

Tax Incremental District No. 4 Lodi, Wisconsin

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1 Introduction

The project plan for Tax Increment District #4 (TID #4) in the City of Lodi has been prepared in compliance with Wisconsin Statutes Chapters 66.1105. The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries. TID #4 is being created as a rehabilitation/conservation district as identified in Wisconsin statutes Chapter 66.1105(4)(gm)4.a.

As authorized in Wisconsin Statutes 66.1105, Tax Increment District #4 was created to promote the orderly development of the City of Lodi by promoting the rehabilitation of the Highway 113 corridor by making infrastructure improvements and other enhancements within the TID #4 boundary and within the one-half mile radius of the TID #4 boundary. The City intends to promote orderly development by encouraging rehabilitation of private property within the TID, promoting commercial and industrial development, improving infrastructure, and enhancing the highway corridor. These efforts will improve the economic vitality of the area, increase the availability of employment and services to City residents and broaden the tax base of the City. This plan also allows expenditures that benefit the TID to be made within a half-mile of the TID #4 boundary.

TID #4 is designated as a donor TID, eligible to donate excess increments to TID #5 as Type 3 or Paragraph (f) Allocations, allowed under sec. 66.1106 (6)(f)2., Wis. Stats. Allocations will be made to TID #5 only as needed and only if sufficient surplus funds exist, as determined by the City.

The City Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of Tax Incremental District #4.

Approval Process

The Lodi Common Council met on November 18, 2014 and directed the Plan Commission to proceed with the creation of TID #4.

A draft TID #4 project plan and district boundary was reviewed by the Plan Commission on January 13, 2015. The Plan Commission reviewed the TID #4 project plan and district boundary, and scheduled it for Public Hearing. Notice of the TID #4 Public Hearing was sent to the overlying taxing jurisdictions on January 9, 2015.

A notice for the first Joint Review Board meeting was published on January 15, 2015. The Joint Review Board held their organizational meeting on January 27, 2015.

An initial Public Hearing was held on the creation of TID #4 on March 10, 2015. Because of a number of edits to the plan suggested at that meeting, a second Public Hearing was held on the creation of TID #4 on May 12, 2015. Notice of the public hearing was published on April 23,

2015 and April 30, 2015. Following the public hearing, the Plan Commission approved the creation of TID #4, and recommended approval of the TID #4 Plan to the Common Council.

The TID #4 project plan and district boundary was adopted by resolution of the Common Council on June 2, 2015.

A notice for the final Joint Review Board meeting was published on June 11, 2015 and the Joint Review Board met on June XX, 2015 to approve the Common Council Resolution amending TID #4.

Documentation of all resolutions, notices and minutes can be found as attachments to this project plan. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District #4 in the City of Lodi.

Plan of Rehabilitation Within TID #4

Inventory of Area

The area that is the subject of this plan is in the City of Lodi, located in Columbia County, WI. TID #4 includes a mainly highway-oriented commercial and industrial corridor along State Highway 113, which is also signed as North Main Street, a Wisconsin Southern railway, and Development Drive. The area stretches from the northern corporate boundary of Lodi at approximately County Road J south to a point about 200 yards north of Gay Street. See Appendix A for maps of the TID #4 boundary.

The Common Council passed a resolution declaring TID #4 in need of rehabilitation or conservation on June 2, 2015. The area contained within the TID #4 boundary (as shown in Appendix A) meets the standards for a rehabilitation or conservation area as defined in Wisconsin TIF and redevelopment statute 66.1337(2m)(a). Table 1 shows an inventory of property within TID #4.

TID #1 Property Summary

	Parcels	Acres	%
Property in Need of Rehabilitation	21	30.805	50.6%
Other Property	7	30.075	49.4%
<i>Vacant Property</i>	7	7.04	11.6%
Total Real Property	28	60.88	100%

* Of real property.

Underutilized, deteriorated, and undervalued parcels and improvements characterize the TID #4 area. As shown in the chart above, it has been determined that 50.6% of the real property within the TID#4 boundary is in need of rehabilitation. 11.6% of the real property within the TID #4 boundary is vacant.

Several of the properties in the area suffer from lack of upkeep and investment, leading to dilapidation and deterioration of buildings and improvements. General site conditions that are present throughout the district include:

- Deteriorating facades visible from both the public street and adjoining properties.
- Underutilization of property, including building vacancies, underutilized space, and vacant parcels, all of which create gaps in the development pattern of the City and are

- a threat to the economic viability and impair the sound growth of the community while increasing the potential for crime.
- Inadequate outdoor storage and/or screening. Accumulated junk was visible on several properties; some properties lack adequate storage space or screening for such things as dumpsters.
 - Unused and unmaintained curb cuts, parking lots, and concrete and gravel pads
 - Overgrown and weeded lots, lacking maintenance and upkeep as basic as mowing.
 - A lack of sidewalks along all of the east side and much of the west side of Highway 113
 - Abandoned hardware for signs and utility hookups

A consistent lack of property maintenance and building upkeep in the area can contribute to a continuing downward spiral of disinvestment, in which building owners who had maintained their properties begin to defer maintenance as they see the properties around them deteriorate. Leaving maintenance issues and unaddressed can create and spread conditions of blight within and beyond the North Main Street corridor to surrounding areas.

The TID's location along Highway 113 in Lodi makes the area of critical interest to revitalization and redevelopment in the City. Highway 113 is the primary gateway to the City from the north, making it especially critical that abutting properties developed to high standards in order to portray and contribute to the vitality and economic health of the City. The City and Plan Commission intend to use the tools and powers authorized by State Statutes to promote the redevelopment of this area and prevent deterioration of sites. The creation of a Tax Increment District will promote rehabilitation and investment from property owners, both within and outside of the district. The creation of the TID allows the City to provide needed improvements, as well as funding or incentives to encourage business and property owners to proactively participate in rehabilitation. Creation of TID #4 also encourages business expansion in the City's industrial park along Development Drive through improved utilities and development assistance.

The TID #4 project area is served by City water, sewer, and electric power service. Additional work to public utilities are necessary to serve the District, including extension of water and sewer, and completion of a water main loop on the north end of Lodi.

Rehabilitation and Redevelopment Plan

The Common Council and Plan Commission intend to encourage rehabilitation and redevelopment of properties along the North Main Street corridor and to encourage the addition of more industrial and commercial businesses and jobs along the corridor and Development Drive. The City intends to use the powers granted under Wisconsin Statutes 66.1105 to implement streetscape improvements along Highway 113, parcel predevelopment remediation, water and sewer infrastructure work, drainage improvements, site development incentives, and gateway creation on the City's northern edge and near downtown. In particular, the City intends to use the powers granted under Wisconsin Statute 66.1105(2)(f)1.n. to include project costs incurred within a territory that is located within a one-half mile radius of the district's boundaries.

Map #3 in Appendix A shows existing land uses in the area. The City intends to encourage high-quality commercial development throughout the area, as shown in Map #4.

The City may provide assistance to encourage redevelopment of parcels and to offset the additional expenses of associated with redevelopment. Infrastructure and streetscape improvements throughout the district may be undertaken in concert with assisting private revitalization/redevelopment efforts.

2 Proposed Public Works

TID #4 has been created to promote the rehabilitation of properties within the TID, redevelopment of underutilized property, stimulate revitalization, improve an important gateway portion of the City, enhance the value of property, broaden the property tax base, and encourage the addition of more industrial and commercial businesses and jobs within the North Main Street corridor and industrial park. The City and Plan Commission may spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Costs directly or indirectly related to achieving the objectives of rehabilitation or redevelopment are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the amended list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs. Funds may be expended within the City up to a half-mile outside the TID boundary on projects that benefit the TID. Project costs as presented can be paid by TID #3, TID #4, TID #5 or a combination of funds from both.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating substandard areas and promoting redevelopment, particularly in the form of additional commercial and industrial uses within the district. Table #2 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

A. North Main Street Corridor Capital Improvements

That portion of costs related to the design and construction of enhancements along the North Main Street corridor including gateway features, landscaping, streetscape, decorative lighting, sidewalks or multi-use trail, and other improvements to enhance the aesthetic appearance of the corridor. This also includes construction of portions of a parkway along Spring Creek from Downtown north toward Habermann and Goeres Parks. The TID No. 4 Project Plan and proposed project costs allow for 50% of the parkway project costs within one half mile of the district boundary to be funded by TID No. 4. An estimated 40% of the parkway length and expenditures will be within one half mile of TID No. 4, meaning 20% of the total project cost of the Spring Creek Parkway project can be paid for with TID No. 4 tax increment financing. However, any contributions to the Parkway project in the TID No. 5 project plan through allocations from TID No. 4 surplus to portions of the Parkway downtown will not be counted against the 30% allocated by the TID No. 5 project plan for the Downtown portions of the Parkway and are limited only by the amount of surplus funds available to TID No. 4 and the discretion of the Lodi Common Council. See item K. for more information concerning surplus revenue allocations.

Approximately \$336,000 is budgeted for capital improvements and enhancements.

B. Infrastructure

That portion of costs related to the design, construction or alteration of infrastructure improvements located within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements with approximate total costs include:

1. Sanitary sewer extension north along Highway 113. Budget = \$90,000

2. Water main replacement and extension along Highway 113. Budget = \$85,000
3. Water main extension along County Highway J to loop two dead end water mains. Budget = \$250,000
4. Upgrade existing sanitary sewer lift station along Highway 113. Budget = \$75,000
5. Construct a sanitary sewer force main or new sanitary sewer lift station near the north end of Highway 113. Budget = \$300,000
6. Upgrade and install storm water drainage facilities along Highway 113, including environmentally-sensitive "green" infrastructure for areas feeding into Spring Creek. Budget = \$100,000

Much of the infrastructure costs will be shared by other sources, particularly with local utilities, and especially for projects that benefit areas of the City outside the district.

Approximately \$487,500 is budgeted for infrastructure.

C. Site Development & Redevelopment Costs

Site development and redevelopment activities required to make sites suitable for development including, but not limited to, environmental studies and remediation, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, demolition of existing structures, relocating utility lines and other infrastructure, abandonment of existing utilities, installation of new utility services, signs, fencing, and related activities.

Approximately \$120,000 is budgeted to pay for site development and redevelopment.

D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

Approximately \$120,000 is budgeted to pay for land acquisition and assembly.

E. Development Incentives

The City may use TID #3 funds to provide incentives to developers and businesses to promote and stimulate new development. In general, it is the City's and Plan Commission's intent to offset some of the costs that are associated with redevelopment that are above and beyond typical costs for "greenfield" development. Development incentives are expected to be used for improvements such as enhanced stormwater management, site preparation, building demolition, infrastructure to serve the redevelopment, environmental studies and remediation, and other costs that are typical for redevelopment projects. This may also include the creation of a façade improvement and rehabilitation fund.

The City may enter into agreements with property owners, businesses, developers or non-profit organizations for the purpose of sharing costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority or Community Development Authority) for the purpose of making capital available to business and or developers to stimulate or enable economic and housing development projects within TID #3. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, land write down or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project and shall be set forth in a development agreement.

Approximately \$300,000 is budgeted for development incentives within the district.

F. Professional Services – North Main Street Corridor Revitalization and Enhancement Plan

Preparation of a plan to rehabilitate and enhance the North Main Street Corridor. The plan shall include a market analysis, property evaluations, identification of redevelopment opportunities, design guidelines, building façade program and enhancements such as gateway and streetscape features.

Approximately \$25,000 is budgeted for planning.

G. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries and/or charges of the Mayor, Clerk, Finance Director, City Attorney, City Engineer, Building Inspector, Zoning Administrator, Public Works and Utilities employees, consultants, and others directly involved with planning and administering the projects and overall District. Administration costs also include money budgeted for ongoing Plan Commission activities throughout the TID's expenditure period.

Approximately \$15,000 is budgeted for administration costs.

H. TID Organizational Costs

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals and other payments made which are necessary or convenient to the creation of this tax incremental district. Also included as an eligible administrative cost is the \$1,000 Certification Fee charged by the Wisconsin Department of Revenue Certification fee. Additional costs may include payments to the Town of Lodi for the annexation of parcel 500.03.

Approximately \$22,000 is budgeted for TID organizational costs.

I. Inflation

This category covers anticipated inflation between the time of creation of the TID and the planned time of expenditures. The actual amount will vary depending upon the timing of expenditures and the inflation rate.

Approximately \$372,000 of inflation has been included in the projections.

J. Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.

Approximately \$704,000, including capitalized interest, is estimated for financing costs over the life of the TID.

K. Surplus Revenue Allocation

TID #4 is designated as a donor TID, eligible to donate excess increments to TID #5. Any allocations from TID #4 to TID #5 are Type 3 or Paragraph (f) Allocations, allowed under sec. 66.1106 (6)(f)2., Wis. Stats. TID #4 is expected to generate over \$900,000 of total surplus over its life. Allocations will be made to TID #5 only as needed and only if sufficient surplus funds exist, as determined by the City. Of specific note, any contributions to the Spring Creek Parkway project in the TID #5 Project Plan through allocations from TID #4 surplus will not be counted against the 30% allocated by the TID #5 Project Plan for the Downtown portions of the Parkway and are limited only by the amount of surplus funds available to TID #4 and the discretion of the Lodi Common Council.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #4. These projects may be implemented in varying degrees in response to development needs. The Common Council and Plan Commission are not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #5 in Appendix A shows public works that are planned as part of this TID. Some of the planned improvements are located outside of TID #4, but within the ½ mile radius of the TID boundary as provided by law.

3 Detailed Project Costs

Table #2 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID #4. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2014 prices and are preliminary estimates. The City and Plan Commission reserve the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2014 and the time of construction or implementation. The City and Plan Commission should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City and Plan Commission may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City/Plan Commission accomplish the purposes of TID #4. The City/Plan Commission will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table #2: City of Lodi TID #4 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share	TID Share
A. Capital Improvements & Streetscaping	\$795,000	\$459,000	\$336,000
B. Infrastructure	\$875,000	\$387,500	\$487,500
C. Site Development Costs	\$120,000	\$0	\$120,000
D. Land Acquisition & Assembly	\$120,000	\$0	\$120,000
E. Development Incentives	\$300,000	\$0	\$300,000
F. Professional Services	\$25,000	\$0	\$25,000
G. Administration Costs	\$15,000	\$0	\$15,000
H. TIF Organizational Costs	\$22,000	\$0	\$22,000
I. Inflation	\$371,879	\$0	\$371,879
Subtotal	\$2,643,879	\$846,500	\$1,797,379
J. Financing Costs (<i>less Capitalized Interest</i>)			\$690,150
Capitalized Interest			\$13,967
Total TID Expenditure			\$2,501,497

There are several project costs of which a portion is considered non-project costs. Costs will be shared with other funding sources when paying for these projects. See Attachment #4 in Appendix A for further details on specific projects under the cost categories summarized above.

4 Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID #4 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.
- D. The expected TID revenues.
- E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 3.0 percent (Turner Building Cost Index). Appreciation of land values in the proposed TID area have been uneven due in part to the mix of occupied parcels, parcels in need of rehabilitation, vacant parcels, and recently redeveloped parcels in the area. The inflation rate, for the purpose of making projections of equalized value, will be 1.0 percent for existing construction and 3.0 percent for anticipated redevelopment projects. Inflation for purposes of projecting future project costs is assumed to be 3.0 percent.

B. Increase in Property Value

The proposed plan for TID #4 includes the rehabilitation of parcels within the TID. The formation of TID #4 will enable the City to provide developer incentives that will stimulate redevelopment in the area. This rehabilitation and redevelopment will create increased property valuation. The value of anticipated redevelopment is shown in Attachment #7 in Appendix B.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #3). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 2006 and 2014.

Table #3: Full Value Tax Rate

Year	Mill Rate	Percent Change
2006	0.02044110	-
2007	0.02061890	0.87%
2008	0.02130604	3.33%
2009	0.02350702	10.33%
2010	0.02322562	-1.20%
2011	0.02455928	5.74%
2012	0.02367822	-3.59%
2013	0.02369663	0.08%
2014	0.02394047	1.03%
Average	0.02277481	2.07%

For our purposes, the 2014 full value tax rate of \$23.94 per \$1,000 with a 0.5% annual change will be used in this project plan to project TID revenues. This mill rate takes into account property tax levies from the School District, City, County, Technical College, and state. The 0.5% change will provide a reasonable estimate, given the recent trend of increasing rates, because a larger increase in the full value tax rate results in an increase in tax increment for the District.

D. TIF Revenues

A projected land and construction increment of about \$3,310,000 (\$4,330,000 including inflation) is expected over the life of TID #4. The initial full-value tax rate of \$23.94 per \$1,000 of assessed value is projected to increase 0.5% annually. The projected TIF Revenue from TID #4 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs in Attachment #4 of Appendix B.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures, or cash flow. There are sufficient TID revenues projected over the life of the TID to pay all expected costs. However, there are a few years in which there are not sufficient TID revenues to pay all costs. Cash flow forecasts indicate this shortfall will only be temporary, and only be after the TID has begun generating revenue from positive increment. The City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 summarizes the assumed cash flow.

5 Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID #4 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of March 24, 2015 the City had total debt capacity of about \$11,788,680 and \$5,409,787 in existing General Obligation debt. Using this data, the current remaining debt capacity of the City is about \$6,378,893. There is approximately \$1,800,000 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. "Developer-Financed TIF" is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City. Another option is for the Plan Commission to issue bonds instead of the City. Both methods may be used to some extent within TID #4.

The City may also utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

B. Timetable

The maximum life of the TID is twenty-seven years; a three-year extension may be requested. The City of Lodi has a maximum of twenty-two years, until 2037 to incur TIF expenses for the projects outlined in this plan. The Common Council and Plan Commission are not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City's housing stock. The City of Lodi may opt to take advantage of this provision prior to termination of TID #4.

Timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and Increment Projections (Attachment #7 in Appendix B) worksheets.

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above are projected as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the twenty-two year expenditure period, unless relocation requires extending beyond the given period.

6 Overlying Taxing Jurisdictions

Taxing Districts overlying TID #4 in the City of Lodi include Columbia County, the Lodi School District, Madison Area Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID #4 in 2014. Total TIF Increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID #4 is a mechanism to make improvements in an area of Lodi that is experiencing a lack of property maintenance and other blighting influences, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID #4.

7 "12% Test"

§66.1105(5)(d) states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The information below uses values contained in the Wisconsin Department of Revenue's Statement of Changes in Equalized Values report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$235,773,600	x 12%	\$28,292,832

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Currently, TID #3 has a value increment of \$1,013,900, which is 0.43% of the City's total equalized value. Approximately \$13,261,000 of equalized value is proposed to be included in TID #4, which is 5.62% of the City's total equalized value. Additionally, approximately \$11,456,000 of equalized value is proposed to be included in TID #5, which is 4.86% of the City's total equalized value. Together, these three TIDs represent 10.91% of the City's total equalized value. Therefore, the City is in compliance with the statutory equalized value test for TID creation. Therefore, the City is in compliance with the statutory equalized value test for TID creation.

8 Changes to Maps, Plans, Ordinances

This plan does not propose changes in the Comprehensive Plan, City maps, City ordinances, or Building Codes as part of this Plan. The project plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary in the future possible if deemed appropriate for redevelopment. It is expected that much of the development in the area will continue to use the City's "General Commercial" and "Industrial Park" zoning districts. Zoning is shown on Map #6 and Map #7 in Appendix A. All land within the TID boundary is zoned for commercial or industrial development. Redevelopment proposals will have to go through the appropriate procedure to receive the proper zoning for their project.

The project plan for TID #4 is aligned with a number of goals, objectives, and policies of Lodi's Comprehensive Plan. These include:

- Create a well designed bicycle/pedestrian trail and sidewalk system that links recreational areas, neighborhoods and schools.
- Promote safe and efficient movement of truck traffic through the City.
- Provide an appropriate level of fire and emergency medical services.
- Maintain the proportion of commercial/manufacturing tax base relative to residential tax base, while encouraging a slight increase in the commercial and manufacturing portions to account for a desire for more retail trade.
- Provide adequate sites for desired commercial/ manufacturing/industrial businesses. A key component to this is maintaining the appropriateness of infrastructure and related codes and ordinances to the vitality and growth of these types of activities.
- Encourage retail commercial development and services to locate in existing commercial districts in the Downtown area and along North Main Street (Highway 113).
- Require new industry and heavier nonretail commercial uses and services to locate in the Lodi Industrial Park.
- Identify new opportunities to use tax increment financing to assist with economic development and growth
- Develop a community-wide way-finding signage system to better direct citizens and visitors to key destinations in and around the City.
- Use strategies such as Tax Increment Financing (TIF), block grants, and historic preservation tax credits and incentives to encourage infill development and promote the vitality of downtown and other Lodi districts.
- Enhance and protect the aesthetic quality of the primary entrances into the community, particularly Highways 60 and 113.

9 Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID #4; however, if relocation were to become necessary in the future, the following is the method proposed by the City or Plan Commission for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

10 Promoting Orderly Development

The creation of TID #4 will encourage the redevelopment of areas in need of rehabilitation and/or conservation work and otherwise economically distressed and underutilized property in a highly visible location in the City. It will help to promote commercial and industrial redevelopment in the City, rather than have development occur on "greenfield" sites elsewhere. Creation of the TID will also promote development of the tax base of the City and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID #4 will build tax base for the City and overlying taxing jurisdictions.

11 Base Value Redetermination

The City may request a base value redetermination if TID #4 is in a decrement situation under 66.1105(2)(aj), Wis. Stats. according the process described in 66.1105(5)(h) and 66.1105(5)(i), Wis. Stats.

12 District Boundaries

Prior to considering the specific area to include within the TID, the Plan Commission reviewed statutory criteria for establishing a rehabilitation/conservation TID. The criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. Not less than 50%, by area, of the real property within the district is in need of rehabilitation or conservation work.
3. Not more than 25%, by area, of the real property within the district may be vacant for more than the past 7 years.
4. All lands within the TID shall be contiguous.

City of Lodi TID #4 Boundary Description

SURVEY DESCRIPTION TO BE COMPLETED

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID #4 Parcel List

Map #1: District Boundary and Parcels

Map #2: Condition of Property

Map #3: Existing Land Uses

Map #4: Proposed Land Uses

Map #5: Proposed Improvements

Map #6: Existing Zoning

Map #7: Proposed Zoning

B Financial Attachments

Appendix B: Financial Attachments

- Attachment #1: Planned Project Costs
- Attachment #2: Financing Summary
- Attachment #3: Debt Service Plan
- Attachment #4: Tax Increment Pro Forma
- Attachment #5: Tax Increment Cash Flow
- Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions
- Attachment #7: Increment Projections

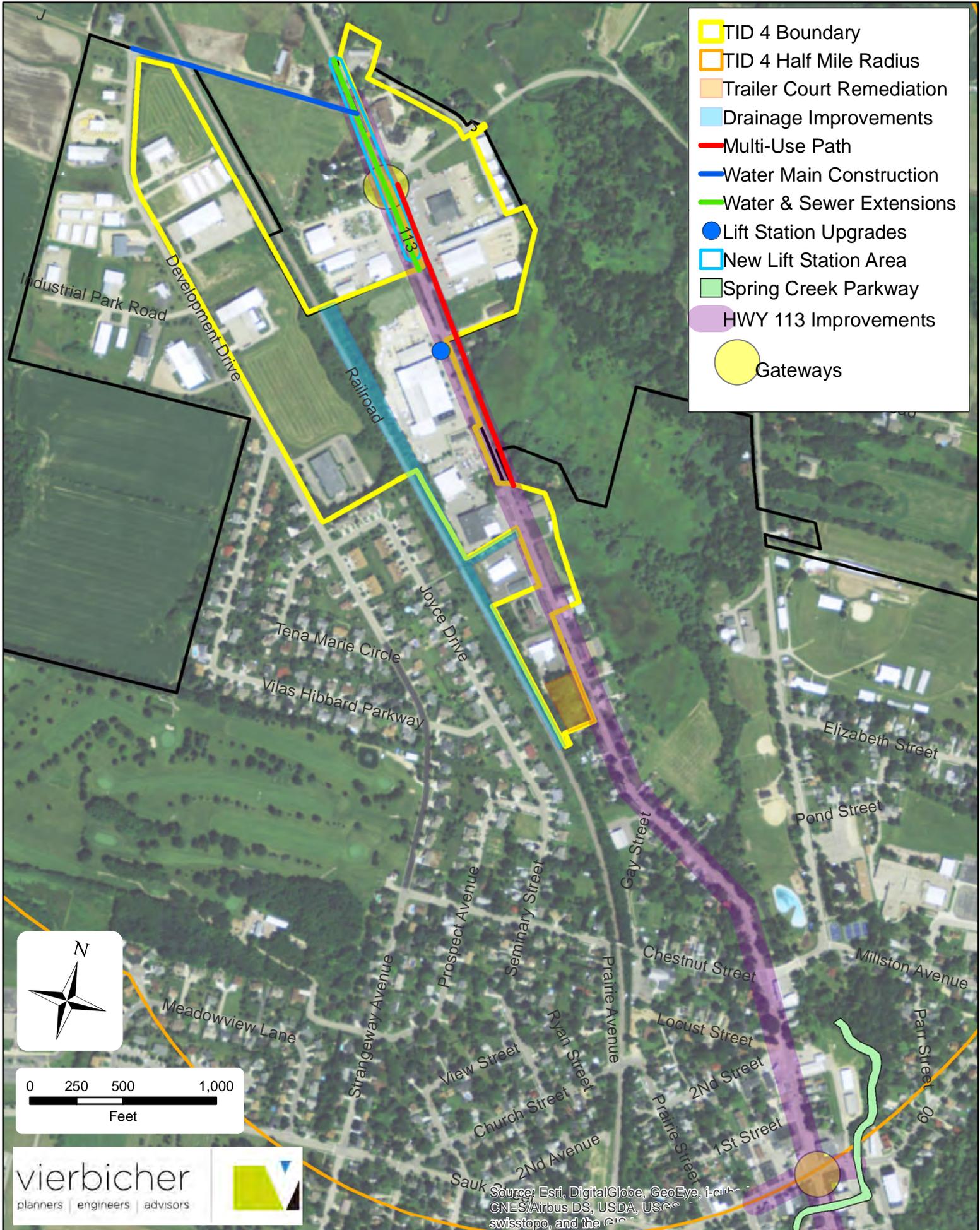
C**Resolutions, Notices, Minutes****Appendix C: Resolutions, Notices,
Minutes, and Other Attachments**

- Attachment #1: Timetable
- Attachment #2: Opinion Letter from City Attorney Regarding Compliance With Statutes
- Attachment #3: Plan Commission Approval of TID Project Plan
- Attachment #4: JRB Resolution Approving TID #4
- Attachment #5: Affidavits of Publication
- Attachment #6: JRB Meeting Minutes
- Attachment #7: Public Hearing Notice to Overlying Taxing Jurisdictions
- Attachment #8: Plan Commission Boundary Resolution TID #4
- Attachment #9: Common Council Resolution Creating TID #4 and Approving Project Plan
- Attachment #10: Minutes of Public Hearing on TID #4 Plan and Boundary Plan
- Attachment #11: Plan Commission Certification

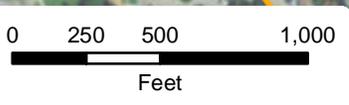
TID #4 Parcel List

Lodi Parcel Number	Owner	Mailing Address 1	Mailing Address 2	Acres	Land Value	Impr. Value
183	Barnes Properties II LLC	801 N Main Street Ste C	Lodi WI 53555	0.192	\$36,700	\$0
184	Wegner, Robert G	810 N Main St	Lodi WI 53555	0.27	\$43,500	\$42,500
185.01	Esther E & Timothy C Hesse	109 Vilas Hibbard Pkwy	Lodi WI 53555	0.506	\$55,500	\$0
185.C	ALKAR Inc	932 Development Drive PO Box 260	Lodi WI 53555	3.828	\$75,200	\$1,200,200
185.D	Affholder Revocable Trust	805 N Main Street PO Box 255	Lodi WI 53555	1.491	\$115,100	\$884,900
185.E	Spring Creek Property Management	E10166 Skunk Valley Road	Sauk City WI 53583	0.53	\$75,300	\$230,400
185.I	Susie's Car Wash Inc	109 Vilas Hibbard Parkway	Lodi WI 53555	0.412	\$55,900	\$268,200
185.L	Harris NA	Mail Stop; Credp-111/21W PO Box 755	Chicago IL 60690	1.246	\$128,500	\$609,400
187.01	LVH Real Estate LLC	705 N Main Street	Lodi WI 53555	0.268	\$33,600	\$0
187.02	LVH Real Estate LLC	705 N Main Street	Lodi WI 53555	0.73	\$83,600	\$0
500.03	Lodi Spring Creek LLC	PO Box 46	Lodi WI 53555	0.67	\$48,300	\$152,100
704.A	Genena R & Jack A Fobes	N3364 Koepp Road	Merrimac WI 53561	2.57	\$67,200	\$0
704.B	Genena R & Jack A Fobes	N3364 Koepp Road	Merrimac WI 53561	2.43	\$63,500	\$203,000
704.C	Lodi Self Storage LLC	4667 County Road B	Oregon WI 53573	2	\$52,300	\$225,200
704.D	K&R Lodi Properties	930 Development Drive PO Box 327	Lodi WI 53555	3.25	\$63,800	\$728,800
704.15	Lodi Industrial Properties, LLC	N2007 Morter Road	Lodi WI 53555	5.67	\$20,600	\$0
705	Alkar-Rapidpak Inc	932 Development Drive PO Box 260	Lodi WI 53555	10.01	\$196,600	\$1,005,100
705.1	Alkar-Rapidpak Inc	932 Development Drive PO Box 260	Lodi WI 53555	4.051	\$79,500	\$395,700
705.3	City of Lodi	130 S Main Street	Lodi WI 53555	1.24	\$0	\$0
706.04	Ness Company, LLC	910 Main St	Lodi WI 53555	4.468	\$159,200	\$416,300
706.1	Koltjes, Polly A	W12103 Van Ness Road	Lodi WI 53555	5.85	\$179,900	\$1,018,000
706.3	City of Lodi	130 S Main Street	Lodi WI 53555	0.3	\$0	\$0
768.01	Shive Of Lodi Corp	N1440 State Highway 113	Lodi WI 53555	1.399	\$85,900	\$397,200
768.02	Genena R & Jack A Fobes	N3364 Koepp Road	Merrimac WI 53561	1.04	\$70,300	\$306,500
768.03	Genena R & Jack A Fobes	N3364 Koepp Road	Merrimac WI 53561	0.798	\$20,900	\$0
1200.03	LVH Real Estate LLC	705 N Main Street	Lodi WI 53555	1.95	\$109,900	\$689,300
1200.05	Barnes Properties LLC	801 N Main Street Ste C	Lodi WI 53555	2.681	\$141,800	\$2,120,600
1203.02	Kohn, Audrey J	710 N Main Street	Lodi WI 53555	1.03	\$53,100	\$11,100

Map #5: Proposed Improvements & Half Mile Boundary



- TID 4 Boundary
- TID 4 Half Mile Radius
- Trailer Court Remediation
- Drainage Improvements
- Multi-Use Path
- Water Main Construction
- Water & Sewer Extensions
- Lift Station Upgrades
- New Lift Station Area
- Spring Creek Parkway
- HWY 113 Improvements
- Gateways



Attachment #1 - Planned Project Costs

City of Lodi

TID No. 4

5/12/2015

Type of Expenditure	Amount	% Paid By		Costs Allocated to Project
		Project	Other	
A. Capital Improvements & Streetscaping				
Gateways at Hwy 113 & Co Rd J and Hwy 113 & Hw	\$75,000	80%	20%	\$60,000
10-foot multi-use path (1700 feet)	\$95,000	80%	20%	\$76,000
Spring Creek Parkway	\$500,000	20%	80%	\$100,000
Hwy 113 improvements & streetscaping	\$125,000	80%	20%	\$100,000
Total Infrastructure	\$795,000	42%	58%	\$336,000
B. Infrastructure				
Stormwater drainage along RR tracks	\$50,000	100%	0%	\$50,000
Stormwater drainage ditch adjacent to Dollar Genera	\$50,000	100%	0%	\$50,000
Water main replacement & extension to Spring Creel	\$85,000	50%	50%	\$42,500
Co Rd J water main loop connecting Development D	\$250,000	50%	50%	\$125,000
Sewer extension to Spring Creek Rd.	\$90,000	50%	50%	\$45,000
Sewer Lift Station near Hwy 113 & Co Rd J	\$300,000	50%	50%	\$150,000
Lift Station upgrades along Hwy 113	\$50,000	50%	50%	\$25,000
Total Infrastructure	\$875,000	56%	44%	\$487,500
C. Site Development Costs				
Trailer Park site remediation & utility removal	\$30,000	100%	0%	\$30,000
Other site remediation and development	\$90,000	100%	0%	\$90,000
	\$120,000	100%	0%	\$120,000
D. Land Acquisition & Assembly				
Land Acquisition Assistance	\$120,000	100%	0%	\$120,000
	\$120,000	100%	0%	\$120,000
E. Development Incentives				
Redevelopment Assistance	\$300,000	100%	0%	\$300,000
	\$300,000	100%	0%	\$300,000
F. Professional Services				
Corridor Plan	\$25,000	100%	0%	\$25,000
	\$25,000	100%	0%	\$25,000
G. Administration Costs				
City Staff, Fees, Audits	\$15,000	100%	0%	\$15,000
Total Administration Costs	\$15,000	100%	0%	\$15,000
H. Organizational Costs				
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000
Professional Fees	\$15,000	100%	0%	\$15,000
City Staff & Publishing	\$6,000	100%	0%	\$6,000
Total Organization Costs	\$22,000	100%	0%	\$22,000
I. Inflation	\$371,879	100%	0%	\$371,879
Total Project Costs	\$2,643,879	68%	32%	\$1,797,379
J. Financing Costs				
Interest, Fin. Fees, Less Cap. Interest				\$690,150
Plus Capitalized Interest				\$13,967
Total Financing Costs				\$704,117
TOTAL TID EXPENDITURE				\$2,501,497

**Attachment #2 - Financing Summary
City of Lodi
TID No. 4
5/12/2015**

TID Activities	Loan #1 6/1/2015	Loan #2 1/1/2021	Loan #3 1/1/2028	Total
A. Capital Costs	\$78,000	\$112,000	\$146,000	\$336,000
B. Infrastructure	\$87,500	\$125,000	\$275,000	\$487,500
C. Site Development Costs	\$30,000	\$40,000	\$50,000	\$120,000
D. Land Acquisition & Assembly	\$30,000	\$40,000	\$50,000	\$120,000
E. Development Incentives	\$100,000	\$100,000	\$100,000	\$300,000
F. Professional Services	\$25,000	\$0	\$0	\$25,000
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$15,000	\$0	\$0	\$15,000
Subtotal	\$365,500	\$417,000	\$621,000	\$1,403,500
Inflation Factor Cost Adj. @ 3% per year	\$0	\$80,920	\$290,959	\$371,879
Grants	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
Total Cost For Borrowing	\$365,500	\$497,920	\$911,959	\$1,775,379
Capitalized Interest	\$13,967	\$0	\$0	\$13,967
Financing Fees (2%)	\$7,310	\$9,958	\$18,239	\$35,508
Debt Reserve	\$0	\$0	\$0	\$0
Subtotal	\$386,777	\$507,878	\$930,199	\$1,824,854
Less Interest Earned	\$0	\$0	\$0	\$0
BORROWING REQUIRED	\$386,777	\$507,878	\$930,199	\$1,824,854

**Attachment #3a - Debt Service Plan
City of Lodi
TID No. 4
Bond Issue
5/12/2015**

Principal:	\$386,777	Project Cost:	\$365,500
Interest Rate:	3.75%	Finance Fees:	\$7,310
Term (Years):	20	Interest Earned:	\$0
# of Principal Payments:	19	Capitalized Interest:	\$13,967
Date of Issue:	6/1/2015	Total TID Cost of Loan:	\$533,741

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$386,777	\$0	\$0	\$0	\$0
2016	1	\$386,777	\$14,323	\$14,504	\$28,827	\$0
2017	2	\$372,454	\$14,860	\$13,967	\$28,827	\$0
2018	3	\$357,595	\$15,417	\$13,410	\$28,827	\$0
2019	4	\$342,178	\$15,995	\$12,832	\$28,827	\$0
2020	5	\$326,183	\$16,595	\$12,232	\$28,827	\$0
2021	6	\$309,588	\$17,217	\$11,610	\$28,827	\$0
2022	7	\$292,371	\$17,863	\$10,964	\$28,827	\$0
2023	8	\$274,508	\$18,533	\$10,294	\$28,827	\$0
2024	9	\$255,975	\$19,228	\$9,599	\$28,827	\$0
2025	10	\$236,748	\$19,949	\$8,878	\$28,827	\$0
2026	11	\$216,799	\$20,697	\$8,130	\$28,827	\$0
2027	12	\$196,102	\$21,473	\$7,354	\$28,827	\$0
2028	13	\$174,629	\$22,278	\$6,549	\$28,827	\$0
2029	14	\$152,351	\$23,114	\$5,713	\$28,827	\$0
2030	15	\$129,238	\$23,980	\$4,846	\$28,827	\$0
2031	16	\$105,257	\$24,880	\$3,947	\$28,827	\$0
2032	17	\$80,378	\$25,813	\$3,014	\$28,827	\$0
2033	18	\$54,565	\$26,781	\$2,046	\$28,827	\$0
2034	19	\$27,785	\$27,785	\$1,042	\$28,827	\$0
2035	20	\$0	\$0	\$0	\$0	\$0
2036	0	\$0	\$0	\$0	\$0	\$0
2037	0	\$0	\$0	\$0	\$0	\$0
2038	0	\$0	\$0	\$0	\$0	\$0
2039	0	\$0	\$0	\$0	\$0	\$0
2040	0	\$0	\$0	\$0	\$0	\$0
2041	0	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
Total			\$386,777	\$160,931	\$547,708	\$0

Attachment #3b - Debt Service Plan
City of Lodi
TID No. 4
Bond Issue
5/12/2015

Principal:	\$507,878	Project Cost:	\$497,920
Interest Rate*:	3.75%	Finance Fees:	\$9,958
Term (Years):	20	Interest Earned:	\$0
# of Principal Payments:	19	Capitalized Interest:	\$0
Date of Issue:	1/1/2021	Total TID Cost of Loan:	\$719,197

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$507,878	\$0	\$0	\$0	\$0
2022	1	\$507,878	\$18,807	\$19,045	\$37,852	\$0
2023	2	\$489,071	\$19,512	\$18,340	\$37,852	\$0
2024	3	\$469,559	\$20,244	\$17,608	\$37,852	\$0
2025	4	\$449,315	\$21,003	\$16,849	\$37,852	\$0
2026	5	\$428,312	\$21,791	\$16,062	\$37,852	\$0
2027	6	\$406,521	\$22,608	\$15,245	\$37,852	\$0
2028	7	\$383,913	\$23,456	\$14,397	\$37,852	\$0
2029	8	\$360,457	\$24,335	\$13,517	\$37,852	\$0
2030	9	\$336,122	\$25,248	\$12,605	\$37,852	\$0
2031	10	\$310,874	\$26,195	\$11,658	\$37,852	\$0
2032	11	\$284,679	\$27,177	\$10,675	\$37,852	\$0
2033	12	\$257,503	\$28,196	\$9,656	\$37,852	\$0
2034	13	\$229,306	\$29,253	\$8,599	\$37,852	\$0
2035	14	\$200,053	\$30,350	\$7,502	\$37,852	\$0
2036	15	\$169,702	\$31,489	\$6,364	\$37,852	\$0
2037	16	\$138,214	\$32,669	\$5,183	\$37,852	\$0
2038	17	\$105,544	\$33,895	\$3,958	\$37,852	\$0
2039	18	\$71,650	\$35,166	\$2,687	\$37,852	\$0
2040	19	\$36,484	\$36,484	\$1,368	\$37,852	\$0
2041	20	\$0	\$0	\$0	\$0	\$0
2042	0	\$0	\$0	\$0	\$0	\$0
Total			\$507,878	\$211,318	\$719,197	\$0

Attachment #3c - Debt Service Plan
City of Lodi
TID No. 4
Bond Issue
5/12/2015

Principal:	\$930,199	Project Cost:	\$911,959
Interest Rate*:	3.75%	Finance Fees:	\$18,239
Term (Years):	15	Interest Earned:	\$0
# of Principal Payments:	14	Capitalized Interest:	\$0
Date of Issue:	1/1/2028	Total TID Cost of Loan:	\$1,212,592

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$0	\$0	\$0	\$0	\$0
2020	0	\$0	\$0	\$0	\$0	\$0
2021	0	\$0	\$0	\$0	\$0	\$0
2022	0	\$0	\$0	\$0	\$0	\$0
2023	0	\$0	\$0	\$0	\$0	\$0
2024	0	\$0	\$0	\$0	\$0	\$0
2025	0	\$0	\$0	\$0	\$0	\$0
2026	0	\$0	\$0	\$0	\$0	\$0
2027	0	\$0	\$0	\$0	\$0	\$0
2028	0	\$930,199	\$0	\$0	\$0	\$0
2029	1	\$930,199	\$51,731	\$34,882	\$86,614	\$0
2030	2	\$878,467	\$53,671	\$32,943	\$86,614	\$0
2031	3	\$824,796	\$55,684	\$30,930	\$86,614	\$0
2032	4	\$769,112	\$57,772	\$28,842	\$86,614	\$0
2033	5	\$711,340	\$59,938	\$26,675	\$86,614	\$0
2034	6	\$651,402	\$62,186	\$24,428	\$86,614	\$0
2035	7	\$589,216	\$64,518	\$22,096	\$86,614	\$0
2036	8	\$524,697	\$66,938	\$19,676	\$86,614	\$0
2037	9	\$457,760	\$69,448	\$17,166	\$86,614	\$0
2038	10	\$388,312	\$72,052	\$14,562	\$86,614	\$0
2039	11	\$316,260	\$74,754	\$11,860	\$86,614	\$0
2040	12	\$241,506	\$77,557	\$9,056	\$86,614	\$0
2041	13	\$163,949	\$80,466	\$6,148	\$86,614	\$0
2042	14	\$83,483	\$83,483	\$3,131	\$86,614	\$0
2043	15	\$0	\$0	\$0	\$0	\$0
Total		\$930,199	\$282,394	\$1,212,592	\$0	\$0

Attachment #4 - Tax Increment ProForma
City of Lodi
TID No. 4
5/12/2015

Assumptions		
Base Value	\$13,261,167	Equalized
Tax Rate	0.02394	For County, Village, Technical College, and School District
Property Appreciation Rate	1.00%	For Existing Construction
Annual Change in Tax Rate	0.50%	
Construction Inflation Rate	3.00%	For New Construction After 2015

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Land				
2015	\$12,686,500	\$0	\$500,000	\$0	\$13,186,500	\$500,000	0.02394	\$0
2016	\$13,186,500	\$131,865	\$267,800	\$0	\$13,586,165	\$899,665	0.02406	\$0
2017	\$13,586,165	\$135,862	\$159,135	\$0	\$13,881,162	\$1,194,662	0.02418	\$12,030
2018	\$13,881,162	\$138,812	\$163,909	\$0	\$14,183,882	\$1,497,382	0.02430	\$21,754
2019	\$14,183,882	\$141,839	\$112,551	\$0	\$14,438,272	\$1,751,772	0.02442	\$29,032
2020	\$14,438,272	\$144,383	\$405,746	\$0	\$14,988,401	\$2,301,901	0.02454	\$36,570
2021	\$14,988,401	\$149,884	\$0	\$0	\$15,138,285	\$2,451,785	0.02467	\$42,997
2022	\$15,138,285	\$151,383	\$0	\$0	\$15,289,668	\$2,603,168	0.02479	\$56,783
2023	\$15,289,668	\$152,897	\$380,031	\$0	\$15,822,595	\$3,136,095	0.02492	\$60,782
2024	\$15,822,595	\$158,226	\$260,955	\$0	\$16,241,776	\$3,555,276	0.02504	\$64,858
2025	\$16,241,776	\$162,418	\$268,783	\$0	\$16,672,977	\$3,986,477	0.02516	\$78,527
2026	\$16,672,977	\$166,730	\$0	\$0	\$16,839,707	\$4,153,207	0.02529	\$89,468
2027	\$16,839,707	\$168,397	\$356,440	\$0	\$17,364,544	\$4,678,044	0.02542	\$100,820
2028	\$17,364,544	\$173,645	\$0	\$0	\$17,538,189	\$4,851,689	0.02554	\$105,562
2029	\$17,538,189	\$175,382	\$151,259	\$0	\$17,864,830	\$5,178,330	0.02567	\$119,497
2030	\$17,864,830	\$178,648	\$0	\$0	\$18,043,479	\$5,356,979	0.02580	\$124,552
2031	\$18,043,479	\$180,435	\$401,177	\$0	\$18,625,090	\$5,938,590	0.02593	\$133,602
2032	\$18,625,090	\$186,251	\$0	\$0	\$18,811,341	\$6,124,841	0.02606	\$138,902
2033	\$18,811,341	\$188,113	\$0	\$0	\$18,999,454	\$6,312,954	0.02619	\$154,753
2034	\$18,999,454	\$189,995	\$0	\$0	\$19,189,449	\$6,502,949	0.02632	\$160,405
2035	\$19,189,449	\$191,894	\$903,056	\$0	\$20,284,399	\$7,597,899	0.02645	\$166,158
2036	\$20,284,399	\$202,844	\$0	\$0	\$20,487,243	\$7,800,743	0.02658	\$172,014
2037	\$20,487,243	\$204,872	\$0	\$0	\$20,692,115	\$8,005,615	0.02672	\$201,982
2038	\$20,692,115	\$206,921	\$0	\$0	\$20,899,036	\$8,212,536	0.02685	\$208,412
2039	\$20,899,036	\$208,990	\$0	\$0	\$21,108,027	\$8,421,527	0.02698	\$214,955
2040	\$21,108,027	\$211,080	\$0	\$0	\$21,319,107	\$8,632,607	0.02712	\$221,613
2041	\$21,319,107	\$213,191	\$0	\$0	\$21,532,298	\$8,845,798	0.02726	\$228,389
2042	\$21,532,298	\$215,323	\$0	\$0	\$21,747,621	\$9,061,121	0.02739	\$235,284
Total		\$4,730,280	\$4,330,841	\$0				\$3,179,701

Attachment #5 - Tax Increment Cash Flow
City of Lodi
TID No. 4
5/12/2015

Year	Beginning Balance	Revenues					Expenses			Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	TID #3 Surplus Revenue	Total Revenues	Debt Service	TID #5 Transfers	Other Expenses		
2015	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	28,827	0	1,000	(29,827)	(29,827)
2017	(29,827)	13,967	12,030	0	0	25,997	28,827	0	1,000	(3,830)	(33,656)
2018	(33,656)	0	21,754	0	11,959	33,713	28,827	0	1,000	3,887	(29,770)
2019	(29,770)	0	29,032	0	10,212	39,244	28,827	0	1,000	9,417	(20,352)
2020	(20,352)	0	36,570	0	13,735	50,305	28,827	0	1,000	20,479	126
2021	126	0	42,997	1	0	42,998	28,827	10,000	1,000	3,171	3,297
2022	3,297	0	56,783	16	10,900	67,699	66,679	0	1,000	20	3,317
2023	3,317	0	60,782	17	6,900	67,699	66,679	0	1,000	20	3,337
2024	3,337	0	64,858	17	2,900	67,775	66,679	0	1,000	95	3,433
2025	3,433	0	78,527	17	0	78,544	66,679	0	1,000	10,865	14,297
2026	14,297	0	89,468	71	0	89,539	66,679	0	1,000	21,860	36,157
2027	36,157	0	100,820	181	0	101,001	66,679	0	1,000	33,322	69,479
2028	69,479	0	105,562	347	0	105,910	66,679	0	1,000	38,231	107,710
2029	107,710	0	119,497	539	16,889	136,924	153,293	0	1,000	(17,369)	90,341
2030	90,341	0	124,552	452	30,000	155,004	153,293	0	1,000	711	91,052
2031	91,052	0	133,602	455	21,000	155,057	153,293	0	1,000	764	91,816
2032	91,816	0	138,902	459	18,550	157,911	153,293	0	1,000	3,619	95,435
2033	95,435	0	154,753	477	0	155,230	153,293	0	1,000	937	96,372
2034	96,372	0	160,405	482	0	160,886	153,293	0	1,000	6,593	102,965
2035	102,965	0	166,158	515	0	166,673	124,466	0	1,000	41,206	144,172
2036	144,172	0	172,014	5,406	0	177,421	124,466	0	1,000	51,954	196,126
2037	196,126	0	201,982	7,355	0	209,337	124,466	0	1,000	83,871	279,997
2038	279,997	0	208,412	10,500	0	218,912	124,466	0	0	94,445	374,443
2039	374,443	0	214,955	14,042	0	228,996	124,466	0	0	104,530	478,973
2040	478,973	0	221,613	17,961	0	239,575	124,466	0	0	115,108	594,081
2041	594,081	0	228,389	22,278	0	250,667	86,614	0	0	164,053	758,134
2042	758,134	0	235,284	28,430	0	263,714	86,614	0	0	177,100	935,234
Total		13,967	3,179,701	110,018	143,045	3,446,731	2,479,497	10,000	22,000		

Other Expenses include: Administration Costs and Organizational Costs.

0.50% = Assumed Investment Rate For Interest Income

**Attachment #6 - Analysis of Impact on Overlying Jurisdictions
Over Maximum Life of TID
City of Lodi
TID No. 4
5/12/2015**

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Total Taxes Captured by TID Not Distributed to Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	44.5%	\$141,336	\$1,415,553	\$269,188	\$127,851
Tech. College	7.0%	\$22,382	\$224,166	\$42,628	\$20,246
County	19.5%	\$61,913	\$620,087	\$117,918	\$56,006
Local	28.9%	\$91,847	\$919,895	\$174,931	\$83,084
Total	100.0%	\$317,479	\$3,179,701	\$604,666	\$287,187

Attachment #7: Increment Projections
City of Lodi
TID No. 4
5/12/2015

Year	Yearly Total	PIN, Current Improvement Value						
		704.A-705	500.03, 768.01-03	706.04, 706.1	185.C, 705.1	185.E, 185.D, 183, 1200.05	184, 185.I, 185.01, 1203.02	185.L, 1200.03, 187.01, 187.02
		\$ 2,162,100	\$ 855,800	\$ 1,434,300	\$ 1,595,900	\$ 3,235,900	\$ 321,800	\$ 1,298,700
2015	\$ 500,000	\$ 350,000	\$ 50,000					\$ 100,000
2016	\$ 260,000	\$ 160,000						\$ 100,000
2017	\$ 150,000					\$ 50,000		\$ 100,000
2018	\$ 150,000					\$ 50,000		\$ 100,000
2019	\$ 100,000	\$ 100,000						
2020	\$ 350,000		\$ 100,000				\$ 250,000	
2021	\$ -							
2022	\$ -							
2023	\$ 300,000	\$ 300,000						
2024	\$ 200,000				\$ 200,000			
2025	\$ 200,000		\$ 100,000				\$ 100,000	
2026	\$ -							
2027	\$ 250,000	\$ 250,000						
2028	\$ -							
2029	\$ 100,000			\$ 100,000				
2030	\$ -							
2031	\$ 250,000	\$ 250,000						
2032	\$ -							
2033	\$ -							
2034	\$ -							
2035	\$ 500,000	\$ 500,000						
2036	\$ -							
2037	\$ -							
2038	\$ -							
2039	\$ -							
2040	\$ -							
2041	\$ -							
2042	\$ -							

City Of Lodi: Tax Increment Districts #3 & #4

Summary of Activities and Timetable
February 6, 2015

Action	Party Responsible	Date
1. Common Council Meeting: Authorize contract to proceed with TID amendment & creation.	Common Council	11/18/14
2. Letters to taxing jurisdictions requesting JRB appointments.	Vierbicher	11/21/14
3. Prepare draft TID #3 Project Plan amendment, TID #4 project plan and map, and accompanying resolutions; coordinate JRB meeting.	Vierbicher	11/19/14 – 01/06/15
4. Plan Commission Meeting: <ul style="list-style-type: none"> • Review TID amendment and creation documents • Recommend edits to plans • Schedule Plan Commission public hearing for TID amendment and creation (if no further discussion needed) 	Vierbicher / Plan Commission	01/13/15
5. JRB packets - forward financials/amendment information to JRB.	Vierbicher	01/09/15
6. JRB notice to newspaper.	Vierbicher	01/09/15
7. Publish notice for TID JRB meeting (<i>Class I</i>).	Newspaper	01/15/15
8. JRB – First Meeting on TID Amendment/Creation: Reaffirm chairperson and at-large member, discussion of draft TID #3 amendment and TID #4 creation (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing</i>)	Vierbicher / JRB	01/27/15
9. Provide information to City Attorney for creation & amendment attorney opinion letters.	Vierbicher	04/17/15
10. Plan Commission public hearing notice to newspaper.	Vierbicher	04/17/15
11. Send hearing notice to taxing entities.	Vierbicher	04/20/15
12. Send letter to property owners within TID boundary (at least 15 days prior to hearing)	City Staff	04/20/15
13. Publish notices for TID Project Plan amendments' Plan Commission public hearing (<i>Class II</i>)	Newspaper	04/23/15 & 04/30/15
14. Plan Commission Meeting: <ul style="list-style-type: none"> • Public hearings - TID #3 & TID #4 (<i>at least 7 days after last insertion of public notice</i>) • Adoption of TID #3 amendment and TID #4 creation, submission to Common Council for approval 	Vierbicher / Plan Commission	05/12/15
15. Common Council Meeting: <ul style="list-style-type: none"> • Review TID #3 amendment and TID #3 creation documents. • Adopt resolution approving TID #3 amendment and TID #3 creation. 	Vierbicher / Common Council	06/02/15
16. JRB notice to newspaper.	Vierbicher	06/05/15
17. Mail out JRB packets.	Vierbicher	06/05/15
18. Publish notice for TID JRB meeting (<i>Class I</i>).	Newspaper	06/11/15
19. JRB – Final Meeting on TID Amendment/Creation: Approval of TID #3 amendment and TID #4 creation by JRB (<i>At least 5 days after publication of meeting notice and within 30 days of Council approval</i>)	Vierbicher / JRB	06/18/15 – 07/02/15
20. Notify DOR of TID #5 Creation	City Staff	07/02/15
21. Submit TID #3 amendment and TID #4 creation information to Wisconsin Department of Revenue (with certification fee)	City Clerk / Assessor	July-August 2015

The Lodi Enterprise is published every Thursday; notices must be provided prior to noon the previous Friday. Ph: (608) 592-3261
Upcoming Regularly Scheduled Meetings: