

Date: Tuesday, May 17, 2016
Time: 6:05 pm
Place: City Hall

FINANCE AND TAXATION COMMITTEE

- A. CALL TO ORDER & ROLL CALL
- B. CORRECTION OF MINUTES
- C. BUSINESS: OPEN

1. REQUEST FROM QTS PROPERTIES TO DEFER 2015 NON-PERFORMANCE PENALTY

The City received a letter from QTS Properties requesting a deferment of the penalty until the improved expansion could be completed and fully assessed.

Individual Requesting Item	City Administrator
Expected Length of Discussion	15 min

2. PRESENTATION AND PRELIMINARY DISCUSSION OF SQUARENORTH LLC DEVELOPMENT PROPOSAL

Individual Requesting Item	Martin Shanks
Expected Length of Discussion	30 Minutes

Documents: [2016-05-11 SquareNorth LLC Proposal.pdf](#)

3. MERIT CENTER EQUIPMENT PURCHASE

We are proposing purchasing a used skid loader from Davis Implement the amount of \$7300 for use at the MERIT Center (Local dealers were contacted but did not have any suitable used units).

Over the years the MERIT Center has grown to the point that we are continually moving equipment, training props and supplies from place to place and have previously borrowed a skid loader from one of our members or from M&D equipment in the north industrial park. We have also been able to utilize equipment owned by the DPW on occasion however, there is a need to transport the equipment to the MERIT Center and back so that equipment is available for use by DPW when they need.

By purchasing this unit we will longer have the need to move it back and forth and will be able to complete set up for training sessions and put equipment away afterwards for all the training conducted by our department, Blackhawk Tech, and the State of Wisconsin.

Money is available from funds which has been donated by the community and will be withdrawn from the Monroe Fund MERIT Center donation account and deposited into our capital equipment account to cover the cost of the purchase.

Deputy Chief Heins will be on hand to present more information.

Individual Requesting Item	Chief Rausch
Expected Length of Discussion	10 minutes

4. FINANCING OPTIONS FOR PARKING RAMP AND OTHER 2016 CAPITAL IMPROVEMENT PROJECTS

Individual Requesting Item	City Administrator
Expected Length of Discussion	30 minutes

D. BUSINESS BY MEMBERS

May make brief informative statements or bring up items to be discussed at a future meeting.

E. ADJOURNMENT

This Committee may take any action it considers appropriate related to any item on this agenda.

Requests from persons with disabilities who need assistance to participate in this meeting, including need for an interpreter, materials in alternate formats, or other accommodations, should be made to the Office of the City Clerk at (608) 329 2564 with as much advance notice as possible so that proper arrangements can be made.

Members: Chairperson Reid Stangel, Brooke Bauman, Chuck Koch, and Alternate Michael Boyce

Youth in Government Members: Nate Smith, Abby Yurs



CITY OF MONROE

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MEMORANDUM

DATE: May 10, 2016
TO: Finance & Taxation Committee
FROM: Martin Shanks
RE: SquareNorth LLC Project

Background/Reference

Over the last 12 months the City Council has taken steps to establish clear guidelines on the use of tax increment finance by adopting a Tax Increment Finance Policy; and to create a more flexible environment for the use of development incentives in TID 7 along with modified district boundaries through the recent TID 7 Amendment. Please see Item #1 to review the Tax Increment Finance Policy and Item #2 to review the Project Plan for TID 7.

Those steps have enabled the following project to come forward for your consideration. Per the Tax Increment Finance Policy City staff have followed all required steps before presenting the attached package for consideration.

Project Scope:

See Item #3 to review the full length of the Letter of Intent submitted by developers SquareNorth LLC. The Letter of Intent has been submitted in accordance with the Tax Increment Finance Policy. In summary: the developers are proposing to build a four unit residential condominium building on the northwest corner of the current "North Parking Lot" behind the Stop n Go. Please see Item #4 to review a preliminary site plan and design. Each unit will be sold to individual home buyers. Buyers will have the opportunity to choose from a selection of variable features. In general, each unit will be two stories featuring two-three bedrooms and one-two bathrooms. Attached or detached garages will be an available option.

Construction is anticipated to include wood construction with exterior finishes of brick, masonry, wood or a combination thereof. Interiors will include wood or laminate floors, drywall, wood trim, stainless steel kitchen appliances and solid surface countertops.

Project start dates are anticipated to be June 2016-May 2017 with completion dates ranging from October 2016-October 2017.

Developer's Request to City:

As part of this project the developers have made a number of requests within their Letter of Intent for the City Council to consider. During consultation with staff several of the Letter of Intent requests have been modified or rescinded. What remains are the following considerations:

- Purchase parcels 1801.000 and north portion of parcel 1800.000 (see next item).
- City will sub-divide parcel 1800.000 into two parcels (north and south) with a dividing line that runs from the SW corner of parcel 1797.0000 straight west. The City will further define the eastern portion of 1800.000 to correspond with the eastern boundary of parcel 1801.000, creating a clean square or rectangle and preserving the remaining parking circulation (see Item #5).
- Developer's agreement to stipulate a one year option for the developer's to purchase the aforementioned parcels.

- Sale of parcels is contingent upon the developer pre-selling the condominium units over the 1 year option period.
- Failure of the developer to pre-sell the units during the one year option period will result in the termination of the agreement.
- Upon developer’s delivery of documentation showing the sale of all condo units the City and developer will execute provisions in the agreement to sell the parcels.
- City will then provide an up-front loan to the developer in an amount between \$70,000 and \$95,000 dependent upon condo sale configurations. The loan will be paid back by the developer in three years.
- Further, the City will provide cash grant funding between \$112,000 and \$150,000 (dependent upon condo sale configurations) for the development of the project.
- City will conduct a Phase I Environmental Study upon execution of option.
- City will provide curb cuts and utilities to the property line, if needed.

Financial Analysis (conducted by Ehler’s completed on May 6th, 2016)

In accordance with Step 3 of the TIF Policy City staff have employed the professional services of Ehler’s to review the financial scope of the project (see Item #6). Ehler’s has identified a number of recommendations including the following:

- Undertake a market study to determine whether or not the demand for this type of development is there.
- City should request an equity position up-front by the developer.
- City should explore shifting its participation towards a pay-as-you-go arrangement as opposed to an up-front arrangement.
- Require developers to make up any shortfalls caused by insufficient increment.

Ehler’s has also prepared cash flow models of six scenarios. The scenarios include the City’s involvement of both the up-front loan to be paid off by the developer in three years and the additional cash grant contribution.

Low-End Value/Investment

The first set of scenarios address the developer’s anticipated “low-end” taxable value, which would translate to the low-end City investment (\$70,000 in up-front loan and \$112,000 in cash grants).

High-End Value/Investment

The second set of scenarios address the developer’s anticipated “high-end” taxable value, which would translate to the high-end City investment (\$92,000 in up-front loan and \$150,000 in cash grants).

Ehler’s Scenario Reference	Anticipated Value of Project (\$)	City Provided Up-Front Loan (\$)	City Provided Cash Grant (\$)	Yearly Growth in Property Values (%)	Total City Expenditures on Project (\$)	Total City Revenues from Project Through 2033 (\$)	Net Revenue (\$)
1	\$560,000	\$70,000	\$112,000	1.75%	\$227,007	\$352,536	\$125,529
2	\$560,000	\$70,000	\$112,000	3.5%	\$227,007	\$391,729	\$164,722
3	\$560,000	\$70,000	\$112,000	0%	\$227,007	\$319,100	\$92,093
4	\$750,000	\$92,000	\$150,000	1.75%	\$302,125	\$470,245	\$168,120
5	\$750,000	\$92,000	\$150,000	3.5%	\$302,125	\$522,735	\$220,610
6	\$750,000	\$92,000	\$150,000	0%	\$302,125	\$425,464	\$123,339

Note: the financial analysis does not include costs related to the Phase I Environmental Study, curb cuts, any utility extensions to the property line as well as the savings associated with annual snow removal, regular seal-coating and asphalt maintenance costs.

Net revenue is the amount of dollars the City will take in above and beyond covering the project's expenditures. Based on the developer's anticipated low and high values and property value growth between 0% and 3.5% the City could expect to net between \$92,093 and \$220,610 in additional revenue above and beyond covering the City's costs in the project. 2033 is the final year TID 7 can collect increment.

In accordance with the City's TIF Policy a developer's agreement will be drafted in order to protect the City in the event these projections don't hold and to address the recommendations and risks highlighted from Ehler's. The protections created in the developer's agreement are addressed in part within the developer's letter of intent, in consultation with the City Attorney and with further direction from City Council.

Developer's Agreement

City Attorney to provide information to Committee on the inclusion or exclusion of items and policy decisions related to the drafting of the developer's agreement. Based on this input a draft agreement will be before Committee/Council on June 7th.

Status of Silverstone Project

Around six years ago the City worked with a developer on a senior housing project for this site. The project fell through in 2011 because of the lack of available State tax credits/grant funding for the project. The project failed to submit for the grants/credits in 2012 based on the incompatibility of the project with available funding programs. After reviewing the previous agreements made with the developer and making an inquiry with the project lead it appears the Silverstone project has no existing claim on the site and no stated interest in further pursuing the project. The City was considering \$190,000 in cash grants to this project.

Comprehensive Plan/TID 7 Project Plan Intent

The City's newly adopted Comprehensive Plan provides guidance on the community's expectations for housing, development and land use in the community. This project can reasonably fit within the following Goals, Objectives and Strategies identified:

Housing Element Goal: Increase a diverse range of modern, aesthetically pleasing housing supply and housing resources.

- Objective: Concentrate on infill development.
 - Strategy: Market proactive incentives to developers to develop these areas.

Housing Element Goal: Use strategic funding resources to promote new development and home ownership.

- Objective: Use TIF funding to generate new construction.
 - Strategy: Focus on having flexible TIF plan to act proactively and react to unforeseen opportunities.

Economic Development and Agriculture Element Goal: Explore growth opportunities through land and infrastructure adaptations.

- Objective: Identify available land that is 'shovel-ready' for new development.

Land Use Element: Future Land Use Map Created by Community Members identifies this site as mixed-use.

Land Use Element Goal: Promote a culture of growth in Monroe.

- Objective: Increase the diversity and availability of housing stock.
 - Strategy: Prioritize and incentivize multi-family, high-density, and mixed-use housing developments near the Square.

Tax Increment District 7 was created in 2005, at the time the City of Monroe identified a need to expand its economic base through the redevelopment of its central business district. In order to promote redevelopment, the City designated the area as a tax increment district under State Statute. The creation of the TID allowed the City to make public improvements to the area. These public improvements were intended to encourage the attraction and retention of potential development, and encourage further private investment in local businesses. The business development anticipated to occur would provide long term tax benefits to both the City and all other overlying taxing jurisdictions.

The City of Monroe made the following determinations:

- Activities and improvements to TID #7 are intended to encourage and attract commercial growth, as well as redevelopment, conservation and rehabilitation of private property in the City.
- The improvements to the area are likely to encourage, develop, and maintain a strong growth pattern in the City while taking advantage of major transportation routes.
- Improvements to the area are likely to maximize private investment within TID #7 and to significantly enhance the value of all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the City more attractive by providing necessary and desired public improvements that are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the City's land use and development policies.
- More than 50% of the area designated as TIF District #7 is in need of "rehabilitation."

The recent TID 7 amendment retained the intent of the original plan, but included additional land and further defined the type of projects to be allowed in the district, including: cash grant development incentives whereby *the City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.*

Impact on downtown parking:

Utilizing the analysis completed during the Downtown Parking Study in 2015 conducted by Rich & Associates we are able to measure the impact on downtown parking this development will have. Dave Burr from Rich & Associates has completed an analysis, see his analysis in Item #7.

Adding the four-unit condominium into what is known as Block 2 in the study would eliminate approximately 44 public parking spaces (reducing it from 97 to 53 spots). With the potential addition of garages as part of the development we estimated four additional spaces on the private supply, which increases the supply from 17 to 21 spaces.

In 2015 the study identified that block as only being 27% occupied during a normal day. Out of the 97 available spaces that would have meant only 26 spaces were occupied. With the reduction in parking down to 53 available public parking spots, the occupancy of the lot would grow to 50% of the lot, with 85% being the best practice rule of concern. Finally, if we look at the adjacent blocks in the study, including Block 1 and Block 3, the changes with the new development would still mean a gross surplus of 106 combined spaces with 99 of them being publicly available.

The condominium development would not have a significant impact on the parking demand for that area during typical days. This analysis does not address parking impacts beyond the nearby blocks that may occur as a result of this development. For example: potential impacts, if any, on the needs for further parking elsewhere throughout the downtown. This analysis does not address parking for special event purposes.

Final Thoughts/Further Policy Implications

The City Council has positioned itself to create an environment in the downtown that allows for more public stimulation of private projects. Because this project proposal is the first of this nature the City Council can use the following three weeks to digest the information provided and consider the impact and policy implications of the City's stimulation in this project and the highest and best use for this site.

During this time please review the attached documents to better understand the scope of the project and consider the requests and implications therein. City staff can provide any additional information needed for the decision-making process.

The City can minimize its risk in this project by drafting a developer's agreement that specifically addresses the complete pre-sale of the condominiums BEFORE investing its dollars and to include non-performance penalties that will make up any difference in values that fall short of the guaranteed value of the project (something that we have standardized in past agreements).

ITEM #1



Tax Increment Financing Policy

Development Handbook

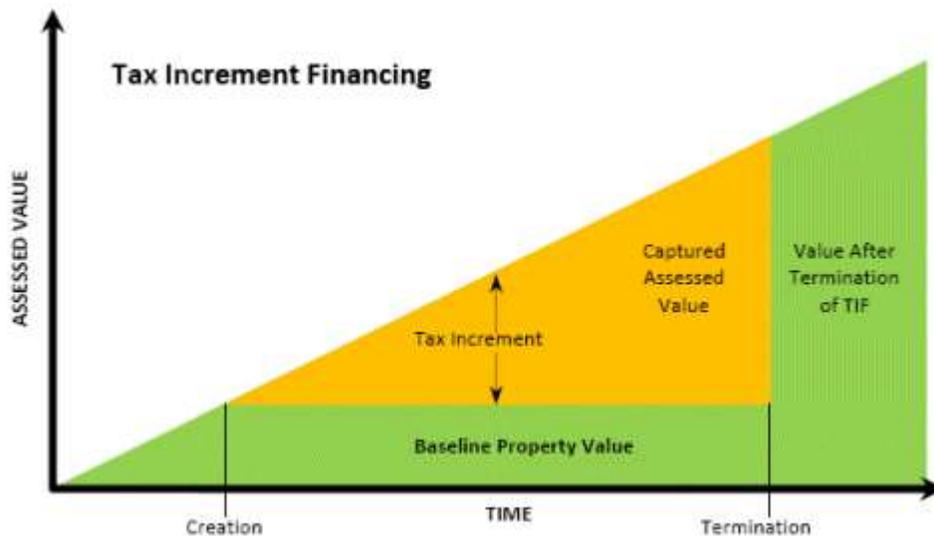
Adoption Date: August 17, 2015

Pages: 7

Last Update: August 17, 2015

What is TIF?

Tax Incremental Financing (TIF) is a special funding tool available to local municipalities that spurs economic development which otherwise would not occur. When a Tax Increment District (TID) is created property owners within the district continue to pay the same property tax rates as those outside the district. The difference is that tax collections, over and above the "base value", are placed into a special fund that is used to pay for project costs. Once all costs incurred by the creation of the TID are recouped by the additional tax increment created, the TID is closed and the additional property taxes created are shared by all taxing entities. Closure of the TID could be delayed to allow for a "donation" to another district or delayed projects / amendments. Additionally, unless granted an extension there is a maximum life for the TID. The use of TIF varies from project to project and district to district. In some cases, the City uses TIF to promote redevelopment of older parts of the community. In other cases TIF is used to create industrial parks through land acquisition and construction of infrastructure. In both cases, increased property tax collections are used to pay down debt service associated with project costs. Below is a graph depicting the basic mechanism behind how TIF operates.



Policy

The following guidelines have been created and adopted by the City of Monroe to help direct and evaluate requests for financial assistance through any one of the existing and active TIF districts or future districts. The purpose of this policy is to provide guidelines regarding the City's use of Tax Increment Financing (TIF) for business development incentive purposes.

The goal of the City's use of TIF is to diversify its economic base through the retention and expansion of existing businesses, the redevelopment of the areas that are blighted or in need of redevelopment, the attraction of new industrial users and employment centers, and other projects of special community interest. These goals will help to establish new employment opportunities for City residents and expand the tax base.

These guidelines are intended to provide general direction on the creation/amendment of TIF districts and the use of TIF funds. TIF funds must be used on projects permitted in the project plan for each TIF district. The City recognizes that each development area and project is unique and should be considered on a case-by-case basis. The City Council may choose to deviate from these guidelines if appropriate for projects of special economic or community interest.

Types of TIF Assistance

1. *Traditional TIF Assistance* – Traditional TIF assistance may take the form of direct cash assistance for projects that will result in a development increment. In such cases that the City would use existing funds or newly borrowed proceeds.
2. *"Pay-as-you-go" TIF* – The City will use "pay-as-you-go" financing, also known as developer financing, as a method to help reduce the financial exposure of the City. Under this financing method the developer pays the upfront costs of the project. The City would provide a Municipal Revenue Obligation (MRO) to establish the criteria to fully or partially reimburse the developer using future tax increment.
3. *Land / Infrastructure* – In lieu of or in combination with other incentives, the City may assist development or redevelopment projects by providing City-owned land to a developer at no cost or a reduced cost. Further, the City may provide construction of public infrastructure projects.

Guidelines for TIF Financial Assistance for Private Development Projects

The following are general guidelines for evaluating requests for TIF funded development assistance for major projects:

1. Each project should demonstrate sufficient need for financial assistance. In accordance with State law, the City will not provide TIF assistance unless the proponent can demonstrate that "but for" the use of TIF, the project could not proceed as proposed. The burden is on the requesting party to prove that the proposed project would not be feasible without City assistance.
2. Every other financial alternative should be explored prior to the use of TIF, including equity participation, other federal and state funds, bonds, tax credits, loans, etc.
3. TIF assistance should be utilized as gap financing. The requesting party may be required to provide adequate financial records to demonstrate the financial gap. Examples of information

that may be required would include: detailed Sources & Uses of funds, ten (10) years projections of revenues and expenses for leased properties, details on outside funding and equity. The City may seek to independently corroborate the level of project profitability with and without TIF funding to assure that the returns are within the ranges of the norm for the market.

4. TIF assistance should be limited to the amount necessary to make a project competitive with other similar projects in the Monroe market area.
5. Each project should demonstrate probability of economic success.
6. TIF should not be used to pay for public infrastructure expenditures that are paid by special assessments or other City charges. Non-assessable public infrastructure expenditures may be funded with TIF.
7. Any recipient of TIF assistance will be asked to provide a guarantee or security in a form satisfactory to the City that the project will be developed as proposed.
8. All TIF assisted projects shall be consistent with the goals, objectives, and policies of the City of Monroe Comprehensive Plan and the individual Tax Increment District Project Plan.
9. No assistance will be provided unless the recipient developer first enters into an agreement with the City setting forth the mutual obligations of both parties.

Implementation

The City Administrator or designee shall be responsible for implementing this economic development policy, and will lead in facilitating development projects and coordinating efforts with the private sector. As development projects arise, the City Administrator or designee shall inform the City Council of the project details and request for assistance. The City Council is responsible for granting authority to negotiate the types and levels of development incentives with the potential project developers. The City Council shall have the final authority to review and approve all negotiated agreements in accordance with Wisconsin State Statutes. Meeting statutory requirements, policy guidelines or other criteria listed herein does not guarantee the provision of TIF financial assistance nor does the approval or denial of one project set precedent for approval or denial of another project.

Process to Request TIF Assistance

Step 1 - Preliminary Consultation with City Staff

Prior to giving much thought to potential TIF assistance, it is advised that those interested schedule a meeting to discuss their project and request with City staff.

Prior to attending the meeting, please carefully review the City's TIF policy and other background materials regarding TIF in Monroe

Staff may assist by identifying concurrent processes that may be feasible during a TIF assistance approval process, such as rezoning, site plans, conditional use permits, etc. To the greatest extent possible, staff hopes to accommodate a prompt time-frame by running multiple approvals concurrently.

Step 2 - Submit Letter of Intent

A formal request for TIF assistance is initiated by the City receiving a letter of intent which should include the following details:

- Description of site or building(s) (e.g. current condition, historical overview, size and condition of existing structures, environmental conditions, past uses, etc.)
- Description of proposed use and end users (e.g. industrial, commercial, retail, office, residential for sale or rental, senior housing, etc.)
- Discussion of profitability
- Overview of private-sector financing
- Summary of increment projections
- Total development costs
- Construction information (e.g., size of existing structures to be rehabbed or razed, size of new construction, type of structural and finish materials, delineation of square foot allocation by use, total number and individual square footage of residential units, type of residential units, number of affordable units, number/type of parking spaces, construction phasing plan, etc.)
- Project start and end dates
- Confirmation that project is consistent with goals and objectives of the TIF Project Plan for the District
- Description of public benefits, including job creation
- Amount of TIF assistance requested
- Name of developer and owner
- Statement regarding why TIF is essential and why the "but for" provision will be met*
- Draft project renderings (to the extent possible, renderings could be provided at this stage to better explain the site and proposed uses; additional drawings may be required for the project during later steps in the process)

*Note: In the "but for" discussion, you must clearly describe why TIF is needed to help this project and why the project will not / cannot proceed without such support. Failure to clearly provide the "but for" explanation will delay action on your request. The State of Wisconsin Department of Revenue produces materials on what they expect in terms of the "but for" finding.

Step 3 - Staff and 3rd Party Consultant Review / Drafting of Development Agreement

City staff, together with 3rd party consultants (legal, financial, planning, design), will review the proposal. In most instances, a Development Agreement is the formal document used to memorialize a TIF assistance package. The City requires that the City Attorney will draft any such agreement.

Be advised that the City may require detailed project pro-forma above and beyond what is initially presented in the letter of intent. Further, the City may require financial statements to assist in determining whether the "but for" test is met. To the extent allowed by law, the City may utilize a 3rd party financial advisor to collect, review, and report on the private financial statements in order to protect confidentiality of sensitive applicant data.

The City may bill the applicant for 3rd party consulting fees and/or other related expenses as they pertain to the assistance request review process.

Step 4 - City Council Approval

Final decision making authority on granting TIF assistance rests with the City Council. Typically staff will brief members of the City Council in advance of discussion at a public meeting. It may also be the case that one or two members of the Board will participate in a sub-committee during earlier steps in the

process to offer Council member perspective on potential assistance requests.

Once scheduled for City Council action, approval may be completed in a single meeting. However, the Council has the right to defer action for further study/review or outright deny the request. In order to avoid delay at this step staff will work diligently with the developer to assemble thorough and complete information.

The City Council meets on the first and third Tuesday of the month.

Current City TIF Districts

Tax Increment District #4 – North Industrial Park

- Expenditure period has closed. No development incentives available.

Tax Increment District #5 – West Side Commercial & Honey Creek Industrial District

- Expenditure period has closed. No development incentives available.

Tax Increment District #6 – Near West Side Commercial

- Expenditure period has closed. No development incentives available.

Tax Increment District #7 – Downtown

- ~~No development incentives available per adopted Project Plan~~

TID 7 amended to include development incentives on February 15th, 2016

Tax Increment District #8 – North Side City Entrance Corridor

- Expenditure period ends in 2028. Project plan stipulates “Redevelopment Funds” can be used for designated blighted parcels.

Creating New TIF Districts

Any consideration to create a new TIF district within the City of Monroe should begin with a consultation with the City Administrator or designee. Depending on the potential feasibility, additional staff may become involved along with the City's financial advisors. Conceptual discussion with City committee(s) and/or the City Council may be required to provide staff with authorization to proceed with a creation process.

There is no formal application form to request that a new district be considered, nor is there a specified fee. The City reserves the right to re-bill expenses related to district creation to a requesting party with advanced notification. It is not unusual, although not required, for TID creation expenses to be repaid using future increment generated by the newly created TID.

The formal process of creating district is governed by state law. Generally the process takes approximately 90 days - start to finish.

Amending TIF Districts

Any consideration to amend an existing TIF district within the City of Monroe should begin with a consultation with the City Administrator or designee. Depending on the potential feasibility, additional staff may become involved along with the City's financial advisors. Conceptual discussion with City

committee(s) and/or the City Council may be required to provide staff with authorization to proceed with the amendment process.

Request for TIF Assistance Checklist



Instructions/Notes:

Per the City of Monroe's TIF Policy a formal request for TIF assistance is initiated by the City receiving a letter of intent. Below is a checklist of items that are required to be included in the letter of intent package.

City staff, together with 3rd party consultants (legal, financial, planning, design), will review the proposal. Be advised that the City may require detailed project pro-forma above and beyond what is initially presented in the letter of intent. Further, the City may require financial statements to assist in determining whether the "but for" test is met. To the extent allowed by law, the City may utilize a 3rd party financial advisor to collect, review, and report on the private financial statements in order to protect confidentiality of sensitive applicant data.

The City reserves the right to bill the applicant for 3rd party consulting fees and/or other related expenses as they pertain to the assistance request review process.

- Description of site or building(s) (e.g. current condition, historical overview, size and condition of existing structures, environmental conditions, past uses, etc.)
- Description of proposed use and end users (e.g. industrial, commercial, retail, office, residential for sale or rental, senior housing, etc.)
- Discussion of profitability
- Overview of private-sector financing
- Summary of increment projections
- Total development costs
- Construction information (e.g., size of existing structures to be rehabbed or razed, size of new construction, type of structural and finish materials, delineation of square foot allocation by use, total number and individual square footage of residential units, type of residential units, number of affordable units, number/type of parking spaces, construction phasing plan, etc.)
- Project start and end dates
- Confirmation that project is consistent with goals and objectives of the TIF Project Plan for the District
- Description of public benefits, including job creation
- Amount and type of TIF assistance requested
- Name of developer and owner
- Statement regarding why TIF is essential and why the "but for" provision will be met*
- Draft project renderings (to the extent possible, renderings could be provided at this stage to better explain the site and proposed uses; additional drawings may be required for the project during later steps in the process)

Please include this checklist with the letter of intent and application materials. All boxes must be checked as completed.

Individual Submitting Application

Date

ITEM #2

SECTION 7:

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

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District. This language is consistent with the project plan approved in 2005. The only changes are an expansion of the types of parking area improvements and the inclusion of cash grants/development incentives.

County Building Area Enhancements

This project may include but is not limited to the following expenditures: site preparation costs for new or expanded building construction, construction of common public areas or park spaces in or around new or existing Green County buildings within the district.

Districtwide Streetscaping and Landscaping

This project may include but is not limited to the following expenditures: colored paving, trees, decorative plantings, theme related signage, crosswalks, sidewalks, public benches, bike racks, trash receptacles and screening, street lighting, and handicapped accessibility points or curbed areas.

Land Acquisition, Demolition, and Remediation

This project may include but is not limited to the following expenditures: purchase of vacant lots, purchase of available buildings, and clean-up of contaminated sites.

Parking Area Construction and Renovation

This project may include but is not limited to the following expenditures: connecting the existing ramp to existing commercial and residential buildings, adding a level to the ramp, underground parking for a new or existing County building, or tear down and rebuild the existing ramp. In addition, the City may renovate, reconfigure, relocate, or reconstruct existing parking lots; acquire land for parking; and develop parking structures.

Street Redesign and Reconstruction

This project may include but is not limited to the following expenditures: removal of two rows of parking on the courthouse square.

Directional and Definitional Signage

This project may include but is not limited to the following expenditures: directional signage from primary transportation routes to the Downtown-Main Street Square, theme related signage for the Downtown/Main Street Square, community information posting areas, trail marking signage and public safety signage for vehicles and pedestrians in the district.

Overhead Utility Line Burial

This project may include but is not limited to the following expenditures: relocation and burial of overhead utility lines.

Access/Structural Improvements to Downtown Buildings

This project may include but is not limited to the following expenditures: roof repairs or replacement, floor repair or replacement, elevator installation, and conversion/rehabilitation of unused or underutilized space (e.g. upper floors) for residential, office, retail, or other use.

Project Related Design, Planning and Engineering

This project may include but is not limited to the following expenditures: related design, planning and engineering costs associated with the projects identified in the Plan.

Façade Improvement Grant

This project may include but is not limited to the following expenditures: contribution of funds for private building owners to perform maintenance, replacement, painting, reconstruction, and other improvements to the exterior of their building. The program will evaluate applicants on a formal set of criteria that may include but is not limited to tax base guarantees, job creation, elimination of safety hazards, or other policies defined by the City of Monroe.

Security Cameras

This project may include but is not limited to the following expenditures: purchase and installation of monitoring equipment to enhance the overall safety of the courthouse square area.

Main Street Program Funding Assistance

This project may include but is not limited to the following expenditures: funds will be provided to the Main Street program to assist in operating costs or specific projects as identified by the Main Street program and approved by the Monroe City Council.

General Downtown Planning

This project may include but is not limited to the following expenditures: funds will be utilized to create or maintain planning efforts designated to further enhance the Downtown-Main Street Square area throughout the life of the District.

Cash Grants (Development Incentives)

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

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

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds. All projects identified are TID eligible. The City will use increment generated within the District to pay for projects supported by the overall cash flow of the District. The City will evaluate project costs as development occurs to tie investment to the pace of development. Prior to providing any cash grant or development incentive, the City will enter into a development agreement that will specify the commitments of the City and the developer, and forms of security pledged to make debt service

payments (if any). The City may conduct an independent review of the intended developer's sources and uses proforma for the initial proposed development project. This review will seek to verify that a public investment is required to enable the development to occur in the manner desired by the City, while providing the developer a fair and reasonable return on their investment.

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

ITEM #3

Letter of Intent to Purchase and Develop the Parking Lot North of Stop-N-Go

City of Monroe
1110 18th Ave, Monroe, WI 53566

3/29/16

Submitted by: Square North LLC

Description of site or building(s) (e.g. current condition, historical overview, size and condition of existing structures, environmental conditions, past uses, etc.)

The subject property is made up of four City-owned parcels with Parcel Numbers:

1801.0000, 1800.0000, 1797.0000, 2544.0000

The property currently consists wholly of paved parking lot and has historically been used for parking and is currently underutilized. The property is in good to fair condition. There are currently no structures on the property. The property is adjacent to a gas station, which brings up the environmental concern of possible ground contamination. The site would need to undergo an environmental inspection to fully understand this risk.

Description of proposed use and end users (e.g. industrial, commercial, retail, office, residential for sale or rental, senior housing, etc.)

Phase I: We propose building a 4-unit residential condo building on the northwest portion of the current parking lot. Each condo will then be sold to individual home buyers. The condo buyers will have the opportunity to choose from a selection of variable features, which will result in a budget range and a flexible site plan until all units are pre-sold. Until all units are sold, we propose to operate within low-end and high-end boundaries for both budget and site plan.

Phase II: Following a successful completion of Phase I, we propose the continuation of development on the southern portion of the property. This development will consist of either an additional residential condo structure or a mixed-use building with commercial space on the ground floor and residential apartments/condos above, depending on further developer planning and feasibility.

Discussion of profitability

The biggest roadblock to development currently in Monroe is the significant gap between the cost of developing and the development's finished value (based on market rents). Concurrently, one of the biggest needs facing the community is a need for housing that is both high-quality and affordable. The current demand for

such housing has lifted the potential value of new-build condos and created the opportunity for such a development if the three legs of developer, City, and bank can work together to make it happen.

We expect the project to cost between \$630,000 and \$843,000. We expect the units to have an average re-sale price between \$140,000 and \$187,500 apiece. After closing costs and buyer’s agents are paid, we expect to retain a profit of approximately \$2,000 to \$5,000, assuming we are awarded the TIF funding that we are requesting.

While the profit to be made is negligible, each person on the team of developers will be employed to some extent by the project, which, paired with the benefits to the City, will provide sufficient incentive to the developer to move forward with the project.

Sale	Low-End	High-End
List Price Per Unit	\$149,000	\$199,000
Breakeven Price Per Unit	\$139,464	\$186,333
Actual Sale Price Per Unit	\$140,000	\$187,500
Total Sale Price	\$560,000	\$750,000
(Less Bank Loan Payback)	-\$448,000	-\$600,000
(Less Mezzanine Gap Payback)	-\$70,655	-\$92,831
(Less Closing Costs)	-\$39,200	\$52,500
Total Developer Profit	\$2,145	\$4,669

Overview of private-sector financing

We anticipate private funding in between \$448,000 and \$600,000 (80% of completed value). The loan will be structured as a construction loan with interest-only payments for up to one year at an interest rate of no more than 5%.

Funding	Low-End	High-End
City/Mezzanine Gap Funding	\$70,655	\$92,831
City 20% TIF	\$112,000	\$150,000
Bank 80% Financing	\$448,000	\$600,000
Total Funding	\$630,655	\$842,831

Summary of increment projections

Currently, the property produces no tax income for the City, so all new improvements will count toward the increment value. We anticipate the City to never have actual expenditures in any year that exceed \$11,150. We anticipate the City to be in the black within 2 years, to have a total net profit between \$126,156

and \$162,866 by the end of TID 7, and to have total a net profit between \$385,786 and \$503,507 after 30 years. (See tables below).

LOW-END ANALYSIS

TIF		Year	City Profit	Year	City Profit
New Property Tax (Increment)	\$15,960	0	-\$8,323		
Annual Inflation	1.00%	1	-\$685	16	\$136,548
Debt Interest Rate	4.25%	2	\$7,273	17	\$147,127
Debt Term	240	3	\$15,394	18	\$157,895
Annual Debt Payments	\$8,323	4	\$23,680	19	\$168,853
		5	\$32,131	20	\$180,005
		6	\$40,751	21	\$199,674
		7	\$49,540	22	\$219,540
		8	\$58,499	23	\$239,604
		9	\$67,632	24	\$259,869
		10	\$76,939	25	\$280,337
		11	\$86,423	26	\$301,009
		12	\$96,085	27	\$321,888
		13	\$105,926	28	\$342,976
		14	\$115,949	29	\$364,275
		End of TID 7 -->	15	30	\$385,786

HIGH-END ANALYSIS

TIF		Year	City Profit	Year	City Profit
New Property Tax (Increment)	\$21,000	0	-\$11,146		
Annual Inflation	1.00%	1	-\$1,292	16	\$176,344
Debt Interest Rate	4.25%	2	\$8,983	17	\$190,068
Debt Term	240	3	\$19,474	18	\$204,041
Annual Debt Payments	\$11,146	4	\$30,180	19	\$218,265
		5	\$41,105	20	\$232,742
		6	\$52,251	21	\$258,623
		7	\$63,619	22	\$284,762
		8	\$75,213	23	\$311,162
		9	\$87,034	24	\$337,827
		10	\$99,085	25	\$364,758
		11	\$111,368	26	\$391,958
		12	\$123,885	27	\$419,430
		13	\$136,639	28	\$447,178
		14	\$149,631	29	\$475,202
		End of TID 7 -->	15	30	\$503,507

Total Development Costs

We anticipate a total development cost between \$630,000 and \$843,000, as outlined below.

Project Cost	Low-End	High-End
Property Purchase	\$1	\$1
Closing Costs	\$750	\$750
Construction - Hard Costs	\$496,800	\$672,000
Temporary Financing	\$25,760	\$34,720
Project Management	\$40,000	\$48,000
Design Fees	\$39,744	\$53,760
Insurance	\$5,520	\$6,720
Professional Fees & Contingency	\$22,080	\$26,880
Total Cost	\$630,655	\$842,831

Construction Information

Total conditioned square footage:	Appx 3,680 – 4,480 SF
Conditioned square footage per unit:	Appx 920 - 1120 SF
Total garage square footage per unit:	Appx 0 – 240 SF
Total units:	4

Each unit will be 2 stories, featuring 2-3 bedrooms and 1-2 bathrooms. Garages will be an option to buyers, potentially adding additional attached or detached square footage. We anticipate wood construction and exterior finishes with a higher quality and aesthetic appeal than vinyl, such as brick, masonry, wood, or a combination of these materials. Interiors will also be finished with quality in mind, featuring wood or high-quality laminate floors, drywall walls, wood trim, stainless steel kitchen appliances, and solid surface countertops. No new parking will be added as part of this development. Instead, the parking spaces on the east side of the property will be retained as public parking and will be available as overflow and/or guest parking for residents.

Project Start and End Dates

Start date:	Between June 1, 2016 – May 1, 2017
End date:	Between October 1, 2016 – October 1, 2017

Confirmation that project is consistent with goals and objectives of the TIF Project Plan for the District

This project will definitely increase taxable property for the City and will do so in a way that adds quality to the aesthetic landscape and caters to the need for quality housing in Monroe.

Description of public benefits, including job creation

The project will directly alleviate one of the biggest needs Monroe is facing – the need for quality, affordable, low-maintenance housing. The location of the development is central, providing residents convenient access to the Square, the Clinic, Twining Park, and many other city amenities. It will transform the eyesore of a mostly-empty parking lot into an attractive new development. The quality of the development will set an aesthetic precedent in the City, encouraging the same level of quality in subsequent developments.

The project will not create jobs directly during Phase I. However, one of the challenges faced by employers in Monroe is the lack of quality housing to attract and retain employees. This project will directly fill that need, which will hopefully alleviate some employee turnover for local employers.

Amount of TIF assistance requested

We are requesting 20% of the completed build-value as a TIF incentive at the front end of the project. Depending on what features are chosen in our pre-sold condos, this will amount to somewhere between \$112,000 and \$150,000.

Name of developer and owner

Current owner: City of Monroe
Developer: Square North, LLC

Statement regarding why TIF is essential and why the “but for” provision will be met

The cost of building this development plus the costs associated with reselling the condo units totals between approximately \$670,000 at the low end and \$895,000 at the high end. The market value of the finished product will be between approximately \$560,000 at the low end and \$750,000 at the high end. This leaves a gap of at least \$110,000 and as much as \$145,000, which includes only \$2,000 - \$5,000 for developer profit. Since no developer will knowingly enter into a project that will lose money, it is essential that this entire gap be closed for the project to materialize.

Draft project renderings

(Attached)

Summary of Request

Developer intends to improve the city parking lot north of the Stop-N-Go gas station. The development will consist of two phases. The first phase will be a condo development as shown in our proposed project renderings and as outlined above. Ideally, this phase will be followed by a second phase of development consisting of an additional condo development or mixed-use development with similar aesthetic quality. In order to move forward with this project, we request the following from the City:

- City to sub-divide Parcel 1800.000 into two new lots (a north portion and a south portion), with a dividing line that runs from the southwest corner of Parcel 1797.0000 straight west.
- City to grant Developer an Option To Purchase Parcels with Parcel Numbers 1801.0000, 1800.0000 (both new portions), 1797.0000, 2544.0000, with an Option Term of 1 year. Option price for each lot will be \$1 apiece and consideration to secure the Option for each lot shall be \$1 apiece. City and Developer to work in good faith to execute such Options To Purchase no later than May 15, 2016. Within 30 days of executing Options to purchase, City shall sub-divide Parcel 1800.0000.
- City to draft a Developer's Agreement to be agreed upon and signed by both parties concurrently with execution of the Options to Purchase.
- Following execution of the Options To Purchase, Developer to complete its due diligence for the development.
- If Developer exercises its Option to Purchase Parcel 1801.0000 and the north portion of Parcel 1800.0000 before the expiration of the 1-year Option Term, then the expiration date for the 3 remaining Options to Purchase shall automatically be extended for an additional 2 years beyond the original expiration date. Until such time as the final 3 Options to Purchase are exercised, City may retain the parcels for parking or may elect to replace them with grass lots.
- If Developer fails to exercise its Option to Purchase Parcel 1801.0000 and the north portion of Parcel 1800.0000 before the expiration of the 1-year Option Term, ownership of the lots will remain with the City and both parties shall mutually release the other from any liability.
- City to provide a title insurance commitment acceptable to Developer within 30 days of execution of the Options to Purchase.
- City to provide a Phase I Environmental Inspection Report, covering all four (to be five) parcels (estimated cost \$2,000), to Developer within 30 days of execution of the Options to Purchase.

- Upon Developer exercising the Options to Purchase Parcel 1801.0000 and the north portion of Parcel 1800.0000, City to fund Developer a TIF incentive of \$112,000 (the low-end estimate of 20% of the final build-value), to be supplemented with additional TIF funding as condos are pre-sold with additional features, in amounts equaling 20% of the additional value added to the final build. At no time shall the amount of this TIF incentive exceed \$150,000.
- Upon execution of the above agreements, City to fund Developer a Mezzanine Gap Loan a to-be-determined amount between \$70,000 and \$95,000, providing Developer with temporary operating capital for the project. This loan shall be amortized over 20 years with a 3.5% annual interest rate and maturity date of ~~two~~ three years after the funding date.
- City to agree to provide at City's expense, within 60 days of Developer's request: 1) curb cuts as shown on the draft project renderings (subject to change as necessary upon the mutual agreement of City and Developer) and 2) utility (natural gas, electric, cable/phone) extensions to build site.

Sincerely,

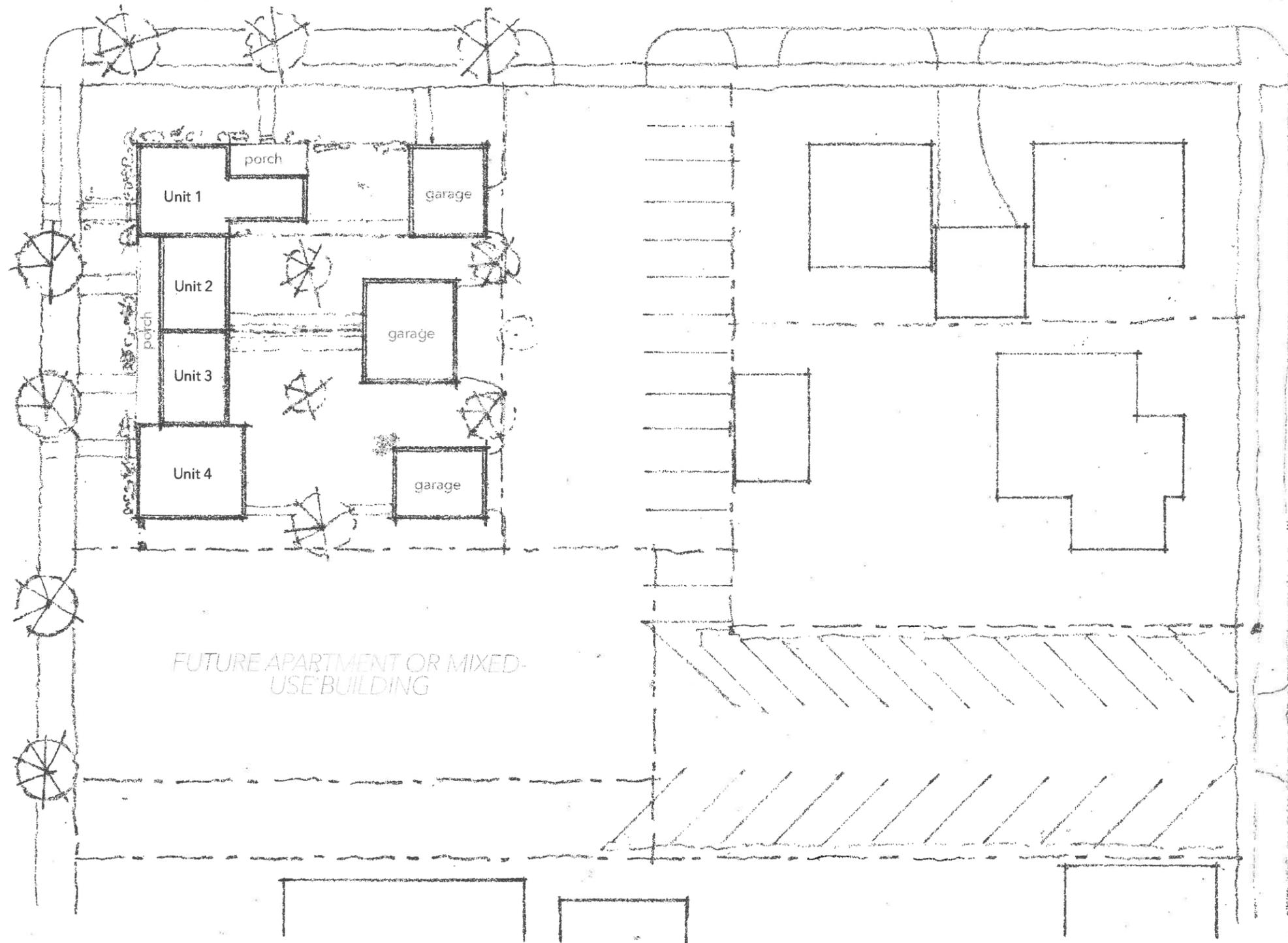
Craig Patchin, Aaron Holverson, Kevin Visel
Members: Square North, LLC

ITEM #4



8th STREET

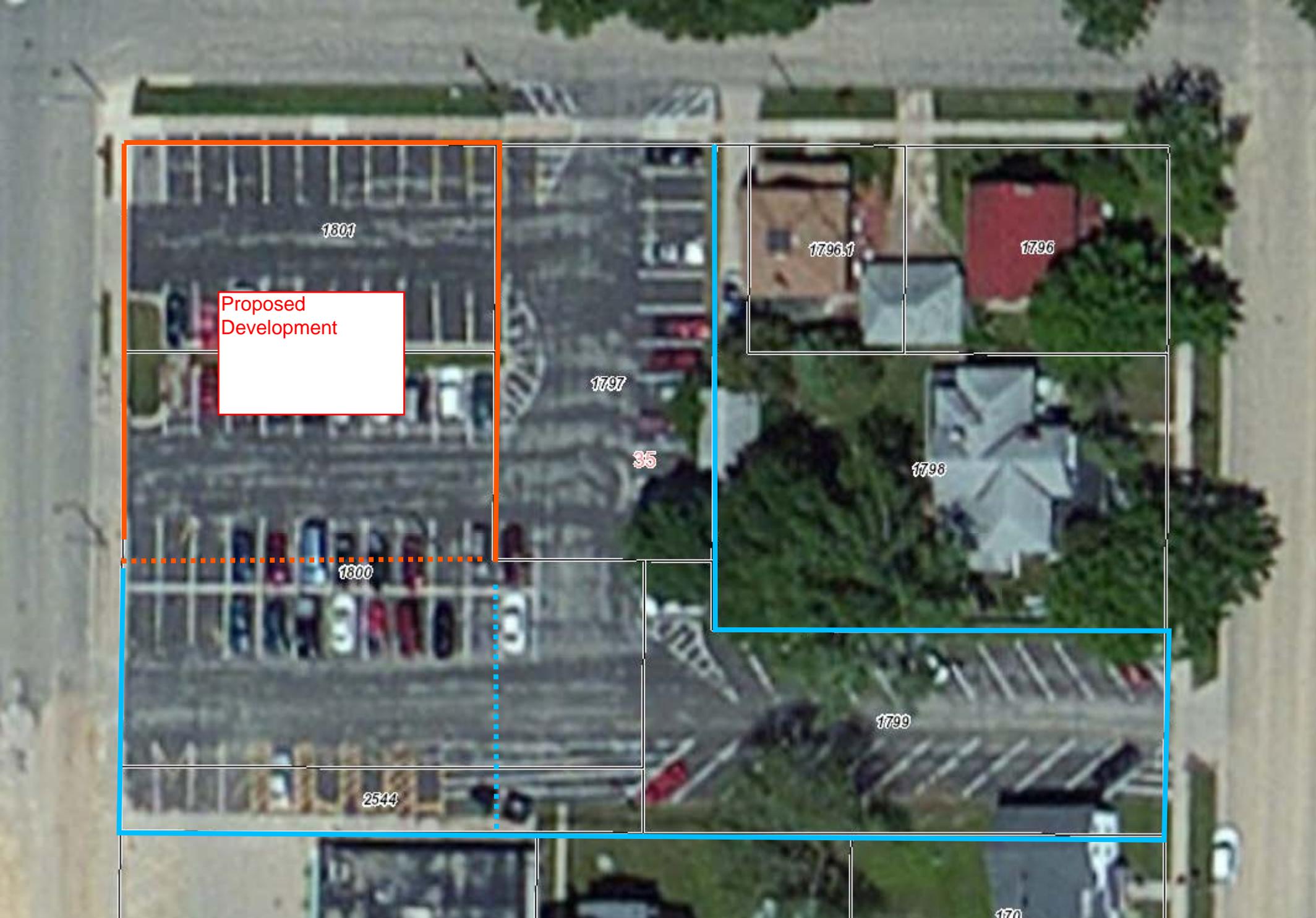
16th AVENUE







ITEM #5



Proposed
Development

1801

1796.1

1796

1797

35

1798

1800

1799

2544

170

ITEM #6



Memo

To: Martin Shanks, Monroe Assistant City Administrator
From: Greg Johnson, Ehlers Senior Municipal Advisor
Date: May 6, 2016
Subject: Square North Condo Development Proposal

Ehlers has reviewed the proposal submitted by Square North Condo LLC to the City of Monroe requesting Tax Incremental Finance participation. The project is located within TID #7.

Request of City

The primary components of the financial assistance request to Square North by the City are as follows:

1. Several land parcels sold for \$1.00 each.
2. Up front operating capital ranging from \$70,000 to \$92,000.
3. Up front TIF funding gap ranging from \$112,000 to \$150,000

Square North outlines 80% of the project financing is from a private bank loan and 20% is requested from the City upfront. No equity from the developer is included in the funding proposal outlined by the developer.

This funding proposal has a higher risk for the City, since the funds are being provided upfront. If the City borrows funds for the operating capital and the TIF funding gap and the increment is insufficient to cover the debt service, the City is responsible for the shortfall unless the developer is required to cover any shortfalls in a developer's agreement. It is likely the City will be in a second position to the primary lender on the project. If the condo development is sold and the primary loan is paid off, the City is still left with potential debt outstanding to satisfy with increment from the project.

Ehlers has prepared several cash flow scenarios at the request of the City. A summary of each scenario is found on page 1. Scenarios #1 - #3 include the "low end" assistance identified in the Square North proposal that includes \$70,000 of operating capital and \$112,000 of TIF gap assistance. The sale price identified in the Square North proposal for the "low end" proposal (\$560,000) is used as the estimated taxable value of the project. Each scenario uses a different methodology for property value increases.





Scenarios #4 - #6 includes the “high end” assistance identified in the Square North proposal that includes \$92,000 of operating capital and \$150,000 of TIF gap assistance. The sale price identified in the Square North proposal for the “high end” proposal (\$750,000) is used as the estimated taxable value of the project. Each scenario uses a different methodology for property value increases.

In each models the developer is paying the debt service for the operating capital and the projected increment is paying the debt service for the TIF funding gap. If the projected sale prices are comparable to the taxable value of the project the TID does cash flow. The City can provide upfront TIF assistance on this project, but the City is taking on a greater amount of risk.

Summary

Under the Square North proposal the City is the equity investor. Ehlers recommends the City determine if a market study has been performed to support the demand for this type of development, especially if the City is committing funds upfront. In order to reduce the City’s risk exposure, we recommend the City request an equity position up front by the developer, shift some or all of its participation to a pay-as-you-go arrangement (incentive paid out annually verses all up front), or a combination of both approaches. We also recommend the City through a development agreement require the developer to make up any shortfalls caused by insufficient increment.



**Square North Condo Development Proposal
Monroe, WI TIF #7**

Scenario #1

- * \$560,000 of total taxable value generated
- * 1.75% appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

Scenario #2

- * \$560,000 of total taxable value generated
- * 3.5% appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

Scenario #3

- * \$560,000 of total taxable value generated
- * No appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

Scenario #4

- * \$750,000 of total taxable value generated
- * 1.75% appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

Scenario #5

- * \$750,000 of total taxable value generated
- * 3.5% appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

Scenario #6

- * \$750,000 of total taxable value generated
- * No appreciation of property value (per City request)
- * Operating Capital Loan paid off in 2019 (17 year amortization used on loan)
- * TIF Loan amortized over remaining life of TID

5/6/2016

City of Monroe, WI

Tax Increment District #7

Development Assumptions - Scenario #1, #2, #3

Construction Year		Phase 1	Annual Total	Construction Year	
12	2016	280,000	280,000	2016	12
13	2017	280,000	280,000	2017	13
14	2018		0	2018	14
15	2019		0	2019	15
16	2020		0	2020	16
17	2021		0	2021	17
18	2022		0	2022	18
19	2023		0	2023	19
20	2024		0	2024	20
21	2025		0	2025	21
22	2026		0	2026	22
23	2027		0	2027	23
24	2028		0	2028	24
25	2029		0	2029	25
26	2030		0	2030	26
27	2031		0	2031	27
Totals		<u>560,000</u>	<u>560,000</u>		

Notes:

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #1

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	1.75%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	280,000	2017	0	280,000	2018	\$27.99	7,838	5,340	5,187
13	2017	280,000	2018	4,900	564,900	2019	\$27.99	15,812	22,424	22,334
14	2018	0	2019	9,886	574,786	2020	\$27.99	16,089	37,041	36,845
15	2019	0	2020	10,059	584,845	2021	\$27.99	16,371	51,445	51,111
16	2020	0	2021	10,235	595,079	2022	\$27.99	16,657	65,641	65,136
17	2021	0	2022	10,414	605,493	2023	\$27.99	16,949	79,630	78,924
18	2022	0	2023	10,596	616,089	2024	\$27.99	17,245	93,416	92,478
19	2023	0	2024	10,782	626,871	2025	\$27.99	17,547	107,002	105,804
20	2024	0	2025	10,970	637,841	2026	\$27.99	17,854	120,390	118,904
21	2025	0	2026	11,162	649,003	2027	\$27.99	18,167	133,584	131,783
22	2026	0	2027	11,358	660,361	2028	\$27.99	18,485	146,587	144,444
23	2027	0	2028	11,556	671,917	2029	\$27.99	18,808	159,400	156,890
24	2028	0	2029	11,759	683,676	2030	\$27.99	19,137	172,027	169,127
25	2029	0	2030	11,964	695,640	2031	\$27.99	19,472	184,471	181,156
26	2030	0	2031	12,174	707,814	2032	\$27.99	19,813	196,734	192,982
27	2031	0	2032	12,387	720,201	2033	\$27.99	20,160	208,818	204,608
Totals	560,000		160,201		Future Value of Increment		276,403			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #1

Year	Projected Revenues			Expenditures							Balances			Year	
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 70,000			State Trust Fund Loan ("TIF Funding") 112,000				Total Expenditures	Annual	Cumulative		Principal Outstanding
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest						
2016	0		0							0	0	0		2016	
2017	0		0							0	0	0	182,000	2017	
2018	7,838	5,893	13,731	2,135	3.50%	3,759	3,415	3.50%	6,014	15,323	(1,592)	(1,592)	176,450	2018	
2019	15,812	70,240	86,053	67,865	3.50%	2,375	5,629	3.50%	3,800	79,670	6,383	4,791	102,956	2019	
2020	16,089		16,089				5,816	3.50%	3,613	9,430	6,660	11,450	97,139	2020	
2021	16,371		16,371				6,030	3.50%	3,400	9,430	6,941	18,391	91,110	2021	
2022	16,657		16,657				6,241	3.50%	3,189	9,430	7,228	25,619	84,869	2022	
2023	16,949		16,949				6,459	3.50%	2,970	9,430	7,519	33,138	78,410	2023	
2024	17,245		17,245				6,678	3.50%	2,752	9,430	7,816	40,954	71,732	2024	
2025	17,547		17,547				6,919	3.50%	2,511	9,430	8,117	49,071	64,813	2025	
2026	17,854		17,854				7,161	3.50%	2,268	9,430	8,425	57,496	57,652	2026	
2027	18,167		18,167				7,412	3.50%	2,018	9,430	8,737	66,233	50,240	2027	
2028	18,485		18,485				7,666	3.50%	1,763	9,430	9,055	75,288	42,574	2028	
2029	18,808		18,808				7,940	3.50%	1,490	9,430	9,378	84,666	34,634	2029	
2030	19,137		19,137				8,217	3.50%	1,212	9,430	9,708	94,374	26,417	2030	
2031	19,472		19,472				8,505	3.50%	925	9,430	10,042	104,416	17,912	2031	
2032	19,813		19,813				8,801	3.50%	629	9,430	10,383	114,799	9,111	2032	
2033	20,160		20,160				9,111	3.50%	319	9,430	10,730	125,529	(0)	2033	
Total	276,403	76,134	352,536	70,000		6,134	112,000		38,873	227,007				Total	

Notes:

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #2

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	3.50%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	280,000	2017	0	280,000	2018	\$27.99	7,838	5,340	5,187
13	2017	280,000	2018	9,800	569,800	2019	\$27.99	15,950	22,552	22,462
14	2018	0	2019	19,943	589,743	2020	\$27.99	16,508	37,550	37,351
15	2019	0	2020	20,641	610,384	2021	\$27.99	17,086	52,584	52,240
16	2020	0	2021	21,363	631,747	2022	\$27.99	17,684	67,654	67,129
17	2021	0	2022	22,111	653,859	2023	\$27.99	18,302	82,760	82,018
18	2022	0	2023	22,885	676,744	2024	\$27.99	18,943	97,904	96,907
19	2023	0	2024	23,686	700,430	2025	\$27.99	19,606	113,084	111,796
20	2024	0	2025	24,515	724,945	2026	\$27.99	20,292	128,300	126,685
21	2025	0	2026	25,373	750,318	2027	\$27.99	21,003	143,554	141,574
22	2026	0	2027	26,261	776,579	2028	\$27.99	21,738	158,844	156,463
23	2027	0	2028	27,180	803,759	2029	\$27.99	22,498	174,172	171,353
24	2028	0	2029	28,132	831,891	2030	\$27.99	23,286	189,537	186,242
25	2029	0	2030	29,116	861,007	2031	\$27.99	24,101	204,938	201,131
26	2030	0	2031	30,135	891,142	2032	\$27.99	24,944	220,378	216,020
27	2031	0	2032	31,190	922,332	2033	\$27.99	25,817	235,854	230,909
Totals	560,000		362,332		Future Value of Increment		315,595			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #2

Year	Projected Revenues			Expenditures							Balances			Year
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 70,000			State Trust Fund Loan ("TIF Funding") 112,000				Total Expenditures	Annual	Cumulative	
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest					
2016	0		0							0	0	0		2016
2017	0		0							0	0	0	182,000	2017
2018	7,838	5,893	13,731	2,135	3.50%	3,759	3,415	3.50%	6,014	15,323	(1,592)	(1,592)	176,450	2018
2019	15,950	70,240	86,190	67,865	3.50%	2,375	5,629	3.50%	3,800	79,670	6,520	4,928	102,956	2019
2020	16,508		16,508				5,816	3.50%	3,613	9,430	7,078	12,006	97,139	2020
2021	17,086		17,086				6,030	3.50%	3,400	9,430	7,656	19,662	91,110	2021
2022	17,684		17,684				6,241	3.50%	3,189	9,430	8,254	27,916	84,869	2022
2023	18,302		18,302				6,459	3.50%	2,970	9,430	8,873	36,789	78,410	2023
2024	18,943		18,943				6,678	3.50%	2,752	9,430	9,513	46,303	71,732	2024
2025	19,606		19,606				6,919	3.50%	2,511	9,430	10,176	56,479	64,813	2025
2026	20,292		20,292				7,161	3.50%	2,268	9,430	10,863	67,342	57,652	2026
2027	21,003		21,003				7,412	3.50%	2,018	9,430	11,573	78,915	50,240	2027
2028	21,738		21,738				7,666	3.50%	1,763	9,430	12,308	91,223	42,574	2028
2029	22,498		22,498				7,940	3.50%	1,490	9,430	13,069	104,292	34,634	2029
2030	23,286		23,286				8,217	3.50%	1,212	9,430	13,856	118,148	26,417	2030
2031	24,101		24,101				8,505	3.50%	925	9,430	14,671	132,819	17,912	2031
2032	24,944		24,944				8,801	3.50%	629	9,430	15,515	148,334	9,111	2032
2033	25,817		25,817				9,111	3.50%	319	9,430	16,388	164,722	(0)	2033
Total	315,595	76,134	391,729	70,000		6,134	112,000		38,873	227,007				Total

Notes:

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #3

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	0.00%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	280,000	2017	0	280,000	2018	\$27.99	7,838	5,340	5,187
13	2017	280,000	2018	0	560,000	2019	\$27.99	15,675	22,295	22,206
14	2018	0	2019	0	560,000	2020	\$27.99	15,675	36,536	36,344
15	2019	0	2020	0	560,000	2021	\$27.99	15,675	50,329	50,004
16	2020	0	2021	0	560,000	2022	\$27.99	15,675	63,688	63,202
17	2021	0	2022	0	560,000	2023	\$27.99	15,675	76,626	75,954
18	2022	0	2023	0	560,000	2024	\$27.99	15,675	89,157	88,274
19	2023	0	2024	0	560,000	2025	\$27.99	15,675	101,293	100,178
20	2024	0	2025	0	560,000	2026	\$27.99	15,675	113,048	111,680
21	2025	0	2026	0	560,000	2027	\$27.99	15,675	124,432	122,792
22	2026	0	2027	0	560,000	2028	\$27.99	15,675	135,458	133,529
23	2027	0	2028	0	560,000	2029	\$27.99	15,675	146,137	143,903
24	2028	0	2029	0	560,000	2030	\$27.99	15,675	156,480	153,925
25	2029	0	2030	0	560,000	2031	\$27.99	15,675	166,498	163,609
26	2030	0	2031	0	560,000	2032	\$27.99	15,675	176,200	172,966
27	2031	0	2032	0	560,000	2033	\$27.99	15,675	185,596	182,006
Totals	560,000		0		Future Value of Increment		242,966			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #3

Year	Projected Revenues			Expenditures							Balances			Year
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 70,000			State Trust Fund Loan ("TIF Funding") 112,000				Total Expenditures	Annual	Cumulative	
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest					
2016	0		0							0	0	0		2016
2017	0		0							0	0	0	182,000	2017
2018	7,838	5,893	13,731	2,135	3.50%	3,759	3,415	3.50%	6,014	15,323	(1,592)	(1,592)	176,450	2018
2019	15,675	70,240	85,916	67,865	3.50%	2,375	5,629	3.50%	3,800	79,670	6,246	4,654	102,956	2019
2020	15,675		15,675				5,816	3.50%	3,613	9,430	6,246	10,899	97,139	2020
2021	15,675		15,675				6,030	3.50%	3,400	9,430	6,246	17,145	91,110	2021
2022	15,675		15,675				6,241	3.50%	3,189	9,430	6,246	23,391	84,869	2022
2023	15,675		15,675				6,459	3.50%	2,970	9,430	6,246	29,636	78,410	2023
2024	15,675		15,675				6,678	3.50%	2,752	9,430	6,246	35,882	71,732	2024
2025	15,675		15,675				6,919	3.50%	2,511	9,430	6,246	42,128	64,813	2025
2026	15,675		15,675				7,161	3.50%	2,268	9,430	6,246	48,373	57,652	2026
2027	15,675		15,675				7,412	3.50%	2,018	9,430	6,246	54,619	50,240	2027
2028	15,675		15,675				7,666	3.50%	1,763	9,430	6,246	60,865	42,574	2028
2029	15,675		15,675				7,940	3.50%	1,490	9,430	6,246	67,110	34,634	2029
2030	15,675		15,675				8,217	3.50%	1,212	9,430	6,246	73,356	26,417	2030
2031	15,675		15,675				8,505	3.50%	925	9,430	6,246	79,602	17,912	2031
2032	15,675		15,675				8,801	3.50%	629	9,430	6,246	85,847	9,111	2032
2033	15,675		15,675				9,111	3.50%	319	9,430	6,246	92,093	(0)	2033
Total	242,966	76,134	319,100	70,000		6,134	112,000		38,873	227,007				Total

Notes:

City of Monroe, WI

Tax Increment District #7

Development Assumptions - Scenario #4, #5, #6

Construction Year		Phase 1	Annual Total	Construction Year	
12	2016	375,000	375,000	2016	12
13	2017	375,000	375,000	2017	13
14	2018		0	2018	14
15	2019		0	2019	15
16	2020		0	2020	16
17	2021		0	2021	17
18	2022		0	2022	18
19	2023		0	2023	19
20	2024		0	2024	20
21	2025		0	2025	21
22	2026		0	2026	22
23	2027		0	2027	23
24	2028		0	2028	24
25	2029		0	2029	25
26	2030		0	2030	26
27	2031		0	2031	27
Totals		<u>750,000</u>	<u>750,000</u>		

Notes:



City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #4

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	1.75%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	375,000	2017	0	375,000	2018	\$27.99	10,497	7,151	6,947
13	2017	375,000	2018	6,563	756,563	2019	\$27.99	21,177	30,032	29,911
14	2018	0	2019	13,240	769,802	2020	\$27.99	21,548	49,608	49,346
15	2019	0	2020	13,472	783,274	2021	\$27.99	21,925	68,900	68,453
16	2020	0	2021	13,707	796,981	2022	\$27.99	22,309	87,912	87,236
17	2021	0	2022	13,947	810,928	2023	\$27.99	22,699	106,648	105,702
18	2022	0	2023	14,191	825,120	2024	\$27.99	23,096	125,111	123,855
19	2023	0	2024	14,440	839,559	2025	\$27.99	23,501	143,306	141,702
20	2024	0	2025	14,692	854,251	2026	\$27.99	23,912	161,237	159,247
21	2025	0	2026	14,949	869,201	2027	\$27.99	24,330	178,908	176,495
22	2026	0	2027	15,211	884,412	2028	\$27.99	24,756	196,321	193,451
23	2027	0	2028	15,477	899,889	2029	\$27.99	25,189	213,482	210,121
24	2028	0	2029	15,748	915,637	2030	\$27.99	25,630	230,393	226,509
25	2029	0	2030	16,024	931,661	2031	\$27.99	26,079	247,059	242,620
26	2030	0	2031	16,304	947,965	2032	\$27.99	26,535	263,483	258,458
27	2031	0	2032	16,589	964,554	2033	\$27.99	26,999	279,668	274,029
Totals	750,000		214,554			Future Value of Increment	370,182			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #4

Year	Projected Revenues			Expenditures							Balances			Year	
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 92,000			State Trust Fund Loan ("TIF Funding") 150,000			Other	Total Expenditures	Annual	Cumulative		Principal Outstanding
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest						
2016	0		0							0	0	0		2016	
2017	0		0							0	0	0	242,000	2017	
2018	10,497	7,746	18,243	2,805	3.50%	4,940	4,574	3.50%	8,055		20,375	(2,132)	(2,132)	234,621	
2019	21,177	92,317	113,494	89,195	3.50%	3,122	7,539	3.50%	5,090		104,946	8,548	6,416	137,887	
2020	21,548	0	21,548				7,790	3.50%	4,839		12,629	8,919	15,335	130,097	
2021	21,925	0	21,925				8,076	3.50%	4,553		12,629	9,296	24,631	122,022	
2022	22,309	0	22,309				8,358	3.50%	4,271		12,629	9,680	34,311	113,664	
2023	22,699	0	22,699				8,651	3.50%	3,978		12,629	10,070	44,381	105,013	
2024	23,096	0	23,096				8,943	3.50%	3,686		12,629	10,467	54,849	96,069	
2025	23,501	0	23,501				9,266	3.50%	3,362		12,629	10,872	65,720	86,803	
2026	23,912	0	23,912				9,591	3.50%	3,038		12,629	11,283	77,003	77,212	
2027	24,330	0	24,330				9,926	3.50%	2,702		12,629	11,701	88,705	67,286	
2028	24,756	0	24,756				10,267	3.50%	2,361		12,629	12,127	100,832	57,018	
2029	25,189	0	25,189				10,633	3.50%	1,996		12,629	12,560	113,392	46,385	
2030	25,630	0	25,630				11,005	3.50%	1,623		12,629	13,001	126,393	35,379	
2031	26,079	0	26,079				11,391	3.50%	1,238		12,629	13,450	139,843	23,989	
2032	26,535	0	26,535				11,787	3.50%	842		12,629	13,906	153,749	12,202	
2033	26,999	0	26,999				12,202	3.50%	427		12,629	14,370	168,119	0	
Total	370,182	100,063	470,245	92,000		8,062	150,000		52,063	0	302,125			Total	

Notes:

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #5

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	3.50%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	375,000	2017	0	375,000	2018	\$27.99	10,497	7,151	6,947
13	2017	375,000	2018	13,125	763,125	2019	\$27.99	21,361	30,204	30,083
14	2018	0	2019	26,709	789,834	2020	\$27.99	22,109	50,290	50,023
15	2019	0	2020	27,644	817,479	2021	\$27.99	22,882	70,424	69,964
16	2020	0	2021	28,612	846,090	2022	\$27.99	23,683	90,608	89,905
17	2021	0	2022	29,613	875,703	2023	\$27.99	24,512	110,840	109,846
18	2022	0	2023	30,650	906,353	2024	\$27.99	25,370	131,121	129,786
19	2023	0	2024	31,722	938,075	2025	\$27.99	26,258	151,451	149,727
20	2024	0	2025	32,833	970,908	2026	\$27.99	27,177	171,831	169,668
21	2025	0	2026	33,982	1,004,890	2027	\$27.99	28,128	192,260	189,609
22	2026	0	2027	35,171	1,040,061	2028	\$27.99	29,113	212,738	209,549
23	2027	0	2028	36,402	1,076,463	2029	\$27.99	30,132	233,266	229,490
24	2028	0	2029	37,676	1,114,139	2030	\$27.99	31,186	253,844	249,431
25	2029	0	2030	38,995	1,153,134	2031	\$27.99	32,278	274,471	269,372
26	2030	0	2031	40,360	1,193,494	2032	\$27.99	33,408	295,148	289,312
27	2031	0	2032	41,772	1,235,266	2033	\$27.99	34,577	315,876	309,253
Totals	750,000		485,266		Future Value of Increment		422,672			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #5

Year	Projected Revenues			Expenditures							Balances			Year	
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 92,000			State Trust Fund Loan ("TIF Funding") 150,000			Other	Total Expenditures	Annual	Cumulative		Principal Outstanding
				Dated Date:	Est. Rate	Interest	Dated Date:	Est. Rate	Interest						
2016	0		0							0	0	0		2016	
2017	0		0							0	0	0	242,000	2017	
2018	10,497	7,746	18,243	2,805	3.50%	4,940	4,574	3.50%	8,055		20,375	(2,132)	(2,132)	234,621	
2019	21,361	92,317	113,678	89,195	3.50%	3,122	7,539	3.50%	5,090		104,946	8,732	6,600	137,887	
2020	22,109	0	22,109				7,790	3.50%	4,839		12,629	9,480	16,080	130,097	
2021	22,882	0	22,882				8,076	3.50%	4,553		12,629	10,254	26,333	122,022	
2022	23,683	0	23,683				8,358	3.50%	4,271		12,629	11,054	37,388	113,664	
2023	24,512	0	24,512				8,651	3.50%	3,978		12,629	11,883	49,271	105,013	
2024	25,370	0	25,370				8,943	3.50%	3,686		12,629	12,741	62,012	96,069	
2025	26,258	0	26,258				9,266	3.50%	3,362		12,629	13,629	75,642	86,803	
2026	27,177	0	27,177				9,591	3.50%	3,038		12,629	14,548	90,190	77,212	
2027	28,128	0	28,128				9,926	3.50%	2,702		12,629	15,499	105,689	67,286	
2028	29,113	0	29,113				10,267	3.50%	2,361		12,629	16,484	122,173	57,018	
2029	30,132	0	30,132				10,633	3.50%	1,996		12,629	17,503	139,676	46,385	
2030	31,186	0	31,186				11,005	3.50%	1,623		12,629	18,558	158,234	35,379	
2031	32,278	0	32,278				11,391	3.50%	1,238		12,629	19,649	177,883	23,989	
2032	33,408	0	33,408				11,787	3.50%	842		12,629	20,779	198,662	12,202	
2033	34,577	0	34,577				12,202	3.50%	427		12,629	21,948	220,610	0	
Total	422,672	100,063	522,735	92,000		8,062	150,000		52,063	0	302,125			Total	

Notes:

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Scenario #6

Type of District	Rehabilitation	
District Creation Date	September 28, 2005	
Valuation Date	Jan 1,	2005
Max Life (Years)	27	
Expenditure Period/Termination	22	9/28/2027
Revenue Periods/Final Year	27	2033
Extension Eligibility/Years	Yes	3
Recipient District	Yes	

Base Value	0
Appreciation Factor	0.00%
Base Tax Rate	\$27.99
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.25%
Taxable Discount Rate	3.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
12	2016	375,000	2017	0	375,000	2018	\$27.99	10,497	7,151	6,947
13	2017	375,000	2018	0	750,000	2019	\$27.99	20,994	29,859	29,740
14	2018	0	2019	0	750,000	2020	\$27.99	20,994	48,932	48,675
15	2019	0	2020	0	750,000	2021	\$27.99	20,994	67,405	66,969
16	2020	0	2021	0	750,000	2022	\$27.99	20,994	85,296	84,646
17	2021	0	2022	0	750,000	2023	\$27.99	20,994	102,624	101,724
18	2022	0	2023	0	750,000	2024	\$27.99	20,994	119,406	118,225
19	2023	0	2024	0	750,000	2025	\$27.99	20,994	135,661	134,167
20	2024	0	2025	0	750,000	2026	\$27.99	20,994	151,403	149,571
21	2025	0	2026	0	750,000	2027	\$27.99	20,994	166,650	164,454
22	2026	0	2027	0	750,000	2028	\$27.99	20,994	181,417	178,833
23	2027	0	2028	0	750,000	2029	\$27.99	20,994	195,720	192,727
24	2028	0	2029	0	750,000	2030	\$27.99	20,994	209,572	206,150
25	2029	0	2030	0	750,000	2031	\$27.99	20,994	222,988	219,120
26	2030	0	2031	0	750,000	2032	\$27.99	20,994	235,982	231,650
27	2031	0	2032	0	750,000	2033	\$27.99	20,994	248,567	243,758
Totals	750,000		0		Future Value of Increment		325,401			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Monroe, WI

Tax Increment District #7

Cash Flow Projection - Scenario #6

Year	Projected Revenues			Expenditures							Balances			Year	
	Tax Increments	Developer Payments for Operating Capital	Total Revenues	State Trust Fund Loan (Operating Capital) 92,000			State Trust Fund Loan ("TIF Funding") 150,000			Other	Total Expenditures	Annual	Cumulative		Principal Outstanding
				Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest						
2016	0		0							0	0	0		2016	
2017	0		0							0	0	0	242,000	2017	
2018	10,497	7,746	18,243	2,805	3.50%	4,940	4,574	3.50%	8,055		20,375	(2,132)	(2,132)	234,621	
2019	20,994	92,317	113,310	89,195	3.50%	3,122	7,539	3.50%	5,090		104,946	8,365	6,233	137,887	
2020	20,994	0	20,994				7,790	3.50%	4,839		12,629	8,365	14,597	130,097	
2021	20,994	0	20,994				8,076	3.50%	4,553		12,629	8,365	22,962	122,022	
2022	20,994	0	20,994				8,358	3.50%	4,271		12,629	8,365	31,327	113,664	
2023	20,994	0	20,994				8,651	3.50%	3,978		12,629	8,365	39,692	105,013	
2024	20,994	0	20,994				8,943	3.50%	3,686		12,629	8,365	48,056	96,069	
2025	20,994	0	20,994				9,266	3.50%	3,362		12,629	8,365	56,421	86,803	
2026	20,994	0	20,994				9,591	3.50%	3,038		12,629	8,365	64,786	77,212	
2027	20,994	0	20,994				9,926	3.50%	2,702		12,629	8,365	73,150	67,286	
2028	20,994	0	20,994				10,267	3.50%	2,361		12,629	8,365	81,515	57,018	
2029	20,994	0	20,994				10,633	3.50%	1,996		12,629	8,365	89,880	46,385	
2030	20,994	0	20,994				11,005	3.50%	1,623		12,629	8,365	98,245	35,379	
2031	20,994	0	20,994				11,391	3.50%	1,238		12,629	8,365	106,609	23,989	
2032	20,994	0	20,994				11,787	3.50%	842		12,629	8,365	114,974	12,202	
2033	20,994	0	20,994				12,202	3.50%	427		12,629	8,365	123,339	0	
Total	325,401	100,063	425,464	92,000		8,062	150,000		52,063	0	302,125			Total	

Notes:

ITEM #7

Martin Shanks

From: Dave Burr <dburr@richassoc.com>
Sent: Wednesday, May 11, 2016 8:51 AM
To: Martin Shanks
Subject: RE: Project Impact
Attachments: FutureDemandTableBlock2CondoDevelopment.xlsx

Good Morning Martin,

I have attached the non-core block section table (from the model) reflecting the projection of adding a future 4-unit condominium on the site of existing City-owned lot on block 2. I have therefore deducted 44 spaces from the public supply (reducing it from 97 to 53 spaces). I also added 4 spaces to the private supply increasing it from 17 to 21 spaces. In terms of the parking demand, I added 4 units to the 2 existing residential units on that block (for a total of 6 dwelling units on that block) but increased the parking required factor from about .63 to 1 per unit.

The city lot on that block was only 27% occupied. Therefore of 97 spaces in that lot this would have meant only 26 spaces occupied. With the reduction (down to 53 public spaces remaining on that block), the occupancy of that lot would still be only 50%.

Finally, if you look at blocks 1, 2 and 3 on that side of 9th street, with these changes, the gross surplus is 106 spaces and the net surplus (which throws out surplus "private" spaces, since these generally are not available to the public or others from outside the private landowners business) would be 99 spaces.

Therefore, I don't think the condominiums would have a serious negative effect as that block (and the adjoining blocks north of 9th Street) still have significant surpluses. The loss of the spaces may only be an issue during particularly large events hosted in the downtown that would not have the 44 spaces lost to the condo development available.

Please feel free to call or email if you have any questions.

Dave

Dave Burr
Rich and Associates, Inc.
26877 Northwestern Hwy, Suite 208
Southfield, MI. 48033
248 – 353-5080 (office)
248-421-9908 (cell)
dburr@richassoc.com

From: Martin Shanks [mailto:mshanks@cityofmonroe.org]
Sent: Tuesday, May 10, 2016 12:53 PM
To: Dave Burr <dburr@richassoc.com>
Subject: Project Impact

Dave –

I was wondering if you could help me run a calculation on the parking model for downtown. I have the spreadsheet you sent me, but I'm not really sure what I'm doing...

There has been a new project proposed on the City's North Parking Lot, which is Block 2 in the demand model. The project is a 4 unit condominium. It would eliminate ~44 parking spots from the North Parking Lot. The condos could include garages for each unit, depending on the buyer's preference in design. I want to demonstrate the impact on parking with this project so that our Council can have that information during their decision-making process. The existing model shows that parking lot is pretty significantly underused so I don't think it will have a detrimental impact whatsoever, but I want to make sure we're carrying forward our study in useful ways to making decisions. Would appreciate your assistance in demonstrating the impact.

Thank you,

Martin Shanks
Assistant City Administrator
Director of Community Development
1110 18th Avenue
Monroe, WI 53566
(608) 329-2521
mshanks@cityofmonroe.org

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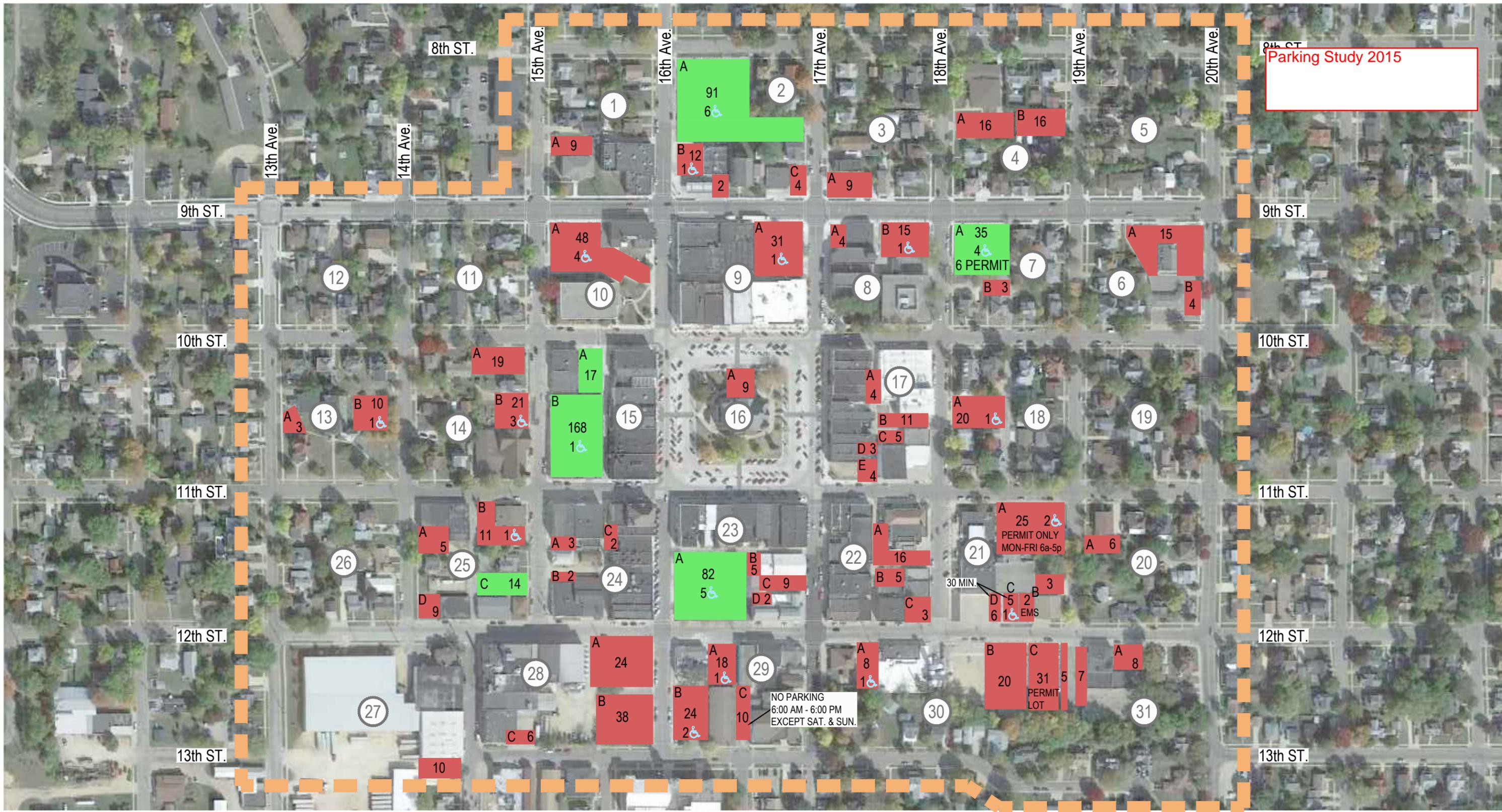
												Current							
Block	Auto Service	Bank	Food Service	Medical Office	Office	Residential	Retail	Utility	Warehouse	Vacant	Special	Demand (Current)	Parking Supply			Surplus / (Deficit)			
													Public On Street	Public Off Street	Private Off Street	Total Supply	Gross	Net	
Current	1.35	1.47	2.01	2.30	1.20	1.00	0.78	0.36	0.00	0.00									
Base Year Values																			
1					7,056			8,230				11	19	0	9	28	17	17	
2						6	6,600				5,380	0.99	16	11	53	21	85	69	64
3					2,520	3	1,224						7	18	0	9	27	20	18
4											9,984	0.99	10	16	0	32	48	38	16
5						13							13	18	0	0	18	5	5
6		2,963					2,356						6	12	0	19	31	25	12
7					2,612								3	16	45	3	64	61	61
11							5,184				2,730	0.99	7	22	0	0	22	15	15
12													0	10	0	0	10	10	10
13											8,092	0.99	8	29	0	14	43	35	29
14											13,680	0.99	14	27	0	43	70	56	27
18					5,438								7	21	0	0	21	14	14
19					1,058								1	25	0	0	25	24	24
20						4							4	22	0	6	28	24	22
21											32,307	0.99	32	29	0	44	73	41	29
25		4,554						3,825					8	22	0	40	62	54	22
26													0	24	0	0	24	24	24
27			1,818										4	28	0	0	28	24	24
28							2,000				35,000	0.99	37	26	0	68	94	57	26
29			8,208		1,440						28,532	0.99	47	25	0	55	80	33	25
30		2,688					8,464				1,660	0.99	13	17	31	29	77	64	48
31													0	7	0	8	15	15	7
	0	10,205	10,026	0	20,124	26	25,828	12,055	0	0	137,365		248	444	129	400	973	725	539
											215,603							25%	

0 15 20 0 24 0 20 4 0 0 248

215,603

Avg PGF 1.15

Adjusted numbers based on proposed project



CITY OF MONROE
PARKING STUDY
 MONROE, WISCONSIN

Parking Consultants
Architects · Engineers
Planners
 26877 Northwestern Hwy., Suite 208
 Southfield, Michigan 48033
 Tel: 248.353.5080
 Fax: 248.353.3830
RICH & ASSOCIATES
 Lutz, Florida
 Tel: 813.949.9860
 www.RichAssoc.com

BLOCK NUMBER
 08/15

LEGEND:

STUDY AREA (dashed orange line)

OFF STREET PARKING

- PRIVATE (red rectangle)
- PUBLIC (green rectangle)
- BARRIER FREE (blue wheelchair icon)

BLOCK FACE KEY PLAN:

NO PARKING
 6:00 AM - 6:00 PM
 EXCEPT SAT. & SUN.

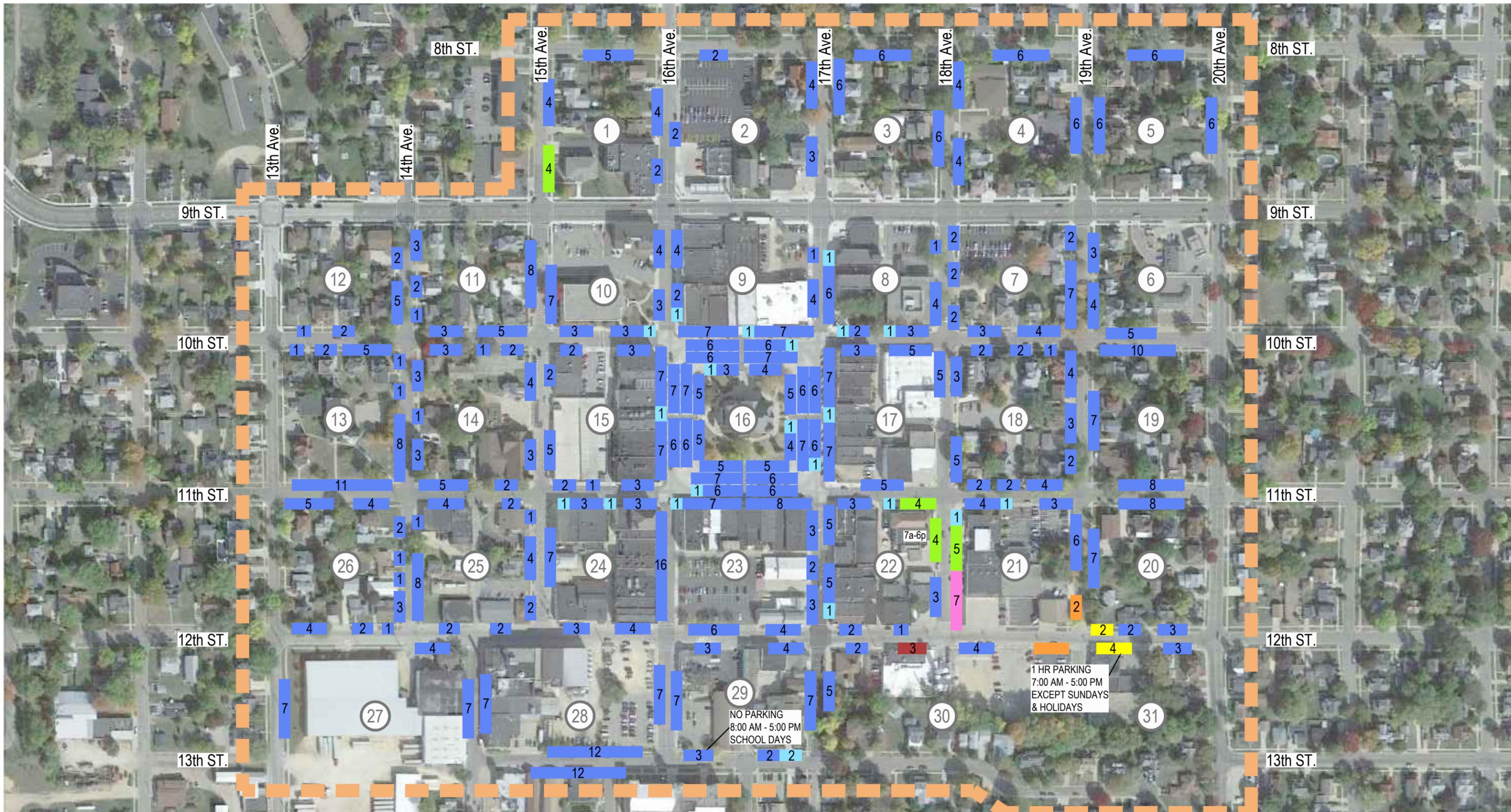
30 MIN. PERMIT ONLY
 MON-FRI 6a-5p

Sheet Title:

PARKING SUPPLY
 OFF STREET

MAP Number:

MAP 2



CITY OF MONROE
PARKING STUDY
MONROE, WISCONSIN

Parking Consultants Architects - Engineers Planners
26877 Northwestern Hwy., Suite 208
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Lutz, Florida
Tel: 813.949.9860
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RICH & ASSOCIATES

NOV 08/15

BLOCK NUMBER

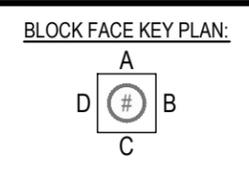
LEGEND:

STUDY AREA

ON STREET PARKING

- 15 MINUTE
- 1 HOUR
- 2 HOUR (WEEKDAYS 8am - 5pm)
- UNRESTRICTED
- BARRIER FREE

- EMS ONLY
- LOADING ZONE

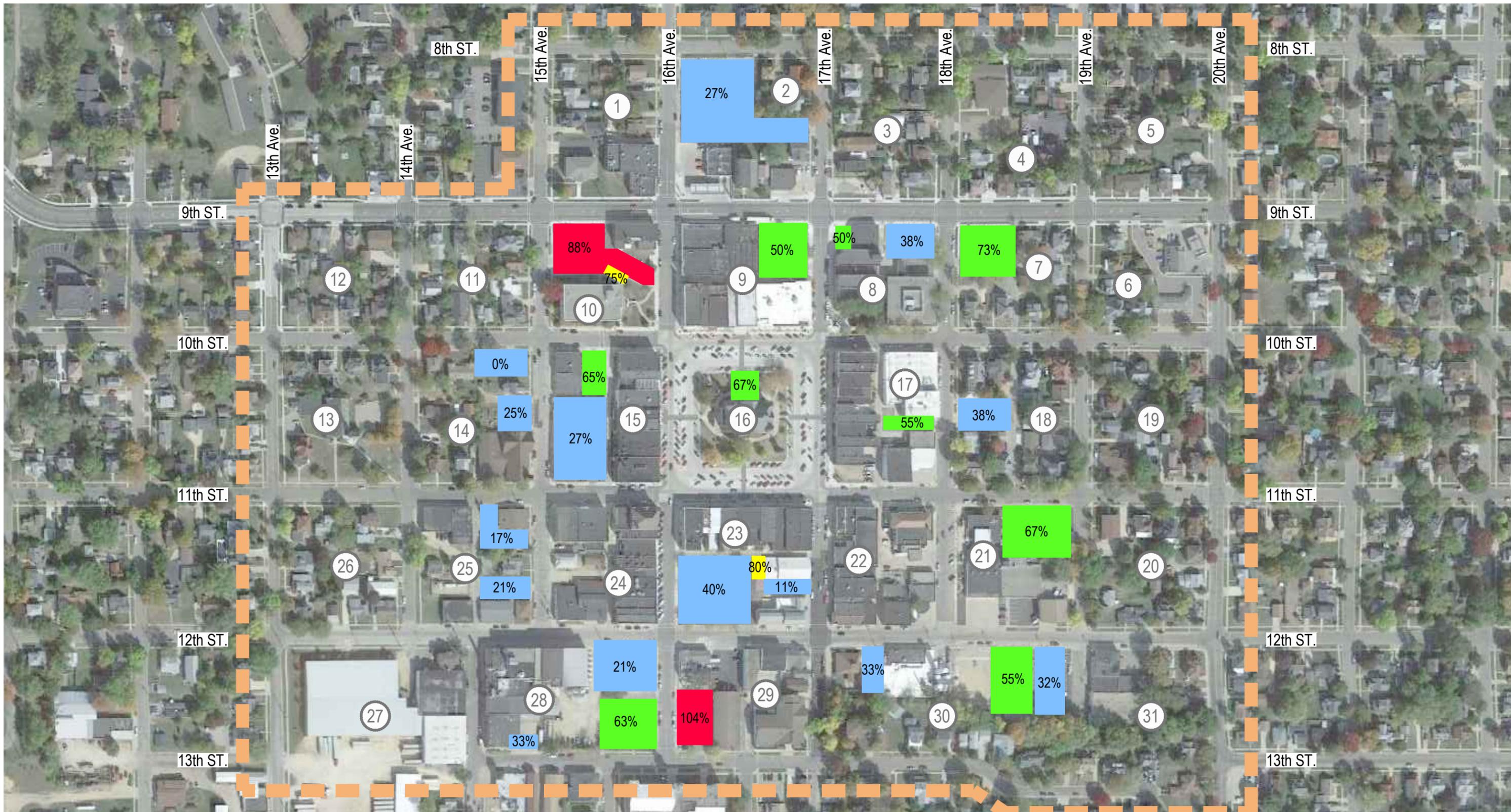


Sheet Title:

PARKING SUPPLY
ON STREET

MAP Number:

MAP 3



CITY OF MONROE
PARKING STUDY
 MONROE, WISCONSIN

Parking Consultants Architects Engineers Planners
 RICH & ASSOCIATES
 26877 Northwestern Hwy., Suite 208
 Southfield, Michigan 48033
 Tel: 248.353.5080
 Fax: 248.353.3830
 Lutz, Florida
 Tel: 813.949.9860
 www.RichAssoc.com

BLOCK NUMBER
 08/15

LEGEND:

STUDY AREA

PARKING OCCUPANCY

- 85% through 100%
- 75% through 84%
- 50% through 74%
- 0 through 49%

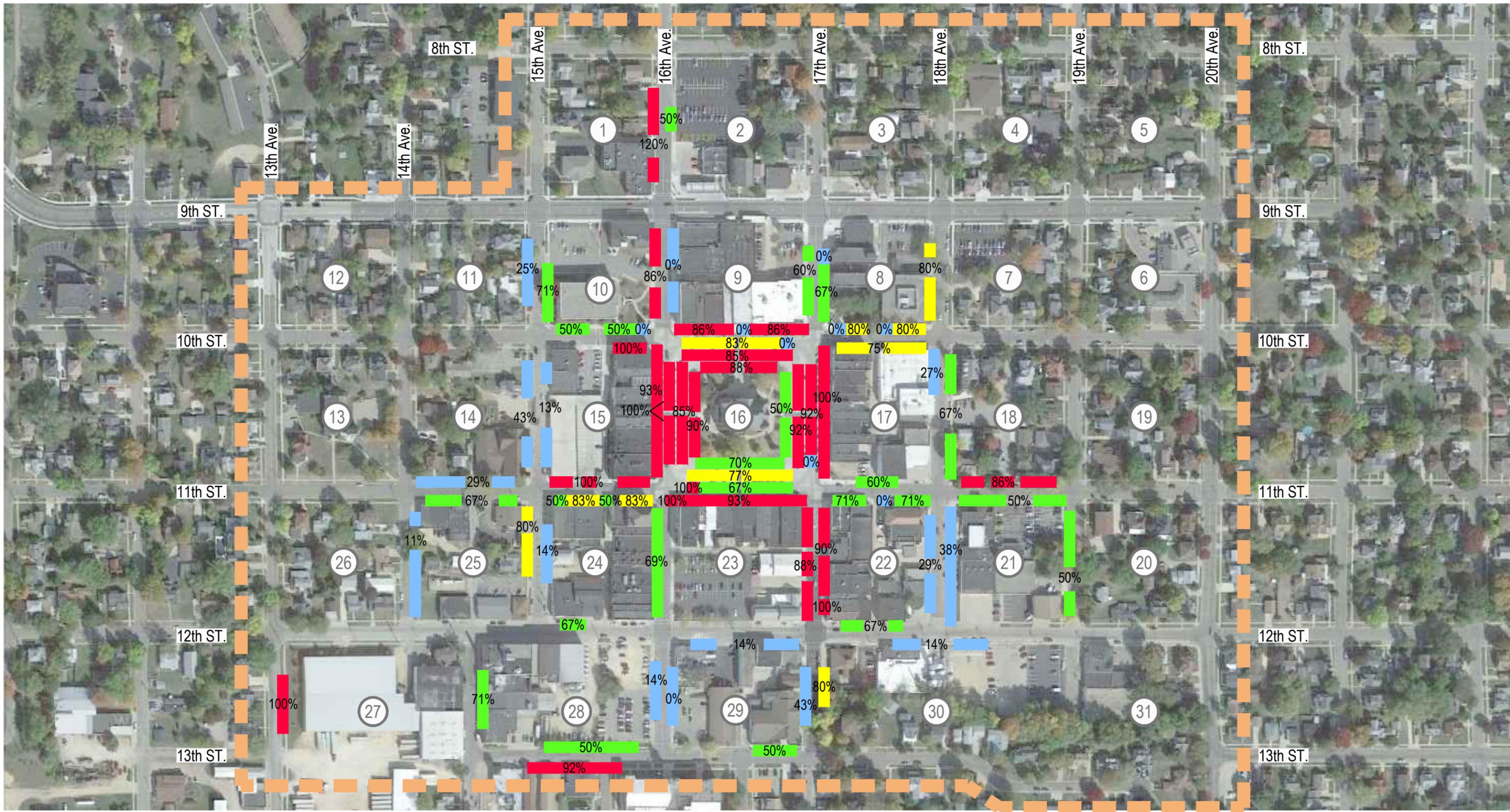
BLOCK FACE KEY PLAN:

Sheet Title:

PEAK OCCUPANCY
 10:00am - 12:00pm
 OFF STREET

MAP Number:

MAP 4



CITY OF MONROE
PARKING STUDY
 MONROE, WISCONSIN

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 Southfield, Michigan 48033
 Tel: 248.353.5080
 Fax: 248.353.3830
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RICH & ASSOCIATES

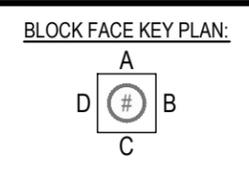
MONROE
 BLOCK NUMBER

LEGEND:

STUDY AREA

PARKING OCCUPANCY

- 85% through 100%
- 75% through 84%
- 50% through 74%
- 0 through 49%

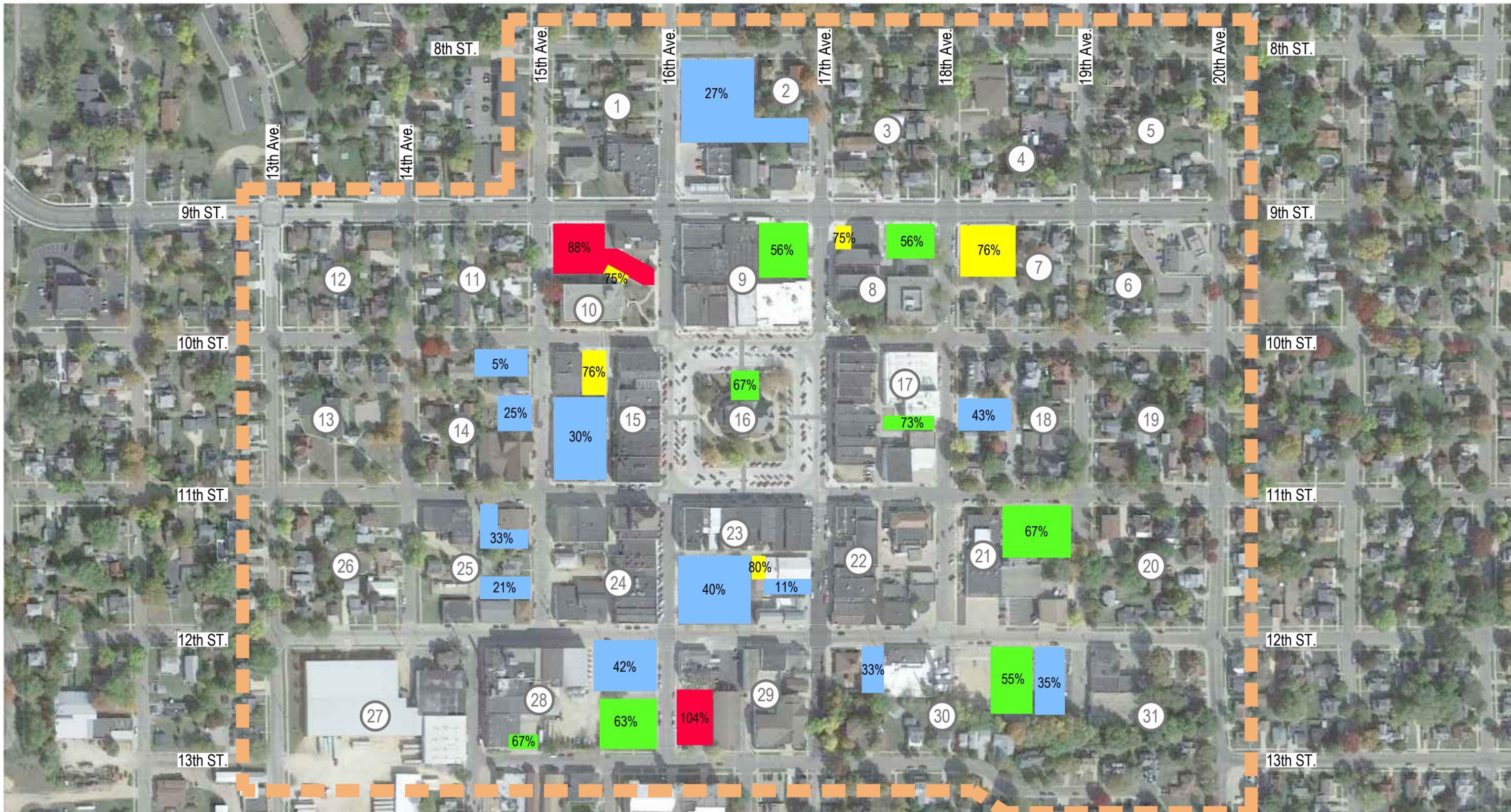


Sheet Title:

PEAK OCCUPANCY
 1:00pm - 3:00pm
 ON STREET

MAP Number:

MAP 5



CITY OF MONROE
PARKING STUDY
 MONROE, WISCONSIN

Parking Consultants Architects Engineers Planners
RICH & ASSOCIATES
 26877 Northwestern Hwy., Suite 208
 Southfield, Michigan 48033
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 Fax: 248.353.3830
 Lutz, Florida
 Tel: 813.949.9860
 www.RichAssoc.com

BLOCK NUMBER

LEGEND:

STUDY AREA

PARKING OCCUPANCY

- 85% through 100%
- 75% through 84%
- 50% through 74%
- 0 through 49%

BLOCK FACE KEY PLAN:

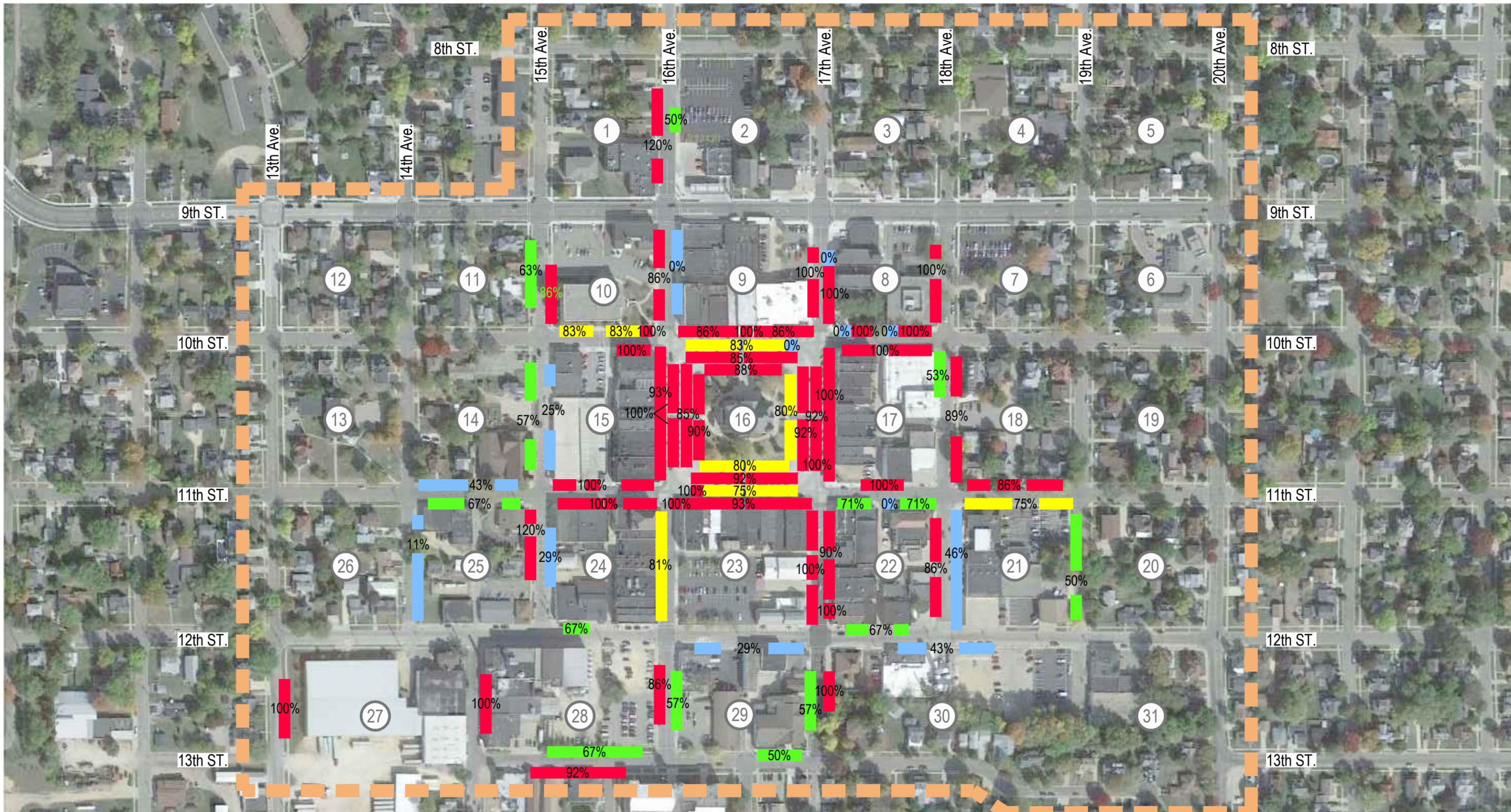
Sheet Title:

PEAK OCCUPANCY ACHIEVED

OFF STREET

MAP Number:

MAP 6



CITY OF MONROE
PARKING STUDY
 MONROE, WISCONSIN

Parking Consultants Architects Engineers Planners
 26877 Northwestern Hwy., Suite 208
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RICH & ASSOCIATES
 Lutz, Florida
 Tel: 813.949.9860
 www.RichAssoc.com

MONROE
 BLOCK NUMBER

08/15

LEGEND:

STUDY AREA

PARKING OCCUPANCY

- 85% through 100%
- 75% through 84%
- 50% through 74%
- 0 through 49%

BLOCK FACE KEY PLAN:

Sheet Title:

PEAK OCCUPANCY ACHIEVED
 ON STREET

MAP Number:

MAP 7