

Date: Tuesday, November 15, 2016

Time: 7:30 PM

Place: Westside Fire Station

Committee meetings will begin at 6:30 pm before this full Council meeting. City Council members frequently attend the committee meetings to gather information. A majority of the Council members may be present at these committee meetings.

CITY OF MONROE COMMON COUNCIL AGENDA

- A. CALL TO ORDER & ROLL CALL
- B. CORRECTION OF MINUTES
- C. PRESENTATION OF PETITIONS AND COMMUNICATIONS
- D. BUSINESS BY MAYOR

Updates regarding Mayor's activities

- 1. CONSIDER PROPOSAL FROM MSP REAL ESTATE FOR HOUSING DEVELOPMENT PROJECT ON PARKING RAMP SITE AND REVIEW PARKING AND FINANCIAL ANALYSIS

Individual Requesting Item	Council
Expected Length of Discussion	20 MIN.

Documents:

[*2016-11-10 MSP Analysis.pdf*](#)
[*TIF Calculations.pdf*](#)
[*2016-10-27 MSP Project Request.pdf*](#)
[*2016-11-03 Parking Analysis.pdf*](#)
[*Project Plan 2016-2-4.pdf*](#)

- E. APPEARANCES BY THE PUBLIC
- F. CONSENT AGENDA (ROLL CALL VOTE)
 - * RESOLUTION GRANTING MISCELLANEOUS LICENSES
 - * APPROVE CLAIMS AS PRESENTED ON CLAIMS LIST
- G. PLAN COMMISSION (KOCH)

- 1. ORDINANCE REZONING PROPERTY #158
(Hold Public Hearing) (Roll Call Vote)

Individual Requesting Item	City Clerk/DOGG
Expected Length of Discussion	5 min.

Documents:

[*rezoning 158.pdf*](#)

H. FINANCE AND TAXATION COMMITTEE (STANGEL)

1. RESOLUTION ADOPTING MONROE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN FOR 2017 AND LEVYING SPECIAL ASSESSMENTS

(Roll Call Vote)

Individual Requesting Item	City Clerk/DOGG
Expected Length of Discussion	5 min.

Documents:

[*BIDOperatingPlan2017.pdf*](#)

2. RESOLUTION ADOPTING 2017 BUDGET, LEVYING TAXES, AND APPROVING APPROPRIATIONS

(Hold Public Hearing) (Roll Call Vote)

Individual Requesting Item	City Clerk/DOGG
Expected Length of Discussion	10 min.

I. SALARY AND PERSONNEL COMMITTEE (BAUMAN)

1. RESOLUTION RATIFYING CONTRACT WITH AFSCME

Individual Requesting Item	Salary and Personnel Committee
Expected Length of Discussion	5 min.

Documents:

[*2017_Proposal-Contract_2016-11-09.pdf*](#)

J. PUBLIC SAFETY COMMITTEE (BEER)

1. RESOLUTION APPROVING SPECIAL EVENTS

Individual Requesting Item	Public Safety Committee
Expected Length of Discussion	5 min.

K. BOARD OF PUBLIC WORKS (KOCH)

1. RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR PARKING RAMP PROJECT

At the November 1, 2016 Common Council meeting, a motion was made by Alder Boyce and seconded by Alder Thoman to approve this resolution. During the same meeting, a motion was later made by Alder Koch and seconded by Alder Beer and carried to move this to the next Council meeting. The Council shall continue where they left off from the Nov. 1 meeting with the motion still before them. Staff was asked to provide more information.

(Roll Call Vote)

Individual Requesting Item	Common Council
Expected Length of Discussion	15 min.

Documents:

L. COUNCIL AS A WHOLE (STANGEL)

1. SET SPECIFIC DATES FOR BUDGET STATUS DISCUSSIONS AND DECIDE UPON TOPICS FOR FIRST MEETING

Individual Requesting Item	Common Council
Expected Length of Discussion	10 min.

M. BUSINESS PRESENTED BY ALDERPERSONS

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

N. BUSINESS PRESENTED BY DEPARTMENT HEADS

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

O. BUSINESS PRESENTED BY THE PRESS

P. ADJOURNMENT

This Council 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.



CITY OF MONROE

Office of the Assistant City Administrator
Martin Shanks
(608) 329-2521
mshanks@cityofmonroe.org

1110 18th Avenue
Monroe, Wisconsin
53566
(608) 329-2500
www.cityofmonroe.org

MEMORANDUM

DATE: November 8, 2016
TO: Common Council
FROM: Martin Shanks / Philip Rath
RE: MSP Real Estate Project Proposal – Parking/Financial Analysis

Parking Analysis

Rich and Associates completed a courtesy parking analysis of the MSP Real Estate housing development proposal on the parking ramp site. The analysis is attached, but in general the following conclusions can be made:

- As it exists right now we have a gross surplus of 370 public and private parking spots in the downtown core blocks. That is a 60% occupancy rate on a typical day.
- With the MSP development and elimination of public parking (in combination with the addition of private parking on the development site) we would now have a gross surplus of 184 public and private parking spots making an occupancy rate of 77% on a typical day. If we decided to eliminate the surplus private parking spots from the equation the surplus would be 129 parking spots or 84% occupancy rate on a typical day.
- Lastly, Rich & Associates made an assumption in their 2015 study of vacant building space in the downtown totaling 76,000 sf. If all of that presumed vacant space re-occupies (at a rate of 1.5 spaces needed for every 1,000 sf of re-occupied space) with businesses and residential units the surplus drops to 72 public and private parking spots or 91% occupancy and if the surplus private parking is eliminated from the equation then the occupancy jumps to 98%.
- 85%-90% occupancy rate is generally when there becomes a perception of “full parking.” The development would create in all likelihood a 77-84% occupancy rate and if we expect further development in our assumed vacant building space it’s only going to tick that number up perhaps as far up to 98%.

This analysis gives credibility for the need to replace, at the very least, some of the off street public parking in the downtown core if it’s taken away because of this project.

	Effect on “Vacant” Parking	Quant. “Vacant” Parking
Surplus of Parking (public & private)	370	370
a) MSP Project (no private parking)	-241	129
b) vacant building re-occupation	-114	256
e) Combination of (b with c)	-355	15

Development Analysis

Can the City utilize the parking ramp demolition funds from the recent bonding towards this project? Either to demo the ramp and provide the site to MSP or as part of the incentive request?

No. From Greg Johnson, Ehler's:

Unfortunately, there are two problems with this approach. Since the City issued G.O. Corporate Purpose Bonds for the parking ramp project, these funds must be spent on parking improvements. The Resolution for the bonds identified \$670,000 for parking lot projects; \$1,760,000 for street projects; and \$735,000 for sewerage projects. A related issue is that these bonds were issued on a tax-exempt basis with the expectation the City would use the funds for parking projects benefiting the public at large. If this money is used to provide an incentive to a developer, this is likely going to trigger private activity and private use concerns that could threaten the tax-exempt status of the bonds.

..there are three general ways to use the bond proceeds for parking improvements:

- 1. Use the proceeds for parking improvements anywhere in the City (generally defined as developing parking areas for public use).*
- 2. Use the proceeds to defease (pay off) part of the bonds. This is not cost effective at this time since the bonds have just been sold.*
- 3. Use the proceeds for parking improvements anywhere in the City (generally defined as developing parking areas for public use) and if any funds are left over deposit them into the debt service fund to pay the principal and interest payment on the bonds on the next available payment date.*

If the site where the ramp now exists could be developed, the City should spend the proceeds elsewhere on parking improvements presumable to replace the parking facility that would be lost.

Given the information above, if the City tears down the ramp using the bond funds, have we removed the possibility for private development on the site in the future for a period of time?

Not quite, if the City Council decides against moving forward with the MSP proposal and moves ahead with the planned demolition/surface lot we are still able to utilize the property in the future for development if an opportunity presents itself. Greg Johnson with Ehler's highly recommended that if a new development opportunity comes forward post demolition that the City work with Ehler's and Quarles & Brady to ensure we work through any relevant regulations associated with the bond so that we do not violate our bonding resolution or their tax exempt status. There is some accommodation for changes that occur.

Financial Analysis

In February of 2016 Ehlers prepared a “Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 7.” The complete analysis is attached as well as an Excel worksheet that looks at the merits of the individual project proposed by MSP. The general conclusions have been identified:

- * The Adopted Amendment grants the City the authority to provide additional cash or other development incentives for projects within the district boundaries in an amount up to \$2,000,000 cumulative.
- * The Adopted Amendment increased the projected spending on parking projects within the district by \$2,173,000 to a total of \$4,000,000. Currently the City bonded for the demolition of the parking ramp and paving of a temporary surface lot (approx. \$670,000).
- * The district is projected to close in 2033; however, it is eligible to extend the closure by three years. Without significant development and the inclusion of the 2016 financing for the parking ramp, the district will need to utilize the extension to potentially “break even.” This will most likely NOT include reimbursement to the utilities.

- * MSP is requesting an incentive of \$1.275M in order to construct their 40-unit housing development. This would equate to an (recoverable) investment of \$31,875 per unit.
- * MSP is estimating an assessed value \$1.6M, increasing the value to TID 7 in 2017 / 2018. The District would begin to see these values in 2019 / 2020. Assuming the three year extension discussed above, and a District-wide inflationary factor of 1.404% per year following construction; the FULL incentive would be reimbursed. In other words, the project would be budget neutral.

Next Steps

- (A) Abandon project. No further action.
- (B) Proceed with project.
 - Instruct City Attorney and staff to begin draft of purchase and development agreement.
 - Initiate process to modify central business district zoning code to allow project.

Type of District	Rehabilitation	
Actual Creation Date	9/28/2005	
Valuation Date	Jan. 1, 2005	
Maximum Life (In Years)	27	
Expenditure Period (In Years)	22	
Revenue Periods / Financ Rev Year	27	2033
End of Expenditure Period	9/28/2027	
Latest Termination Date	9/28/2032	
Eligible for Extension / No. of Years	Yes	3

Initial Investment to Developer \$ 1,275,000

\$ 1,275,156

1.404% Inflationary Factor \$ 156 100.0% Initial Investment

Construct Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	Difference Related to Improvement
1	2005 (29,961,700)	2006	0.00%	(29,961,700)	2007	26.05449 \$	-	
2	2006 37,935,100	2007	0.00%	7,973,400	2008	27.93585 \$	222,744	
3	2007 (990,100)	2008	0.00%	6,983,300	2009	27.96382 \$	195,280	
4	2008 (2,490,200)	2009	0.00%	4,493,100	2010	28.57887 \$	128,408	
5	2009 (22,900)	2010	0.00%	4,470,200	2011	29.70761 \$	132,799	
6	2010 (2,928,100)	2011	0.00%	1,542,100	2012	28.45032 \$	43,873	
7	2011 912,300	2012	0.00%	2,454,400	2013	29.20665 \$	71,685	
8	2012 6,978,300	2013	0.00%	9,432,700	2014	29.17423 \$	275,192	
9	2013 (3,186,200)	2014	0.00%	6,246,500	2015	28.11056 \$	175,593	
10	2014 272,600	2015	0.00%	6,519,100	2016	27.99109 \$	182,477	
11	2015 740,900	2016	0.00%	7,260,000	2017	27.56151 \$	200,097	
12	2016 -	2017	0.00%	7,260,000	2018	27.56151 \$	200,097	
13	2017 900,000	2018	0.00%	8,160,000	2019	27.56151 \$	224,902	\$ 24,805
14	2018 700,000	2019	0.00%	8,860,000	2020	27.56151 \$	244,195	\$ 44,098
15	2019 124,394	2020	1.40%	8,984,394	2021	27.56151 \$	247,623	\$ 47,527
16	2020 126,141	2021	1.40%	9,110,535	2022	27.56151 \$	251,100	\$ 51,004
17	2021 127,912	2022	1.40%	9,238,447	2023	27.56151 \$	254,626	\$ 54,529
18	2022 129,708	2023	1.40%	9,368,155	2024	27.56151 \$	258,200	\$ 58,104
19	2023 131,529	2024	1.40%	9,499,684	2025	27.56151 \$	261,826	\$ 61,729
20	2024 133,376	2025	1.40%	9,633,059	2026	27.56151 \$	265,502	\$ 65,405
21	2025 135,248	2026	1.40%	9,768,308	2027	27.56151 \$	269,229	\$ 69,133
22	2026 137,147	2027	1.40%	9,905,455	2028	27.56151 \$	273,009	\$ 72,913
23	2027 139,073	2028	1.40%	10,044,527	2029	27.56151 \$	276,842	\$ 76,746
24	2028 141,025	2029	1.40%	10,185,552	2030	27.56151 \$	280,729	\$ 80,633
25	2029 143,005	2030	1.40%	10,328,558	2031	27.56151 \$	284,671	\$ 84,574
26	2030 145,013	2031	1.40%	10,473,571	2032	27.56151 \$	288,667	\$ 88,571
27	2031 147,049	2032	1.40%	10,620,619	2033	27.56151 \$	292,720	\$ 92,624
28	2032 149,113	2033	1.40%	10,769,733	2034	27.56151 \$	296,830	\$ 96,734
29	2033 151,207	2034	1.40%	10,920,940	2035	27.56151 \$	300,998	\$ 100,901
30	2034 153,330	2035	1.40%	11,074,270	2036	27.56151 \$	305,224	\$ 105,127



CITY OF MONROE

Office of the Assistant City Administrator
Martin Shanks
(608) 329-2521
mshanks@cityofmonroe.org

1110 18th Avenue
Monroe, Wisconsin 53566
(608) 329-2500
www.cityofmonroe.org

MEMORANDUM

DATE: October 27, 2016
TO: Common Council
FROM: Martin Shanks
RE: MSP Real Estate Project Proposal/TIF Assistance Request for Parking Ramp Site

Attached with this memo is a TIF Assistance Request package submitted by MSP Real Estate for a multi-family apartment development on the downtown parking ramp site.

MSP representatives approached City staff in early September with this project. After reviewing their proposal and request it was determined the best course of action was to present the scope of the project and TIF request to the full Council for consideration before any other action was taken.

MSP has followed all procedures in our adopted TIF Policy and their request for assistance package is responsive to our outlined procedure.

Preliminary renderings and floor plans will be provided in the meeting.

Known issues to be addressed:

- Zoning code: the existing central business district code does not allow residential on the bottom floor of buildings within a defined area around the core downtown, which includes the ramp site.
- Funding the financial request: the City would not be able to utilize the recent bonding and financing for the ramp tear down towards this project.

From Greg Johnson, Ehler's:

Unfortunately, there are two problems with this approach. Since the City issued G.O. Corporate Purpose Bonds for the parking ramp project, these funds must be spent on parking improvements. The Resolution for the bonds identified \$670,000 for parking lot projects; \$1,760,000 for street projects; and \$735,000 for sewerage projects. A related issue is that these bonds were issued on a tax-exempt basis with the expectation the City would use the funds for parking projects benefiting the public at large. If this money is used to provide an incentive to a developer, this is likely going to trigger private activity and private use concerns that could threaten the tax-exempt status of the bonds.

...there are three general ways to use the bond proceeds for parking improvements:

- 1. Use the proceeds for parking improvements anywhere in the City (generally defined as developing parking areas for public use).*
- 2. Use the proceeds to defease (pay off) part of the bonds. This is not cost effective at this time since the bonds have just been sold.*
- 3. Use the proceeds for parking improvements anywhere in the City (generally defined as developing parking areas for public use) and if any funds are left over deposit them into the debt service fund to pay the principal and interest payment on the bonds on the next available payment date.*

If the site where the ramp now exists could be developed, the City should spend the proceeds elsewhere on parking improvements presumable to replace the parking facility that would be lost.



CITY OF MONROE

*Office of the Assistant City Administrator
Martin Shanks
(608) 329-2521
mshanks@cityofmonroe.org*

1110 18th Avenue
Monroe, Wisconsin 53566
(608) 329-2500
www.cityofmonroe.org

Potential Next Steps:

If the City Council would like to move forward with this project there are a few steps to consider:

- Request that the developer provide additional information, if desired.
- Conduct our own financial analysis of project to ensure viability and present options towards financing City TIF request. In the past we have utilized Ehler's to provide this service.
- Begin draft of purchase and development agreement and legal review of project.
- Initiate process to modify central business district code to allow project.

Request for City of Monroe Financial Assistance

Submitted By: MSP Real Estate, Inc.

Project: 40-unit 3-story apartment building on the site of the 15th Avenue and 11th Street Parking Ramp

Downtown Monroe Multi-Family Apartments

Description of Site & Proposed Use

The City of Monroe and Green County face a significant shortage in high quality multifamily housing, as the City has not had a new multi-family development in over 10 years. The City had a housing study completed in August of 2016 and concluded there is a need for more quality and affordable housing options for both owners and renters. To meet these needs, MSP Real Estate is proposing to construct a 40-unit apartment building at 1501 11th Street (currently a City-owned parking ramp). This development will serve families and individuals of all income levels and include some units that are set-aside for low-income veterans. The site is currently owned by the City of Monroe and has a three-level parking ramp structure that is currently in use. The City has determined the approximately 60-year-old parking ramp has structural damage and will need to be demolished.

MSP plans to develop these apartments on the approximately 0.55 acres that is currently the three-level parking ramp. This location is ideal for a multi-family development because of its walkability in the heart of downtown Monroe, jobs, retail, and restaurants.

Our project entails a single phase of apartments consisting of one, two and three bedroom units. Thirty-four of the units will be set aside for residents earning 30%, 50% and 60% of the area median income. The remaining six units will be market rate with no income restrictions. The project will feature 39 underground parking stalls as well as an additional surface parking.

Developer and Owner

MSP Real Estate has experience in developing market rate and affordable apartments. MSP has developed over 1,400 units of workforce housing for individuals and families in the Midwest.

MSP Real Estate, under the leadership of Milo Pinkerton, has developed over 2,400 units spanning over 30 years. Milo's unique background of architecture, real estate, and construction has enabled MSP projects to be of consistent high quality, on time, and on budget. Milo is also the President and Owner of all the other MSP arms (construction and property management). MSP is a long-term owner that owns over 90 percent of what we have built.

Profitability

Due to the lack of similar projects in Monroe, it is difficult to project with certainty the expected cash flow of this project. However, our best estimate projects annual distributable cash flow in the \$10,000 to \$22,500 range. The tax credit investor will require that MSP cover any cash short falls in the event the project operates at a loss for any period of time. The cash flow is contingent on multiple factors including, but not limited to, rents (both market rate and workforce housing), other income (parking/storage rentals), operating expenses, mortgage payment, and real estate taxes. MSP has taken

a conservative approach and stress testing has been done to verify this project will have positive cash flow.

Overview of Private-Sector Financing & WHEDA Tax Credits

We currently anticipate approximately the project being able to support a \$1.325M First Mortgage.

We further anticipate Tax Credit Equity of \$3.85M.

Because we anticipate total project costs of approximately \$6.45M, the project has a gap of \$1.275M that we are requesting City Financial Participation through TIF financing.

Summary of Increment Projections

Below is a list of Monroe apartments that have been completed within the past 25 years and their respective assessed value and taxes per unit.

Project	2016 Assessed Value/Unit	2015 Taxes/Unit
Brook View Apartments	\$36,250	\$967
Brook View II Apartments	\$38,756	\$1,033
Twinning Valley Apartments	\$27,113	\$894
Countryview Apartments	\$28,500	\$761
West Win Heights Apartments	\$37,638	\$1,006

Based on the chart above, we anticipate our project to have a per unit assessed value between \$30,000 and \$40,000 per unit. This implies our 40-unit project would have a total assessed value between \$1.2M and \$1.6M.

This implies annual real estate taxes of \$800 to \$1,068 per unit. With 40 units, this implies total annual real estate taxes between \$32,000 and \$42,720 per year.

Because the current use on the property is tax-exempt government use, the above is 100% increment.

Total Development Costs

We are currently projecting the total development costs to be \$6.45M.

Construction Information

MSP Construction will be the General Contractor on the job. With being our own General Contractor, it allows us to save costs and ensure quality on all our development projects. In 2015, MSP Construction has constructed and is currently constructing 300 units with project costs totaling over \$33 million.

MSP will work with the City of Monroe to create a project that conforms to its design standards. The current parking ramp will be razed and replaced with a three story, 40-unit apartment complex that is 43,850 sf with a 13,715 sf basement parking area for a total of 57,565 sf. The exterior of the new building will be constructed with high quality construction materials including fiber cement siding, split

face block, and brick. MSP is committed to building its developments with sustainable design features. A few examples of green features that will be incorporated into the construction are: energy star rated appliances, Low E windows, and radiant in floor heat.

The 40 units will range from 600 sq. ft. to over 1,200 sq. ft. consisting of 1, 2, and 3 bedrooms. Of the 40 units, 34 of the units will be reserved for residents earning no more than 60% of the area median income. The remaining six units will be market rate units with no income restrictions. There will be 39 underground parking spaces along with 9 surface parking spaces. MSP plans to work with the City to allow for additional parking on the parcel north of the subject parcel.

Project Start and End Date

MSP will be going through the approval process with the City of Monroe through the fall and winter of 2016. MSP will be applying for Low-Income Housing Tax Credits to WHEDA at the end of January 2017. If MSP is awarded the tax credits, we would be prepared to close and start construction by fall of 2017. We expect construction to take 11-12 months and lease up to be 6 months.

Project is consistent with goals and objectives of the TIF Project Plan

TID #7 plan identifies the City's goals as the following:

- Expand the economic base through the redevelopment of its central business district
- Encourage growth as well as redevelopment, conservation, and rehabilitation
- Encourage, develop, and maintain a strong growth pattern
- Maximize private investment within the TID and to significantly enhance the value of all other real estate in the TID
- Make currently underdeveloped areas of the City more attractive
- Encourage and promote conformity with the City's land use and development policies
- City of Monroe's Comprehensive Plan for increasing the amount of affordable rental properties throughout the city through creative development
- The TID project plan amendment of 2016 identifies that one of the purposes of the amendment to facilitate development through cash grants or development incentives

Description of Public Benefits

If MSP is approved for developing and constructing the 40 apartments units, the City will have improved its stock in high quality, affordable multi-family housing. With the project being located in downtown Monroe, it allows residents access to all the great amenities downtown Monroe has to offer (retail, restaurants, library, schools). With the increased quality housing stock, it will offer people who work in Monroe another option to reside in Monroe rather than live in a nearby community. This project also achieves the objective in City of Monroe's Comprehensive Plan for increasing the amount of affordable rental properties throughout the city through creative development (page 19 of comprehensive plan).

During construction, we anticipate a workforce of over 100 people. When the project is complete, we will have an onsite property manager as well as a maintenance worker.

TIF Request

MSP Real Estate is requesting \$1,275,000 in Traditional Tax Increment Finance Assistance from the City of Monroe to help finance the construction of the proposed 40 apartments and make the project feasible.

Without the City's financial assistance in the form of TIF to help offset demolition costs and the high cost to construct new multifamily housing, this project is not feasible. To finance this affordable workforce housing project, we intend to leverage both public and private capital sources including tax credit equity, conventional debt and TIF. Total project costs are estimated to be approximately \$6,450,000 so the City's participation represents approximately 20% of the total project cost. Tax Credit Equity represents about 60% of total project costs. The remaining 20% will be funded through mortgage debt financing.

City of Monroe Wisconsin

The Project

This analysis is to assess the impact on the core blocks within the Downtown resulting from the proposed development of a 40-unit multi-family residential development on the site of the existing downtown parking structure (block 15 in the previous analysis). At the time of the previous parking study completed by Rich & Associates, the garage itself was determined to have approximately 169± available spaces (many not available because of the poor structural condition of the garage) plus 17 adjoining surface lot spaces for an existing capacity on the site of 186± publicly available spaces. All of these would be eliminated by the development and replaced with 65 privately controlled spaces for the tenants only of the proposed project.

The 65 spaces proposed by the developer to be provided for the 40 residential units equates to approximately 1.5 per dwelling unit. The parking study recently completed used an average of just .63 spaces per dwelling unit for the limited residential units in the area that primarily occupied 2nd floor square footage in several buildings. For a more high-end residential development a minimum of 1 to 1.5 spaces per dwelling unit is reasonable.

Analysis

Table 1 on the following page shows that the existing condition, without including the parking demand from the proposed development, the core blocks (in total) would have a gross surplus of 370 spaces assuming the 186± spaces in the existing structure and adjoining lot remained.

In order to apply the previous model to the planned development, Rich used (104 units x .63 spaces per unit) to equal the 65-space demand value without changing the demand from the previous residential values although we understand that the new development will have just 40 units and provide 65 parking spaces and therefore a “demand” of 65 spaces. At the same time, the 186 public off-street spaces are eliminated from the model on block 15 and replaced with 65 “private spaces”. These changes show that the “core blocks” would have a gross surplus reduced to 184± spaces (or an equivalent parking occupancy rate of 77 percent). On a “net basis” which excludes surplus privately controlled parking since it is generally not available to the general public or users from other businesses or entities the surplus would be just 129 spaces or an occupancy rate of about 84% which is very close to the perceived full occupancy for many patrons. The perception of full parking generally occurs at between 85 and 90 percent of parking occupancy because of the greater need to have to “hunt” to find a space.

Finally, if the existing vacant building space (±76,000 sf) is re-occupied and generates added parking demand at an average of 1.5 spaces (1.48) per 1,000 sf the parking demand for the core blocks would increase to 737± spaces. This level of parking demand compared to the total supply of 809± spaces within these blocks would mean a “gross surplus” (total parking supply minus total parking demand) of just 72± spaces or an equivalent rate of 91% of the parking spaces occupied. On the net basis, the surplus would be just 16± spaces equivalent to 98% occupancy within the core blocks.

Table 1 – Existing Condition

													Current								
Block	Auto Service	Bank	Food Service	Medical Office	Office	Residential	Retail	Utility	Warehouse	Vacant	Special	Demand	Parking Supply			Surplus / (Deficit)					
												(Current)	Public On Street	Public Off Street	Private Off-Street	Total Supply	Gross	Net			
Current	1.35	1.47	2.01	2.30	1.20	0.63	0.78	0.36	0.00												
Base Year Values																					
8		13,340			32,415		9,637					67	19	0	20	39	(28)	(28)			
9		12,052		2,100	12,052		25,156			16,000	26,932	0.99	84	27	0	32	59	(25)	(25)		
10					19,082	4	860				22,876	0.99	50	21	0	52	73	23	21		
15			4,050		13,699	12	18,419			23,695			46	33	186		219	173	173		
16					28,288								34	142	0	74	216	182	142		
17			12,839		22,792	16	13,957			12,377	751	0.99	75	35	0	27	62	(13)	(13)		
18					5,438								7	9	0	21	30	23	9		
22	2,440			2,173	13,077	4	8,683			7,846	14,027	0.99	48	29	0	24	53	5	5		
23			6,846	4,870	5,283	38	20,404			12,240			71	33	87	16	136	65	65		
24			1,350	13,779	13,204	21	16,325	3,000		3,375			78	38	0	5	43	(35)	(35)		
	2,440	25,392	25,085	22,922	165,330	95	113,441	3,000	0	75,533	64,586		560	386	273	271	930	370	314		
											497,729							60%			

Table 2 – New Development*

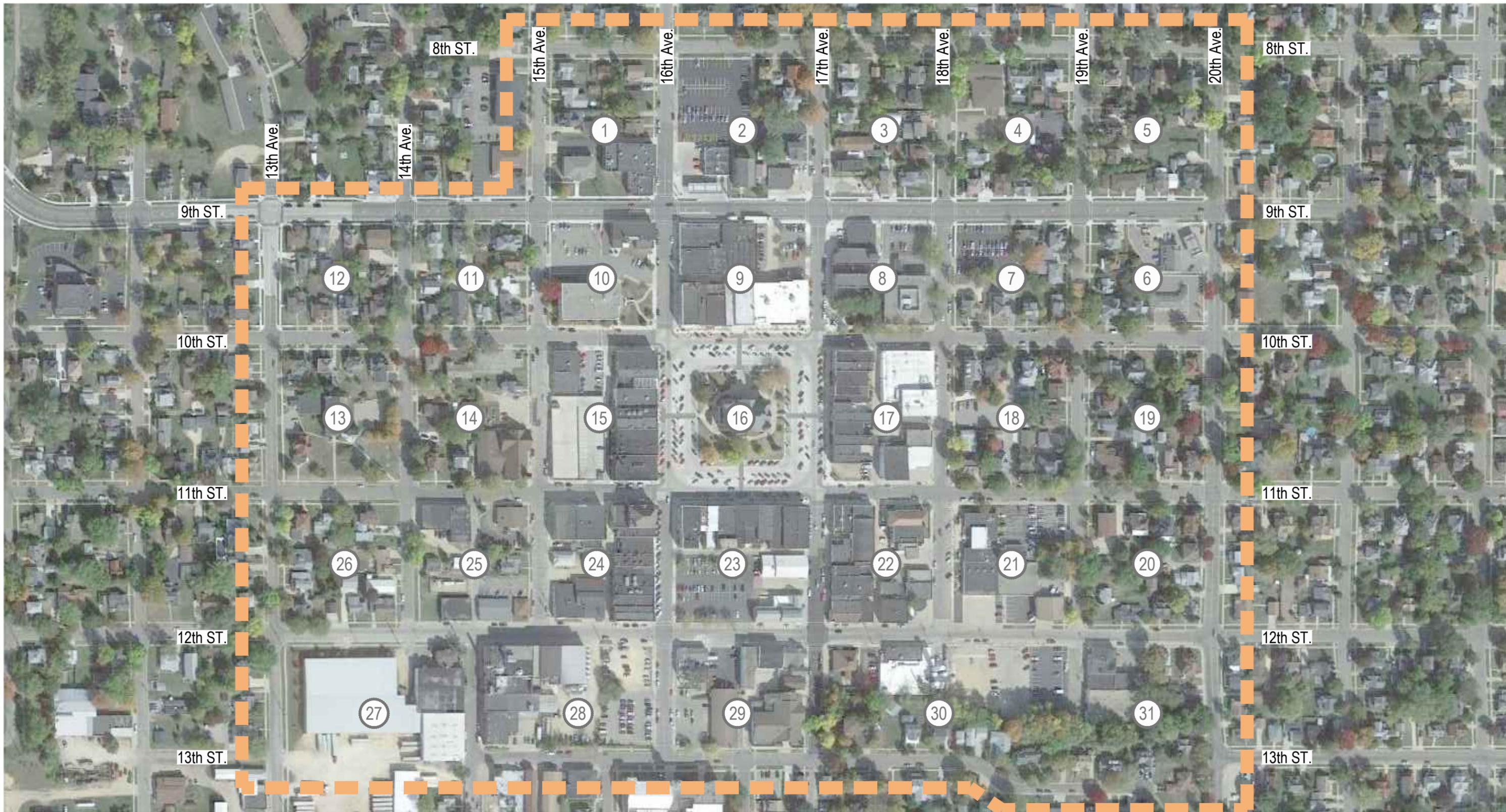
													Current								
Block	Auto Service	Bank	Food Service	Medical Office	Office	Residential	Retail	Utility	Warehouse	Vacant	Special	Demand (Current)	Parking Supply			Surplus / (Deficit)					
													Public On Street	Public Off Street	Private Off-Street	Total Supply	Gross	Net			
Current	1.35	1.47	2.01	2.30	1.20	0.63	0.78	0.36	0.00												
Base Year Values																					
8		13,340			32,415		9,637					67	19	0	20	39	(28)	(28)			
9		12,052		2,100	12,052		25,156			16,000	26,932	0.99	84	27	0	32	59	(25)	(25)		
10					19,082	4	860				22,876	0.99	50	21	0	52	73	23	21		
15			4,050		13,699	116	18,419			23,695			111	33	65	98	(13)	(13)			
16					28,288								34	142	0	74	216	182	142		
17			12,839		22,792	16	13,957			12,377	751	0.99	75	35	0	27	62	(13)	(13)		
18					5,438								7	9	0	21	30	23	9		
22	2,440			2,173	13,077	4	8,683			7,846	14,027	0.99	48	29	0	24	53	5	5		
23			6,846	4,870	5,283	38	20,404			12,240			71	33	87	16	136	65	65		
24			1,350	13,779	13,204	21	16,325	3,000		3,375			78	38	0	5	43	(35)	(35)		
	2,440	25,392	25,085	22,922	165,330	199	113,441	3,000	0	75,533	64,586		625	386	87	336	809	184	128		
											497,729							77%			

* (104 x .63 = 65 parking spaces needed for new development). 186 public off-street spaces eliminated, replaced with 65 private off-street. As a result of the demand created on block 15, the table shows how the demand would increase by 65 spaces from 46± spaces as shown in Table 1 to 111 as shown in Table 2 above (+65).

Table 3 – New Development plus Re-occupancy of Vacant Space

													Current								
Block	Auto Service	Bank	Food Service	Medical Office	Office	Residential	Retail	Utility	Warehouse	Vacant	Special	Demand	Parking Supply			Surplus / (Deficit)					
												(Current)	Public On Street	Public Off Street	Private Off-Street	Total Supply	Gross	Net			
Current	1.35	1.47	2.01	2.30	1.20	0.63	0.78	0.36	0.00	1.48											
Base Year Values																					
8		13,340			32,415		9,637					67	19	0	20	39	(28)	(28)			
9		12,052		2,100	12,052		25,156			16,000	26,932	108	27	0	32	59	(49)	(49)			
10					19,082	4	860				22,876	50	21	0	52	73	23	21			
15			4,050		13,699	116	18,419			23,695		146	33		65	98	(48)	(48)			
16					28,288							34	142	0	74	216	182	142			
17			12,839		22,792	16	13,957			12,377	751	93	35	0	27	62	(31)	(31)			
18					5,438							7	9	0	21	30	23	9			
22	2,440			2,173	13,077	4	8,683			7,846	14,027	60	29	0	24	53	(7)	(7)			
23			6,846	4,870	5,283	38	20,404			12,240		89	33	87	16	136	47	47			
24			1,350	13,779	13,204	21	16,325	3,000		3,375		83	38	0	5	43	(40)	(40)			
	2,440	25,392	25,085	22,922	165,330	199	113,441	3,000	0	75,533	64,586	737	386	87	336	809	72	16			
											497,729						91%				

Because of the possibility of creating an extremely tight parking condition within the downtown at such time that the calculated vacant building space becomes fully occupied, the development of additional parking supply will likely become necessary. A further concern is that the only other City-owned parking is the existing surface lot on block 23. As a site for a future parking garage, this site on block 23 because of its existing dimensions would be extremely challenging and because of the likely inefficiency of the site, expensive on which to develop a structured parking facility.



**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

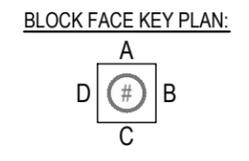
MONROE

**BLOCK
NUMBER**

08/15

LEGEND:

--- STUDY AREA



Sheet Title:

**STUDY
AREA**

MAP Number:

MAP 1

February 4, 2016

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 7



CITY OF MONROE, WISCONSIN

Organizational Joint Review Board Meeting Held:	February 2, 2016
Public Hearing Held:	February 2, 2016
Consideration for Approval by Plan Commission:	February 2, 2016
Consideration for Adoption by Common Council:	February 2, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: February 15, 2016



Tax Incremental District No. 7 Territory & Project Plan Amendment

City of Monroe Officials

Common Council

William Ross	Mayor
Tom Miller	Council Member
Brooke Bauman	Council Member
Michael Boyce	Council Member
Jeff Newcomer	Council Member
Charles Koch	Council Member
Chris Beer	Council Member
Louis Armstrong	Council Member
Reid Stangel	Council Member
Richard Thoman	Council Member

City Staff

Carol Stamm	City Clerk
Philip Rath	City Administrator
Martin Shanks	Asst. City Administrator/Dir. Community Dev.
Rex A. Ewald	City Attorney

Plan Commission

Mayor William Ross, Chair	Nate Klassy, Vice-Chair
Charles Koch, Alderperson	Keith Ingwell
Ronald M. Spielman	Chuck Schuringa
William Bethke	

Standing Joint Review Board

Martin Shanks	City Representative
Sherri Hawkins	Green County
Renea Ranguette	Blackhawk Technical College District
Ron Olson	Monroe School District
Philip Rath, Chair	Public Member



Table of Contents

EXECUTIVE SUMMARY4

TYPE AND GENERAL DESCRIPTION OF DISTRICT8

MAP OF ORIGINAL DISTRICT BOUNDARY AND TERRITORY AMENDMENT AREA IDENTIFIED9

MAP SHOWING EXISTING USES AND CONDITIONS WITHIN THE TERRITORY TO BE ADDED13

PRELIMINARY PARCEL LIST AND ANALYSIS WITHIN THE TERRITORY TO BE ADDED14

EQUALIZED VALUE TEST15

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS16

MAP SHOWING PROPOSED IMPROVEMENTS AND USES WITHIN THE TERRITORY TO BE ADDED19

DETAILED LIST OF ADDITIONAL PROJECT COSTS20

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED22

ANNEXED PROPERTY29

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS30

PROPOSED ZONING ORDINANCE CHANGES31

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF MONROE ORDINANCES31

RELOCATION31

ORDERLY DEVELOPMENT AND REDEVELOPMENT OF THE CITY OF MONROE32

LIST OF ESTIMATED NON-PROJECT COSTS33

OPINION OF ATTORNEY FOR THE CITY OF MONROE ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.110534

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS35

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (the “TID” or “District”) is an existing rehabilitation - conservation district, which was created by a resolution of the City of Monroe (“City”) Common Council adopted on September 28, 2005 (the “Creation Resolution”).

Amendments

The District has not been previously amended.

Purposes of this Amendment

This amendment has three primary purposes:

1. To further facilitate development and redevelopment within areas adjacent to the District, the City desires to amend its boundaries to add territory. A map, located in Section 3 of this plan, identifies the Territory to be added and its geographic relationship to the existing District’s boundaries. This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment.
2. This amendment will also grant the City the authority to provide development incentives. The proposed TID #7 amendment will provide an allowance for development incentives. Development incentives can be provided up front or on a pay-as-you-go (“PAYGO”) basis. The City’s TIF policy expresses a preference for PAYGO incentives. The form, amount, and types of incentive for a project are specified in a development agreement for each project. By including development incentives as a project plan cost, the City is not obligated to provide incentives. However, the City can offer them if appropriate.
3. The 2005 project plan states the City may connect the existing ramp to existing commercial and residential buildings, add a new level to the ramp, and underground parking for a new or existing County building. This amendment will add language to state the City may also tear down and rebuild the existing ramp. The projected project cost will be increased to \$4,000,000 (present cost allowance is \$1,827,000). By increasing the allowable project costs for parking, the City is not committing to spending these funds. However, if increment is available in the future to support a portion of this project if it occurs, the project plan amendment will make a tear down and rebuild of the parking garage a TID #7 eligible expenditure.

Estimated Total Project Expenditures

The City retains the authority to undertake project expenditures of approximately \$13,015,500 within the original TID boundary and within the amendment areas as listed in this Project Plan. The City also intends to increase the allowance for project plan expenditures by \$2,000,000 within the original District area and the amended area in the form of cash grants or development incentives, and increase the allowance for parking improvements by \$2,173,000. The Expenditure Period of this District terminates on September 28, 2027. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation debt however, the City may use other

alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

Economic Development

The territory being added to the District is to accommodate the potential expansion of existing businesses and sites where future mixed use and/or commercial development could occur. At the time of this amendment, no development proposals have been submitted to the City, but having the flexibility to offer incentives (if appropriate) to encourage development could accelerate redevelopment opportunities in these areas. Conservatively, development in the area added could generate additional taxable value of \$2,000,000.

Expected Termination of District

TID No. 7 has a maximum statutory life of 27 years, and must close not later than September 28, 2032, resulting in a final collection of increment in budget year 2033. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current and projected District liabilities. The project plan identifies costs eligible to be paid for with TID #7 increments. The project plan does not represent a commitment to fund or authorize a project. While a project may be a TID eligible cost, whether a project is financially feasible will depend on the increment value and cash flow of the TID. At the time of this amendment, the City does not have any immediate plans to finance additional TID #7 projects.

Summary of Findings

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

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - In order to make the amendment areas suitable for development and redevelopment, the City will need to make a substantial investment to pay for the costs of: County building area enhancements; streetscaping and landscaping; land acquisition, demolition and remediation; parking area construction and renovation; street redesign and reconstruction; directional and definition signage; overhead utility line burial; access/structural improvements to downtown buildings; project related design, planning and engineering; façade improvement grants; security cameras; main street funding assistance; general downtown planning; administrative and legal costs; and cash grants and development incentives. Due to the extensive initial investment in public infrastructure and rehabilitation that is required in order to allow development and redevelopment to occur, the City has determined that development and redevelopment of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and redevelopment of the amendment area is unlikely to occur.

- Net new construction within the City for the period of 2011 to 2015 has averaged only 0.65%. Absent the use of Tax Increment Financing (TIF), this trend is likely to continue. Use of TIF will provide the City with the means to stimulate new development in the amended area.
2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas by the end of the District's maximum life. On this basis alone, the finding is supported.
 - The ability to offer development incentives, if appropriate, will provide the City with more flexibility to improve or expand existing business, and encourage economic development within the central business district of the community.
 3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.
 4. Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation - conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b). Furthermore, at the time of adoption of the Creation Resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.

5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared rehabilitation - conservation District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting the rehabilitation of the area consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 75% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 28, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

The existing District is a "Rehabilitation - conservation District" created on a finding that at least 50%, by area, of the real property within the District was in need of rehabilitation - conservation work, as defined in Section 66.1337(2m)(a). The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment. In addition, the District will remain in compliance with the "vacant land test," which requires that property standing vacant for seven years immediately preceding adoption of the Creation Resolution for this District will not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.

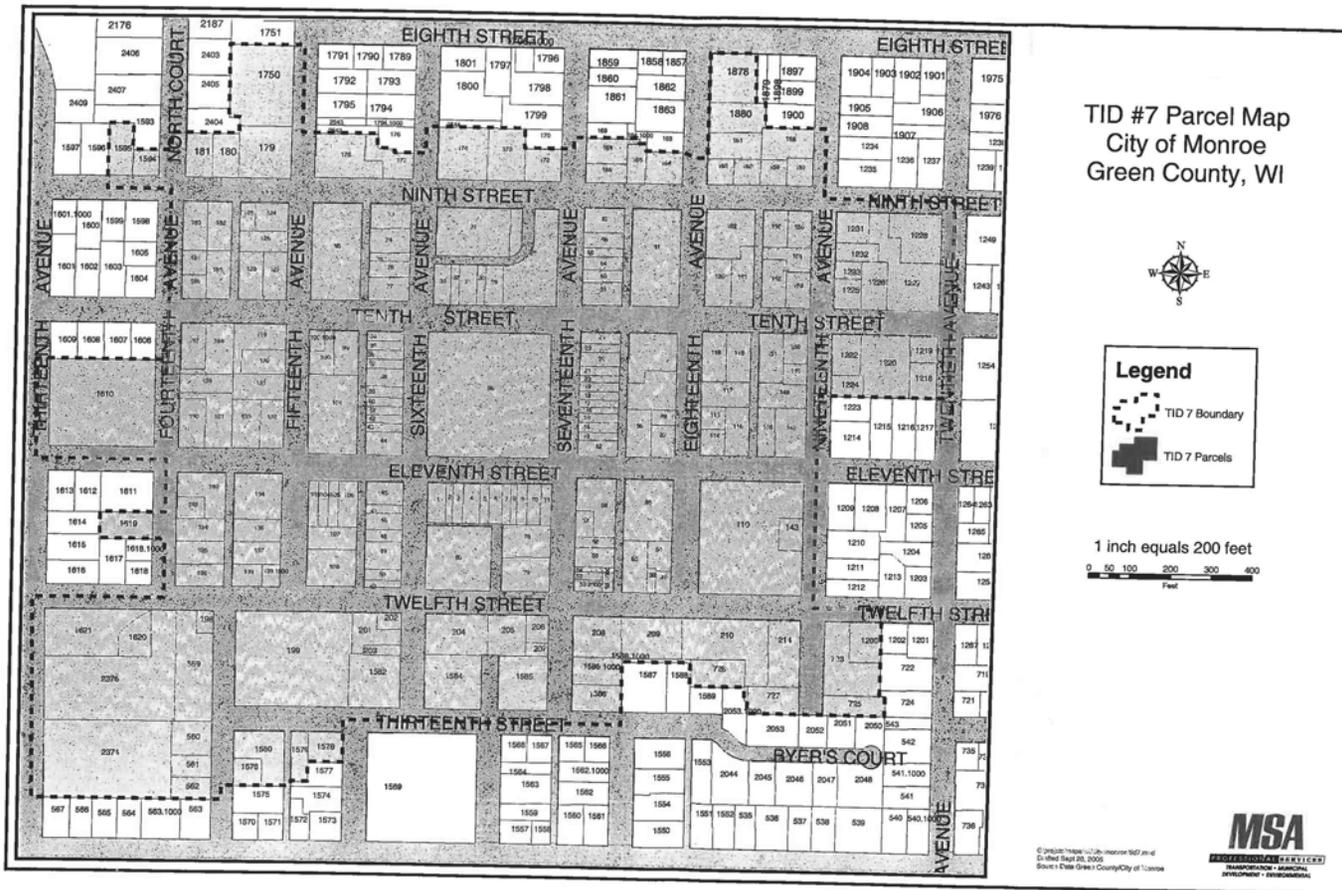
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended.

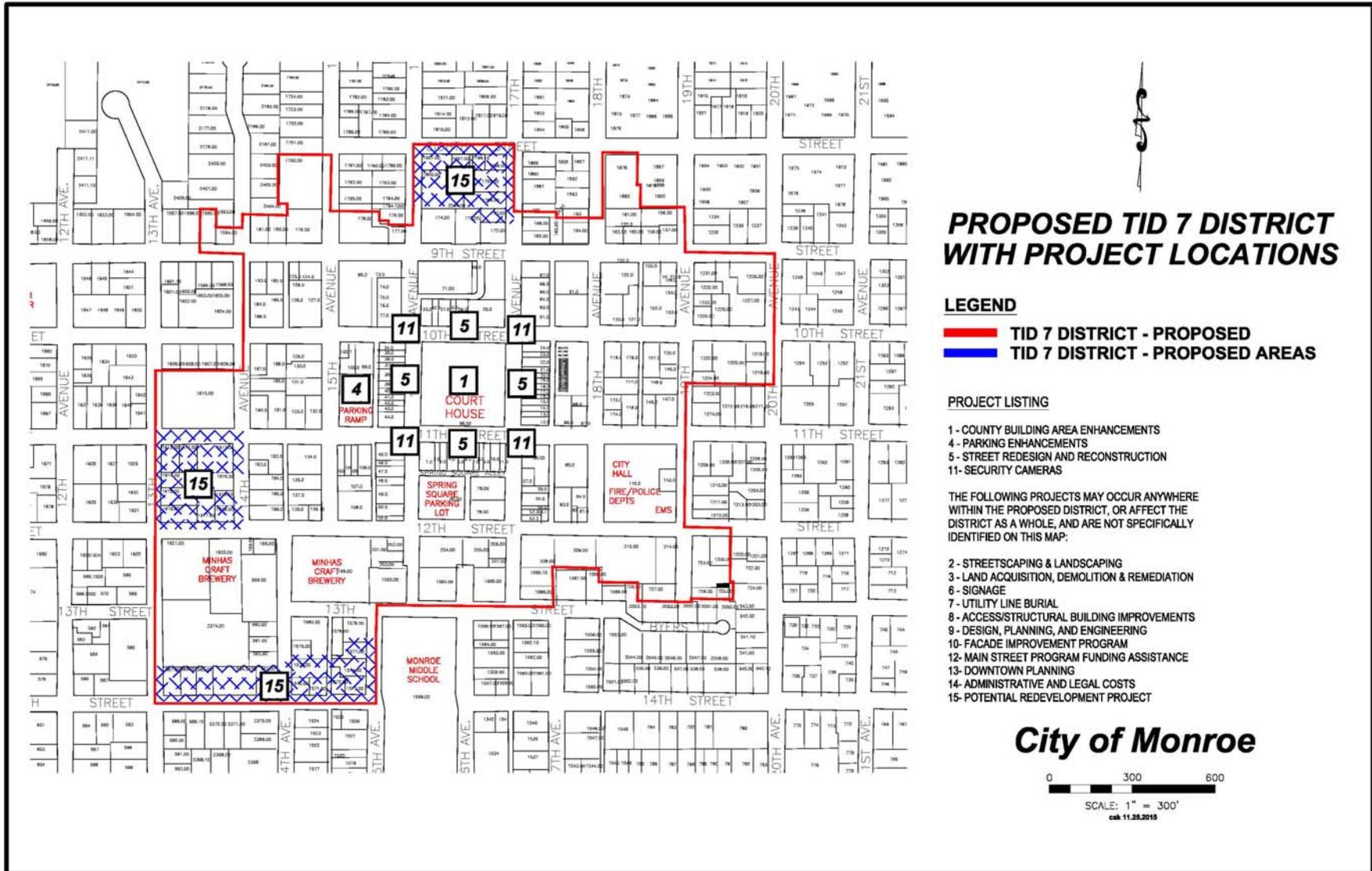
This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

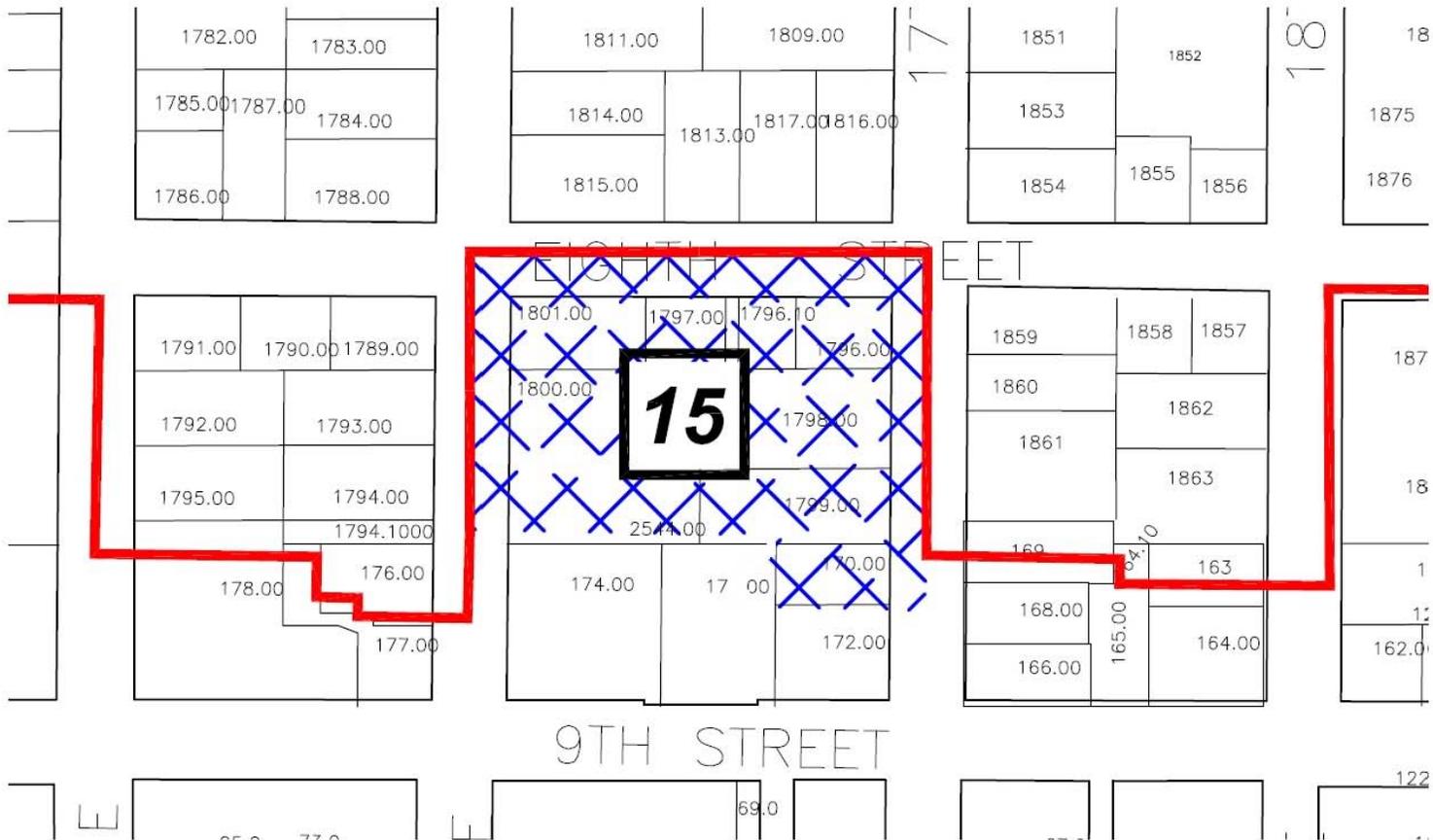
The purpose of the Amendment is to facilitate development within areas adjacent to the existing District; allow for the City to provide cash grants or development incentives (\$2,000,000) within the original and amended areas of the District; add expenditure authority permitting the City to tear down and rebuild the existing ramp - projected project cost will be increased to \$4,000,000 (present cost allowance is \$1,827,000).

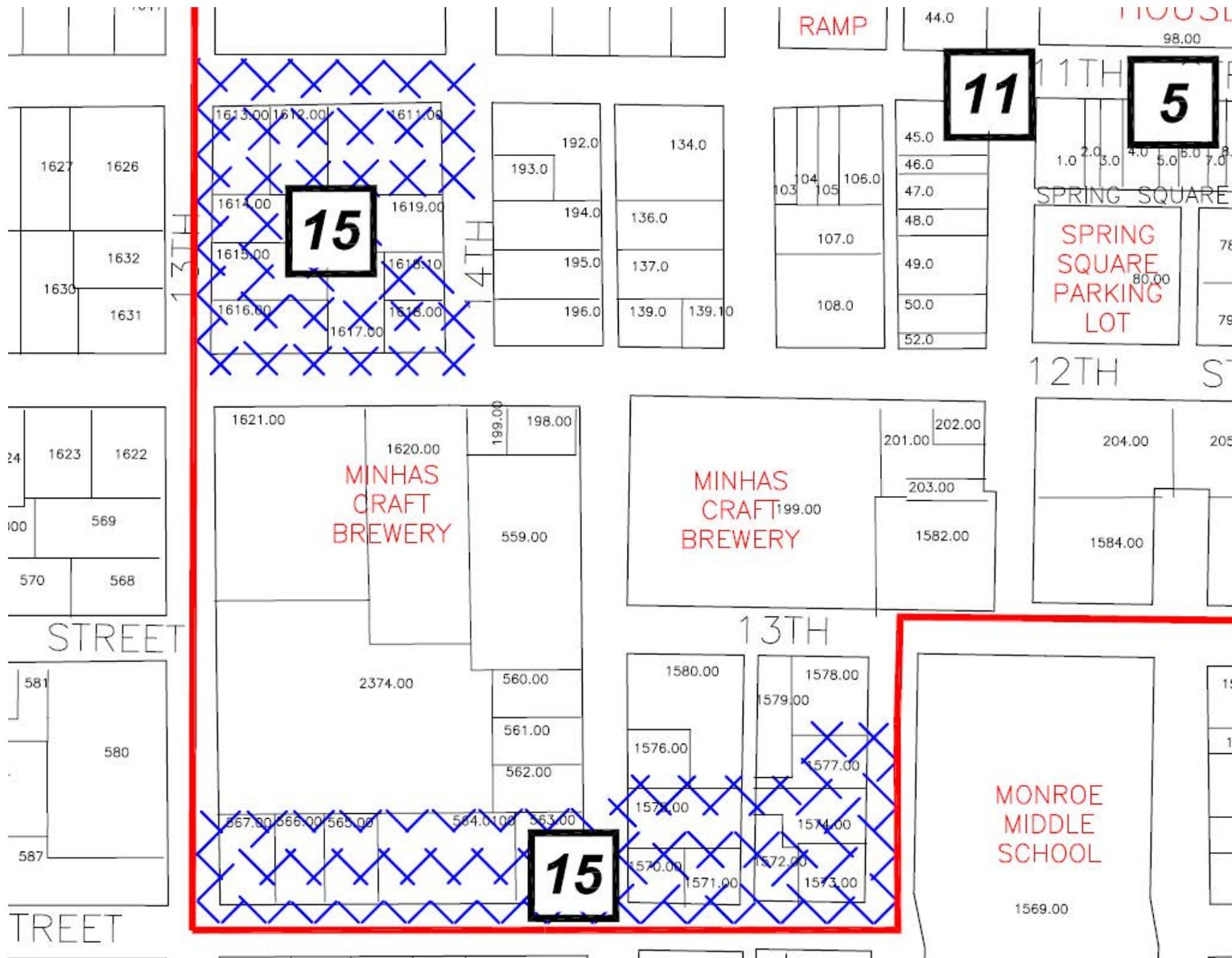
A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a rehabilitation - conservation District based on the identification and classification of the property included within the District.

SECTION 3: Map of Original District Boundary and Territory Amendment Area Identified

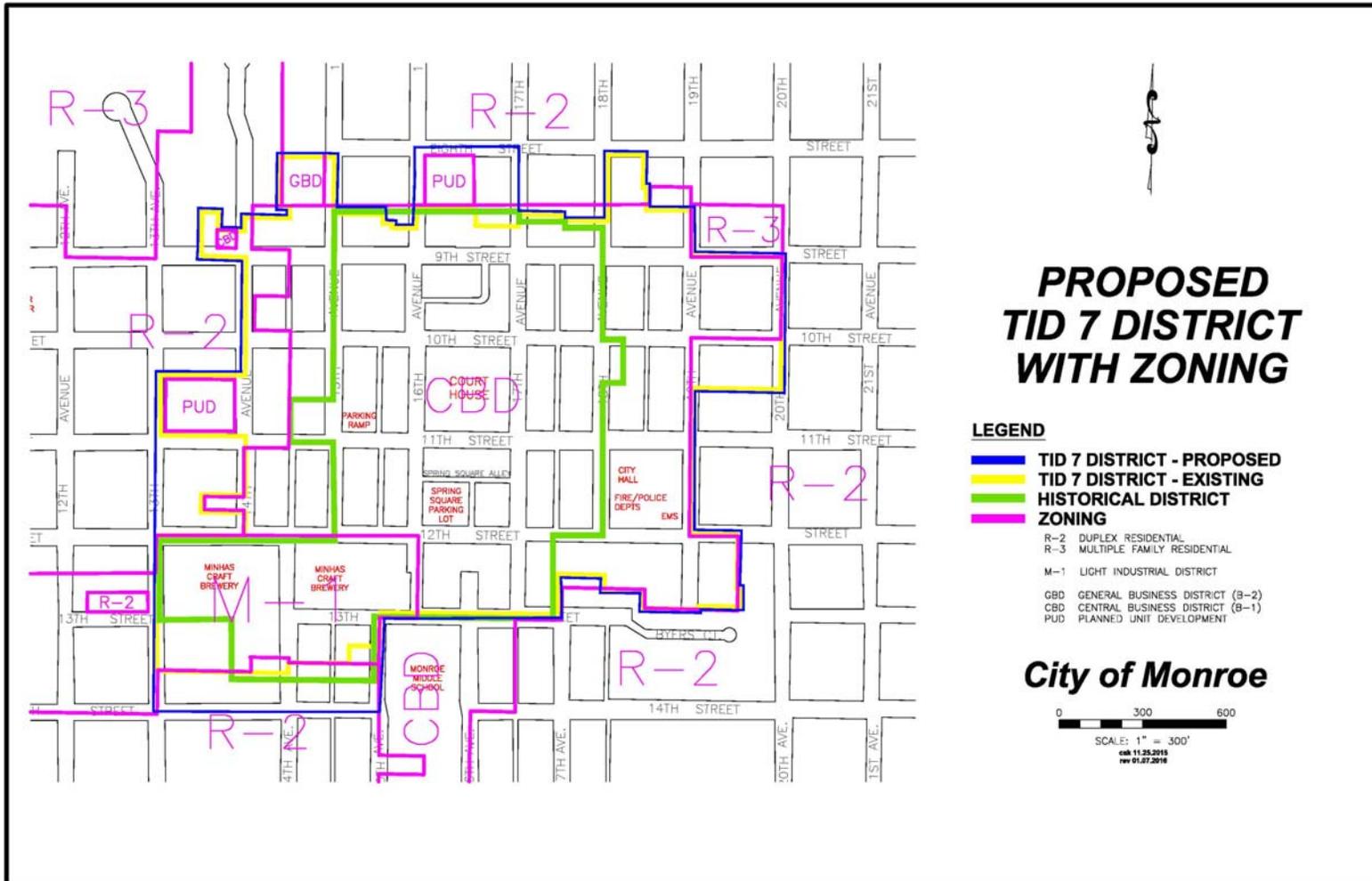








SECTION 4: Map Showing Existing Uses and Conditions Within The Territory To Be Added



SECTION 5:
Preliminary Parcel List and Analysis Within The Territory To Be Added

City of Monroe, Wisconsin														Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)			
Tax Incremental District No. 7																	
Base Property Information																	
Property Information						Assessment Information			Equalized Value				District Classification				
Parcel Number	Street Address	Mailing Address if Different	Owner	Acreage	Municipally Owned ...Indicate Specific Parcel Property Use	Land	Imp	Total	Equalized Value Ratio	Land	Imp	PP	Total	Rehab/Conservation	Vacant		
1801	No Address		City of Monroe	0.15	Parking Lot			0	98.25%	0	0	0	0				Exempt Other (Local)
1800	No Address		City of Monroe	0.36	Parking Lot			0	98.25%	0	0	0	0				Exempt Other (Local)
1797	No Address		City of Monroe	0.18	Parking Lot			0	98.25%	0	0	0	0				Exempt Other (Local)
1799	No Address		City of Monroe	0.22	Parking Lot			0	98.25%	0	0	0	0				Exempt Other (Local)
2544	No Address		City of Monroe	0.07	Parking Lot			0	98.25%	0	0	0	0				Exempt Other (Local)
170	821 17th Avenue	2016 28TH STREET MONROE, WI 53566	Upmann James A & Joanne E Revocable Trust DTD 6/18/2015	0.10		7,200	65,600	72,800	98.25%	7,328	66,770	0	74,098	0.10	0.00		Residential
1798	811 17th Avenue		Elmer, Steven R; Raibley Elmer, Paula	0.26		13,800	101,200	115,000	98.25%	14,046	103,004	0	117,050	0.26	0.00		Residential
1796	803 17th Avenue	811 17th AVENUE MONROE, WI	Elmer, Steven R; Raibley Elmer, Paula	0.11		8,400	94,300	102,700	98.25%	8,550	95,981	0	104,531	0.11	0.00		Residential
1796.1	1620 8th Street	N4637 STATE ROAD 59 MONROE, WI 53566	Briggs, Jerry E; Briggs, Tonya K	0.06		5,700	59,300	65,000	98.25%	5,802	60,357	0	66,159	0.06	0.00		Residential
1611	1107 14th Avenue	11264 STATE ROAD 11 GRATIOT, WI 53541	Curran, Jon F	0.30		20,200	144,800	165,000	98.25%	20,560	147,381	0	167,942	0.30	0.00		Commercial
1612	1310 11th Street		Carpenter, Jacqueline L; Carpenter, Richard J	0.15		8,800	55,100	63,900	98.25%	8,957	56,082	0	65,039	0.15	0.00		Residential
1613	1304 11th Street		Alston, Richard J; Alston, Russell G	0.15		9,300	84,300	93,600	98.25%	9,466	85,803	0	95,269	0.15	0.00		Residential
1614	1114 13th Avenue		Beer, Fred	0.16		9,000	100,200	109,200	98.25%	9,160	101,986	0	111,147	0.16	0.00		Residential
1615	1120 13th Avenue	N3455 GRANDVIEW LANE MONROE, WI 53566	JJRT Premier Properties LLC	0.19		10,700	82,100	92,800	98.25%	10,891	83,564	0	94,454	0.19	0.00		Residential
1616	1124 13th Avenue		Diederich, Mark M	0.18		9,800	107,200	117,000	98.25%	9,975	109,111	0	119,086	0.18	0.00		Residential
1617	1315 12th Street		Hanson, Kittie L	0.17		10,000	117,900	127,900	98.25%	10,178	120,002	0	130,180	0.17	0.00		Residential
1618	1123 14th Avenue	2016 28TH STREET MONROE, WI 53566	Upmann James A & Joanne E Revocable Trust DTD 6/18/2015	0.09		8,000	55,000	63,000	98.25%	8,143	55,981	0	64,123	0.09	0.00		Residential
16181.1	1121 14th Avenue		Erickson, Linda; Peterson, Lori	0.08		5,500	71,700	77,200	98.25%	5,598	72,978	0	78,576	0.08	0.00		Commercial
567	1303 14th Street	619 4TH AVENUE MONROE, WI 53566	Grado, Fabio G	0.16		11,000	94,600	105,600	98.25%	11,196	96,287	0	107,483	0.16	0.00		Residential
566	1309 14th Street	2654 20TH AVENUE MONROE, WI 53566	Eminger Family Living Trust	0.14		9,300	76,500	85,800	98.25%	9,466	77,864	0	87,330	0.14	0.00		Residential
565	1515 14th Street		Tuescher, Mary Jane; Tuescher, Robert J	0.15		10,200	63,500	73,700	98.25%	10,382	64,632	0	75,014	0.15	0.00		Residential
564.01	1321 14th Street		Fahrney, Jamie R	0.37		20,100	84,600	104,700	98.25%	20,458	86,108	0	106,567	0.37	0.00		Residential
563	1321 14th Avenue		Sullivan, Arthur; Sullivan, Carolyn	0.19		12,600	95,000	107,600	98.25%	12,825	96,694	0	109,518	0.19	0.00		Residential
1575	No Address	1736 13TH STREET MONROE, WI 53566	Gelbach, Barbara; Gelbach, Daniel	0.20		12,200		12,200	98.25%	12,417	0	0	12,417	0.20	0.20		Residential
1570	1403 14th Street		Brumett, Daniel K; Brumett, Susan L; Lindsay, Anne L; Smith, Clinton R; Smith, Lori L	0.10		8,700	76,400	85,100	98.25%	8,855	77,762	0	86,617	0.10	0.00		Residential
1571	1409 14th Street		Erickson, Eric A; Erickson, Modesty F	0.10		8,400	76,500	84,900	98.25%	8,550	77,864	0	86,414	0.10	0.00		Residential
1572	1415 14th Street	1827 CUMBERLAND ST ROCKFORD, IL 61103	Upmann, Arthur W	0.11		8,200	56,200	64,400	98.25%	8,346	57,202	0	65,548	0.11	0.00		Residential
1573	1323 15th Avenue	1219 19TH STREET MONROE, WI 53566	Stauffacher, Vicki L	0.13		10,100	75,800	85,900	98.25%	10,280	77,151	0	87,431	0.13	0.00		Residential
1574	1315 15th Avenue	765 FOXFIELD RD OREGON, WI 53575	Agri-Financial Services LLC	0.16		10,800	98,500	109,300	98.25%	10,993	100,256	0	111,249	0.16	0.00		Commercial
1577	1309 15th Avenue	26604 S MARICOPA PL CHANDLER, AZ 85248	Deprez, Kathryn F; Deprez, Thomas P	0.13		10,500	70,500	81,000	98.25%	10,687	71,757	0	82,444	0.13	0.00		Residential
				Total Acreage	4.90	258,500	2,006,800	2,265,300		263,108	2,042,577	0		3.933	0.197		
														80.30%	4.02%		
														Estimated Base Value 2,305,685			

SECTION 6: Equalized Value Test

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

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 7, plus the value increment of all other existing tax incremental districts within the City, totals \$39,379,685. This value is less than the maximum of \$79,706,436 in equalized value that is permitted for the City of Monroe. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

City of Monroe, Wisconsin	
Tax Increment District # 7	
Valuation Test Compliance Calculation	
District Creation Date	9/28/2005
	Valuation Data Currently Available 2015
Total EV (TID In)	664,220,300
12% Test	79,706,436
Increment of Existing TIDs	
TID #4	9,161,200
TID #5	11,102,600
TID #6	9,023,400
TID #7	6,519,100
TID #8	1,367,700
Total Existing Increment	37,174,000
Projected Base of New or Amended District	2,305,685
Total Value Subject to 12% Test	39,479,685
Compliance	PASS

SECTION 7:

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

The following is a list of public works and other TIF-eligible projects that the City 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.

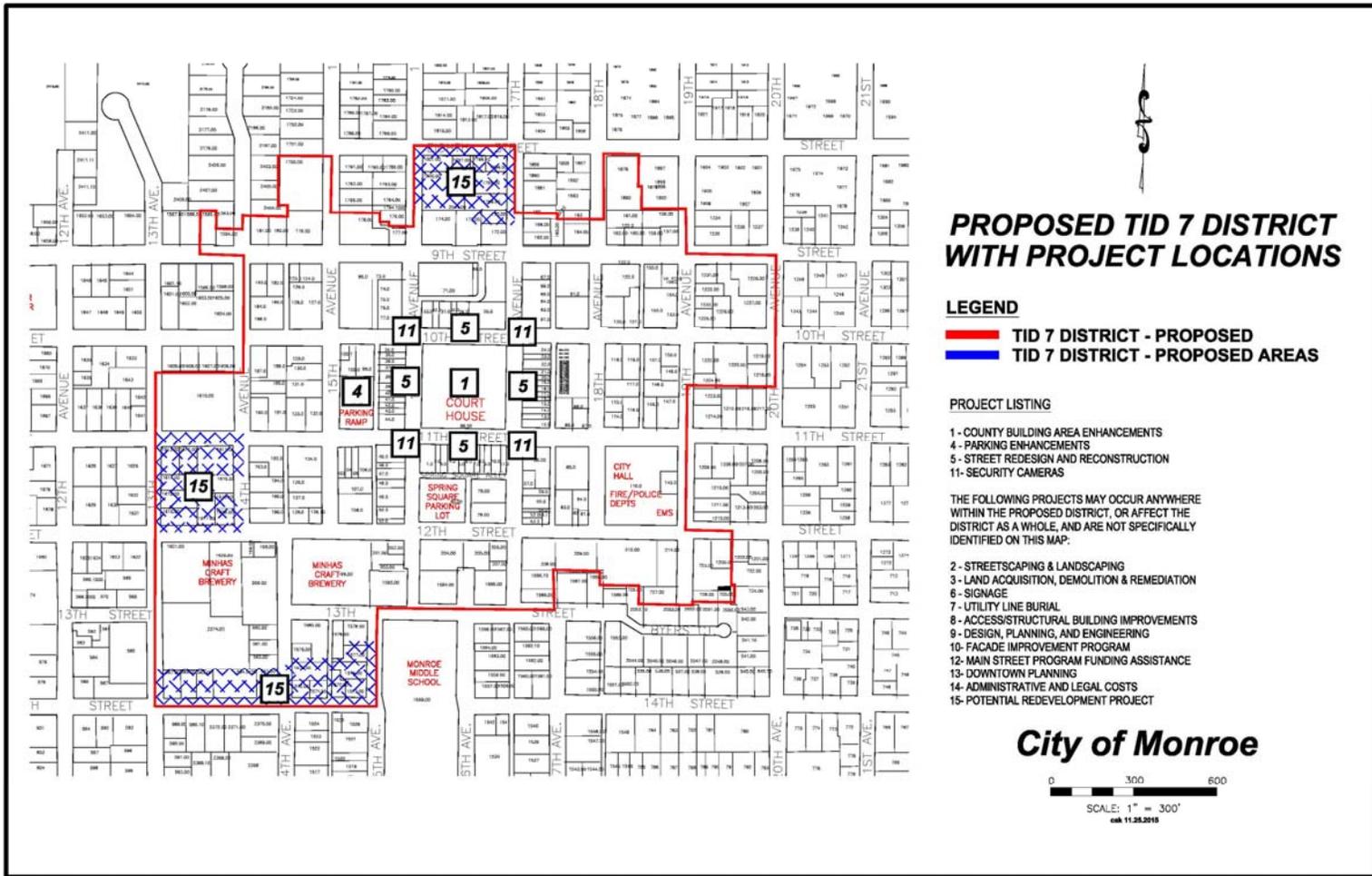
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project 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.

SECTION 8: Map Showing Proposed Improvements and Uses Within The Territory To Be Added



SECTION 9: Detailed List of Additional Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment. In addition, included for reference purposes, is a listing of the project cost estimates for the original District. As part of this Amendment, the City is also modifying the project cost estimates for parking improvements in the original District area and including an allowance for development incentives.

All costs are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

Proposed TIF Project Cost Estimates

City of Monroe, Wisconsin			
Tax Increment District # 7			
Estimated Project List			
Project ID	Project Name/Type	Original Plan	Amended Plan
1	County Building Area Enhancements	450,000	450,000
2	Streetscaping/Landscaping	1,945,500	1,945,500
3	Land Purchase & Remediation	392,000	392,000
4	Parking	1,827,000	4,000,000
5	Square Street Reconstruction	775,000	775,000
6	Signage	150,000	150,000
7	Overhead Utilities burial	400,000	400,000
11	Security System	225,000	225,000
8	Building Improvements	1,100,000	1,100,000
10	Façade Improvements	800,000	800,000
	West Entry - 11th Street	475,000	475,000
	North Entry - 16th Avenue	1,750,000	1,750,000
	Public Transportation Enhancements	300,000	300,000
	Historical District Improvements	339,000	339,000
	Design	1,100,000	1,100,000
12	Main Street	725,000	725,000
13	Planning	100,000	100,000
14	Administration and Legal	163,000	163,000
	Development Incentives/Cash Grants	0	2,000,000
Total Projects		<u>13,016,500</u>	<u>17,189,500</u>
Notes:			
Note 1 Project costs are estimates and are subject to modification			

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

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City can adjust the timing of implementation as needed to coincide with the pace of private development and redevelopment.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects incurred so far. Within this Section are tables identifying: 1) the development and redevelopment expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and redevelopment and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$33,211,015, of which \$23,274,370 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

Projects identified will provide the necessary anticipated governmental services and development incentives to the additional territory. However, public debt and expenditures should be made at the pace private development and redevelopment occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

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

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

Implementation and Financing Timeline

There are no proposed changes to the projects or projects costs identified in the Original Project Plan Document, with the exception of adding an allowance for development incentives and parking improvements. By including development incentives as a project plan cost, the City is not obligated to provide incentives. However, the City can offer them if appropriate.

The main public works projects completed within TID #7 thus far included approximately \$4,000,000 of infrastructure improvements downtown completed in 2009. The debt for these projects was subsequently refinanced in 2012.

The project plan identifies costs eligible to be paid for with TID #7 increments. The project plan does not represent a commitment to fund or authorize a project. While a project may be a TID eligible cost, whether a project is financially feasible will depend on the increment value and cash flow of the TID.

At the time of this amendment, the City does not have any immediate plans to finance additional TID #7 projects.

Development Assumptions

<i>City of Monroe, WI</i>			
Tax Increment District #7 Prospective Development			
Construction Year	Actual	Prospective Development	Annual Total
2005	(29,961,700)		(29,961,700)
2006	37,935,100		37,935,100
2007	(990,100)		(990,100)
2008	(2,490,200)		(2,490,200)
2009	(22,900)		(22,900)
2010	(2,928,100)		(2,928,100)
2011	912,300		912,300
2012	6,978,300		6,978,300
2013	(3,186,200)		(3,186,200)
2014	272,600		272,600
2015			0
2016			0
2017			0
2018		500,000	500,000
2019		500,000	500,000
2020		750,000	750,000
2021		250,000	250,000
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
TOTALS	6,519,100	2,000,000	8,519,100

NOTES:



Increment Revenue Projections

City of Monroe, WI

Tax Increment District #7

Tax Increment Projection Worksheet - Potential New Development



Type of District	Rehabilitation
Actual Creation Date	9/28/2005
Valuation Date	Jan. 1, 2005
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	27 2033
End of Expenditure Period	9/28/2027
Latest Termination Date	9/28/2032
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	Yes

Actual Base Value	29,961,700
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.00%
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	
Discount Rate 2 for NPV Calculation	

Apply Inflation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	
1	2005	(29,961,700)	2006	0	(29,961,700)	2007	26.05449	0
2	2006	37,935,100	2007	0	7,973,400	2008	27.93585	222,744
3	2007	(990,100)	2008	0	6,983,300	2009	27.96382	195,280
4	2008	(2,490,200)	2009	0	4,493,100	2010	28.57887	128,408
5	2009	(22,900)	2010	0	4,470,200	2011	29.70761	132,799
6	2010	(2,928,100)	2011	0	1,542,100	2012	28.45032	43,873
7	2011	912,300	2012	0	2,454,400	2013	29.20665	71,685
8	2012	6,978,300	2013	0	9,432,700	2014	29.17423	275,192
9	2013	(3,186,200)	2014	0	6,246,500	2015	28.11056	175,593
10	2014	272,600	2015	0	6,519,100	2016	27.99109	182,477
11	2015	0	2016	0	6,519,100	2017	27.99109	182,477
12	2016	0	2017	0	6,519,100	2018	27.99109	182,477
13	2017	0	2018	0	6,519,100	2019	27.99109	182,477
14	2018	500,000	2019	0	7,019,100	2020	27.99109	196,472
15	2019	500,000	2020	0	7,519,100	2021	27.99109	210,468
16	2020	750,000	2021	0	8,269,100	2022	27.99109	231,461
17	2021	250,000	2022	0	8,519,100	2023	27.99109	238,459
18	2022	0	2023	0	8,519,100	2024	27.99109	238,459
19	2023	0	2024	0	8,519,100	2025	27.99109	238,459
20	2024	0	2025	0	8,519,100	2026	27.99109	238,459
21	2025	0	2026	0	8,519,100	2027	27.99109	238,459
22	2026	0	2027	0	8,519,100	2028	27.99109	238,459
23	2027	0	2028	0	8,519,100	2029	27.99109	238,459
24	2028	0	2029	0	8,519,100	2030	27.99109	238,459
25	2029	0	2030	0	8,519,100	2031	27.99109	238,459
26	2030	0	2031	0	8,519,100	2032	27.99109	238,459
27	2031	0	2032	0	8,519,100	2033	27.99109	238,459
		8,519,100			0	156,227,800		
						Future Value of Increment	5,236,929	



EHLERS
LEADERS IN PUBLIC FINANCE

Cash Flow

City of Monroe, WI



Tax Increment District #7

Cash Flow Pro Forma -

Year	Revenues			Expenditures						Balances		Project Cost Principal Outstanding	Year
	Tax Increments	Computer Aid	Total Revenues	G.O. Refunding Bonds \$3,955,000 Dated May 22, 2012	Interest on Advances	Conservation & Dev. Expenses	Admin. Expenses	Total Expenditures	Annual	Cumulative			
2014			187,593	Prin (4/1)	Interest	2.00%					(200,180)	2,520,000	2014
2015	175,593	12,000	187,593	135,000	47,958	4,004	10,000	5,000	201,961	(14,368)	(214,548)	2,385,000	2015
2016	182,477	11,880	194,357	140,000	46,855	4,291	10,000	5,000	206,146	(11,789)	(226,338)	2,245,000	2016
2017	182,477	11,761	194,238	140,000	45,525	4,527	10,000	5,000	205,052	(10,814)	(237,152)	2,105,000	2017
2018	182,477	11,644	194,120	140,000	43,985	4,743	10,000	5,000	203,728	(9,608)	(246,759)	1,965,000	2018
2019	182,477	11,527	194,004	145,000	42,130	4,935	10,000	5,000	207,065	(13,061)	(259,821)	1,820,000	2019
2020	196,472	11,412	207,884	150,000	39,915	5,196	10,000	5,000	210,111	(2,227)	(262,048)	1,670,000	2020
2021	210,468	11,298	221,766	155,000	37,320	5,241	10,000	5,000	212,561	9,205	(252,843)	1,515,000	2021
2022	231,461	11,185	242,646	165,000	34,275	5,057	10,000	5,000	219,332	23,314	(229,529)	1,350,000	2022
2023	238,459	11,073	249,532	170,000	30,840	4,591	10,000	5,000	220,431	29,101	(200,428)	1,180,000	2023
2024	238,459	10,962	249,421	175,000	27,130	4,009	10,000	5,000	221,139	28,283	(172,145)	1,005,000	2024
2025	238,459	10,853	249,312	185,000	23,078	3,443	10,000	5,000	226,520	22,791	(149,354)	820,000	2025
2026	238,459	10,744	249,203	195,000	18,610	2,987	10,000	5,000	231,597	17,606	(131,748)	625,000	2026
2027	238,459	10,637	249,096	200,000	13,770	2,635	10,000	5,000	231,405	17,691	(114,058)	425,000	2027
2028	238,459	10,530	248,989	205,000	8,605	2,281		5,000	220,886	28,103	(85,955)	220,000	2028
2029	238,459	10,425	248,884	220,000	2,970	1,719		5,000	229,689	19,195	(66,760)	0	2029
2030	238,459	10,321	248,780			1,335		5,000	6,335	242,444	175,684	0	2030
2031	238,459	10,217	248,676					5,000	5,000	243,676	419,361	0	2031
2032	238,459	10,115	248,574					5,000	5,000	243,574	662,935	0	2032
2033	238,459	10,014	248,473					5,000	5,000	243,473	906,408	0	2033
Total	4,166,949	208,598	4,375,547	2,520,000	462,965	60,993	130,000	95,000	3,268,958	1,106,588			

NOTES:

1. Cumulative Fund Balance Ties to 2014 Audit

Projected TID Closure

Cash flow no development

City of Monroe, WI



Tax Increment District #7

Cash Flow Pro Forma - No development and appreciation

Year	Revenues			Expenditures						Balances		Project Cost Principal Outstanding	Year
	Tax Increments	Computer Aid	Total Revenues	G.O. Refunding Bonds \$3,955,000 Dated May 22, 2012		Interest on Advances	Conservation & Dev. Expenses	Admin. Expenses	Total Expenditures	Annual	Cumulative		
				Prin (4/1)	Interest	2.00%							
2014											(200,180)	2,520,000	2014
2015	175,593	12,000	187,593	135,000	47,958	4,004	5,000	5,000	196,961	(9,368)	(209,548)	2,385,000	2015
2016	182,477	11,880	194,357	140,000	46,855	4,191	5,000	5,000	201,046	(6,689)	(216,238)	2,245,000	2016
2017	182,477	11,761	194,238	140,000	45,525	4,325	5,000	5,000	199,850	(5,612)	(221,850)	2,105,000	2017
2018	182,477	11,644	194,120	140,000	43,985	4,437	5,000	5,000	198,422	(4,302)	(226,151)	1,965,000	2018
2019	182,477	11,527	194,004	145,000	42,130	4,523	5,000	5,000	201,653	(7,649)	(233,800)	1,820,000	2019
2020	182,477	11,412	193,889	150,000	39,915	4,676	5,000	5,000	204,591	(10,702)	(244,503)	1,670,000	2020
2021	182,477	11,298	193,774	155,000	37,320	4,890	5,000	5,000	207,210	(13,436)	(257,938)	1,515,000	2021
2022	182,477	11,185	193,662	165,000	34,275	5,159	5,000	5,000	214,434	(20,772)	(278,711)	1,350,000	2022
2023	182,477	11,073	193,550	170,000	30,840	5,574	5,000	5,000	216,414	(22,865)	(301,575)	1,180,000	2023
2024	182,477	10,962	193,439	175,000	27,130	6,032	5,000	5,000	218,162	(24,723)	(326,298)	1,005,000	2024
2025	182,477	10,853	193,329	185,000	23,078	6,526	5,000	5,000	224,603	(31,274)	(357,572)	820,000	2025
2026	182,477	10,744	193,221	195,000	18,610	7,151	5,000	5,000	230,761	(37,541)	(395,112)	625,000	2026
2027	182,477	10,637	193,113	200,000	13,770	7,902	5,000	5,000	231,672	(38,559)	(433,671)	425,000	2027
2028	182,477	10,530	193,007	205,000	8,605	8,673	5,000	5,000	227,278	(34,271)	(467,943)	220,000	2028
2029	182,477	10,425	192,902	220,000	2,970	9,359	5,000	5,000	237,329	(44,427)	(512,370)	0	2029
2030	182,477	10,321	192,797			10,247	5,000	5,000	15,247	177,550	(334,820)	0	2030
2031	182,477	10,217	192,694			6,696	5,000	5,000	11,696	180,998	(153,822)	0	2031
2032	182,477	10,115	192,592			3,076	5,000	5,000	8,076	184,516	30,693	0	2032
2033	182,477	10,014	192,491				5,000	5,000	5,000	187,491	218,184	0	2033
Total	3,460,174	208,598	3,668,771	2,520,000	462,965	107,442	65,000	95,000	3,250,407	418,364			

NOTES:

1. Cumulative Fund Balance Ties to 2014 Audit
2. Remaining fund balance could be used for TID eligible costs paid by the utilities.

Projected TID Closure

SECTION 11: Annexed Property

There are no lands within the territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

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

The City estimates that approximately 75% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan.

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

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development and Redevelopment of the City of Monroe

This amendment contributes to the orderly development and redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity. By including an allowance for development incentives the City has additional flexibility to promote development within the District to generate additional increment to pay for project costs.

SECTION 17: List of Estimated Non-Project Costs

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

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

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

VOEGELI, EWALD & BARTHOLF LAW OFFICES, S.C.

Monroe Professional Center
www.voegli-ewald.com

Paul W. Voegli
Rex A. Ewald
Daniel R. Bartholf

Craig R. Nolen, also licensed in Illinois

Rex A. Ewald
raewald@voegli-ewald.com
(608) 329-9610
1750 10th Street, P.O. Box 56
Monroe, Wisconsin 53566

Reception: (608) 328-2000
Facsimile: (608) 329-9613
Monticello Office:
211 North Main Street
Monticello, Wisconsin 53570

February 2, 2016

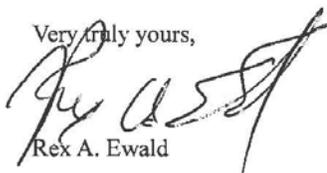
OPINION OF CITY ATTORNEY

CITY OF MONROE
PROJECT PLAN FOR THE TERRITORY & PROJECT PLAN AMENDMENT
OF TAX INCREMENTAL DISTRICT NO. 7

In my capacity as City Attorney for the City of Monroe, I have examined the Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 7, City of Monroe. I have determined that the Project Plan is complete and complies with the provisions of Section 66.1105 of the Wisconsin Statutes.

This opinion is provided for the purpose of complying with Section 66.1105(4)(f) of the Wisconsin Statutes.

Very truly yours,



Rex A. Ewald

City Attorney, City of Monroe
RAE:ker

Exhibit A:

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

Estimated Share by Taxing Jurisdiction of Projected Tax Increments to be paid by Owners of Taxable Property in each of the Taxing Jurisdictions Overlying the Tax Increment District

<i>Revenue Year</i>	<i>City - Village</i>	<i>County</i>	<i>School District</i>	<i>Tech College</i>	<i>Total</i>
	37.99%	19.51%	38.21%	4.28%	
2016	69,324	35,609	69,727	7,817	182,477
2017	69,324	35,609	69,727	7,817	182,477
2018	69,324	35,609	69,727	7,817	182,477
2019	69,324	35,609	69,727	7,817	182,477
2020	74,641	38,341	75,075	8,416	196,472
2021	79,958	41,072	80,422	9,016	210,468
2022	87,933	45,168	88,444	9,915	231,461
2023	90,592	46,534	91,118	10,215	238,459
2024	90,592	46,534	91,118	10,215	238,459
2025	90,592	46,534	91,118	10,215	238,459
2026	90,592	46,534	91,118	10,215	238,459
2027	90,592	46,534	91,118	10,215	238,459
2028	90,592	46,534	91,118	10,215	238,459
2029	90,592	46,534	91,118	10,215	238,459
2030	90,592	46,534	91,118	10,215	238,459
2031	90,592	46,534	91,118	10,215	238,459
2032	90,592	46,534	91,118	10,215	238,459
2033	90,592	46,534	91,118	10,215	238,459
	1,516,335	778,892	1,525,149	170,980	3,991,356

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

Public Hearing Date: 11/15/2016

**ORDINANCE REZONING PROPERTY
#158**

THE COMMON COUNCIL of the City of Monroe do ordain as follows:

SECTION I:

The following described property shall hereby be rezoned from M-3 (Industrial Park District) to M-1 (Light Industrial District)

Parcel 2354.1303 across from Badger State Ethanol Plant on West 17th Street

Lot 1 of Certified Survey Map 4817

SECTION II:

This ordinance shall be numbered Special Ordinance #158.

SECTION III:

This ordinance shall be in full force the day following its passage and official publication.

Dated this _____ day of _____, 2016

Passed this _____ day of _____, 2016

Published this _____ day of _____, 2016

Mayor

City Clerk

City of Monroe Downtown Business Improvement District Operating Plan for Calendar Year 2017

I. INTRODUCTION

Under Wisconsin Statute Section 66.1109, (the "BID Law"), cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one owner of property used for commercial purposes within the District. The purpose of the BID Law is " ... to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration. *See Appendix A.*

BID assessments are similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessments, however, BID assessments can be used to finance a wider range of activities, services, and improvements, such as business retention, expansion and recruitment, ambassadors, promotions and marketing, and seasonal street decorations.

On November 18, 1986, the City of Monroe created the Business Improvement District. Pursuant to BID Law, this is the operating plan ("Operating Plan") for the District for calendar year 2017, which has been prepared to establish the services to be offered by the District, expenditures by the District, the special assessment method applicable to properties within the District, and other requirements of the BID Law.

II. DISTRICT BOUNDARIES

The current Business Improvement District is shown on the map which is Appendix B, attached hereto and incorporated herein by this reference ("Current BID District").

III. OPERATING PLAN

A. Plan Objectives

The objective of the District is to promote the development, re-development, operation, and promotion of the District for the economic benefit of all businesses and property owners within it and for the benefit of the community as a whole. The BID District will focus on Advocacy for the property/business owners within the District- functioning as one unified voice. The District will be promoted as an exciting place to live, learn, work, and play, through collaborative efforts that

involve area businesses, public and private institutions, and property owners. The District plans to achieve its objectives by establishing an assessment to fund the Monroe Main Street Program, now known as Monroe Main Street, Inc, and hereinafter referred to as "MSM", which coordinates the efforts to develop, manage, and promote the District.

B. Proposed Activities

The BID is planning the following activities for 2017:

I. Promotions/Marketing

The BID Board will support the MSM's public relations campaign to retain and expand the customer and business base, and to promote the cleaner, safer, friendlier, downtown being created through District efforts. Marketing efforts and programs will continue to encourage increased use of downtown and to convince both constituents of the District and potential users that the downtown is a positive destination and a workplace with unique qualities and amenities. When requested by MSM, the BID Board will assist in production and distribution of a newsletter to all property/business owners in the District. Assistance will also be provided to MSM to maintain an umbrella-advertising theme, graphics package, and media relations program that will inform Monroe residents and visitors about opportunities for shopping, eating, working, and living within the District. The BID Board through its funding of MSM will also continue to support special events that focus on the promotion and enhancement of the District. This specifically includes the maintenance of seasonal street decorations on and near the Square.

II. Business Recruitment, Expansion and Retention

Business *recruitment and expansion* will focus on two main areas:

1. Low Interest Loans: To encourage new and existing businesses within the Jobs Preservation District (established in 2003), with the same boundaries as the current District, to make use of low interest loans available from the City's Revolving Loan Fund. The Jobs District and loan fund are intended to stimulate investment within the BID.

2. Economic Database: The BID Board, through MSM, intends to help develop an economic database for the downtown including traffic counts, market research, available space, etc., to be shared with current and prospective property and business owners.

Business *retention* will consist of the following:

1. The BID Board of Directors will help represent business and property owners within the District to MSM.
2. The BID Board will support efforts to maintain a clean and safe environment for the District. The BID Board will meet as needed with staff from the Monroe Police Department to assist with maintenance and safety issues that arise within the district.
3. The BID Board expects to be in regular communication with businesses and property owners within the District to develop a more comprehensive knowledge of what is wanted and needed within the District.

C. Expenditures and Financing Method

As approved at the October 20, 2016, Board meeting, the BID tax levy for 2017 is \$37,500. \$37,500 of the BID Budget is committed to the MSM program to continue funding for Main Street Events and Promotions which are consistent with MSM' s 2017 proposed budget. Expenditures are intended to be made in a fair and equitable basis throughout and for the benefit of the entire District. Payments will be made to MSM quarterly upon review by the BID Board of MSM' s financial statements showing operations consistent with MSM' s proposed 2017 budget. If a surplus exists at the end of any fiscal year, the monies may be carried over for expenditures in subsequent years. Appendix C is a copy of the BID approved budget document for 2017.

If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire BID Board. Any capital improvements costing more than \$2,500 each or \$10,000 in the aggregate for any one calendar year must be approved by a 2/3 majority of the entire BID Board. For the purpose of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include (among other things) maintenance equipment or supplies, communications equipment, vehicles, seasonal improvements, or holiday lighting and decoration.

The 2017 Operating Budget for BID is subject to approval by the City of Monroe, as set forth in Wisconsin Statutes section 66.1109. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board and with approval of the Monroe Common Council.

D. Organization of the District Board

The Board shall be appointed by the Mayor and confirmed by the City Council. Board members shall serve staggered terms as designated by the City Council. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to

- negotiate with providers of services and materials to carry out the Operating Plan
- enter into various contracts
- monitor the effectiveness of the District's activities
- aid compliance with the provisions of applicable statutes and regulations
- make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3) (a) requires that the Board be composed of at least five members and that a majority of the Board members shall either own or occupy real property in the District. If the actual property or business owner is an entity, that entity shall designate a representative to act on its behalf.

The Monroe BID Board shall be structured and operate as follows:

1. Board Size- 11 members.
2. Board Terms-Appointments to the Board shall be for a period of two years.
3. Board Compensation-None
4. Open Meetings Law-All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
5. Record Keeping- Files and records of the Board's affairs shall be kept pursuant to the Wisconsin Public Records Law.
6. Meetings-The Board shall meet regularly, approximately four times per year.
7. Executive Committee- The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board. The Executive Committee shall be authorized to oversee the day-to-day operations of the District, including the execution of minor contracts, and the signing of checks, subject to the controls adopted by the Board.
8. Committees- To be determined by the Board.
9. Non-Voting City Liaison- The Board will have one non-voting City Liaison.
10. Powers-The Board shall have all powers necessary and convenient to implement the Operating Plan, including the power to contract.
- 11 . Annual Report- The Board shall prepare and make available to the public annual reports, including an independent certified audit conducted by the City of Monroe, as required by the BID Law.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Method

District operating expenses will be funded through a special assessment. Assessments to meet the BID budget will be levied against each non –exempt property within the district based on its most recent assessed value.

The BID assessment is levied by the City of Monroe, and shall be a lien against each of the tax parcels of real property contained in the District, unless exempted as identified herein, under the power of §66.604, Wis. Stats. The BID assessments are levied by the City of Monroe by adoption of this BID Plan. The city comptroller is authorized to include the BID assessment on bills for properties subject to the assessment within the District.

The City of Monroe shall collect such BID assessments and shall provide to the BID Board an accounting of the amounts received and the tax key numbers (parcel numbers) for which they are collected. All assessments shall be placed in a segregated account in the City's treasury. The City shall disburse the funds when the BID Board requisitions payments for its expenses that are authorized by the BID Operating Plan. All interest earned by virtue of temporary investment of funds in the BID account shall remain in the account for activities authorized by the BID Operating Plan.

B. Excluded and Exempt Property

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(1)(f) Im: The special assessment for real property used exclusively for manufacturing purposes shall be limited to the first \$500,000 of assessed valuation of any single tax parcel, or if multiple tax parcels are used exclusively for a single manufacturing enterprise, the first \$500,000 of assessed valuation of all such parcels combined.
2. Wisconsin Statutes section 66.11 09(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.1 1 may not be specially assessed. Owners of tax exempt property adjoining the District and expected to benefit from District activities may be asked to make a financial contribution to the District on a voluntary basis. In addition, those tax exempt properties within the boundaries of the District which are later determined no longer to be exempt from general property taxes, and tax exempt properties within the boundaries of the District whose owners consent in writing to be assessed, shall automatically become included within the District and subject to assessment under any current Operating Plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

Under Wisconsin Statutes section 66.1109(l)(f) 4, this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will increase the vitality of the central Business District and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

A. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. The creation of the BID District is in compliance with the City's Master Plan, the goals of which include building of community identity by revitalizing main streets and enforcing design standards, encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs and, planning and development of land uses that create or preserve varied and unique urban and rural communities. To this end, the City has played a significant role in creation of the District and in the implementation of the Operating Plan. In furtherance of its commitment, the City shall:

1. Maintain services to the District at their current levels.
2. Maintain the City's current financial commitment to downtown.
3. Maintain deployment of foot patrol officers.
4. Handle the billing and collection of the BID assessment as provided herein.
5. Have City Attorney make a legal opinion, attached hereto as Appendix D, that the BID Operating Plan complies with the requirements of the BID Law.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID Law establishes a specific process for reviewing and approving operating plans. These statutory requirements will be followed, including the following:

1. The District shall submit its proposed Operating Plan for the following year to the City of Monroe City Clerk's Office by December 1.
2. The City Clerk will place the proposed Operating Plan before the Monroe City Common Council for review and approval.
3. If adopted by the Common Council, the Operating Plan shall be sent to the Mayor, who will appoint, in accordance with Article III. D, members to the Board.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

This Operating Plan is designed to authorize and control the BID for only its Year 2017 activities. It is anticipated that the District will continue to be renewed by the City and in

such renewals the District will revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan. Wisconsin Statutes Section 66.1109 (3)(b) requires the Board and the City to annually review, approve, and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific properties, budget amounts, and expenditures are based solely upon current conditions. Subsequent years' activities, budget, and assessments will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID Law.

B. Termination of the District

1. The District may be terminated as provided by law, Wisconsin Statutes Section 66.1109 (4m). If the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than fifty percent (50%) of the assessed valuation of all property assessed under the Operating Plan, file a petition with the Planning Commission requesting termination of the BID, the district may be terminated in accordance with Wisconsin Statutes Section 66.1109 (4m) (a), (b), (c), (d) and (e).
2. In accordance with Wisconsin Statutes Section 66.1109 (5) (b), a Municipality may terminate a Business Improvement District at any time.

C. Amendment, Severability and Expansion

The District has been created under authority of Wisconsin Statutes Section 66.1109. Should any court find any portion of this Operating Plan, or the BID Law, invalid or unconstitutional, its decision will not invalidate or terminate the District, and this Operating Plan shall be amended to conform to the law without need of reestablishment.

VIII. GENERAL

All appendices referenced herein are incorporated herein by reference. After the first year of the BID, the Operating Plan need not include the legal opinion (Appendix D), or a map of the BID District (Appendix B), unless there is a change in them.

Appendix A

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c). "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(l) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

I. The special assessment method applicable to the business improvement district.

I m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subs. I. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub.(3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan Having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of Valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of

the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66. 11 09; 2001 a. 85.

Appendix A

Appendix C

Business Improvement District

October 20, 2016

Budget Recommendations for 2017

1- BID to retain residual monies in its account.

2- Tax levy:

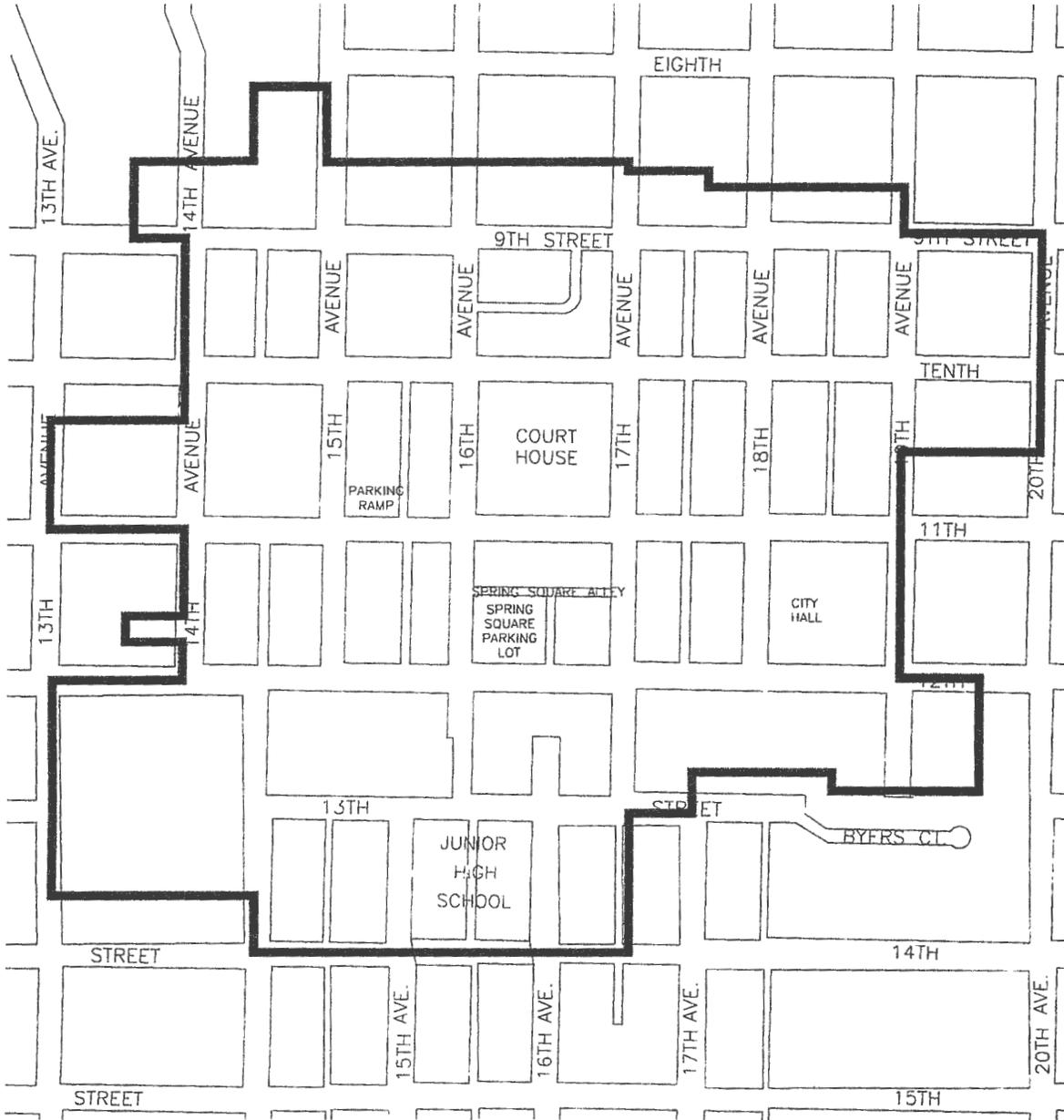
\$37,500 - to be transferred to MSM quarterly upon presentation of MSM's financial statements reflecting operations consistent with 2016 proposed MSM budget.

\$37,500 - Total tax levy

Adopted by Board vote October 20, 2016, meeting.

City of Monroe, Wisconsin

BUSINESS IMPROVEMENT DISTRICT



Appendix B
rev. 7.2009

VOEGELI, EWALD & BARTHOLF LAW OFFICES, S.C.

Monroe Professional Center
www.voegeli-ewald.com

Paul W. Voegeli
Rex A. Ewald
Daniel R. Bartholf

Jordan W. Feest

Daniel R. Bartholf
dbartholf@voegeli-ewald.com
(608) 329-9617

1750 10th Street, P.O. Box 56
Monroe, Wisconsin 53566

Reception: (608) 328-2000
Facsimile: (608) 329-9613

November 11, 2016

Ms. Carol J. Stamm
City Clerk
City of Monroe
1110 18th Ave.
Monroe, Wisconsin 53566

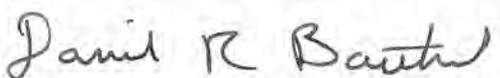
Re: City of Monroe Downtown Business Improvement District
Operating Plan for Calendar Year 2017

Dear Ms. Stamm:

As City Attorney for the City of Monroe, I have examined the proposed Monroe Downtown Business Improvement District Operating Plan for Calendar Year 2017 adopted by the Business Improvement District Board on October 20, 2016 [the "Operating Plan"].

Based upon my examination of the Operating Plan, it is my opinion the Operating Plan includes provisions that comply with the requirements of Sections 66.1109(1)(f) 1. to 4. of the Wisconsin Statutes.

Very Truly Yours,



Daniel R. Bartholf

dbartholf@voegeli-ewald.com
Direct Line: (608) 329-9617

DRB:drb

CONDITIONS TO CITY OF MONROE'S
October 17, 2016 PROPOSAL

1. The attached proposal, and all future proposals, are package proposals. There is no part of a proposal that may be accepted or considered finally agreed upon, until and unless there is final agreement on a complete proposal.
2. This proposal, and all future proposals, are made to obtain an agreement and to avoid strike or work stoppage activity. In the event of a strike or interference with orderly work, the City reserves the right to withdraw any proposals. The City also reserves its right to submit different or additional proposals. Any proposal made by the City is subject to settlement of issues which may arise as a result of any work stoppage or as a result of the passage of time, or otherwise, to the extent such issues constitute mandatory subjects of bargaining.
3. Any proposal that does not address an issue does not mean that the issue will not be the subject of a later proposal. Similarly, if an issue was once discussed but was not pursued does not mean that the issue will not be part of a later proposal. The City reserves its right to drop, modify or add to its proposals at any time before there is a final agreement.
4. Any items upon which a tentative agreement is reached may be reopened by either party based on the passage of time, new information, changed circumstances, later proposals or as part of an effort to reach final agreement. The City does not consider there to be an agreement, until there is complete and final agreement.
5. These conditions shall apply to all proposals made by the City unless otherwise expressly stated in writing by the City.
6. All proposals made by the City are conditioned on City Council ratification.
7. No portion of these proposals, including any proposals to clarify existing language, shall be deemed a waiver of any existing rights by the City or deemed to be an admission that such a right does not currently exist.

LABOR AGREEMENT

Between

CITY OF MONROE

And

MONROE CITY EMPLOYEES UNION

LOCAL 3760, AFSCME, AFL-CIO

20162017

AGREEMENT

THIS AGREEMENT is entered into by and between the City of Monroe hereinafter referred to as the "Employer" or "City", and the Monroe City Employees Union, Local 3760, AFSCME, AFL-CIO, hereinafter referred to as the "Union".

Article 1 - Recognition

1.01 Unit of Recognition: The City recognizes the Union as the exclusive collective bargaining representative for all regular full-time and regular part-time employees of the City of Monroe, excluding professional, craft, supervisory, managerial, confidential and casual employees, elected officials, and law enforcement employees with the power of arrest, for the purposes of collective bargaining with the Employer, or its lawfully authorized representatives, on questions of wages, and other mandatory subjects pursuant to a certification of the WERC, Case 16, No. 42399, ME-2912, dated September 6, 1989. The employees of the Monroe Water Utility previously a separate bargaining unit pursuant to a certification of the WERC, Case 17, No. 42524, ME-2922, dated September 6, 1989 are now included in the general City bargaining unit.

Article 2 – 2014 Wages

2.01 Schedule: The classification and compensation schedule shall be made a part of this Agreement and attached hereto as Appendix A.

2.02 Wages: Effective with first pay period following on January 1, 20162017; a 0.73 68 percent change in hourly rate will be applied for existing employees.

Article 3 – Duration

3.01 Term: This Agreement shall be in full force and effect from January 1, 20162017 to and including December 31, 20162017.

Dated this _____ day of _____, 20152016.

For: CITY OF MONROE

For: MONROE CITY EMPLOYEES

By:

Mayor

By: _____
Bargaining Committee Chairperson

By:

City Clerk

By: _____
Bargaining Committee Member

By: _____
Bargaining Committee Member

CITY PROPOSAL - 10/17/2016

APPENDIX A

Classification:	Effective:	First Pay Day Following 1/1/20162017
STREET DEPARTMENT		
Mechanic		21.3521.50
Assistant Mechanic		19.55*
Skilled Laborer II		20.4320.57
Skilled Laborer I		20.0020.14
Laborer		18.6418.77
Utility Person		16.99*
Administrative Secretary	Class 5	17.3117.43
WASTEWATER TREATMENT PLANT:		
Mechanical Maintenance		21.3521.50
Lead Operator		21.3521.50
Operator		20.5220.66
Operator-in-Training		19.42*
Laborer		18.21*
Lab Technician		20.4320.57
Administrative Secretary-WWTP	Class 5	17.3117.43
PARKS DEPARTMENT:		
Park Maintenance II		20.4320.57
Park Maintenance I		20.0020.14
Park Laborer		18.6418.77
Park Laborer (part-time)		16.4416.55
Secretary	Class 5	17.3117.43
Assistant Recreation Supervisor	Class 6 +.15	17.23*
Youth Center Supervisor		12.89*
Youth Center Supervisor, Swim Pool Office		
Manager & Assistant to Treasurer		14.9315.03
Swimming Pool Manager		13.92*
Recreational Aide		12.89*
CITY HALL:		
Engineering Assistant		23.0823.24
Head Maintenance		20.0020.14
Deputy Treasurer/Account Clerk	Class 5	16.91*
Property Appraiser		17.62*
Custodian		17.05*
Certified Assessment Technician	Class 6	17.08*
Assistant Comptroller/Account Clerk	Class 5	17.3117.43
Secretary	Class 5	17.3117.43
POLICE DEPARTMENT:		
Police Meter Attendant		16.16*
SENIOR CITIZEN CENTER:		
Custodian (part-time)		16.7616.87
Asst. Senior Center Coordinator	Class 5	17.3117.43
Senior Center Wellness Specialist		17.6317.75
Reception Desk Assistant		12.7812.87

**RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR PARKING
RAMP PROJECT**

BE IT *RESOLVED* by the Common Council of the City of Monroe, upon recommendation of the Board of Public Works, that bids be hereby accepted for the Parking Ramp project, and that the contract be hereby awarded to Terra Engineering & Construction Corp. of Madison, WI in the sum of \$495,935.50

BE IT *FURTHER RESOLVED*, That the Mayor and City Clerk be hereby authorized to execute the aforementioned contract on behalf of the City of Monroe.

Dated this 1st day of November, 2016

Approved:

Mayor

Nov. 1, 2016

accept bids/award parking ramp