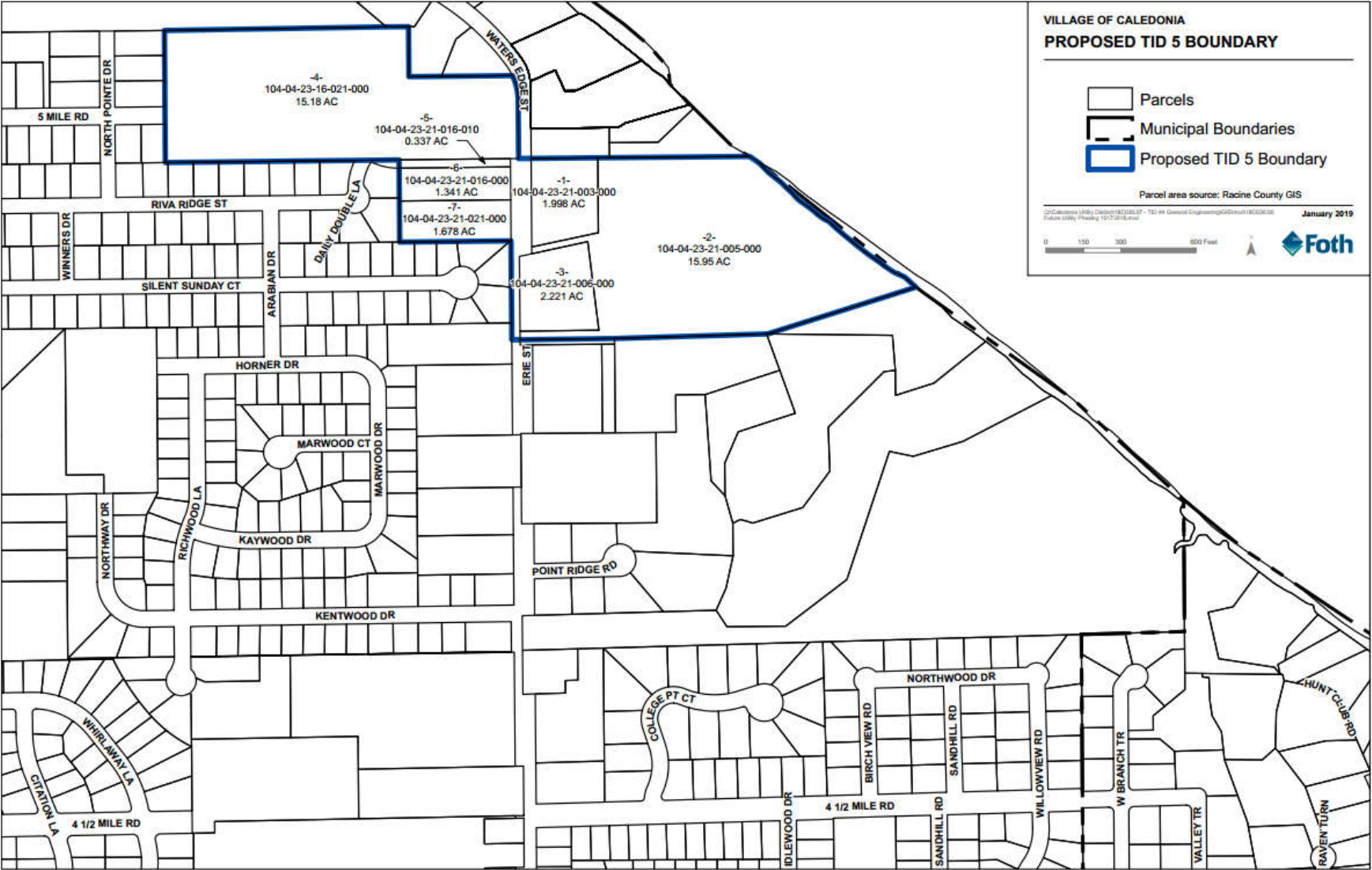
The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “rehabilitation - conservation district” based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation – conservation work. In SECTION 5 of this Project Plan, the Village 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.

A map depicting the boundaries of the District is found in SECTION 3 of this Project Plan. A map depicting the proposed uses of the District is found in SECTION 8 of this Project Plan. The Village intends that TIF will be used to assure that private development occurs within the District consistent with the Village’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 Village. The project costs included in this Project Plan relate directly to the rehabilitation - conservation of areas in the District consistent with the purpose for which the District is created.

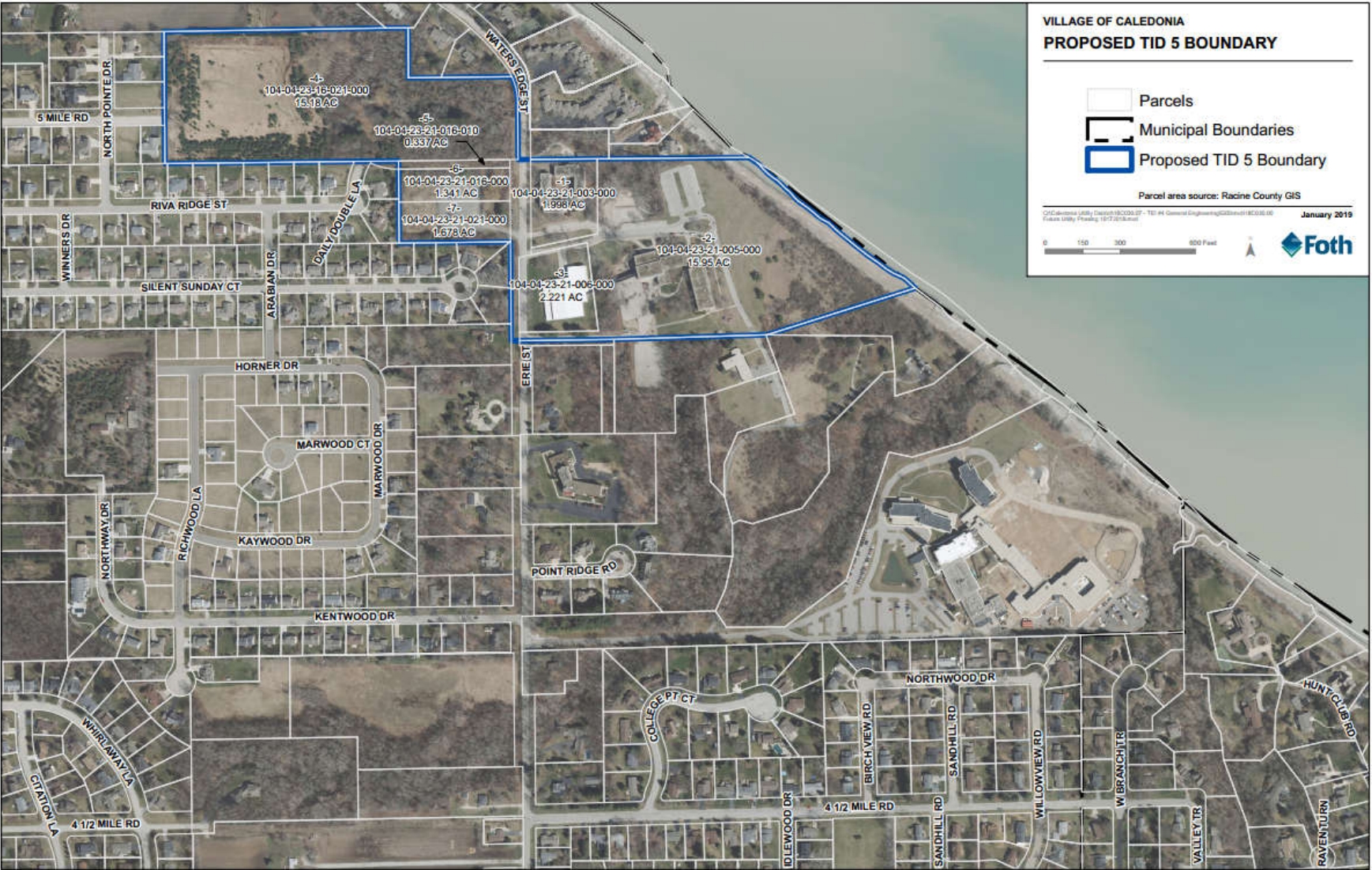
Based upon the findings, as stated within this Project Plan, the District is declared to be a rehabilitation - conservation district based on the identification and classification of the property included within the District.

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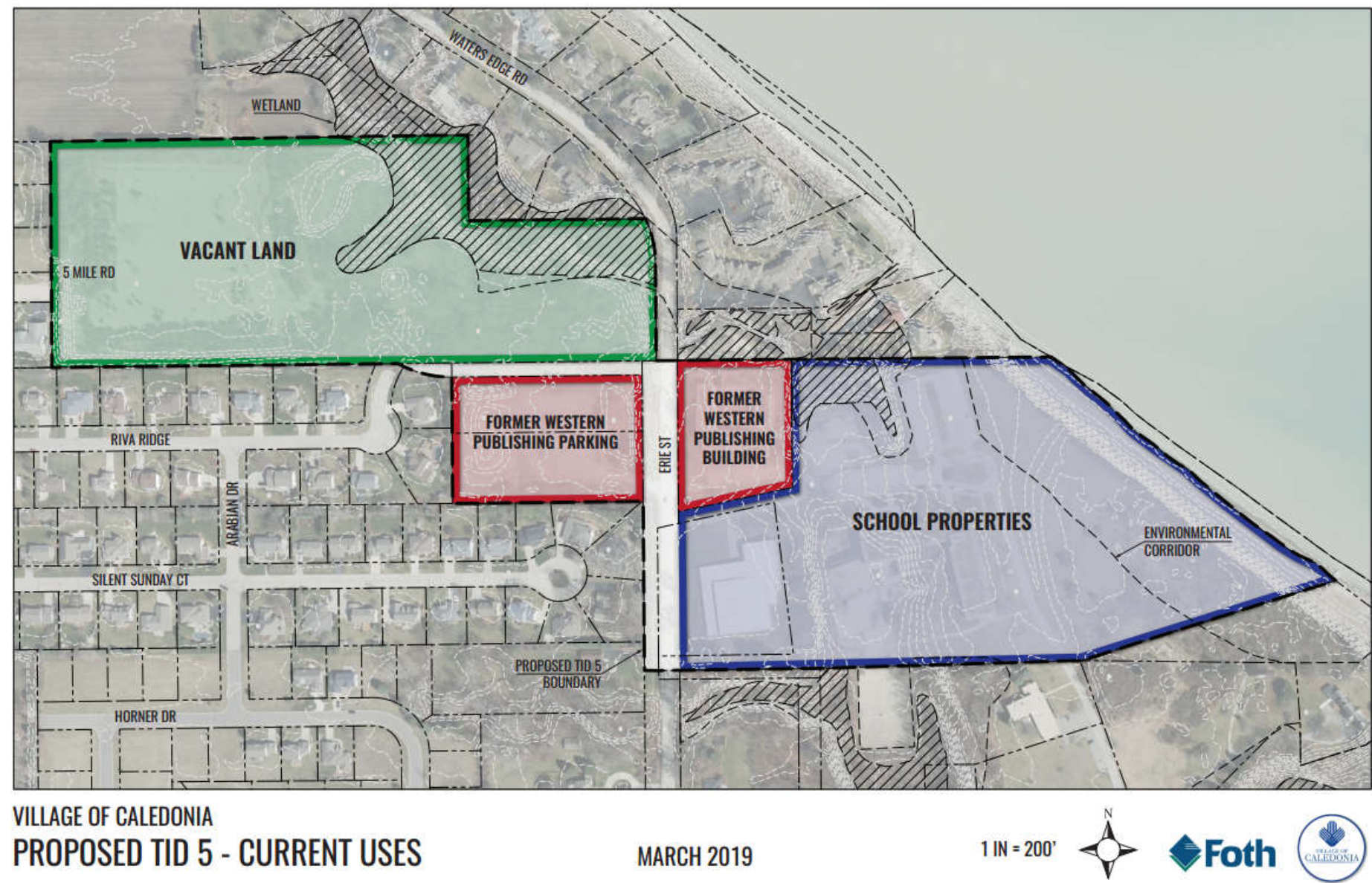
SECTION 3:
Map of Proposed District Boundary



SECTION 4:
Maps Showing Existing Uses and Conditions



Maps Showing Existing Uses and Conditions (continued)



SECTION 5:

Parcel List and Analysis

Village of Caledonia, WI														
Tax Incremental District No. 5														
Base Property Information														
Property Information						Assessment Information			Equalized Value (estimated)					Classification
Map No.	Parcel No.	Street Address	Owner	Existing Zoning	Acres	Land	Imp.	Total	E.V. Ratio	Land	Imp.	Total	Side of Erie St.	Rehabilitation-Conservation
1	21-003-000	5945 Erie St.	5945 Erie St., LLC	B-1	1.998	163,100	155,000	318,100	1.0713	174,730	166,053	340,783	East	1.998
2	21-005-000	5919 Erie St.	RUSD	P-1	15.950	--	--	--	1.0713	--	--	--	East	15.950
3	21-006-000	5915 Erie St.	RUSD	P-1	2.221	--	--	--	1.0713	--	--	--	East	2.221
4	16-021-000	Erie St.	Steven J. Ryder	R-3	15.180	227,300	1,600	228,900	1.0713	243,508	1,714	245,222	West	--
5	21-016-010	Erie St.	Village	B-1	0.337	--	--	--	1.0713	--	--	--	West	--
6	21-016-000	Erie St.	8214 LLC	B-1	1.341	68,200	3,100	71,300	1.0713	73,063	3,321	76,384	West	--
7	21-021-000	Erie St.	8214 LLC	B-1	1.678	70,500	3,100	73,600	1.0713	75,527	3,321	78,848	West	--
Totals					38.705	529,100	162,800	691,900		566,829	174,409	741,238		20.169

Estimated Base Value

741,238

52.1% of Total

Notes

- (1) Assessed Values are as of January 1, 2018
- (2) Equalized Value estimates are based on the ratio of 2018 Equalized Value of \$2,160,021,000 to 2018 Assessed Value of \$2,016,246,200
- (3) RUSD is Racine Unified School District
- (4) Base year valuations for TID No. 5 will be as of January 1, 2019, and will be available after the Village's Board of Review

SECTION 6:

Equalized Value Test

The following calculations demonstrate that the Village 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 Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$27,041,038. This value is less than the maximum of \$259,202,520 in equalized value that is permitted for the Village of Caledonia. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Caledonia, WI Tax Increment No. 5 Valuation Test Compliance Calculation				
Creation Date	May 6, 2019			
	Valuation Data Currently Available Jan 1, 2018	Dollar Change	Percent Change	Valuation Data Est. Creation Date Jan 1, 2019
Total E.V. (TID In)	2,160,021,000	--	--	2,160,021,000
12% Test	259,202,520			259,202,520
Increment of Existing TIDs				
TID No. 1	5,291,700	--	--	5,291,700
TID No. 3	6,364,400	--	--	6,364,400
TID No. 4	14,643,700	--	--	14,643,700
Total Existing Increment	26,299,800			26,299,800
Plus: Projected Base TID No. 5	741,238			741,238
Total Value Subject to 12% Test	27,041,038			27,041,038
Compliance	Pass			Pass

SECTION 7:

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

The proposed boundaries of the District include two general areas. The area located to the East of Erie Street includes three parcels that aggregate to approximately 20 acres, and include over 900 feet of Lake Michigan shoreline. The area located to the west of Erie Street includes four parcels that aggregate to approximately 18.5 acres. (The boundaries include all abutting street rights-of-way.)

Proposed Project Costs total approximately \$9,395,000, and are expected to be made in phases over the 22 year statutory expenditure period for the proposed District. Project Costs have been grouped into the below categories, with detailed descriptions for the Project Costs to follow.

- I. Property, Rights-of-Way and Easement Acquisition
- II. Site Preparation Activities
- III. Utilities
- IV. Streets and Streetscape
- V. Parks
- VI. Miscellaneous

I. Property, Right-of-Way and Easement Acquisition

Property Acquisition for Redevelopment

In order to promote and facilitate redevelopment the Village will 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 redevelopment. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Project Plan will be used to reduce the total Project Costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for 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.

Acquisition of Rights-of-Way

The Village will need to acquire property to allow for installation and maintenance of water mains, sanitary sewers, streets, stormwater management and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village will need to acquire temporary or permanent easements to allow for installation and maintenance of water mains, sanitary sewers, streets, stormwater management and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

Although no relocation is expected, if relocation expense are incurred in conjunction with the acquisition of property or easements, 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.

II. Site Preparation Activities

Environmental Audits and Remediation

There has been one known environmental study performed within the proposed District. If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for redevelopment, the Village will 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 will require grading to make it suitable for redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Bluff Stabilization

Land within the District that is located along the Lake Michigan shoreline will require geotechnical engineering design and construction services to control shoreline recession, and to make it suitable for redevelopment. Expenses incurred by the Village for bluff stabilization are eligible Project Costs.

III. Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village needs to provide sanitary sewer infrastructure to serve the District. Eligible Project Costs include, but are not limited to, capacity purchases; construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; 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 Village 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 Village 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.

Water System Improvements

There are inadequate public water distribution facilities serving areas of the District. To allow development to occur, the Village needs to provide water system infrastructure to serve the District. Eligible Project Costs include, but are not limited to, capacity purchases; construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; pumping stations; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village 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 Village 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 within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village will 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; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMPs). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village 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 Village 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 redevelopment, the Village 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 Village to undertake this work are eligible Project Costs.

Gas Service

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

Communications Infrastructure

In order to create sites suitable for redevelopment, the Village 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 Village to undertake this work are eligible Project Costs.

IV. Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the Village will 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, box culverts and bridges; rail crossings and signals; 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 redevelopment consistent with the objectives of this Project Plan, the Village 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 Village are eligible Project Costs.

V. Parks

Park Development

The Village's Park and Open Space Plan guides the Village's preservation, acquisition and development of land for park, outdoor recreation and open space purposes ("Park Plan"). The Park Plan identifies a portion of the property that is encompassed by the former Olympia Brown Elementary School (Parcel 2 and 3) as an existing playfield. The Park Plan also identifies land that is part of Parcel 4 as existing environmental corridor. For these reasons, the Project Plan identifies a portion of Parcel 4 as a park which encompasses approximately 3.3 acres of land. The Park Plan indicates that neighborhood parks should provide for opportunities for passive activity areas. This Project Plan proposes that the land for this park be acquired and planned as a passive activity area. A passive activity area is defined under the Park Plan as an area within an outdoor recreation site that provides an opportunity for such leisurely recreational activities as walking, rest and relaxation, and informal picnicking. These areas are generally located in parks or in urban open space sites, and usually consist of a landscaped area with mowed lawn, shade trees, and benches. Any mowed lawn area would also provide for a replacement playfield for neighborhood residents. This playfield would be an open area in the park with no facilities or infrastructure planned, other than possibly a path and benches. This is consistent with the implementation recommendations of the Park Plan.

VI. Miscellaneous

Cash Grants (Development Incentives)

The Village 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 Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village 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 Village'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 Village intends to make the following Project Cost expenditures outside the District (the letter correspond to references found on the ½ mile radius exhibit included on page 16 herein.)

- A. 5 Mile Road extension – Street Amenities only: outside of the ½ mile radius from District boundaries
- B. 4 ½ Mile Road extension – Street Construction, complete with amenities: within the ½ mile radius from District boundaries
- C. Reconstruction of what is currently Erie Street, complete with amenities: within the ½ mile radius from District boundaries
- D. Reconstruction of what is currently Erie Street, Street Amenities only: outside of the ½ mile radius from District boundaries

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 Project 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 Project Plan.

Administrative Costs

The Village 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 Village employees in connection with the implementation of the Project 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 Project 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 Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

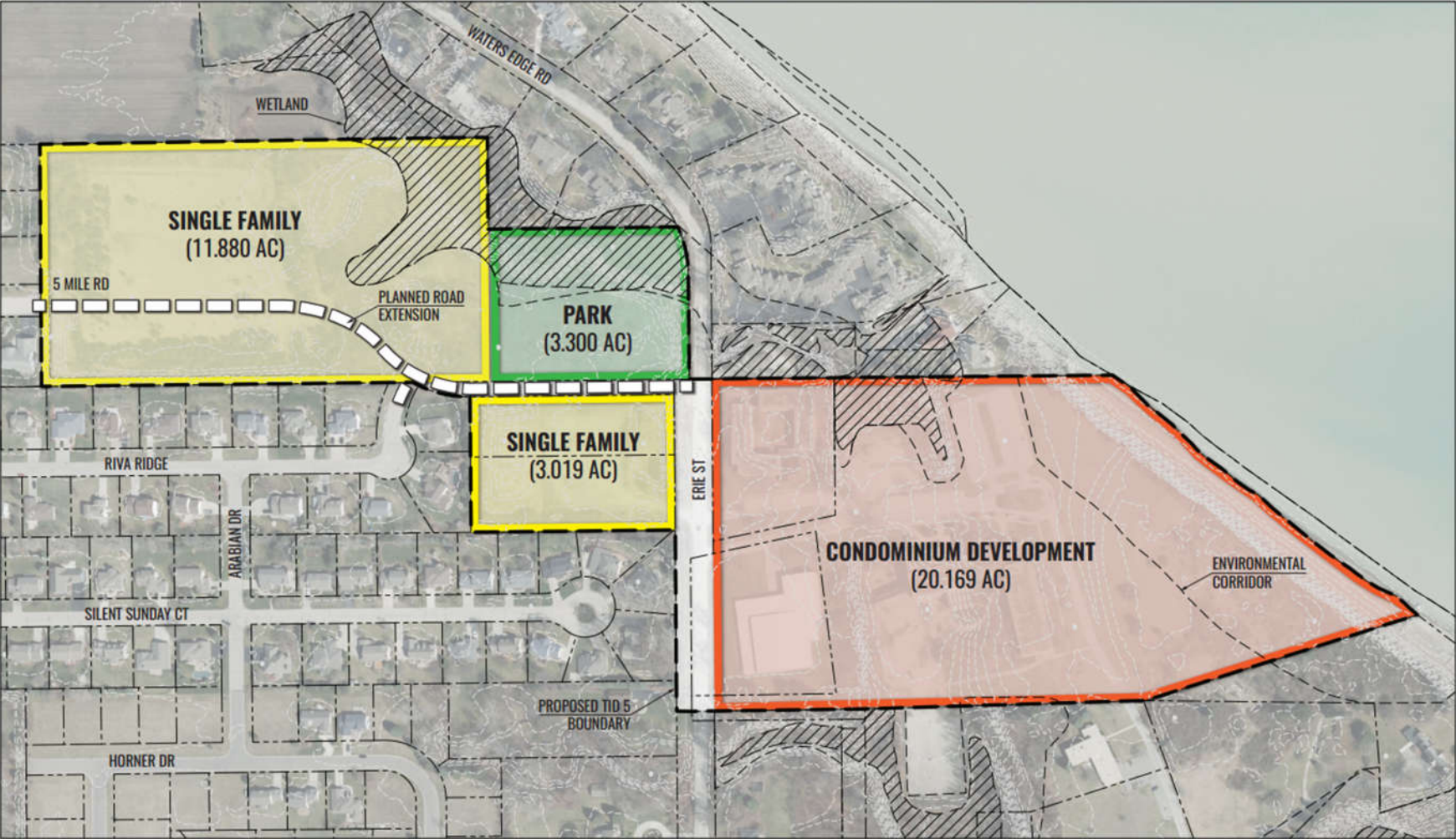
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects 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 Village reserves the right to implement only those projects that remain viable as the Project Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Project 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 Project Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Any prorations of costs in the Project Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. ½ mile radius

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SECTION 8:
Maps Showing Projected Uses

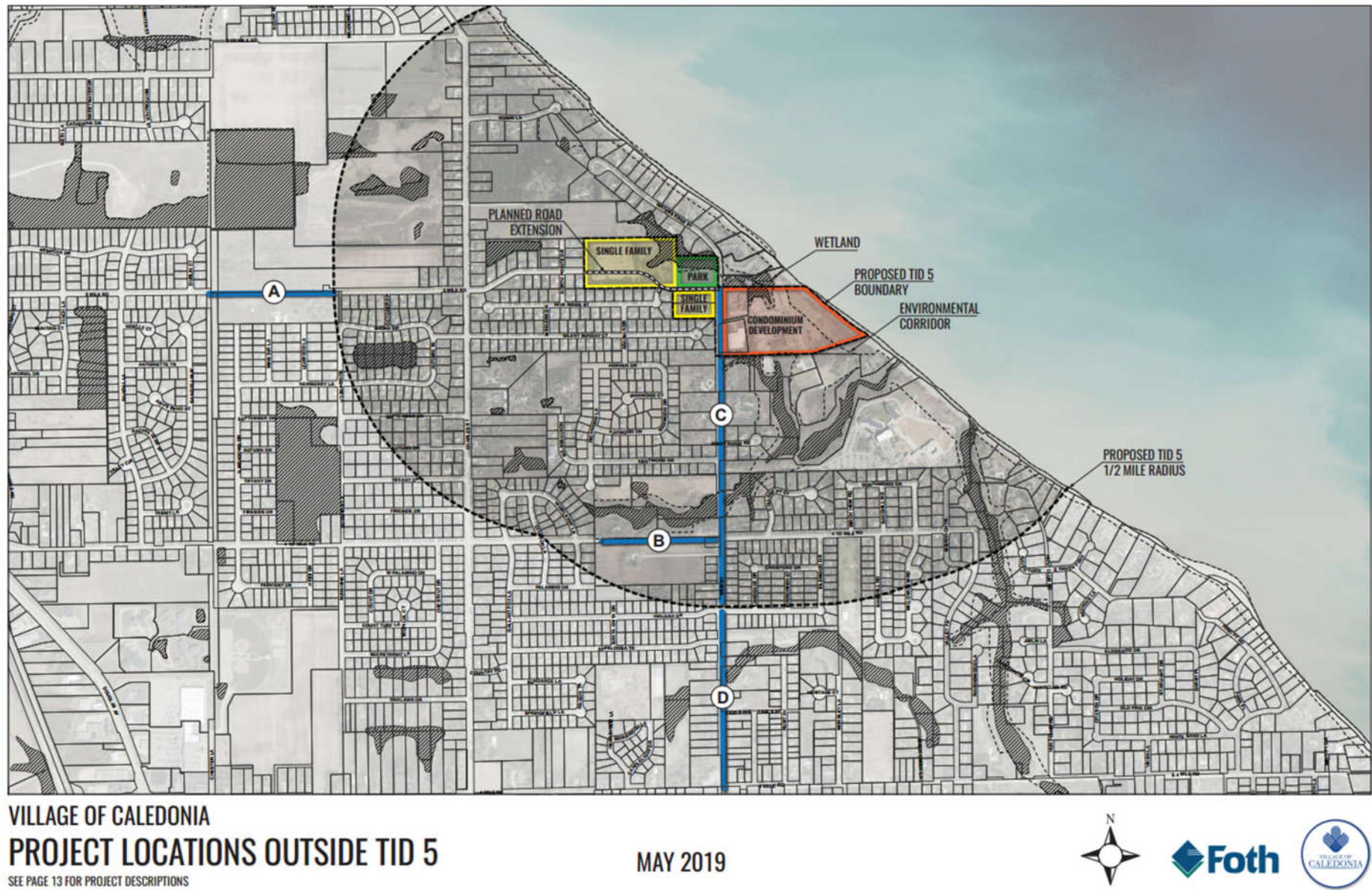


VILLAGE OF CALEDONIA
PROPOSED TID 5 - CONCEPT PLAN

MAY 2019

1 IN = 200'

Maps Showing Projected Uses (Projects Outside TID)



SECTION 9:

Detailed List of Project Costs

All costs are based on 2019 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. However, for increases in excess of 25% over the cost of inflation of total Project Costs, the Village would pursue an amendment to the Plan in accordance with the amendment procedures specified in Wisconsin Statutes Section 66.1105(4)(h), which include review by the Joint Review Board. The Village also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Project Plan.

This Project 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 Project Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Project Plan.

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Estimated Total Project Costs: TID and Non-TID

Village of Caledonia, WI
Tax Incremental District No. 5
Estimated Total Project Costs: TID No. 5 and Non-TID

	Project Description	Estimated Total Project Cost	TID No. 5 Allocation (%)	TID No. 5 Allocation (\$)	Non-TID No. 5 Allocation (\$)
Phase I - Initial (2019 - 2020)					
	Property Purchases	2,400,000	100%	2,400,000	--
	Acquisition of Rights-of-Way and Easements	392,900	100%	392,900	--
	Demolition/Remediation - former "Western Publishing" building	600,000	100%	600,000	--
	Demolition/Remediation - former "Olympia Brown School" building	800,000	100%	800,000	--
	Lake Michigan Bluff Stabilization	1,200,000	100%	1,200,000	--
	Administrative Costs	75,000	100%	75,000	--
Phase II - Area Sanitary Sewer System Upgrades (2020 - 2021)					
	Dominican Lift Station Replacement	1,350,000	53%	715,500	634,500
Phase III - 4 1/2 Mile Road Upgrades (2020 - 2021)					
	Street Improvements and Amenities (4-1/2 Mile Road Extension)	867,000	100%	867,000	--
	Less: Funds on Hand via 2015 Donation to Village	(523,000)	100%	(523,000)	--
	Sanitary Sewer Improvements (4-1/2 Mile Road Extension)	201,000	0%	--	201,000
	Public Water System Improvements (4-1/2 Mile Road Extension)	208,000	100%	208,000	--
Phase IV - 5 Mile Road Upgrades (2022 - 2023)					
	Street Improvements (5 Mile Road, West)	375,000	0%	--	375,000
	Street Amenities (5 Mile Road, West)	380,000	100%	380,000	--
	Street Improvements and Amenities (5 Mile Road, East)	830,000	100%	830,000	--
	Sanitary Sewer Improvements (5 Mile Road, East)	443,000	100%	443,000	--
	Public Water System Improvements (5 Mile Road, East)	280,000	100%	280,000	--
	Pocket Park Improvements	50,000	100%	50,000	--
Phase V- Area Sanitary Sewer System Upgrades (2022 - 2023)					
	Central Lift Station - Lift Station Modifications	2,595,000	5.0%	129,800	2,465,200
	Central Lift Station - Attenuation Basin	5,789,000	5.0%	289,500	5,499,500
Phase VI - Erie Street Upgrades (2024 - 2025)					
	Street Improvements and Amenities (Erie Street Rehabilitation)	3,751,000	54%	2,025,600	1,725,400
	Sanitary Sewer Improvements (Erie Street Rehabilitation)	313,600	0%	--	313,600
	Public Water System Improvements (Erie Street Rehabilitation)	1,895,700	0%	--	1,895,700
Total		24,273,200		11,163,300	13,109,900

Estimated TID Project Costs by Year

Village of Caledonia, WI
Tax Incremental District No. 5
Estimated TID No. 5 Project Costs by Year

		2019	2019	2019	2020 - 2021	2020 - 2021	2022 - 2023	2024 - 2025	TID No. 5
	Project Description	MRO	MRO	Village G.O.	Village W&S	Village G.O.	Village G.O.	Village G.O.	Total
Phase I - Initial (2019 - 2020)									
	Property Purchases	2,000,000	--	400,000	--	--	--	--	2,400,000
	Acquisition of Rights-of-Way and Easements	--	--	392,900	--	--	--	--	392,900
	Demolition/Remediation - former "Western Publishing" building	--	600,000	--	--	--	--	--	600,000
	Demolition/Remediation - former "Olympia Brown School" building	--	800,000	--	--	--	--	--	800,000
	Lake Michigan Bluff Stabilization	--	1,200,000	--	--	--	--	--	1,200,000
	Administrative Costs	--	--	75,000	--	--	--	--	75,000
Phase II - Area Sanitary Sewer System Upgrades (2020 - 2021)									
	Dominican Lift Station Replacement	--	--	--	715,500	--	--	--	715,500
Phase III - 4 1/2 Mile Road Upgrades (2020 - 2021)									
	Street Improvements and Amenities (4-1/2 Mile Road Extension)	--	--	--	--	867,000	--	--	867,000
	Less: Funds on Hand via 2015 Donation to Village	--	--	--	--	(523,000)	--	--	(523,000)
	Sanitary Sewer Improvements (4-1/2 Mile Road Extension)	--	--	--	--	--	--	--	--
	Public Water System Improvements (4-1/2 Mile Road Extension)	--	--	--	208,000	--	--	--	208,000
Phase IV - 5 Mile Road Upgrades (2022 - 2023)									
	Street Improvements (5 Mile Road, West)	--	--	--	--	--	--	--	--
	Street Amenities (5 Mile Road, West)	--	--	--	--	--	380,000	--	380,000
	Street Improvements and Amenities (5 Mile Road, East)	--	--	--	--	--	830,000	--	830,000
	Sanitary Sewer Improvements (5 Mile Road, East)	--	--	--	--	--	443,000	--	443,000
	Public Water System Improvements (5 Mile Road, East)	--	--	--	--	--	280,000	--	280,000
	Pocket Park Improvements	--	--	--	--	--	50,000	--	50,000
Phase V- Area Sanitary Sewer System Upgrades (2022 - 2023)									
	Central Lift Station - Lift Station Modifications	--	--	--	--	--	129,800	--	129,800
	Central Lift Station - Attenuation Basin	--	--	--	--	--	289,500	--	289,500
Phase VI - Erie Street Upgrades (2024 - 2025)									
	Street Improvements and Amenities (Erie Street Rehabilitation)	--	--	--	--	--	--	2,025,600	2,025,600
	Sanitary Sewer Improvements (Erie Street Rehabilitation)	--	--	--	--	--	--	--	--
	Public Water System Improvements (Erie Street Rehabilitation)	--	--	--	--	--	--	--	--
Total		2,000,000	2,600,000	867,900	923,500	344,000	2,402,300	2,025,600	11,163,300

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 Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Project Plan. A listing of “Available Financing Methods” within this Section.
- The Village expects to complete the projects in multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. 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 and redevelopment anticipated to occur as a result of the implementation of this Project Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying:
 - The taxable value of development expected to occur, and the projection of tax increments to be collected resulting from that development and other economic growth within the District.
 - The estimated financing plan, including the projected debt service requirements.
 - 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 Project Plan may require that the Village 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 Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Project 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 Village has a G.O. debt limit of \$108,001,050 (\$2,160,021,000 Equalized Value x 5.0 percent), of which \$45,792,175 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing or a Municipal Revenue Obligation “MRO”)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Project 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 Village’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 Village and, therefore, do not count against the Village’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA) or by a Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village 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 Village can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the Village that represent service of the system to the Village. 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 Village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds; the Village must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The Village 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 Village determines that special assessments are appropriate, the Village 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 Village's statutory borrowing capacity.

Other Funds That Reduce Project Costs/Financing Needs

Sale of Land for Development

The Village will own real property in the District and intends to sell such properties for development. If proceeds of land sales are received, the Village must reduce the total eligible Project Costs under this Project Plan in an amount equal to the total collected. No developer has been selected as of the date of this plan.

Grants

The Village, with assistance from the Racine County Economic Development Corporation (RCEDC), intends to explore opportunities to receive grants for buff stabilization, and demolition activities. If Grants are received, the Village must reduce the total eligible Project Costs under this Project Plan in an amount equal to the total collected.

Special Assessments

The Village 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. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Project Plan in an amount equal to the total collected.

Project 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 Village 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 Village reserves the right to alter the implementation of this Project 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 Project Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

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Projected Development Increment and Increment Revenue

Village of Caledonia, WI
Tax Incremental District No. 5
Projected Development Increment / Increment Revenue

	Constr. Year	Valuation Year	Revenue Year	East of Erie St.	West of Erie St.	Total Increment	Equalized Value Tax Rate (per \$1,000)	Total Increment Revenue
				Condominium Development	Single Family Development			
1	2019	2020	2021	2,000,000	--	2,000,000	21.07	42,140
2	2020	2021	2022	14,000,000	--	16,000,000	21.07	337,120
3	2021	2022	2023	6,000,000	1,200,000	23,200,000	21.07	488,824
4	2022	2023	2024	6,000,000	1,600,000	30,800,000	21.07	648,957
5	2023	2024	2025	6,000,000	1,600,000	38,400,000	21.07	809,089
6	2024	2025	2026	6,000,000	800,000	45,200,000	21.07	952,365
7	2025	2026	2027	--	--	45,200,000	21.07	952,365
8	2026	2027	2028	--	--	45,200,000	21.07	952,365
9	2027	2028	2029	--	--	45,200,000	21.07	952,365
10	2028	2029	2030	--	--	45,200,000	21.07	952,365
11	2029	2030	2031	--	--	45,200,000	21.07	952,365
12	2030	2031	2032	--	--	45,200,000	21.07	952,365
13	2031	2032	2033	--	--	45,200,000	21.07	952,365
14	2032	2033	2034	--	--	45,200,000	21.07	952,365
15	2033	2034	2035	--	--	45,200,000	21.07	952,365
16	2034	2035	2036	--	--	45,200,000	21.07	952,365
17	2035	2036	2037	--	--	45,200,000	21.07	952,365
18	2036	2037	2038	--	--	45,200,000	21.07	952,365
19	2037	2038	2039	--	--	45,200,000	21.07	952,365
20	2038	2039	2040	--	--	45,200,000	21.07	952,365
21	2039	2040	2041	--	--	45,200,000	21.07	952,365
22	2040	2041	2042	--	--	45,200,000	21.07	952,365
23	2041	2042	2043	--	--	45,200,000	21.07	952,365
24	2042	2043	2044	--	--	45,200,000	21.07	952,365
25	2043	2044	2045	--	--	45,200,000	21.07	952,365
26	2044	2045	2046	--	--	45,200,000	21.07	952,365
27	2045	2046	2047	--	--	45,200,000	21.07	952,365
Total				40,000,000	5,200,000			23,278,160

Estimated Financing Plan

Village of Caledonia, WI Tax Incremental District No. 5 Estimated Financing Plan								
	2019 MRO No. 1	2019 MRO No. 2	2019 Village G.O.	2020 - 2021 Village W&S	2020 - 2021 Village G.O.	2022 - 2023 Village G.O.	2024 - 2025 Village G.O.	TID No. 5 Total
Project Funds Needed	2,000,000	2,600,000	867,900	923,500	344,000	2,402,300	2,025,600	11,163,300
Less:								
Property Sales	--	--	--	--	--	--	--	--
Grants	--	--	--	--	--	--	--	--
Special Assessments	--	--	--	--	--	(1,200,000)	(800,000)	(2,000,000)
Other Sources	--	--	--	--	--	--	--	--
Plus:								
Finance Related Expenses (3% of par)	--	--	26,900	31,200	10,700	37,200	38,000	144,000
Debt Service Reserve Fund	--	--	--	83,200	--	--	--	83,200
Capitalized Interest	--	--	--	--	--	--	--	--
Financing Required	2,000,000	2,600,000	894,800	1,037,900	354,700	1,239,500	1,263,600	9,390,500
Plus: Rounding	--	--	200	2,100	300	500	1,400	4,500
Issue Size (Debt)			895,000	1,040,000	355,000	1,240,000	1,265,000	4,795,000
Issue Size (MRO)	2,000,000	2,600,000						4,600,000
							Total	9,395,000

Projected Debt Service

Village of Caledonia, WI
TID No. 5
Projected Debt Service

Year	2019 G.O.			2020 - 2021 W&S Rev.			2020 - 2021 G.O.			2022 - 2023 G.O.			2024 - 2025 G.O.		
	895,000	Par Amount		1,040,000	Par Amount		355,000	Par Amount		1,240,000	Par Amount		1,265,000	Par Amount	
	8/1/2019	Dated Date		8/1/2020	Dated Date		8/1/2020	Dated Date		8/1/2022	Dated Date		8/1/2024	Dated Date	
	4.00%	Rate		4.00%	Rate		4.00%	Rate		4.00%	Rate		4.00%	Rate	
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2019															
2020	--	35,800	35,800												
2021	--	35,800	35,800	--	41,600	41,600	--	14,200	14,200						
2022	--	35,800	35,800	--	41,600	41,600	--	14,200	14,200	--	49,600	49,600			
2023	--	35,800	35,800	--	41,600	41,600	--	14,200	14,200	--	49,600	49,600			
2024	--	35,800	35,800	60,000	41,600	101,600	--	14,200	14,200	--	49,600	49,600	--	50,600	50,600
2025	--	35,800	35,800	60,000	39,200	99,200	--	14,200	14,200	--	49,600	49,600	--	50,600	50,600
2026	--	35,800	35,800	60,000	36,800	96,800	--	14,200	14,200	--	49,600	49,600	--	50,600	50,600
2027	65,000	35,800	100,800	60,000	34,400	94,400	25,000	14,200	39,200	75,000	49,600	124,600	70,000	50,600	120,600
2028	65,000	33,200	98,200	60,000	32,000	92,000	25,000	13,200	38,200	75,000	46,600	121,600	70,000	47,800	117,800
2029	65,000	30,600	95,600	60,000	29,600	89,600	25,000	12,200	37,200	75,000	43,600	118,600	70,000	45,000	115,000
2030	70,000	28,000	98,000	60,000	27,200	87,200	25,000	11,200	36,200	75,000	40,600	115,600	70,000	42,200	112,200
2031	70,000	25,200	95,200	60,000	24,800	84,800	25,000	10,200	35,200	75,000	37,600	112,600	70,000	39,400	109,400
2032	70,000	22,400	92,400	60,000	22,400	82,400	25,000	9,200	34,200	75,000	34,600	109,600	70,000	36,600	106,600
2033	70,000	19,600	89,600	60,000	20,000	80,000	25,000	8,200	33,200	75,000	31,600	106,600	70,000	33,800	103,800
2034	70,000	16,800	86,800	60,000	17,600	77,600	25,000	7,200	32,200	75,000	28,600	103,600	70,000	31,000	101,000
2035	70,000	14,000	84,000	60,000	15,200	75,200	25,000	6,200	31,200	80,000	25,600	105,600	70,000	28,200	98,200
2036	70,000	11,200	81,200	65,000	12,800	77,800	25,000	5,200	30,200	80,000	22,400	102,400	70,000	25,400	95,400
2037	70,000	8,400	78,400	65,000	10,200	75,200	25,000	4,200	29,200	80,000	19,200	99,200	70,000	22,600	92,600
2038	70,000	5,600	75,600	65,000	7,600	72,600	25,000	3,200	28,200	80,000	16,000	96,000	70,000	19,800	89,800
2039	70,000	2,800	72,800	60,000	5,000	65,000	25,000	2,200	27,200	80,000	12,800	92,800	70,000	17,000	87,000
2040			--	65,000	2,600	67,600	30,000	1,200	31,200	80,000	9,600	89,600	70,000	14,200	84,200
2041			--			--			--	80,000	6,400	86,400	70,000	11,400	81,400
2042			--			--			--	80,000	3,200	83,200	70,000	8,600	78,600
2043			--			--			--			--	70,000	5,800	75,800
2044			--			--			--			--	75,000	3,000	78,000
2045			--			--			--			--			--
2046			--			--			--			--			--
2047			--			--			--			--			--
Total	895,000	504,200	1,399,200	1,040,000	503,800	1,543,800	355,000	193,000	548,000	1,240,000	676,000	1,916,000	1,265,000	634,200	1,899,200

Projected Cash Flows

Village of Caledonia, WI Tax Incremental District No. 5 Cash Flow Projection														
Year	Increment Revenue Total	Less: Municipal Rev. Obligation No. 1		Increment Revenue Available for Debt Service	Less: General Obligation and Water & Sewer Rev. Notes/Bonds			Increment Revenue Available for MRO No. 2	Less: Municipal Rev. Obligation No. 2		Admin. and Other Cash Expenses	Annual Revenues Less Expenses	Cumulative TID No. 5 Balance	Outstanding Balance
		Payment	Balance		Principal	Interest	Balance		Payment	Balance				
			2,000,000				895,000			2,600,000			--	5,495,000
2020	--	--	2,000,000	--	--	35,800	2,290,000	(35,800)	--	2,600,000	20,000	(55,800)	(55,800)	6,890,000
2021	42,140	21,070	1,978,930	21,070	--	91,600	2,290,000	(70,530)	--	2,600,000	20,000	(90,530)	(146,330)	6,868,930
2022	337,120	168,560	1,810,370	168,560	--	141,200	3,530,000	27,360	13,680	2,586,320	20,000	(6,320)	(152,650)	7,926,690
2023	488,824	244,412	1,565,958	244,412	--	141,200	3,530,000	103,212	51,606	2,534,714	20,000	31,606	(121,044)	7,630,672
2024	648,957	324,479	1,241,479	324,478	60,000	191,800	4,735,000	72,678	36,339	2,498,375	20,000	16,339	(104,705)	8,474,854
2025	809,089	404,545	836,934	404,544	60,000	189,400	4,675,000	155,144	77,572	2,420,803	20,000	57,572	(47,133)	7,932,737
2026	952,365	476,183	360,751	476,182	60,000	187,000	4,615,000	229,182	114,591	2,306,212	20,000	94,591	47,458	7,281,963
2027	952,365	360,751	--	591,614	295,000	184,600	4,320,000	112,014	56,007	2,250,205	20,000	36,007	83,465	6,570,205
2028	952,365	--	--	952,365	295,000	172,800	4,025,000	484,565	242,283	2,007,922	20,000	222,282	305,747	6,032,922
2029	952,365	--	--	952,365	295,000	161,000	3,730,000	496,365	248,183	1,759,739	20,000	228,182	533,929	5,489,739
2030	952,365	--	--	952,365	300,000	149,200	3,430,000	503,165	251,583	1,508,156	20,000	231,582	765,511	4,938,156
2031	952,365	--	--	952,365	300,000	137,200	3,130,000	515,165	257,583	1,250,573	20,000	237,582	1,003,093	4,380,573
2032	952,365	--	--	952,365	300,000	125,200	2,830,000	527,165	263,583	986,990	20,000	243,582	1,246,675	3,816,990
2033	952,365	--	--	952,365	300,000	113,200	2,530,000	539,165	269,583	717,407	20,000	249,582	1,496,257	3,247,407
2034	952,365	--	--	952,365	300,000	101,200	2,230,000	551,165	275,583	441,824	20,000	255,582	1,751,839	2,671,824
2035	952,365	--	--	952,365	305,000	89,200	1,925,000	558,165	279,083	162,741	20,000	259,082	2,010,921	2,087,741
2036	952,365	--	--	952,365	310,000	77,000	1,615,000	565,365	162,741	--	20,000	382,624	2,393,545	1,615,000
2037	952,365	--	--	952,365	310,000	64,600	1,305,000	577,765	--	--	--	577,765	2,971,310	1,305,000
2038	952,365	--	--	952,365	310,000	52,200	995,000	590,165	--	--	--	590,165	3,561,475	995,000
2039	952,365	--	--	952,365	305,000	39,800	690,000	607,565	--	--	--	607,565	4,169,040	690,000
2040	952,365	--	--	952,365	245,000	27,600	445,000	679,765	--	--	--	679,765	4,848,805	445,000
2041	952,365	--	--	952,365	150,000	17,800	295,000	784,565	--	--	--	784,565	5,633,370	295,000
2042	952,365	--	--	952,365	150,000	11,800	145,000	790,565	--	--	--	790,565	6,423,935	145,000
2043	952,365	--	--	952,365	70,000	5,800	75,000	876,565	--	--	--	876,565	7,300,500	75,000
2044	952,365	--	--	952,365	75,000	3,000	--	874,365	--	--	--	874,365	8,174,865	--
2045	952,365	--	--	952,365	--	--	--	952,365	--	--	--	952,365	9,127,230	--
2046	952,365	--	--	952,365	--	--	--	952,365	--	--	--	952,365	10,079,595	--
2047	952,365	--	--	952,365	--	--	--	952,365	--	--	--	952,365	11,031,960	--
	23,278,160	2,000,000		21,278,160	4,795,000	2,511,200		13,971,960	2,600,000		340,000	11,031,960		

SECTION 11:

Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village 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 Village estimates that 0% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:

Proposed Zoning Ordinance Changes

The Village anticipates that portions of the District will be rezoned from the current mix of public, business, and residential zoning to either Planned Unit Development (PUD) and/or a mix of residential zoning appropriate to the ultimate development, but it does not anticipate that the District will require any other changes in zoning ordinances.

SECTION 14:

Proposed Changes in Master Plan, Map, Building Codes and Village of Caledonia Ordinances

It is expected that this Project Plan will be complementary to the Village's master plan, known as the Village of Caledonia Land Use Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Project Plan.

SECTION 15:

Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Project Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Chapter 32.

SECTION 16:

Detailed Orderly Development of the Village of Caledonia

The District contributes to the orderly development of the Village (i) by addressing an area in need of conservation and rehabilitation, and (ii) by providing the opportunity for continued growth in tax base, job opportunities and general economic activity, consistent with the Village's Land Use Plan.

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, to the extent that the costs of which are paid by impact fees, grants, special assessments, or revenues other than tax increments.

For the purposes of determining the Financial Feasibility, no allowances for non-project costs have been assumed for the implementation of this Project Plan, other than the non-TID allocation of an estimated \$13,110,000 as shown on the table "Estimated Total Project Costs: TID and Non-TID" on page 18. As detailed design of the various projects occurs, determinations of other non-project costs using the criteria above would need to occur.

SECTION 18:

Opinion of Attorney for the Village of Caledonia Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105



Timothy J. Pruitt
Elaine Sutton Ekes
Christopher A. Geary
Tyler M. Helsel

Office Administrator:
Eileen M. Zaffiro

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May 15, 2019

Village Board
c/o Ms. Karie Pope
Village Clerk
Village of Caledonia
5043 Chester Lane
Racine, WI 53402

RE: Tax Incremental District No. 5 – Village of Caledonia

Dear Village Board Members:

As attorneys for the Village of Caledonia, we have reviewed the proposed Project Plan for the Creation of Tax Incremental District No. 5 and have determined that it is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Sincerely,

PRUITT, EKES & GEARY, S.C.

Elaine Sutton Ekes

ESE:emz

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

Below is the calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions, which is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Village of Caledonia, WI

Estimated portion of taxes that owners of taxable property in each taxing
jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year

2018

County	7,808,467	17.37%
Village	14,098,894	31.36%
School District	21,334,089	47.45%
Technical College	1,716,213	3.82%
	<u>44,957,663</u>	<u>100.00%</u>

	Revenue			School	Technical	Total
	Year	County	Village	District	College	
1	2021	7,319	13,215	19,997	1,609	42,140
2	2022	58,553	105,722	159,976	12,869	337,120
3	2023	84,901	153,297	231,965	18,660	488,824
4	2024	112,714	203,515	307,954	24,773	648,957
5	2025	140,527	253,733	383,943	30,886	809,089
6	2026	165,411	298,665	451,933	36,356	952,365
7	2027	165,411	298,665	451,933	36,356	952,365
8	2028	165,411	298,665	451,933	36,356	952,365
9	2029	165,411	298,665	451,933	36,356	952,365
10	2030	165,411	298,665	451,933	36,356	952,365
11	2031	165,411	298,665	451,933	36,356	952,365
12	2032	165,411	298,665	451,933	36,356	952,365
13	2033	165,411	298,665	451,933	36,356	952,365
14	2034	165,411	298,665	451,933	36,356	952,365
15	2035	165,411	298,665	451,933	36,356	952,365
16	2036	165,411	298,665	451,933	36,356	952,365
17	2037	165,411	298,665	451,933	36,356	952,365
18	2038	165,411	298,665	451,933	36,356	952,365
19	2039	165,411	298,665	451,933	36,356	952,365
20	2040	165,411	298,665	451,933	36,356	952,365
21	2041	165,411	298,665	451,933	36,356	952,365
22	2042	165,411	298,665	451,933	36,356	952,365
23	2043	165,411	298,665	451,933	36,356	952,365
24	2044	165,411	298,665	451,933	36,356	952,365
25	2045	165,411	298,665	451,933	36,356	952,365
26	2046	165,411	298,665	451,933	36,356	952,365
27	2047	165,411	298,665	451,933	36,356	952,365