

Project Plan

Territory and Project Plan Amendment #1 of Tax Incremental Finance District No. 5

City of Lodi, WI
Project No. 80065

Draft: October 23, 2017
Date of City Council Approval: September 19, 2017

The following document is an amendment to the original Project Plan (i.e. it builds off of the original Project Plan). Portions of the original project plan with substantial changes are highlighted throughout the document

TID #5:

District Type: Rehabilitation/Conservation

Creation Date: 06/02/2015

Expenditure Period: 06/02/2037

Termination Date: 06/02/2042

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5

City of Lodi, WI

Project No. 80065

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TABLE OF CONTENTS

	<u>Page</u>
Section I. Introduction and Planning Schedule.....	1
Section II. Statement of Purpose & Orderly Development	2
Section III. District Description.....	4
Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects.....	6
Section V. List of Estimated Project Costs & Expenditures.....	9
Section VI. Ineligible / Estimated Non-Project Costs	10
Section VII. Economic Feasibility.....	11
Section VIII. Equalized Value Test	16
Section IX. Methods of Financing & Timetable.....	17
Section X. Relocation	18
Section XI. Legal Opinion	18
Section XII. Glossary of TIF Related Terms.....	19

LIST OF TABLES

Table 1: Project Schedule for TID #5, Amendment #1.....	1
Table 2: Estimated Project Costs & Expenditures.....	9
Table 3: Estimated Value of New (Re)Development	11
Table 4: Projected Income	13
Table 5: Performance Analysis.....	15
Table 6: Analysis of Impact on Overlying Taxing Jurisdictions	16

LIST OF APPENDICES*

Appendix A: TID #9 Maps

- TID Boundary Map
- Property Conditions Map
- Existing Land Use Map
- Zoning Map
- Future Land Use Map
- Project Locations Map

Appendix B: TID Parcel List

Appendix C: Boundary Description

Appendix D: Letters to Taxing Jurisdictions

Appendix E: Letters to Property Owners

Appendix F: Affidavit of Publications

Appendix G: Meeting Minutes

Appendix H: Resolutions

Appendix I: Joint Review Board Letter of Approval

Appendix J: Legal Opinion

**Note Appendices B-J will be compiled upon completion of the project meetings for submission to the Wisconsin Department of Revenue.*

Section I. Introduction and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating and amending a Tax Increment Finance District (TID). The law requires public input in the TID creation process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to adopt TIF Districts including approval by the Planning Commission, City Council, and the Joint Review Board (JRB). The following is the formal meeting/action calendar for the City of Lodi TID #5 amendment process.

Table 1: Project Schedule for TID #5, Amendment #1

Date	Meeting/Action
August 1, 2017	Economic Development and Finance Committee Meetings to review draft TID #5 Boundary Map
August 22, 2017	Letters sent to property owners being added or subtracted by Amendment #1
August 24, 2017	First notice of public hearing
August 31, 2017	Second notice of public hearing, notice of Joint Review Board meeting
September 12, 2017	JRB meeting: election of chair and public member, review proposed TID #5, Amendment #1
September 12, 2017	Public Hearing before Planning Commission
September 12, 2017	Planning Commission Meeting: recommendation
September 19, 2017	City Council Meeting: recommendation
October 5, 2017	JRB Meeting: final approval
	Base Packet and Project Plan submitted to the
By October 31, 2017	Wisconsin Department of Revenue (WIDOR) for Certification

The Amendment #1 Project Plan for TID #5 in the City of Lodi, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the Joint Review Board and City Council on the recommendation of the City Planning Commission as the official plan and guide for public and private sector development, rehabilitation, and conservation activities within the boundaries of TID #5.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the City Council. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the City to finance the projects, market conditions, and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the territory or types of eligible projects will require a formal amendment to the Project Plan with public review (including a public hearing), Planning Commission, City Council and Joint Review Board approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

The current status of Wisconsin state legislation allows TID #5 to have a 22-year expenditure period (i.e. through June 2, 2037) and a maximum life of 27 years (i.e. through June 2, 2042), not including potential extensions of three additional years. The District boundary may be amended only four times during the life of the TID under current law. In addition, the City may also amend the project types and costs at any time during

**Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI**

the 22-year expenditure period. There are no limitations to the number of times the City can complete a non-territory Project Plan amendment. This is the first territory and project plan amendment to TID #5.

It is the intent of the City to continually monitor State legislative changes regarding Section 66.1105, Wis. Stats. in order to determine its potential effect on this and future TIF Districts within the City of Lodi. As required by Section 66.1105, Wis. Stats., a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of the amendment of TID #5 in the City of Lodi.

Section II. Statement of Purpose & Orderly Development

TID #5 was approved on June 2, 2015 by the City Council with a certified base value established as of January 1st, 2015 of \$12,795,300. TID #5 was created to promote the orderly development of the City of Lodi by promoting the rehabilitation of Lodi's downtown South Main Street corridor by making infrastructure improvements and other enhancements within the TID #5 boundary and within the one-half mile radius of the TID #5 boundary. The City intends to promote orderly development by encouraging rehabilitation of private property within the TID, improving infrastructure and enhancing the downtown. 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 #5 boundary.

The purpose of this amendment is two-fold: 1) to add additional territory to the District and 2) to subtract existing property from the District. In 2018, the Lodi Primary School will open in its new location on the west side of the City on Sauk Street. The existing school at the corner of Pleasant Street and Corner Street will close. Although long-term plans for the reuse of the site have not been finalized, the location of the property adjacent to the District provides an opportunity to expand the territory to include these properties in order to provide tax increment financing as an economic development incentive to aid in redeveloping the property. The City intends to complete a territory and project plan amendment to include the school properties and to consider other strategic properties to add or remove from the District. The City is proposing to add 11 parcels to the TID for the purposes of promoting future economic development, rehabilitation or conservation activities of these sites for the benefit of the District. In addition, the City is also proposing to remove eight residential parcels from the TID along Water Street. In 2017 one residential home (205 Water Street) was removed from this area, and although the improvement value of this structure was modest, the loss of value will have a negative impact on the District. The City's Economic Development Committee and Finance Committee has reviewed the residential parcels along Water Street and concluded that due to the adjacent Spring Creek, and associated floodplains, significant redevelop of these properties in the future was unlikely and therefore they could be removed from the District.

Summary of Findings

In creating and amending TID #5, the City of Lodi has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- ✓ The District is contiguous and contains only whole units of parcels. The boundaries of the District are of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein; and

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5

City of Lodi, WI

- ✓ The creation date of the District for purpose of allocating tax increment is January 1, 2015. The amendment date of the District for purposes of allocating tax increment for the properties adding by Amendment #1 is January 1, 2017; and
- ✓ Not less than 50% of the real property in the District is suitable for rehabilitation or conservation work and for carrying out the objectives of an urban renewal project; and
- ✓ Not more than 25% of the area in the District is considered vacant property under Section 66.1105(4)(gm)(1) of Wisconsin Statutes; and
- ✓ The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District; and
- ✓ The project costs directly serve to promote orderly development consistent with the purposes for which the District is created; and
- ✓ The equalized value of the taxable property of the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City; and
- ✓ The Project Plan for the District is feasible; and
- ✓ Improvements to the District are likely to encourage and promote conformity with the City’s planning policies and procedures; and
- ✓ The development described in the Project Plan would not occur without the creation and amendment of TID #5.

TID #5 was created as a Rehabilitation and Conservation TIF District. Per State Statute §66.1337(2m)(a), “rehabilitation or conservation work” includes any of the following:

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

Per State Statute §66.1337(2m)(b), “urban renewal project” includes any of the following:

(b) "Urban renewal project" includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking or work

Section III. District Description

TID #5 is as a Rehabilitation and Conservation TIF District.

Boundary Description

Amendment #1 adds 11 parcels to the District while simultaneously subtracting 8 parcels. Maps depicting the boundary of the amended District are provided in Appendix A. A list of the parcel numbers within TID #5 is provided in Appendix B and illustrated on the TID #5 Boundary Map in Appendix A. The formal boundary description of the amended TID #5 boundary is provided in Appendix C.

Existing Land Uses and Property Conditions

The Existing Land Use Map in Appendix A includes the existing uses of property in the District. The amended District contains 78 parcels or approximately 26 acres (excluding right-of-way), of which three parcels (0.7 acres), or 0.03% may be considered vacant under Section 66.1105(4)(gm)(1) of Wisconsin Statutes (defined to include property where the fair market value or replacement cost value of structural improvements on the parcel is less than the fair market value of the land).

Appendix A also contains a Property Conditions Map highlighting those parcels identified as in need of rehabilitation or conservation and suitable for carrying out the objectives of an urban renewal project. Parcel condition determinations were based on a number of factors including:

- Previous determinations in the Original Project Plan,
- 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, especially downtown, and impair the sound growth of the community while increasing the potential for crime;
- Inadequate outdoor storage and/or screening, especially behind Main Street buildings that was visible from the street and nearby parks. Accumulated junk was visible on several properties; some properties lack adequate storage space or screening for such things as dumpsters,
- Boarded up or temporarily covered windows and doors,
- Overgrown and weeded lots and parking lots, lacking maintenance and upkeep, with many parking lots exhibiting pavement failures,
- Narrow and crowded sidewalks with pavement failures and access issues;
- Compatibility of existing uses with adjacent properties;
- The ratio of improvement values to land value;
- Potential marketability for redevelopment.

Some properties identified as rehabilitation or conservation may not experience any redevelopment or conservation activities during the TID life time, while others not identified may. The identification of parcels considered as in need of rehabilitation or conservation work does not compel the City, or private landowners, to undertake public or private improvement projects specific to that location. Likewise properties not identified as in need of rehabilitation or conservation are not prohibited from any of the eligible projects within this project plan. A total of 47 of the 78 parcels in the District have been identified as in need of rehabilitation or conservation. These parcels represent approximately 74% of the total District area, excluding right-of-way.

***Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI***

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 unaddressed can create and spread conditions of blight within and beyond the South Main Street corridor to surrounding areas.

The TID's location downtown and along Main Street/Highway 113 in Lodi makes the area of critical interest to revitalization and redevelopment in the City. The north end of downtown is intersected by Highway 113, the primary gateway to the City from both the north and south, and Highway 60, the primary gateway from the east and west, making it especially critical that surrounding properties be developed to high standards in order to portray and contribute to the vitality and economic health of the City. Additionally, downtown is the civic and economic heart of the City and representative of the community's overall health. 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.

Zoning

The City of Lodi is zoned in accordance with an ordinance formally adopted by the City Council. A map identifying the zoning of property within the District is included in Appendix A.

Future Land Use

The Future Land Use Map in Appendix A includes the future land use designations of property in the District as depicted from the City of Lodi Comprehensive Land Use Plan (adopted 12-15-2009). Based on the designations on this map 64 parcels, or approximately 36% of the territory in the amended District, could be devoted to retail business at the end of the maximum expenditure period as these parcels are designated as "Central Business District". In addition, development within the District is also guided by the City's Main Street Corridor Plan which was adopted in 2016 to provide a more detailed vision for land uses, private and public investments in the area of the District.

Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinances

No Official Map, Zoning Ordinance, or Building Code changes are necessary to amend this District. Individual redevelopment proposals may require changes in future land use or zoning designations consistent with the intent of this Project Plan, the City's Comprehensive Plan, and the City's Main Street Corridor Plan as implemented through City Zoning and Building Ordinances. For example, this Project Plan identifies the redevelopment of several public and private parcels into new residential, commercial, public or mixed uses. It is anticipated that when specific development proposals/applications/projects are submitted to the City a change in the City's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan. Or alternatively, the City may proactively make these changes to official planning and zoning documents. Examples of these situations include parcels #321-323 (Lodi Primary School), current future land use designation is Institutional and current zoning is R-1 Single Family. Redevelopment of these properties will likely require changes to the City's Comprehensive Plan and Zoning Map prior to development approval. Parcel 81.A is currently zoned C-1 General Commercial with a Parks and Trails future land use designation. The future land use designation describes the City's desire to extend a recreational trail along Spring Creek from the Downtown to Goeres Park, as identified on the Project Locations Map.

Section IV. Statement of Kind, Number, and Location of Public Works & Other Projects

TID #5 has been created, and amended, 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, and broaden the property tax base. 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 District.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting redevelopment of areas in need of rehabilitation. Table #2 in Section V summarizes total costs by category. Section VII contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures. These projects will be undertaken within the first 22 years of the TID's existence (i.e. through June 2nd, 2037), subject to change based upon the relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. A brief description of each TID eligible project type is provided below.

A. South Main Street Corridor Capital Improvements:

That portion of costs related to the design and construction of enhancements along the Highway 113 corridor from its entry to Lodi on the south, which is within ½ mile of the proposed boundary, to a point ½ mile north of the TID boundary, including streetscaping, gateway features, plantings and landscaping, informational and directional signs, benches, bicycle racks, decorative lighting, sidewalk improvements. Streetscaping on Highway 60 (Lodi/Portage Street) where it intersects Highway 113, additional improvements to Doctor's Park, Spring Creek Park and "Lodi Primary School Park", construction of a parkway along Spring Creek, and other improvements to enhance the aesthetic appearance of the corridor are also included. While the TID No. 5 Project Plan and proposed project costs allow for 30% of the project cost of the total Spring Creek Parkway project to be paid for with TID No. 5 tax increment financing, any contributions to the Parkway project through allocations from TID No. 3 or TID No. 4 surplus will not be counted against the 30% allocated by the TID No. 5 Project Plan and are limited only by the amount of surplus funds available in each district and the discretion of the Lodi Common Council.

B. Infrastructure:

That portion of costs related to the design, construction or alteration of infrastructure improvements (e.g. streets, water systems, sewer systems, storm sewer systems, natural gas systems, electrical systems, telecommunication systems, bicycle and pedestrian facilities) located within the one-half mile radius of the district boundary that serve the district. Infrastructure improvements include repaving Sodders Street, improving parking and vehicular access, and replacement of undersized and outdated water mains along Highway 113 beginning at Highway 60 and extending north.

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, access drives, parking areas, landscaping, storm water drainage, demolition of existing structures, relocating utility lines and other infrastructure, abandonment of existing utilities, installation of new utility services, signs, and related activities.

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.

E. Development Incentives:

The City may use TID #5 funds to provide incentives to developers and businesses to promote and stimulate new development. In general, it is the City’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 additional site preparation, renovation and rehabilitation of existing structures, enhanced stormwater management, 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 #5. 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.

F. Professional Services:

Preparation of a plan, or plans, to rehabilitate and enhance the downtown and the South 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. This will correspond with a similar and concurrent plan created for the North Main Street Corridor. **Also includes preparation of a plan to rehabilitate or redevelop the existing Lodi Primary School, including potential assistance with market analysis, property evaluations, identification of redevelopment opportunities, and conceptual site plans.**

G. Administration Costs:

Administrative costs including, but not limited to, a reasonable portion of the salaries and/or charges of the Mayor, Clerk, Director of Administration, City Attorney, City Engineer, Building Inspector, Zoning Administrator, Director of Operations, 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.

H. TID Organization 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, creation and amendment 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. This may also include an assessor's survey of areas of downtown. Also included as an eligible administrative cost is the Certification Fee charged by the Wisconsin Department of Revenue (WDOR) for TID creations and amendments, annual WDOR filing fees, and those fees associated with annual TID reporting requirements.

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.

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.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID #5. 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. Table 2, in Section V lists specific amounts associated with the cost categories above. A map identifying project locations in TID #5 is provided in Appendix A. As stated in the legend of the map, Project A-J may occur anywhere within the boundaries of the District as authorized by the City Council. Locations of public works projects shown on the map (such as gateway features and trail locations) are preliminary and subject to change based on final design. In addition, pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment, provided that:

1. The project area is located within the City's corporate boundaries; and
2. The projects are an eligible TID expenditure within this Project Plan; and
3. The expenditure must be made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

The one-half mile boundary of TID #5 is illustrated on the Project Locations Map in Appendix A.

Section V. List of Estimated Project Costs & Expenditures

Table 2 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include “estimated expenditures expected for each major category of public improvements.” It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

All costs listed are based on 2014 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2015 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan, as appropriate. 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 accomplish the purposes of TID #5. The City 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: Estimated Project Costs & Expenditures

Project Categories	Total Project Cost	Other's Share	TID Share of Cost
A. Capital Improvements & Streetscaping (Total)	\$800,000	\$455,000	\$345,000
A.1 Gateways at Hwy 113 & CTH K, Hwy 113 & Bellin St.	\$50,000	\$10,000	\$40,000
A.2 Hwy 113 improvements & streetscaping	\$100,000	\$20,000	\$80,000
A.3 Spring Creek Parkwy	\$500,000	\$350,000	\$150,000
A.4 Doctor's Park Improvements	\$30,000	\$15,000	\$15,000
A.5 Spring Creek Park Improvements	\$40,000	\$20,000	\$20,000
A.6 Lodi Primary School Park Improvements	\$80,000	\$40,000	\$40,000
B. Infrastructure (Total)	\$360,000	\$2,225,000	\$135,000
B.1 Water Main Replacement	\$300,000	\$2,225,000	\$75,000
B.2 Parking Lot Access & Soddors Street Repaving	\$60,000	\$0	\$60,000
C. Site Development Costs	\$300,000	\$0	\$300,000
D. Land Acquisition & Assembly	\$90,000	\$0	\$90,000
E. Development Incentives	\$2,640,000	\$0	\$2,640,000
F. Professional Services	\$50,000	\$0	\$50,000
G. Administration Costs	\$30,000	\$0	\$30,000
H. TIF Organizational Costs	\$50,000	\$0	\$50,000
I. Inflation	\$0	\$0	\$0
Subtotal	\$4,320,000	\$2,680,000	\$3,640,000
		J. Financing Costs	\$1,328,194
		Total	\$4,968,194

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID #5 is limited to June 2nd 2015 through June 2nd 2037. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated.

Section VI. Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a tax incremental district.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the tax incremental district unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that tax incremental district.

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the District, such as a new water tower which serves properties both inside and outside of the District, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the District, and its ½ - mile boundary, would be a non-project cost. Table 2 identifies the portion of non-project costs (“Others’ Share”). A portion of the proposed Spring Creek recreational trail could be funded through state or federal park and recreation grants, including acquisition of land or easements for the trail. Any portion of the project funded by grants will be a non-project cost.

Section VII. Economic Feasibility

The projected income of TID #5 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the future tax incremental revenue of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #5, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

New Development Activities

The TID is projected to realize \$11,923,604 in new value over its anticipated 27-year life, up from \$3,704,837 estimated in the original project plan, largely due to projected value increases from redevelopment of the Lodi Primary School, Wisconsin River Bank storage facility parcel, and Kwik Trip. This new value is projected to come from the development of vacant parcels, rehabilitation of existing structures and redevelopment of underutilized parcels within the District (Refer to Table 3). The determination of parcels identified for new development is based on projections in the Original Project Plan, plus an updated projection of development values for Lodi Primary School, Wisconsin River Bank, and Kwik Trip, and discussions with City staff and the Economic Development Committee. It is anticipated that some of the areas listed in Table 3 may not experience any redevelopment during the TID life time, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known redevelopment projects, public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 3. All values are expressed in 2017 dollars.

Table 3: Estimated Value of New (Re)Development

Year	Yearly Total	South of Hwy 60, East of & on Main	South of Hwy 60, West of & on Main	North of Hwy 60, East of & on Main	North of Hwy 60, West of & on Main	South of Columbus Street, East of Corner Street
2015	\$ (285,700)					
2016	\$ 1,123,700					
2017	\$ 92,802					
2018	\$ 92,802		\$ 30,000			
2019	\$ 50,000	\$ 50,000				
2020	\$ 3,000,000			\$ 3,000,000		
2021	\$ 6,230,000		\$ 30,000			\$ 6,200,000
2022	\$ 60,000	\$ 60,000				
2023	\$ 550,000				\$ 550,000	
2024	\$ 40,000		\$ 40,000			
2025	\$ 100,000	\$ 100,000				
2026	\$ 70,000			\$ 70,000		
2027	\$ 40,000		\$ 40,000			
2028	\$ 130,000	\$ 130,000				
2029	\$ 50,000		\$ 50,000			
2030	\$ 400,000	\$ 400,000				
2031	\$ 60,000				\$ 60,000	
2032	\$ 120,000		\$ 120,000			
2033	\$ -					
2034	\$ -					
Total	\$11,923,604	\$ 740,000	\$ 310,000	\$ 3,070,000	\$ 610,000	\$ 6,200,000

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

The methodology used to calculate the Estimated Growth in Value of New Development for key redevelopment sites (Lodi Primary, WRBSF, Kwik Trip) is based in-part on using assessment values from comparable existing development sites found in the region. This methodology could be considered a “conservative” approach since projected future development is likely to have higher construction costs than those existing developments. In addition, the assumptions used in Table 3 also do not include a construction cost inflation factor. This will provide a conservative estimate since an increase in construction costs would likely result in an increase in tax increment for the District. Over the past 10 years the annual rate of inflation in the construction industry has averaged 2.3% (source: Turner Building Cost Index). The assumptions used in Table 3 should be updated during any future amendments of this Project Plan.

Inflation Rate

Annual property value inflation is assumed to be 0.5% over the life of the District. The annual average inflation rate for the United States from 1999 to 2017 has been 2.3%, and 1.7% from 2012 through 2017 (www.usinflationcalculator.com). During this same period the Consumer Price Index has averaged a 2.0% annual percentage increase, and 1.0% in the past five years (Bureau of Labor Statistics). Using a 1.0% annual inflation rate for property assessment values will provide a modest estimate of projected tax increment.

Tax Rate

The analysis in Table 4 assumes that the tax rate will increase annually at a rate of 0.25%, starting with a net mill rate of \$23.54 per thousand dollars of assessment value. Since year 2006 the City’s net mill rate has averaged \$22.92 per thousand dollars of assessment value, with a high of \$24.56 in year 2014 and a low of 20.44 in 2006.

Table 4 presents the projected income for TID #5 commencing in 2015 and running over the remaining life of the District). Over the life of the TID the projected total amount of tax increment collected is estimated to be \$6,954,415 (Column J, Table 4), up from \$2,301,749 estimated in the Original Project Plan.

The numbers presented in Table 4 are estimates subject to change based upon the actual development and construction activity in the District. Nothing contained herein shall be construed as a guarantee of future tax increment collections by MSA.



Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

Table 4: Projected Income

City of Lodi		TID #5								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ¹	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2015	\$12,795,300	-\$285,700	\$12,509,600	\$0	\$12,509,600	(\$285,700)	2016	\$23.54	\$0	2017
2016	\$12,509,600	\$1,123,700	\$13,633,300	\$0	\$13,633,300	\$838,000	2017	\$23.60	\$19,778	2018
2017	\$13,633,300	\$92,802	\$13,726,102	\$68,167	\$13,794,269	\$998,969	2018	\$23.66	\$23,636	2019
2018	\$13,593,169	\$92,802	\$13,685,971	\$68,971	\$13,754,942	\$1,160,742	2019	\$23.72	\$27,532	2020
2019	\$13,754,942	\$50,000	\$13,804,942	\$68,775	\$13,873,717	\$1,279,517	2020	\$23.78	\$30,425	2021
2020	\$13,873,717	\$3,000,000	\$16,873,717	\$69,369	\$16,943,085	\$4,348,885	2021	\$23.84	\$103,669	2022
2021	\$16,943,085	\$6,230,000	\$23,173,085	\$84,715	\$23,257,801	\$10,663,601	2022	\$23.90	\$254,836	2023
2022	\$23,257,801	\$60,000	\$23,317,801	\$116,289	\$23,434,090	\$10,839,890	2023	\$23.96	\$259,696	2024
2023	\$23,434,090	\$550,000	\$23,984,090	\$117,170	\$24,101,260	\$11,507,060	2024	\$24.02	\$276,369	2025
2024	\$24,101,260	\$40,000	\$24,141,260	\$120,506	\$24,261,766	\$11,667,566	2025	\$24.08	\$280,924	2026
2025	\$24,261,766	\$100,000	\$24,361,766	\$121,309	\$24,483,075	\$11,888,875	2026	\$24.14	\$286,969	2027
2026	\$24,483,075	\$70,000	\$24,553,075	\$122,415	\$24,675,491	\$12,081,291	2027	\$24.20	\$292,342	2028
2027	\$24,675,491	\$40,000	\$24,715,491	\$123,377	\$24,838,868	\$12,244,668	2028	\$24.26	\$297,036	2029
2028	\$24,838,868	\$130,000	\$24,968,868	\$124,194	\$25,093,062	\$12,498,862	2029	\$24.32	\$303,961	2030
2029	\$25,093,062	\$50,000	\$25,143,062	\$125,465	\$25,268,528	\$12,674,328	2030	\$24.38	\$308,998	2031
2030	\$25,268,528	\$400,000	\$25,668,528	\$126,343	\$25,794,870	\$13,200,670	2031	\$24.44	\$322,635	2032
2031	\$25,794,870	\$60,000	\$25,854,870	\$128,974	\$25,983,845	\$13,389,645	2032	\$24.50	\$328,072	2033
2032	\$25,983,845	\$120,000	\$26,103,845	\$129,919	\$26,233,764	\$13,639,564	2033	\$24.56	\$335,031	2034
2033	\$26,233,764	\$0	\$26,233,764	\$131,169	\$26,364,933	\$13,770,733	2034	\$24.62	\$339,098	2035
2034	\$26,364,933	\$0	\$26,364,933	\$131,825	\$26,496,757	\$13,902,557	2035	\$24.69	\$343,200	2036
2035	\$26,496,757	\$0	\$26,496,757	\$132,484	\$26,629,241	\$14,035,041	2036	\$24.75	\$347,337	2037
2036	\$26,629,241	\$0	\$26,629,241	\$133,146	\$26,762,387	\$14,168,187	2037	\$24.81	\$351,509	2038
2037	\$26,762,387	\$0	\$26,762,387	\$133,812	\$26,896,199	\$14,301,999	2038	\$24.87	\$355,716	2039
2038	\$26,896,199	\$0	\$26,896,199	\$134,481	\$27,030,680	\$14,436,480	2039	\$24.93	\$359,958	2040
2039	\$27,030,680	\$0	\$27,030,680	\$135,153	\$27,165,834	\$14,571,634	2040	\$25.00	\$364,236	2041
2040	\$27,165,834	\$0	\$27,165,834	\$135,829	\$27,301,663	\$14,707,463	2041	\$25.06	\$368,551	2042
2041	\$27,301,663	\$0	\$27,301,663	\$136,508	\$27,438,171	\$14,843,971	2042	\$25.12	\$372,901	2043
2042	\$27,438,171	\$0	\$27,438,171	\$137,191	\$27,575,362	\$14,981,162	2043	\$25.18	x	2044
TOTAL		\$11,923,604		\$3,057,558					\$6,954,415	
2015-2043										

ASSUMPTION

- \$11,923,604 in new development construction over the life of the TID
- 0.5% percent annual inflation of assessed values
- 0.25% annual increase in Tax Rate

Source: DOR Value Limitation Reports, Lodi Financial Statements

TID DATES

Creation Date: June 2, 2015
 Expenditure Period: June 2, 2037
 Termination Date: June 2, 2042

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

Table 5 presents the annual performance analysis. There are three critical components in determining the future annual performance of the TID: the amount of annual revenue (see Table 4), the cost and timing of public improvement projects and the terms of debt service associated with these projects. In projecting the future performance of TID #5, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

Schedule of Public Improvements/Debt Issuance

When TID #5 was created in 2015, the Project Plan for the District estimated \$1,668,254 in Total TID Share of Project Costs; \$1,187,645 in capital expenditures (excluding interest). Through 2016 the District has incurred \$33,780 in expenditures. The District is anticipated to incur an additional \$30,000 in capital expenditures given commitments through 2017. Borrowing to complete public works projects was assumed to occur in three phases, with one loan of \$313,000 in 2015, a second loan of \$373,141 in 2021, and a third loan of \$479,504 in 2028. Table 6 assumes the District still incurs the remaining capital expenditure costs, envisioned in the Original Project Plan on a revised schedule. This includes three loans in 2018, 2021 and 2028. Loan values have been increased to account for additional project expenditures added by this project plan amendment (e.g. Lodi Primary School Site planning and demolition, increased development incentives, etc.).

Debt Service Terms

Table 5 assumes the City will borrow for the costs to implement projects within each phase as previously noted. For the purpose of projecting TID #5 performance, Debt service is assumed to be 3.75% on year-end fund balance deficits from General Fund advances. The actual rate will be determined based on current Wisconsin State Trust Fund¹ loan rates for 10 year loans, plus 0.75%.

Administration & Other Costs

Table 5 includes a separate column for other TID eligible reimbursable costs for which debt issuance isn't anticipated such as Project Categories G (Administration Costs) and H (Organizational Costs).

Other Income

Includes other income received in support of the TID, for example intergovernmental aids, grants, or transfers of excess tax increment from TID #3.

Estimated Interest on Income

Equal to the previous year's TIF Increment Balance (Column T) multiplied by 0.5%. Interest is calculated only if there is a positive TIF Increment Balance.

Table 5 presents the projected performance for TID #5 over the life of the District. Given the projected income and expenditure assumptions the District is expected to close with a positive cash flow of \$2,000,630 up from \$1,100,049 in the original project plan.

The numbers presented in Table 5 are estimates subject to change based upon the actual performance of the District and City approval of specific TID eligible expenditures.

¹ This is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #5 projects.

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

Table 5: Performance Analysis

City of Lodi					TID #5				
L	M	N	O	P	Q	R	S	T	U
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS ¹	ANNUAL DEBT SERVICE ²	ADMIN & OTHER COSTS ³	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	OTHER INCOME ⁴	EST. INVESTM INCOME ⁵	ANNUAL CASH FLOW	TID FUND BALANCE
2015	\$0	\$0	\$14,237	\$14,237	\$0	\$0	\$0	(\$14,237)	(\$14,237)
2016	\$4,050	\$1,616	\$13,877	\$19,543	\$0	\$0	\$0	(\$19,543)	(\$33,780)
2017	\$30,000	\$1,267	\$8,150	\$39,417	\$0	\$0	\$0	(\$39,417)	(\$73,197)
2018	\$405,950	\$2,745	\$5,000	\$413,695	\$19,778	\$0	\$0	(\$393,917)	(\$467,114)
2019	\$0	\$17,517	\$1,000	\$18,517	\$23,636	\$0	\$0	\$5,119	(\$461,995)
2020	\$0	\$17,325	\$1,000	\$18,325	\$27,532	\$0	\$0	\$9,207	(\$452,788)
2021	\$2,640,000	\$16,980	\$5,000	\$2,661,980	\$30,425	\$0	\$0	(\$2,631,554)	(\$3,084,342)
2022	\$0	\$115,663	\$1,000	\$116,663	\$103,669	\$0	\$0	(\$12,994)	(\$3,097,336)
2023	\$0	\$116,150	\$1,000	\$117,150	\$254,836	\$0	\$0	\$137,685	(\$2,959,650)
2024	\$0	\$110,987	\$1,000	\$111,987	\$259,696	\$0	\$0	\$147,709	(\$2,811,941)
2025	\$0	\$105,448	\$1,000	\$106,448	\$276,369	\$0	\$0	\$169,921	(\$2,642,020)
2026	\$0	\$99,076	\$1,000	\$100,076	\$280,924	\$0	\$0	\$180,849	(\$2,461,171)
2027	\$0	\$92,294	\$1,000	\$93,294	\$286,969	\$0	\$0	\$193,675	(\$2,267,496)
2028	\$480,000	\$85,031	\$5,000	\$570,031	\$292,342	\$0	\$0	(\$277,689)	(\$2,545,185)
2029	\$0	\$95,444	\$1,000	\$96,444	\$297,036	\$0	\$0	\$200,592	(\$2,344,594)
2030	\$0	\$87,922	\$1,000	\$88,922	\$303,961	\$0	\$0	\$215,038	(\$2,129,555)
2031	\$0	\$79,858	\$1,000	\$80,858	\$308,998	\$0	\$0	\$228,140	(\$1,901,415)
2032	\$0	\$71,303	\$5,000	\$76,303	\$322,635	\$0	\$0	\$246,332	(\$1,655,083)
2033	\$0	\$62,066	\$1,000	\$63,066	\$328,072	\$0	\$0	\$265,006	(\$1,390,077)
2034	\$0	\$52,128	\$1,000	\$53,128	\$335,031	\$0	\$0	\$281,903	(\$1,108,174)
2035	\$0	\$41,557	\$1,000	\$42,557	\$339,098	\$0	\$0	\$296,542	(\$811,632)
2036	\$0	\$30,436	\$1,000	\$31,436	\$343,200	\$0	\$0	\$311,764	(\$499,868)
2037	\$0	\$18,745	\$1,000	\$19,745	\$347,337	\$0	\$0	\$327,592	(\$172,276)
2038	\$0	\$6,460	\$1,000	\$7,460	\$351,509	\$0	\$0	\$344,048	\$171,772
2039	\$0	\$-	\$1,000	\$1,000	\$355,716	\$0	\$859	\$355,574	\$527,347
2040	\$0	\$-	\$500	\$500	\$359,958	\$0	\$2,637	\$362,095	\$889,441
2041	\$0	\$-	\$236	\$236	\$364,236	\$0	\$4,447	\$368,447	\$1,257,889
2042	\$0	\$-	\$5,000	\$5,000	\$368,551	\$0	\$6,289	\$369,840	\$1,627,729
2043	\$0	\$-	\$0	\$0	\$372,901	\$0	\$0	\$372,901	\$2,000,630
TOTAL 2015-2043	\$3,560,000	\$1,328,017	\$80,000	\$4,968,017	\$6,954,415	\$0	\$14,232		

ASSUMPTION

- \$3,560,000 in total Capital Expenditures
- Interest on G. Fund Advances to Cover TID Fund Balance Deficits @ 10 Year State Trust Fund Rate plus .75% (3.75% assumed)
- \$80,000 in Administration & Organizational Costs
- Other Income
- Interest on Investment Income = 0.5%

Source: DOR Value Limitation Reports, Lodi Financial Statements

TID DATES

Creation Date: June 2, 2015
 Expenditure Period: June 2, 2037
 Termination Date: June 2, 2042

Note that the assumptions used to create Table 4 and Table 5 illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within the TID’s maximum life. The value of the District when it terminates in 2042 is projected to be \$27,575,362 (Column F, Table 4), or a growth of assessed values of \$14,981,162 (Column G, Table 4), up from \$19,205,593 and \$7,749,119 respectively from the Original Project Plan. This development would likely not occur or would likely occur at significantly lower values but for the creation and amendment of the District.

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

Taxing Districts overlying TID #5 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 #5 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 #5 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 #5. Table 6 provides a summary of the impact on overlying taxing jurisdictions over the life of the District.

Table 6: Analysis of Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
City	32.13%	\$96,796	\$223,156	\$126,359	\$2,234,699
County	21.64%	\$65,188	\$150,285	\$85,097	\$1,504,970
School	41.32%	\$124,471	\$286,958	\$162,487	\$2,873,622
Tech	4.17%	\$12,568	\$28,973	\$16,406	\$290,141
State	0.73%	\$2,208	\$5,091	\$2,883	\$50,983
Total	100.00%	\$301,231	\$694,463	\$393,232	\$6,954,415

Section VIII. Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of TIF such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. As of January 1, 2017, the City’s three active TIF districts value increment represented 1.12% of the total City equalized value of property. Table 7 indicates that amendment of TID #5 may bring the City’s TID to total municipal value ratio to approximately 10.81%, still within the 12% limit.

Table 7: Equalized Value Test

Total Assessed Value of TID #5 Parcel Additions (as of January 1, 2017)	\$ 573,200
Aggregate Value Increment of All Active TIF Districts (as of January 1, 2017)	\$ 2,832,500
Total Value	\$ 3,405,700
Total Municipal Equalized Value (as of January 1, 2017)	\$ 253,450,100
12% Test - Compliance	1.34%

Section IX. Methods of Financing² & Timetable

Financing Methods

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. Based on the City's 2017 total municipal equalized value this limit would be \$12,672,505. According to the City's 2016 Financial Statements the City has existing general debt obligations of \$3,426,237, or 1.34% of the total municipal equalized value. Using this data, the current remaining debt capacity of the City is about \$9,246,268. Therefore, the City has sufficient debt capacity to advance funds to TID #5 as needed.

The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms. Possible funding sources for TID eligible expenditures include any of the following:

- A. General Obligation Borrowing. General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.
- B. General Obligation Bonding. General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of these bonds make them more attractive for larger projects.
- C. Mortgage Revenue Bonds. Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.
- D. Special Assessment "B" Bonds. Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.
- E. Federal/State Loan and Grant Programs. The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

² The listing of potential financing options is not a recommendation by MSA Professional Services regarding the particular financing option the City should use to finance TID #5 projects.

Project Plan – Amendment #1 of Tax Incremental Finance District No. 5
City of Lodi, WI

- F. General Fund Expenditures. The City may choose to pay for some projects using advances from General Fund revenues. Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the General Fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin State Trust Fund Loan rate for 10 years, plus 0.75%.
- G. Utility Fund Expenditures. The City may choose to pay for some projects using advances from Utility Fund revenues (e.g. Water, Sewer, Stormwater). Each TIF-related expenditure is in effect a loan to the TID, which the TID repays into the appropriate utility fund as increment accrues. The City may charge interest on the outstanding balance of any such advances/loans at a variable rate equal to the Wisconsin State Trust Fund Loan rate for 10 years, plus 0.75%.
- H. Developer Financed TIF Agreements. Another option to pay for TID eligible expenditures is through a Developer Funded or Pay-As-You-Go TIF Agreement. Under this option the Developer borrows funds that the City would have borrowed under a traditional developer's agreement to complete an improvement project. The Developer is refunded through payments by the City, including possible interest charges, as increment is generated from the improvement project.

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

Financing Timetable

The City Council is not mandated to make improvements defined in this Project 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, budgetary constraints and merits of the project at the time a project is scheduled for consideration. The actual implementation of projects and the timing of financing may be accelerated or deferred from the timing described in this Project Plan, depending on conditions existing at the time. The expenditure period for TID #5 is June 2nd 2015 through June 2nd 2037.

Section X. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in TID #5; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable State statutes and rules. 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.

Section XI. Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID #5 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix J.

Section XII. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Estimated Growth in Value of New Development: The estimated growth in tax assessment value attributed to new development or redevelopment of parcels in the TID.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved Project Plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the unextended maximum life of the TID.

Non-Project Costs: As part of the Project Plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

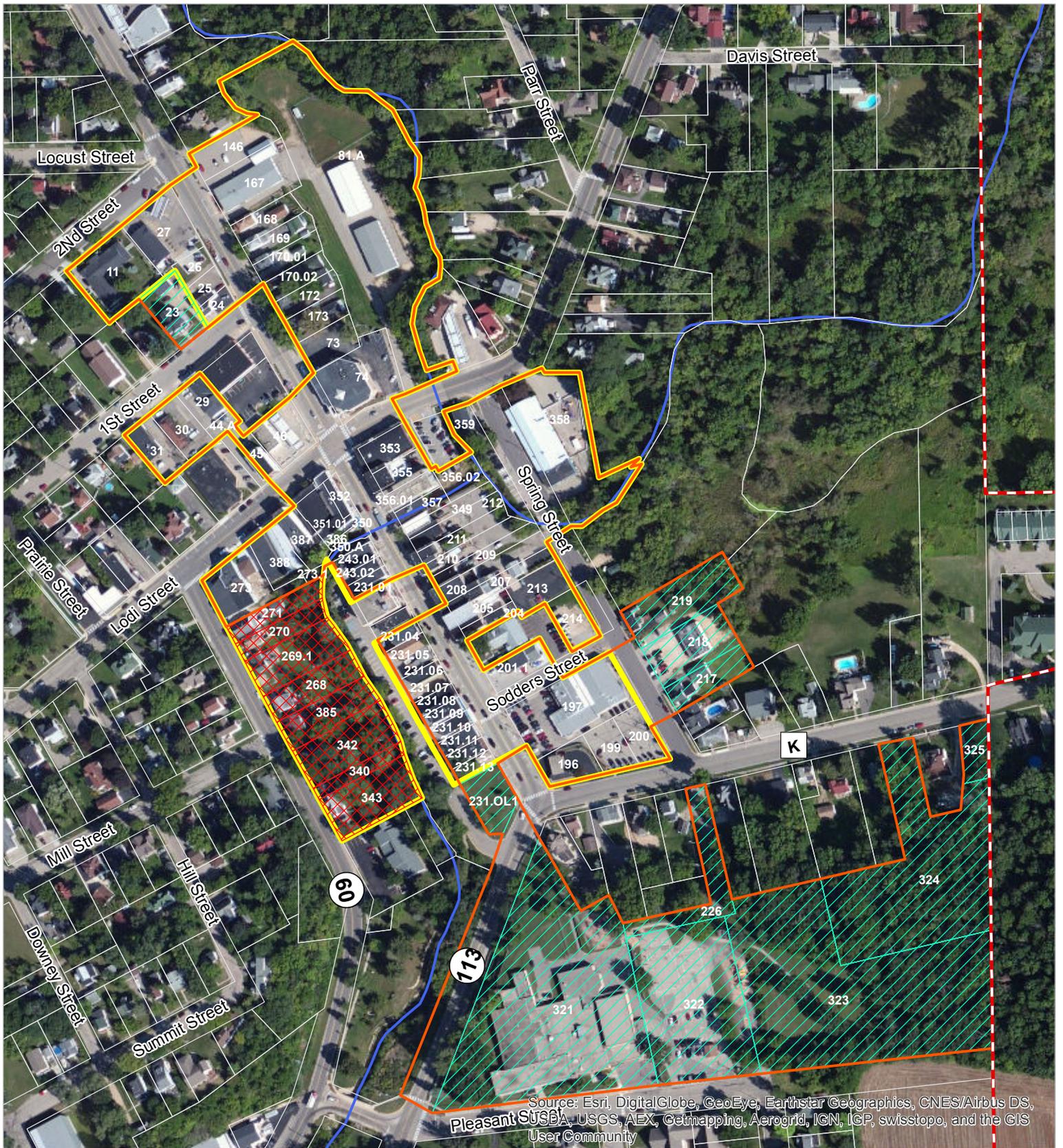
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the Project Plan.

Tax Increment Value: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

APPENDIX A: TID #5 MAPS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

TID #5 - AMENDMENT #1

District Boundary & Parcels

-  Lodi City Limits
-  TID #5 Boundary_2015
-  TID #5 Parcel Subtractions
-  Parcels
-  TID #5 Boundary_2017
-  TID #5 Parcel Additions
-  Spring Creek and Tributaries

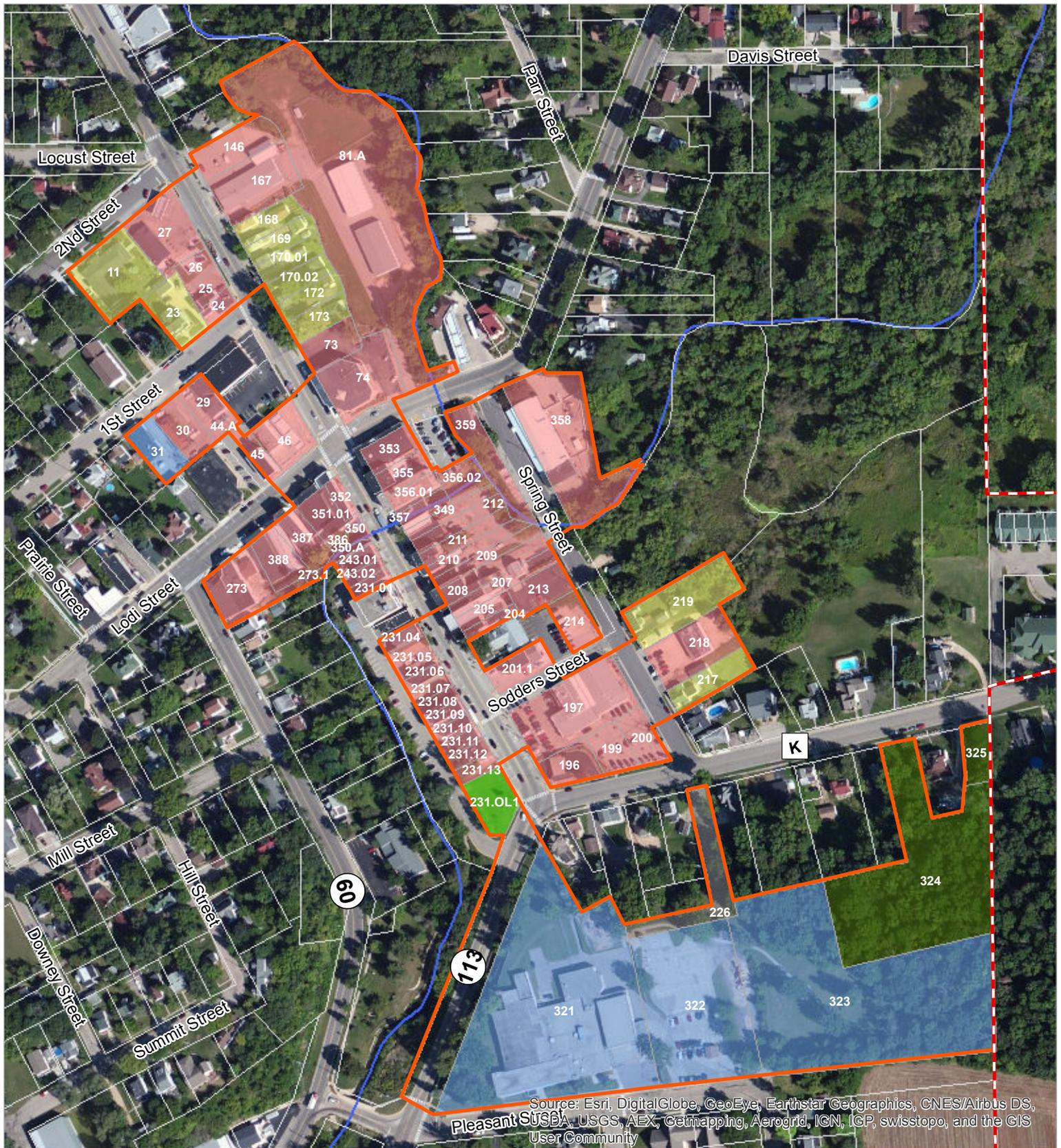
City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
TID Data: MSA



0 125 250 Feet





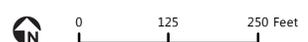
TID #5 - AMENDMENT #1

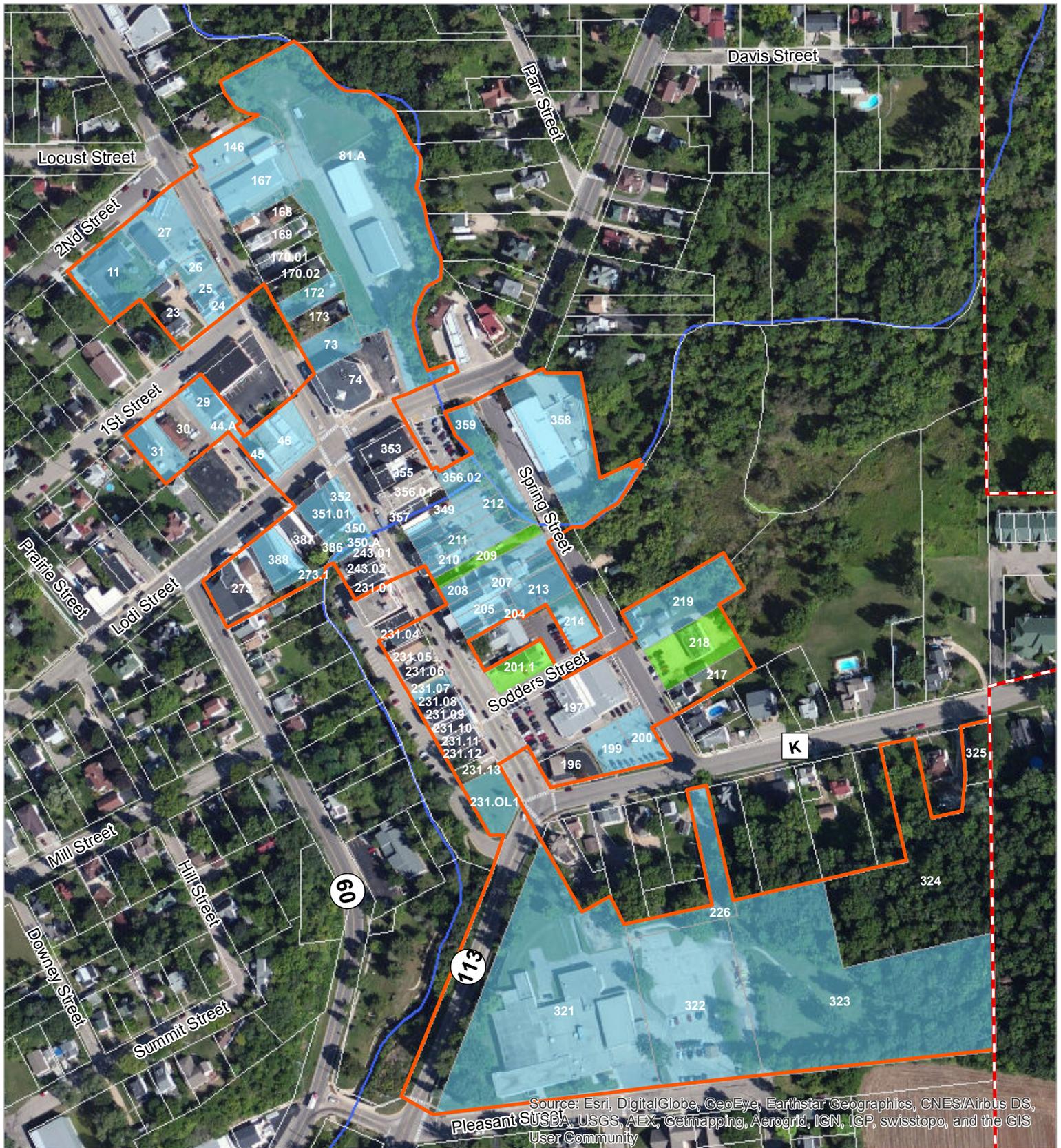
Existing Land Use



City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
ELU and TID Data: MSA





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

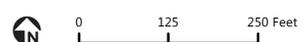
TID #5 - AMENDMENT #1

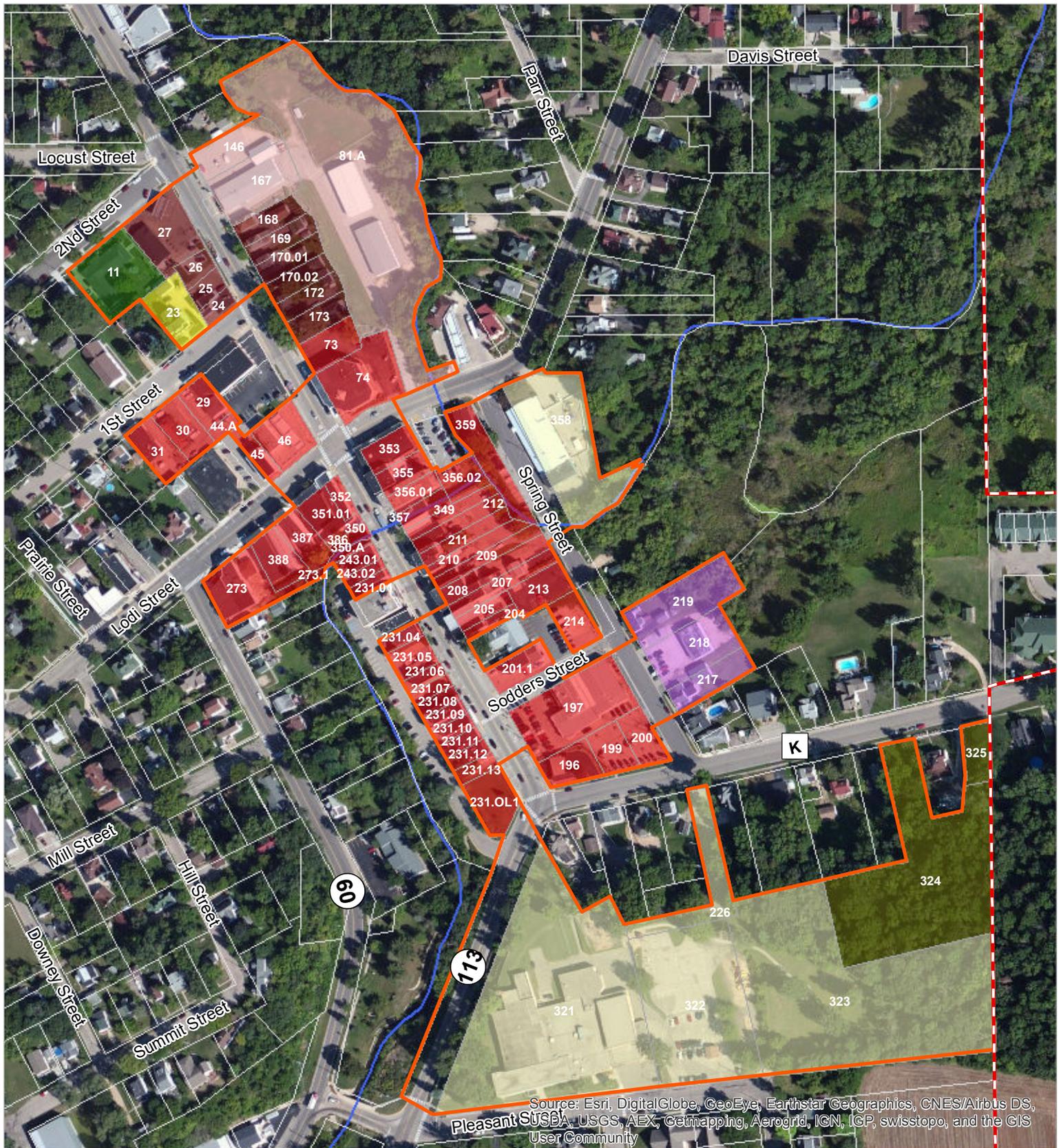
Condition of Property

-  Lodi City Limits
-  TID #5 Boundary_2017
-  Parcels
-  In Need of Rehabilitation or Conservation
-  Spring Creek and Tributaries
-  In Need of Rehabilitation or Conservation and Vacant

City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
TID Data: MSA





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TID #5 - Amendment #1

Zoning

- | | | | |
|------------------------------|---------------------------|---------------------------|-----------------------------|
| Lodi City Limits | TID #5 Boundary_2017 | R-2 Single and Two Family | C-3 Central Business Fringe |
| Parcels | Zoning | R-3 Multi-Family | I-1 Industrial Park |
| Spring Creek and Tributaries | R-1 Single Family | C-1 General Commercial | C Conservancy |
| | C-2 Central Business Core | | |

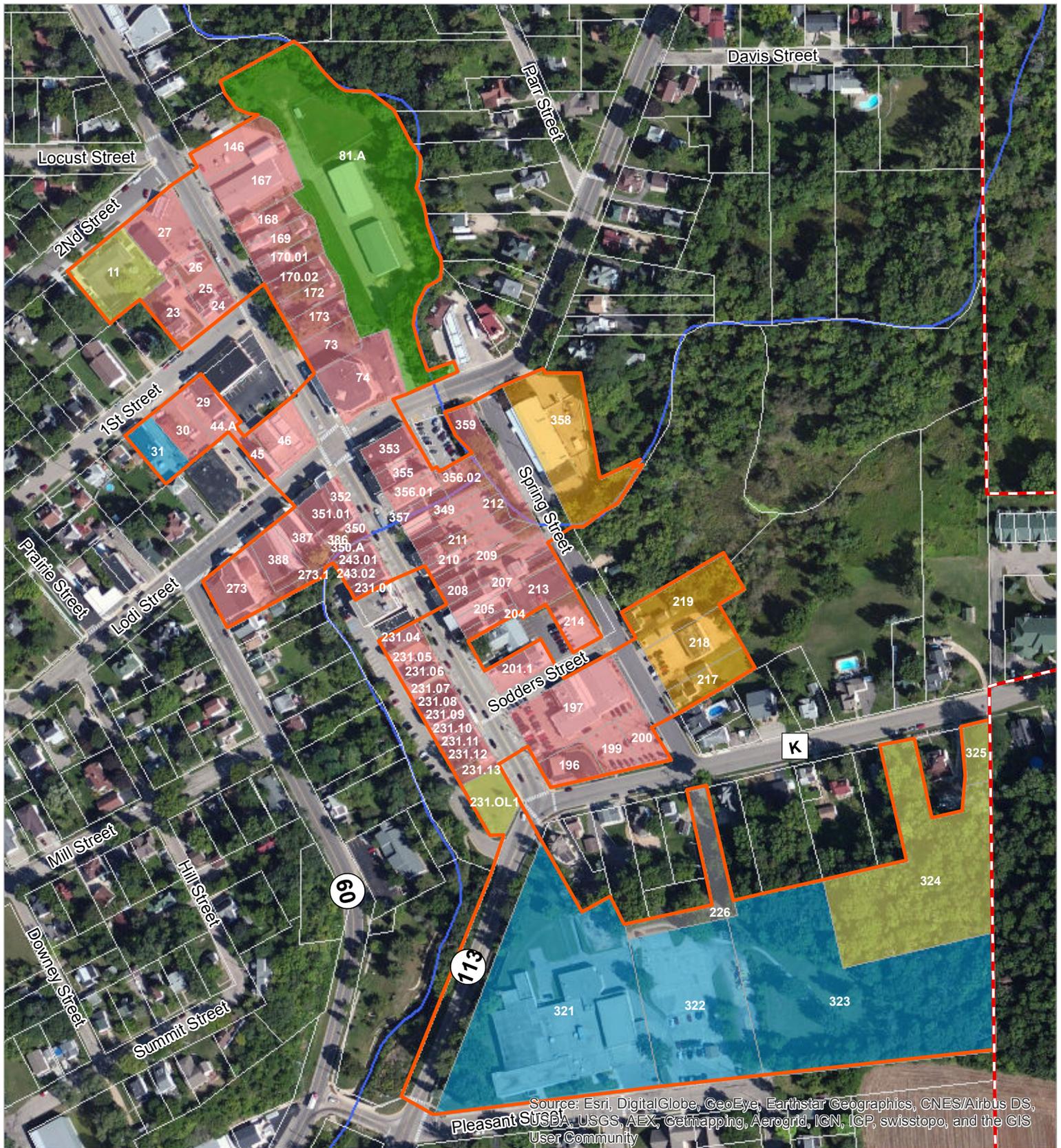


0 125 250 Feet



City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
Zoning and TID Data: MSA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Geomapping, AeroGRID, IGN, ICP, swisstopo, and the GIS User Community

TID #5 - Amendment #1

Future Land Use

-  Lodi City Limits
-  TID #5 Boundary_2017
-  Central Business District
-  Parcels
-  Future Land Use - Low Density Residential
-  Institutional
-  Spring Creek and Tributaries
-  Future Land Use - High Density Residential
-  Parks and Trails
-  Right of Way

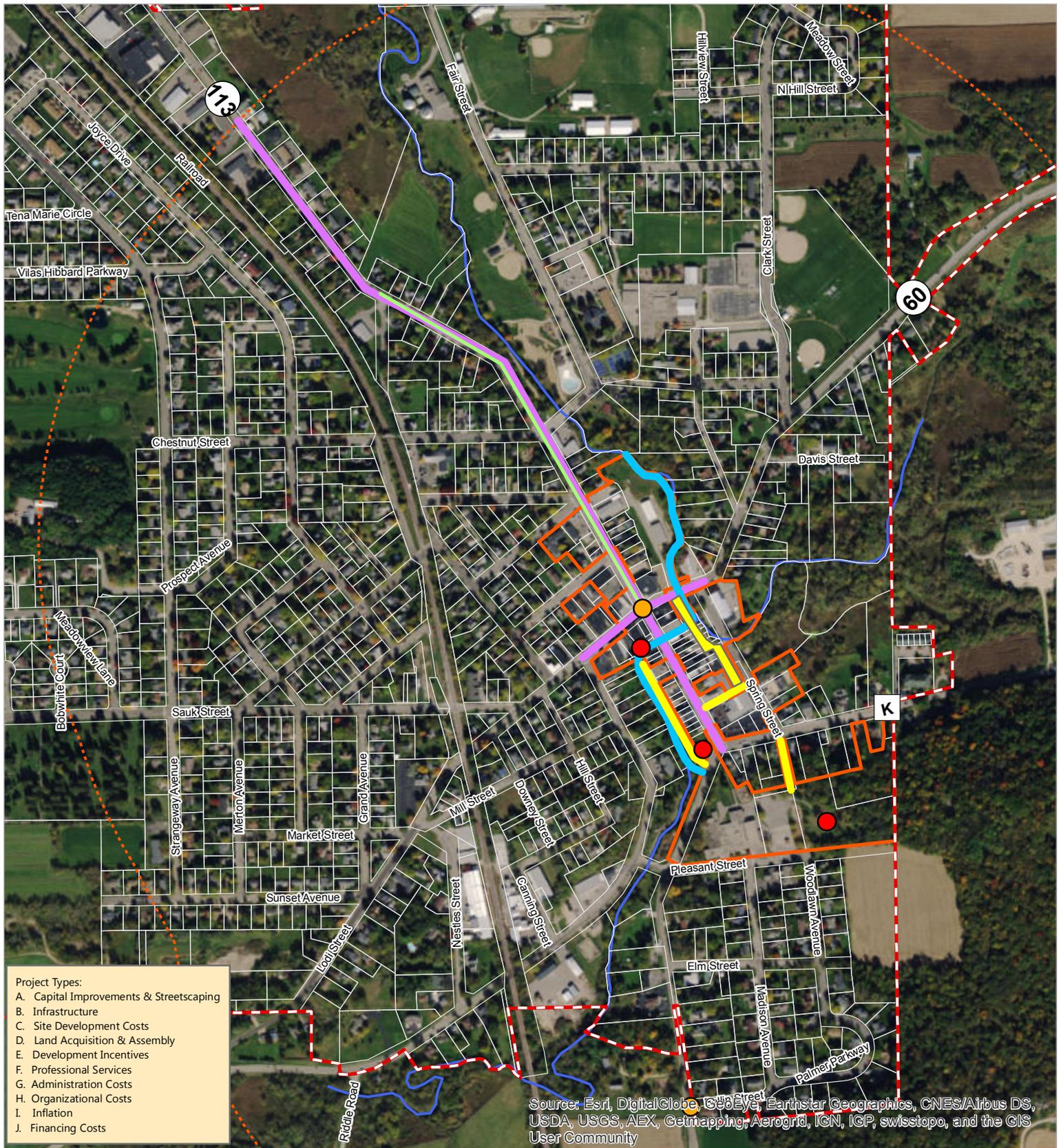
City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
FLU: 12.15.09 City Comp Plan
TID Data: MSA



0 125 250 Feet





TID #5 - AMENDMENT #1

Project Locations

-  Lodi City Limits
-  TID #5 Boundary_2017
-  Parcels
-  TID #5 0.5-Mile Boundary
-  Spring Creek and Tributaries

-  Park Improvements
-  Gateway Improvements
-  Paving & Access
-  Utility Improvements
-  Streetscape Improvements
-  Spring Creek Parkway

City of Lodi
Columbia County, WI

Data Sources:
Base Data: Columbia County
TID Data: MSA



0 350 700 Feet



APPENDIX B: TID PARCEL LIST

Parcels Added:

MUNI_CD	PAR_NUM	OWNR_NM	ADDR	CITY	STA	ZIP
11246	23	Ziegler, Dawn L; Ziegler, Randal P	7553 Dunroven Road	Dane	WI	53529
11246	217	Schafer, Kelly R; Schafer, Russell J	215 Spring Street	Lodi	WI	53555
11246	218	Bushnell Ford, Inc	205 S Main Street	Lodi	WI	53555
11246	219	Zimmerman, Evelyn; Zimmerman, John; Zimmerman, Richard J; Zimmerman, Robert	1363 County Road H2 East	White Bear Lake	MN	55110
11246	226	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	321	Lodi School District	115 School Street	Lodi	WI	53555
11246	322	Lodi School District	115 School Street	Lodi	WI	53555
11246	323	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	324	Lane, Beau J; Lane, Jessica A	709 Ellie Rae Drive	Lodi	WI	53555
11246	325	Lane, Beau J; Lane, Jessica A	709 Ellie Rae Drive	Lodi	WI	53555
11246	231.0L1	City of Lodi	130 S Main Street	Lodi	WI	53555

Parcels Subtracted:

MUNI_CD	PAR_NUM	OWNR_NM	ADDR	CITY	STA	ZIP
11246	268	Schmidtke, Jason	129 Water Street	Lodi	WI	53555
11246	269.1	Maier, Tonya	125 Water Street	Lodi	WI	53555
11246	270	Gualberto B Mejia Revocable Trust dated 3/14/2017	5936 Hogan Road	Waunakee	WI	53597
11246	271	Ready, Bonnie S	115 Water Street	Lodi	WI	53555
11246	340	Harlans Hauling LLC	214 North 5th Street	Madison	WI	53704
11246	342	Woodly, Kymtana D	201 Water St	Lodi	WI	53555
11246	343	Meyer, Carol J	110 Meadow Street	Lodi	WI	53555
11246	385	Lysenko, Michael T	133 Water Street	Lodi	WI	53555

TID #5 Parcel List as Amended:

MUNI_CD	PAR_NUM	OWNR_NM	ADDR	CITY	STA	ZIP
11246	11	Keystone Lodi LLC	3965 Airport Drive	Indianapolis	IN	46254
11246	23	Ziegler, Dawn L; Ziegler, Randal P	7553 Dunroven Road	Dane	WI	53529
11246	24	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	25	KT Real Estate Holdings LLC	1626 Oak Street	LaCrosse	WI	54602
11246	26	KT Real Estate Holdings LLC	1626 Oak Street	LaCrosse	WI	54602
11246	27	KT Real Estate Holdings LLC	1626 Oak Street	LaCrosse	WI	54602
11246	29	Dolson, Daniel S; Dolson, Michele K	10841 W Harmony Drive	Lodi	WI	53555
11246	30	Dolson, Daniel S; Dolson, Michele K	10841 W Harmony Drive	Lodi	WI	53555
11246	31	Dolson, Daniel S; Dolson, Michele K	10841 W Harmony Drive	Lodi	WI	53555
11246	45	Dolson, Dale H	W10996 County Highway J	Lodi	WI	53555
11246	46	New Midwest Wisconsin LLC	1111 Willis Avenue	Wheeling	IL	60090
11246	73	Associated Bank NA	433 Main Street	Green Bay	WI	54301
11246	74	Associated Bank Of Lodi	433 Main Street	Green Bay	WI	54301
11246	146	Wisconsin River Bank	608 Phillips Boulevard	Sauk City	WI	53583
11246	167	Wisconsin River Bank	608 Phillips Boulevard	Sauk City	WI	53583
11246	168	Deltgen, Corey A	212 North Main	Lodi	WI	53555
11246	169	Haag, Julie A; Learned, Janice L; Pierce, Judith M; Trust Agreement of Dan & Angie Markart	W11590 County Road J	Lodi	WI	53555
11246	170.01	Kraemer, Kody H	206 N Main Street	Lodi	WI	53555
11246	170.02	Ness, James W	103 Vilas Hibbard Parkway	Lodi	WI	53555
11246	172	Trier, Benjamin; Trier, Lauren	124 N Main Street	Lodi	WI	53555
11246	173	Sherf, Cody R	118 N Main Street	Lodi	WI	53555
11246	196	Bushnell Ford Inc	205 S. Main Street	Lodi	WI	53555
11246	197	Bushnell Ford, Inc	205 S Main Street	Lodi	WI	53555
11246	199	Bushnell Ford, Inc	205 S Main Street	Lodi	WI	53555
11246	200	Bushnell Ford Inc	205 S Main Street	Lodi	WI	53555
11246	201.1	Lane Property & Land Management LLC	154 South Main Street	Lodi	WI	53555
11246	204	American Legion Post 216	PO Box 216	Lodi	WI	53555
11246	205	Maddrell, Jean M; Maddrell, Richard G	10 Ashbury Lane	Barrington	IL	60010
11246	207	Gunderson Investment Properties LLC	5203 Monona Drive	Monona	WI	53716
11246	208	Norsk Valley Properties LLC	5810 N Meade Street	Appleton	WI	54913
11246	209	F & F Properties LLP	143 S Main Street	Lodi	WI	53555
11246	210	Sunfall LLC	7943 State Road 113	Lodi	WI	53555
11246	211	Fobes, Geneva R; Fobes, Jack A	N3364 Koepp Road	Merrimac	WI	53561
11246	212	Frontier North	Box 407 AATC	Westfield	IN	46074
11246	213	Gunderson Investment Properties LLC	5203 Monona Drive	Monona	WI	53716
11246	214	Bushnell Ford, Inc	205 S Main Street	Lodi	WI	53555
11246	217	Schafer, Kelly R; Schafer, Russell J	215 Spring Street	Lodi	WI	53555
11246	218	Bushnell Ford, Inc	205 S Main Street	Lodi	WI	53555
11246	219	Zimmerman, Evelyn; Zimmerman, John; Zimmerman, Richard J; Zimmerman, Robert	1363 County Road H2 East	White Bear Lake	MN	55110
11246	226	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	231.01	Naab, Carol; Naab, Steven H	431 N Main Street	Lodi	WI	53555
11246	231.04	Lodi Wisconsin LLC	W12374 McCubbins Lane	Lodi	WI	53555
11246	231.05	Clark Living Trust dated 11/29/2016	150 S Main Street	Lodi	WI	53555
11246	231.06	Lane Property & Land Management LLC	154 S Main Street	Lodi	WI	53555
11246	231.07	Lane Property & Land Management LLC	154 S Main Street	Lodi	WI	53555
11246	231.08	Milestone Investment Properties LLC	160 S Main Street	Lodi	WI	53555
11246	231.09	KTF Investments LLC	8886 Edgewater Drive	Amherst Junction	WI	54407
11246	231.10	Steckel, Joyce	PO Box 45	Lodi	WI	53555
11246	231.11	M-N Real Estate LLC	101 Tena Marie Circle	Lodi	WI	53555
11246	231.12	Downtown Lodi Dental Llc	216 S Main Street	Lodi	WI	53555
11246	231.13	Bainbridge, Joseph W; Bainbridge, Rachell J	7139 Lee Road	Lodi	WI	53555
11246	243.01	Spring Creek Property Holdings LLC	N876 Club Circle	Prairie du Sac	WI	53578
11246	243.02	Peter Tonn Enterprises LLC	329 Elizabeth Street	Lodi	WI	53555
11246	273	Bloedorn, Dean A	139 Lodi Street	Lodi	WI	53555
11246	273.1	Bloedorn, Dean A	139 Lodi Street	Lodi	WI	53555
11246	321	Lodi School District	115 School Street	Lodi	WI	53555
11246	322	Lodi School District	115 School Street	Lodi	WI	53555
11246	323	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	324	Lane, Beau J; Lane, Jessica A	709 Ellie Rae Drive	Lodi	WI	53555
11246	325	Lane, Beau J; Lane, Jessica A	709 Ellie Rae Drive	Lodi	WI	53555
11246	349	Hellenbrand, Gary R; Hellenbrand, Patricia K	123 S Main Street	Lodi	WI	53555
11246	350	Peterson, Todd R	6730 Frank Lloyd Wright Ave., #106	Middleton	WI	53562
11246	351.01	Tonn, Peter	329 Elizabeth Street	Lodi	WI	53555
11246	352	Rott, Linda J; Rott, Richard L	315 Pebble Brook Lane	Lodi	WI	53555
11246	353	Fobes, Jack A	N3364 Keopp Road	Merrimac	WI	53561
11246	355	Main Street Pub LLC	273 Central Avenue	Montello	WI	53949
11246	356.01	Spring Creek Property Management, LLC	113 S Main Street	Lodi	WI	53555
11246	356.02	Spring Creek Property Management, LLC	113 S Main Street	Lodi	WI	53555
11246	357	Ratto, Mark; Ziegler, Kathleen	S9451 Rahl Road	Prairie du Sac	WI	53578
11246	358	Trust Agreement of Bradley & Cynthia Martens	S889 Christmas Mountain Road	Wisconsin Dells	WI	53965
11246	359	LSB Holdings of Lodi LLC	120 Portage Street	Lodi	WI	53555
11246	386	Groves Family Trust; S & FG LLC	W11373 County Road J	Lodi	WI	53555
11246	387	PKA Properties LLC	W11404 High Point Road	Lodi	WI	53555
11246	388	Anderson, Lee K	129 Lodi Street	Lodi	WI	53555
11246	231.OL1	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	350.A	City of Lodi	130 S Main Street	Lodi	WI	53555
11246	44.A	City of Lodi; Dolson, Daniel S; Dolson, Michele K; Town of Lodi; Town of Westpoint	1084 West Harmony Drive	Lodi	WI	53555
11246	81.A	Wisconsin River Bank	608 Phillips Boulevard	Sauk City	WI	53583

APPENDIX C: BOUNDARY DESCRIPTION

Lodi TID #5 Amendment 1 Boundary Description

Beginning at the SW corner of Outlot 18, Revised & Consolidated Plat of Lodi, also being the intersection of the east ROW line of Cormer St and the North ROW line of Pleasant St;

Thence northwesterly across the ROW of Cormer St approximately 74' to the intersection of the west ROW line of Cormer St and the North ROW line of Pleasant St;

Thence northeasterly along the west ROW line of Cormer St approximately 569' to the south corner of Outlot 1, Main Street - West Alley Assessors Replat (PARK);

Thence westerly along the south line of Outlot 1, Main Street - West Alley Assessors Replat (PARK) approximately 28' to the SW corner of said Outlot 1, Main Street - West Alley Assessors Replat (PARK);

Thence northwesterly along the SW lines of Outlot 1, Lots, 13, 12, 11, 10, 9, 8, 7, 6, 5 and 4, Main Street - West Alley Assessors Replat approximately 455' to the NW corner of Lot 4, Main Street - West Alley Assessors Replat;

Thence northeasterly along the NW line of said Lot 4, Main Street - West Alley Assessors Replat approximately 87' to the NE corner of said Lot 4, Main Street - West Alley Assessors Replat, also being a point on the SW ROW line of South Main St;

Thence northeasterly across the ROW of South Main St. approximately 70' to a point on the NE ROW line of South Main St;

Thence northwesterly along said NE ROW line of South Main St approximately 90' to the NW corner of Lot 5 of Block 2 of the original plat of Lodi, also being a point on the NE ROW line of South Main St;

Thence southwesterly across the TOW of South Main St approximately 70' to the NW corner of Lot 2, Main Street - West Alley Assessors Replat;

Thence southwesterly along the NW line of said Lot 2, Main Street - West Alley Assessors Replat approximately 88' to the NW corner of said Lot 2, Main Street - West Alley Assessors Replat, also being the SW corner of Lot 1, Main Street - West Alley Assessors Replat;

Thence northwesterly along the SW line of Lot 1, Main Street - West Alley Assessors Replat approximately 31' to the NW corner of said Lot 1, Main Street - West Alley Assessors Replat, also being a point on the SE line of Lot 2, CSM 5341-38-8;

Thence southwesterly approximately 1' to the SW corner of Lot 2, CSM 5341-38-8;

Thence northwesterly along the SW line of said Lot 2, CSM 5341-38-8 approximately 23' to the NW corner of said Lot 2, CSM 5341-38-8, also being the SW corner of Lot 1, CSM 5341-38-8;

Thence northwesterly along the SW line of said Lot 1, CSM 5341-38-8 approximately 34' to the NW corner of said Lot 1, CSM 5341-38-8, also being a point on the SE line of Outlot 61, Revised & Consolidated Plat of Lodi;

Thence southwesterly along said SE line of Outlot 61, Revised & Consolidated Plat of Lodi approximately 18' to a point on the east line of Outlot 170, Revised & Consolidated Plat of Lodi;

Thence southerly along the east line of Outlot 170, Revised & Consolidated Plat of Lodi to the SE corner of Outlot 170, Revised & Consolidated Plat of Lodi;

Thence southwesterly along the SE line of said Outlot 170, Revised & Consolidated Plat of Lodi approximately 223' to the SW corner of said Outlot 170, Revised & Consolidated Plat of Lodi, also being a point on the NE ROW line of Water St;

Thence northwesterly along the NE ROW line of Water St approximately 106' to the intersection of the NE ROW line of Water St and the SE ROW line Lodi St;

Thence northeasterly along the SE ROW of Lodi St approximately 241' to the NE corner of Outlot 172, Revised & Consolidated Plat of Lodi;

Thence northwesterly across the ROW of Lodi St approximately 71' to the SE corner of Lot 2, CSM 1176-5S-168;

Thence northwesterly along the NE line of said Lot 2, CSM 1176-5S-168 approximately 132' to the NE corner of said Lot 2, CSM 1176-5S-168;

Thence southwesterly along the NW lines of Lots 2 and 1, CSM 1176-5S-168 approximately 132' to the NW corner of Lot 1, CSM 1176-5S-168;

Thence southwesterly approximately 33' to the SW corner of Lot 1, CSM 1259-6-21;

Thence northwesterly along the NW line of said Lot 1, CSM 1259-6-21 approximately 123' to the NE corner of said Lot 1, CSM 1259-6-21, also being a point on the SE ROW line of First St;

Thence northeasterly along said SE ROW line of First St, also being the NW line of Lot 1, CSM 1259-6-21 and the NW line of Lots 2 and 1 of Block 3 of MCCLOUDS 1ST ADD approximately 198' to the NE corner of Lot 1 of Block 3 of MCCLOUDS 1ST ADD;

Thence southeasterly along the NE line of said Lot 1 of Block 3 of MCCLOUDS 1ST ADD approximately 132' to the SE corner of said Lot 1 of Block 3 of MCCLOUDS 1ST ADD;

Thence southwesterly approximately 15' to the west corner of LT 1 CS#4238-29-118;

Thence southeasterly approximately 27' to the south corner of LT 1 CS#4238-29-118;

Thence northeasterly along the SE line of said LT 1 CS#4238-29-118 approximately 123' to the east corner of said LT 1 CS#4238-29-118, also being a point on the SW ROW line of North Main St;

Thence northeasterly across the ROW of North Main St approximately 69' to the SE corner of Lot 1, CS4239-29-119, also being a point on the NE ROW line of North Main St;

Thence northwesterly along the NE line of North Main St, also being the SW lines of Lot 1, CS4239-29-119, Lot 1, CSM 322-2-97, Lots 2 and 1, CSM 82-1-82 & page 82.A approximately 208' to the NW corner of said Lots 1, CSM 82-1-82 & page 82.A, also being a point on the NE ROW line of North Main St;

Thence southwesterly across the ROW of North Main St approximately 67' to the intersection of the SW ROW line of North Main St and the NW ROW line of First St;

Thence southeasterly along the NW ROW line of First St approximately 75' to the SW corner of LOT 15-BLK 2-MCCLLOUD'S 1ST ADD;

Thence northwesterly along the SW line of LOT 15-BLK 2-MCCLLOUD'S 1ST ADD approximately 133' to the NW corner of LOT 15-BLK 2-MCCLLOUD'S 1ST ADD;

Thence southwesterly approximately 66' to the SW corner of Lot 1, Blk 2, McClouds Add, also being the SE corner of Lot 2, Blk 2, McClouds Add;

Thence southwesterly along the SE line of said Lot 1, Blk 2, McClouds Add approximately 12';

Thence northwesterly parallel to the SW line of said Lot 1, Blk 2, McClouds Add approximately 137' to a point on the SE ROW line of Second St;

Thence northwesterly along the SE ROW line of Second St approximately 274' to the intersection of the SE ROW line of Second St and the SW ROW line of North Main St;

Thence northeasterly across the ROW of North Main St approximately 65' to the northeasterly ROW line of North Main St;

Thence northwesterly along the NE ROW line of North Main St approximately 32' to the NW corner of Outlot 137, Revised & Consolidated Plat of Lodi;

Thence northeasterly along the NW line of said Outlot 137, Revised & Consolidated Plat of Lodi approximately 160' to the NE corner of Outlot 137, Revised & Consolidated Plat of Lodi, also being the SE corner of Outlot 136, Revised & Consolidated Plat of Lodi;

Thence northwesterly along the NE line of said Outlot 136, Revised & Consolidated Plat of Lodi, also being a streambank and the NW line of Outlot 82, Revised and Consolidated Plat of Lodi approximately 112' to the NW corner of said Outlot 82, Revised and Consolidated Plat of Lodi;

Thence northeasterly along the NW line of Outlot 82, Revised and Consolidated Plat of Lodi approximately 170' to the NE corner of said Outlot 82, Revised and Consolidated Plat of Lodi, also being a streambank;

Thence southeasterly along said streambank approximately 839';

Thence northeasterly along the NE line of Outlot 82, Revised and Consolidated Plat of Lodi approximately 57' to an east corner of Outlot 82, Revised and Consolidated Plat of Lodi;

Thence southerly along the east line of Outlot 82, Revised and Consolidated Plat of Lodi approximately 22' to the SE corner of Outlot 82, Revised and Consolidated Plat of Lodi, also being the NW ROW line of Portage St;

Thence southwesterly along the north ROW line of Portage approximately 142';

Thence southeasterly across the ROW of Portage St approximately 54' to the NE corner of Outlot 69, Revised & Consolidated Plat of Lodi;

Thence southeasterly along the NE line of Outlots 69 and 70, Revised & Consolidated Plat of Lodi approximately 110' to the SE corner of Outlot 70, Revised & Consolidated Plat of Lodi, also being the SW corner of an alley;

Thence across the alley approximately 10' to a point on the SW line of Lot 3 CS#4300-30-55;

Thence southeasterly along said SW line of Lot 3 CS#4300-30-55 approximately 10' to the SE corner of said Lot 3 CS#4300-30-55;

Thence northeasterly along the SE line of said Lot 3 CS#4300-30-55 approximately 77' to the SE corner of said Lot 3 CS#4300-30-55, also being the SW streambank of Spring Creek;

Thence northwesterly along said SW streambank of Spring Creek, also being the NE line of Lot 3 CS#4300-30-55 approximately 101' to the NE corner of said Lot 3 CS#4300-30-55, also being a point on the SE ROW line Portage St;

Thence northeasterly along said SE ROW line of Portage St approximately 52' to the intersection of the SE ROW line of Portage St and the SW ROW line of Spring St;

Thence northeasterly across the ROW of Spring St approximately 75' to the intersection of the NE ROW line of Spring St and the SE ROW line of Portage St;

Thence northeasterly along the SE ROW line of Portage St approximately 91';

Thence southerly approximately 10';

Thence easterly approximately 71';

Thence southerly approximately 217';

Thence northeasterly approximately 90';

Thence southwesterly approximately 24';

Thence northeasterly approximately 23' to a point on the NW streambank of Spring Creek Tributary A;

Thence southwesterly along the NW streambank of Spring Creek Tributary approximately 200' to a point on the NE ROW line of Spring St;

Thence southwesterly across the ROW of Spring St approximately 59' to the SW ROW line of Spring St;

Thence southeasterly along the SW ROW line of Spring St approximately 221' to the SW corner of Outlot 56, Revised & Consolidated Plat of Lodi, also being the intersection of the SW ROW line of Spring St and the NW ROW line of Soddors St;

Thence southwesterly along the NW ROW line of Soddors St approximately 66' to the SE corner of Lot 1, CSM 4543-32-28;

Thence northwesterly along the NE line of Lot 1, CSM 4543-32-28 approximately 112' to the NE corner of Lot 1, CSM 4543-32-28;

Thence southwesterly along the NW line of Lot 1, CSM 4543-32-28 approximately 54' to a north corner of Lot 1, CSM 4543-32-28;

Thence northwesterly along the north line of Lot 1, CSM 4543-32-28 approximately 14' to a north corner of Lot 1, CSM 4543-32-28;

Thence southwesterly along the NW line of Lot 1, CSM 4543-32-28 approximately 120' to the NW corner of Lot 1, CSM 4543-32-28;

Thence southeasterly along the SW line of Lot 1, CSM 4543-32-28 approximately 69' to the SW corner of Lot 1, CSM 4543-32-28;

Thence northeasterly along the south line of Lot 1, CSM 4543-32-28 approximately 131' to a south corner of Lot 1, CSM 4543-32-28;

Thence southeasterly along the south line of Lot 1, CSM 4543-32-28 approximately 69' to the SW corner of Lot 1, CSM 4543-32-28, also being a point on the NW ROW line of Sodders St;

Thence southwesterly across the ROW of Sodders St approximately 37' to a point on the SE ROW line of Sodders St;

Thence northeasterly along said SE ROW line of Sodders St approximately 107' to the intersection of the SE ROW line of Sodders St and the SW ROW line of Spring St;

Thence northeasterly across the ROW of Spring St approximately 60' to a point on the NE ROW line of Spring St, also being a point on the SW line of Lot 2, CSM 1275-6-37;

Thence northwesterly along the SW line of Lot 2, CSM 1275-6-37 approximately 61' to the NW corner of Lot 2, CSM 1275-6-37;

Thence northeasterly along the NW line of Lot 2, CSM 1275-6-37 approximately 249' to the NE corner of Lot 2, CSM 1275-6-37;

Thence southeasterly along the NE line of Lot 2, CSM 1275-6-37 approximately 85' to the SE corner of Lot 2, CSM 1275-6-37;

Thence southwesterly along the SE line of Lot 2, CSM 1275-6-37 approximately 60' to a point on the SE line of Lot 2, CSM 1275-6-37, also being the NE corner of Lot 1, CSM 870-4-90;

Thence southeasterly along the NE line of Lot 1, CSM 870-4-90 approximately 94' to the SE corner of Lot 1, CSM 870-4-90, also being a point on the SW line of Lot 1, CSM 1275-6-37;

Thence continuing southeasterly along said SW line of Lot 1, CSM 1275-6-37 approximately 55' to the SW corner of Lot 1, CSM 1275-6-37, also being the SE corner of Lot 8, Blk 3, Lodi;

Thence southwesterly along the SE line of said Lot 8, Blk 3, Lodi approximately 180' to the SW corner of said Lot 8, Blk 3, Lodi, also being a point on the NE ROW line Spring St;

Thence southwesterly across the ROW of Spring St approximately 62' to a point on the west ROW line of Spring St;

Thence southeasterly along the west ROW line of Spring St approximately 77' to the intersection of the west ROW line of Spring St and the north ROW line of Columbus St;

Thence southwesterly along the north ROW line Columbus St approximately 251' to the intersection of the north ROW line of Columbus St and the east ROW line South Main St;

Thence northwesterly along the east Row line of South Main St approximately 95';

Thence southwesterly across the ROW of South Main St approximately 69' to the NE corner of Outlot 1, Main Street - West Alley Assessors Replat (PARK);

Thence southeasterly along the NE line of Outlot 1, Main Street - West Alley Assessors Replat (PARK), also being the SW ROW line of South Main St approximately 85' to the east corner of Outlot 1, Main Street - West Alley Assessors Replat (PARK), also being the intersection of the west ROW lines of Corne St/South Main St and the north ROW line of Columbia St;

Thence southeasterly across the ROW of Corner St approximately 88' to the west corner of Lot 1, CSM 593-3-68;

Thence southeasterly along the SW line of said Lot 1, CSM 593-3-68 approximately 168' to the SW corner of said Lot 1, CSM 593-3-68;

Thence northeasterly along the SE line of said Lot 1, CSM 593-3-68 approximately 67'; to the SE corner of said Lot 1, CSM 593-3-68;

Thence southeasterly approximately 63' to the west corner of Lot 5, Blk 4, Lodi;

Thence northeasterly along the NW line of said Lot 5, Blk 4, Lodi approximately 180';

Thence northwesterly along the west line of said Lot 5, Blk 4, Lodi approximately 240' to the NW corner of said Lot 5, Blk 4, Lodi;

Thence northeasterly along the north line of said Lot 5, Blk 4, Lodi approximately 46' to the NE corner of said Lot 5, Blk 4, Lodi;

Thence southeasterly along the east line of said Lot 5, Blk 4, Lodi approximately 242' to the SW corner of Outlot 29, Revised & Consolidated Plat Lodi;

Thence northeasterly along the SE lines of Outlots 29, 28, and 27 Revised & Consolidated Plat Lodi approximately 185' to the SE corner of Outlot 27 Revised & Consolidated Plat Lodi, also being the SW corner of Lot 1 CS#3799-26-37;

Thence northeasterly along the SE line of Lot 1 CS#3799-26-37 approximately 116' to the SE corner of said Lot 1 CS#3799-26-37, also being the SW corner of Outlot 24, Revised & Consolidated Plat of Lodi;

Thence northeasterly along the SE line of Outlot 24, Revised & Consolidated Plat of Lodi approximately 57' to the SE corner of said Outlot 24, Revised & Consolidated Plat of Lodi;

Thence northwesterly along the NE line of Outlot 24, Revised & Consolidated Plat of Lodi approximately 240' to the NE corner of said Outlot 24, Revised & Consolidated Plat of Lodi, also being a point on the SE ROW line of Columbus St;

Thence northeasterly along said SE ROW line of Columbus St approximately 75' to the NW corner of Lot 1 CSM 2992-19-102;

Thence Southeasterly along the west line of said Lot 1 CSM 2992-19-102 approximately 165' to the SW corner of said Lot 1 CSM 2992-19-102;

Thence Northeasterly along the south line of said Lot 1 CSM 2992-19-102 approximately 62' to the SE corner of said Lot 1 CSM 2992-19-102;

Thence Northerly along the east line of said Lot 1 CSM 2992-19-102 approximately 52' to the east corner of said Lot 1 CSM 2992-19-102;

Thence Northerly along the east line of said Lot 1 CSM 2992-19-102 approximately 118' to the NE corner of said Lot 1 CSM 2992-19-102, also being the SE ROW line of Columbus St;

Thence northeasterly along the SE ROW line of Columbus St approximately 66' to the eastern boundary line of the City of Lodi;

Thence southerly along the eastern boundary line of the City of Lodi approximately 670' to the north ROW line of Pleasant St;

Thence easterly along said north ROW line of Pleasant St approximately 1,146' to the intersection of the east ROW line of Corner St and the North ROW line of Pleasant St, also being the SW corner of Outlot 18, Revised & Consolidated Plat of Lodi, the point of beginning;

Excluding all wetlands from the District.

APPENDIX D: LETTERS TO TAXING JURISDICTIONS



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
(608) 592-3247
www.cityoflodi.us

August 22, 2017

James Ness
Mayor, City of Lodi
130 S. Main Street
Lodi, WI 53555

Mayor Ness,

The purpose of this letter is to notify you that the City of Lodi is proposing to amend Tax Incremental Finance District No. 5. TID #5 is a Rehabilitation/Conservation District that was created in 2015 for the purposes of facilitating public and private improvements in Downtown Lodi. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. See attached preliminary map.

This is also the first year that the City is required to convene a Standing Joint Review Board to review annual reports for existing TIF districts (commonly referred to as ACT 257 requirements). Therefore, in addition to the proposed amendments to TID #5, the Joint Review Board for Lodi will also need to review the 2016 Annual Reports for TID #3, #4, and #5. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the City's Joint Review Board (JRB). Also note that in order to comply with Act 257, the City will be forming a Standing Joint Review Board whereby representatives will serve throughout the lives of all of the municipality's TIDs, pending any future reappointments.

The City has scheduled the first Joint Review Board meeting at 5:30 p.m. on Tuesday September 12, 2017 at City Hall, 130 S. Main Street in Lodi. Enclosed is a draft copy of the agenda for the Joint Review Board meeting. The initial JRB meeting will provide an opportunity to select the JRB public member, chair, review the 2016 TID Annual Reports, and to learn more about the proposed TID #5 amendments. A second JRB meeting will be scheduled for a future date to consider approval of TID #5 territory amendments after the public hearing is held and the matter is considered by the City Council. Please contact me, or have your appointed representative contact me at 608-592-0713, or pspence@wppienergy.org, to confirm attendance at our meeting on September 12th so that the City can determine if a quorum will be present.

Sincerely,

Patty Spence
City Clerk

Enclosures: TID #5 Notice of Public Hearing 9-12-2017
Joint Review Board Meeting Agenda 9-12-2017
Preliminary TID #5 Amendment #1 Boundary Map



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
(608) 592-3247
www.cityoflodi.us

August 22, 2017

Vern Gove
Chair, Columbia County Board
525 Evergreen Trail
Portage, WI 53901

Mr. Gove,

The purpose of this letter is to notify you that the City of Lodi is proposing to amend Tax Incremental Finance District No. 5. TID #5 is a Rehabilitation/Conservation District that was created in 2015 for the purposes of facilitating public and private improvements in Downtown Lodi. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. See attached preliminary map.

This is also the first year that the City is required to convene a Standing Joint Review Board to review annual reports for existing TIF districts (commonly referred to as ACT 257 requirements). Therefore, in addition to the proposed amendments to TID #5, the Joint Review Board for Lodi will also need to review the 2016 Annual Reports for TID #3, #4, and #5. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the City's Joint Review Board (JRB). Also note that in order to comply with Act 257, the City will be forming a Standing Joint Review Board whereby representatives will serve throughout the lives of all of the municipality's TIDs, pending any future reappointments.

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Sincerely,

Patty Spence
City Clerk

Enclosures: TID #5 Notice of Public Hearing 9-12-2017
Joint Review Board Meeting Agenda 9-12-2017
Preliminary TID #5 Amendment #1 Boundary Map



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
(608) 592-3247
www.cityoflodi.us

August 22, 2017

Dr. Jack E. Daniels III, President
Madison College, Rm. 148E
1701 Wright Street.
Madison, WI 53704

Dr. Daniels,

The purpose of this letter is to notify you that the City of Lodi is proposing to amend Tax Incremental Finance District No. 5. TID #5 is a Rehabilitation/Conservation District that was created in 2015 for the purposes of facilitating public and private improvements in Downtown Lodi. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. See attached preliminary map.

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Sincerely,

Patty Spence
City Clerk

Enclosures: TID #5 Notice of Public Hearing 9-12-2017
Joint Review Board Meeting Agenda 9-12-2017
Preliminary TID #5 Amendment #1 Boundary Map



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
(608) 592-3247
www.cityoflodi.us

August 22, 2017

Adam Steinberg
School Board President, School District of Lodi
115 School Street
Lodi, WI 53555

Mr. Steinberg,

The purpose of this letter is to notify you that the City of Lodi is proposing to amend Tax Incremental Finance District No. 5. TID #5 is a Rehabilitation/Conservation District that was created in 2015 for the purposes of facilitating public and private improvements in Downtown Lodi. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. See attached preliminary map.

This is also the first year that the City is required to convene a Standing Joint Review Board to review annual reports for existing TIF districts (commonly referred to as ACT 257 requirements). Therefore, in addition to the proposed amendments to TID #5, the Joint Review Board for Lodi will also need to review the 2016 Annual Reports for TID #3, #4, and #5. In order to comply with Wisconsin State Statute 66.1105, we respectfully request that you, or a designated appointee, serve on the City's Joint Review Board (JRB). Also note that in order to comply with Act 257, the City will be forming a Standing Joint Review Board whereby representatives will serve throughout the lives of all of the municipality's TIDs, pending any future reappointments.

The City has scheduled the first Joint Review Board meeting at 5:30 p.m. on Tuesday September 12, 2017 at City Hall, 130 S. Main Street in Lodi. Enclosed is a draft copy of the agenda for the Joint Review Board meeting. The initial JRB meeting will provide an opportunity to select the JRB public member, chair, review the 2016 TID Annual Reports, and to learn more about the proposed TID #5 amendments. A second JRB meeting will be scheduled for a future date to consider approval of TID #5 territory amendments after the public hearing is held and the matter is considered by the City Council. Please contact me, or have your appointed representative contact me at 608-592-0713, or pspence@wppienergy.org, to confirm attendance at our meeting on September 12th so that the City can determine if a quorum will be present.

Sincerely,

Patty Spence
City Clerk

Enclosures: TID #5 Notice of Public Hearing 9-12-2017
Joint Review Board Meeting Agenda 9-12-2017
Preliminary TID #5 Amendment #1 Boundary Map

City of Lodi

Notice of Public Hearing

PLEASE TAKE NOTICE that the City of Lodi Plan Commission will hold a public hearing on September 12, 2017 beginning at 6:30 p.m. in the Council Room at City Hall, 130 S. Main Street, Lodi, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Territory and Project Plan for existing Tax Incremental Finance District (TID) No. 5. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. Developer incentives, including cash grants or loan interest loans, are included as an eligible expenditure within the TID #5 Project Plan to facilitate economic development within the TIF District. Copies of the Project Plan amendment will be available upon request prior to the public hearing from the City Clerk. Questions should be directed to Andrew Bremer, City Zoning Administrator (608) 242-6005. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed territory and project plan amendment of TID #5.

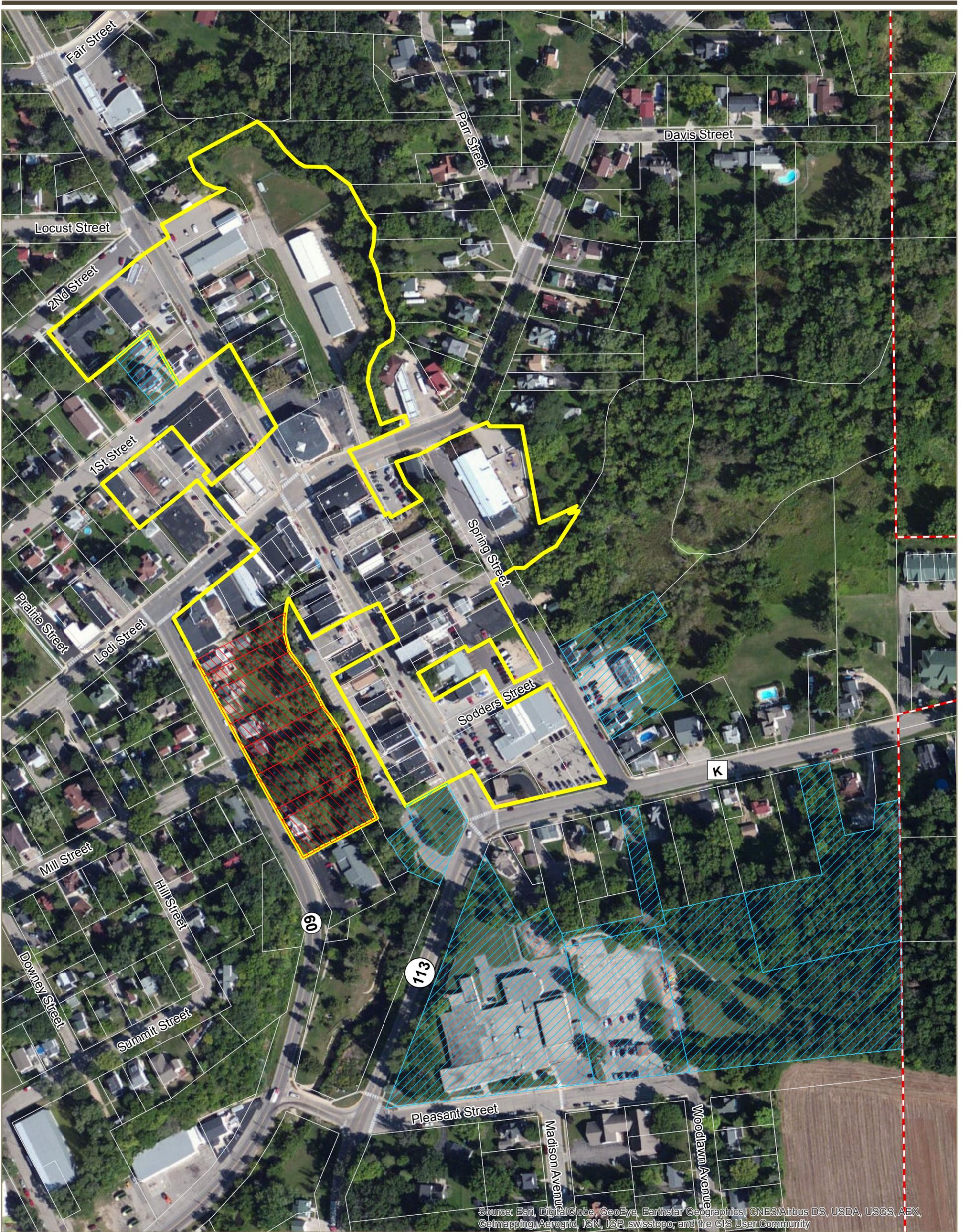
Patty Spence
City Clerk

For publication on August 24th, 2017 and August 31st, 2017

City of Lodi
Joint Review Board Agenda
September 12, 2017
5:30 p.m.
130 S. Main Street
Lodi, WI 53555

1. Call to Order
2. Roll Call
3. Approve Minutes of the June 23, 2015 Meeting
4. Consider the nominations and recommend the public/citizen member position on the Standing Joint Review Board for the City of Lodi.
5. Consider nominations and recommend the chairperson for the Standing Joint Review Board for the City of Lodi.
6. Discussion of the 2016 Annual Reports for TID #3, TID #4, and TID #5, presentation by MSA Professional Services.
7. Discussion of the Project Plan to amend the territory of TID #5, presentation by MSA Professional Services.
8. Discussion regarding future meeting date.
9. Adjourn

Publish: September 7, 2017



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

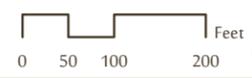
TID #5 BOUNDARY AMENDMENT

CITY OF LODI
COLUMBIA COUNTY, WI

LEGEND

-  Lodi City Limit
-  Proposed TID #5 Parcel Additions
-  TID#5
-  Proposed TID #5 Parcel Subtractions
-  Parcels

DATA SOURCES:
BASE DATA PROVIDED BY COLUMBIA COUNTY.
TID BOUNDARY PROVIDED BY MSA



APPENDIX E: LETTERS TO PROPERTY OWNERS



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
(608) 592-3247
www.cityoflodi.us

August 22, 2017

Dear Property Owner:

The City of Lodi has identified one or more properties you own (refer to the enclosed map) as being located within an area proposed to either be added or subtracted to the City's existing Tax Increment Finance (TIF) District No. 5. TID #5 is a Rehabilitation/Conservation District that was created in 2015 for the purposes of facilitating public and private improvements in Downtown Lodi. The City is proposing to add 10 parcels to the TID for the purposes of promoting future economic development of these sites. The City is also proposing to remove 8 residential parcels from the TID along Water Street.

You are invited to attend a public hearing, which will be held by the Plan Commission for the City of Lodi. The public hearing will be on September 12, 2017 beginning at 6:30 p.m. at City Hall, 130 S. Main Street. The purpose of the hearing will be to discuss the Project Plan for the proposed territory amendment of TID #5. Please find enclosed a copy of the Notice of Public Hearing, which will be published on August 24th and 31st. The Plan Commission meeting will include a presentation by our planning consultant on the draft Project Plan for TID #5 and general information on tax increment finance districts. Your presence at the public hearing is not required, though you are welcome to express your views or ask questions during the hearing.

Though some may consider a finding of "rehabilitation" discomfoting, please understand that it serves no other purpose than to enable a funding mechanism that can support City investment in the Downtown area. The City has found that there is enough property within the TIF District to qualify for the amendment of a rehabilitation and conservation TIF District under Wisconsin State Statute 66.1105. This finding does not imply that every parcel within the amended TIF District is in need of rehabilitation or conservation. In addition, this finding does not signal building code violations or enforcement any more than would be customary under the City's Code of Ordinances, and does not impact your property assessment values. Inclusion, or exclusion, of your property in TID #5 does not create a new or expanded tax on your property, your property will continue to be assessed and taxed according to the practices applied to all properties in the City. TID #5 allows the City to allocate 100% of the taxes from the growth in future property assessment values in the TIF District back into the TIF District to facilitate improvement projects within the Downtown area.

In short, TID #5 is an economic development tool that allows the City to allocate a greater share of future property tax payments directly back into the Downtown to facilitate more improvements than would be possible but for the TIF District. TID #5 has a 27 year life span and is scheduled to terminate on or before June 2, 2042.

If you have any questions regarding this correspondence, please do not hesitate to contact our City Planner, Andrew Bremer at 608-242-6605.

Sincerely,



Patty Spence
City Clerk

Enclosure: Copy of Notice of Public Hearing TID #5
Preliminary TID #5 Amendment #1 Boundary Map

Proposed Parcels to Add to TID #5			
TAX PARCEL	OWNER NAME	MAILING ADDRESS	SITE ADDRESS
2233288	LODI SCHOOL DISTRICT	115 SCHOOL STREET, LODI, WI, 53555-0000	
2233357	SCHAFFER, KELLY R; SCHAFFER, RUSSELL J	215 SPRING STREET, LODI, WI, 53555	215 SPRING ST
2233358	BUSHNELL FORD, INC	205 S MAIN ST, LODI, WI, 53555-0000	
2233359	ZIMMERMAN, EVELYN; ZIMMERMAN, JOHN; ZIMMERMAN, RICHARD J; ZIMMERMAN, ROBERT	205 SPRING STREET, LODI, WI, 53555-0000	
2233366	CITY OF LODI	130 S MAIN STREET, LODI, WI, 53555	
2233588	ZIEGLER, DAWN L; ZIEGLER, RANDAL P	108 FIRST STREET, LODI, WI, 53555-1207	108 FIRST ST
2233287	LODI SCHOOL DISTRICT	115 SCHOOL STREET, LODI, WI, 53555-0000	103 PLEASANT ST
2233294	CITY OF LODI	130 S MAIN STREET, LODI, WI, 53555	218 MAIN ST
2233289	CITY OF LODI	130 S MAIN STREET, LODI, WI, 53555	
2233290	LANE, BEAU J; LANE, JESSICA A	709 ELLIE RAE DRIVE, LODI, WI, 53555	
Proposed Parcels to Subtract to TID #5			
TAX PARCEL	OWNER NAME	MAILING ADDRESS	SITE ADDRESS
2233315	NOFSINGER, MELANY H; SADEK JR, WILL A	129 WATER STREET, LODI, WI, 53555-0000	129 WATER ST
2233316	MAIER, TONYA	125 WATER STREET, LODI, WI, 53555-0000	125 WATER ST
2233317	MEJIA, GUALBERTO B; MEJIA, MAUREEN A	5936 HOGAN RD, WAUNAKEE, WI, 53597-0000	121 WATER ST
2233318	READY, BONNIE S	115 WATER STREET, LODI, WI, 53555-0000	115 WATER ST
2233208	TANNER, RUTH R	152 UNION STREET, SUN PRAIRIE, WI, 53590	205 WATER ST
2233209	WOODLY, KYMTANA D	201 WATER ST, LODI, WI, 53555-0000	201 WATER ST
2233210	MEYER, CAROL J	110 MEADOW ST, LODI, WI, 53555-0000	211 WATER ST
2233168	LYSENKO, MICHAEL T	133 WATER STREET, LODI, WI, 53555-0000	133 WATER ST

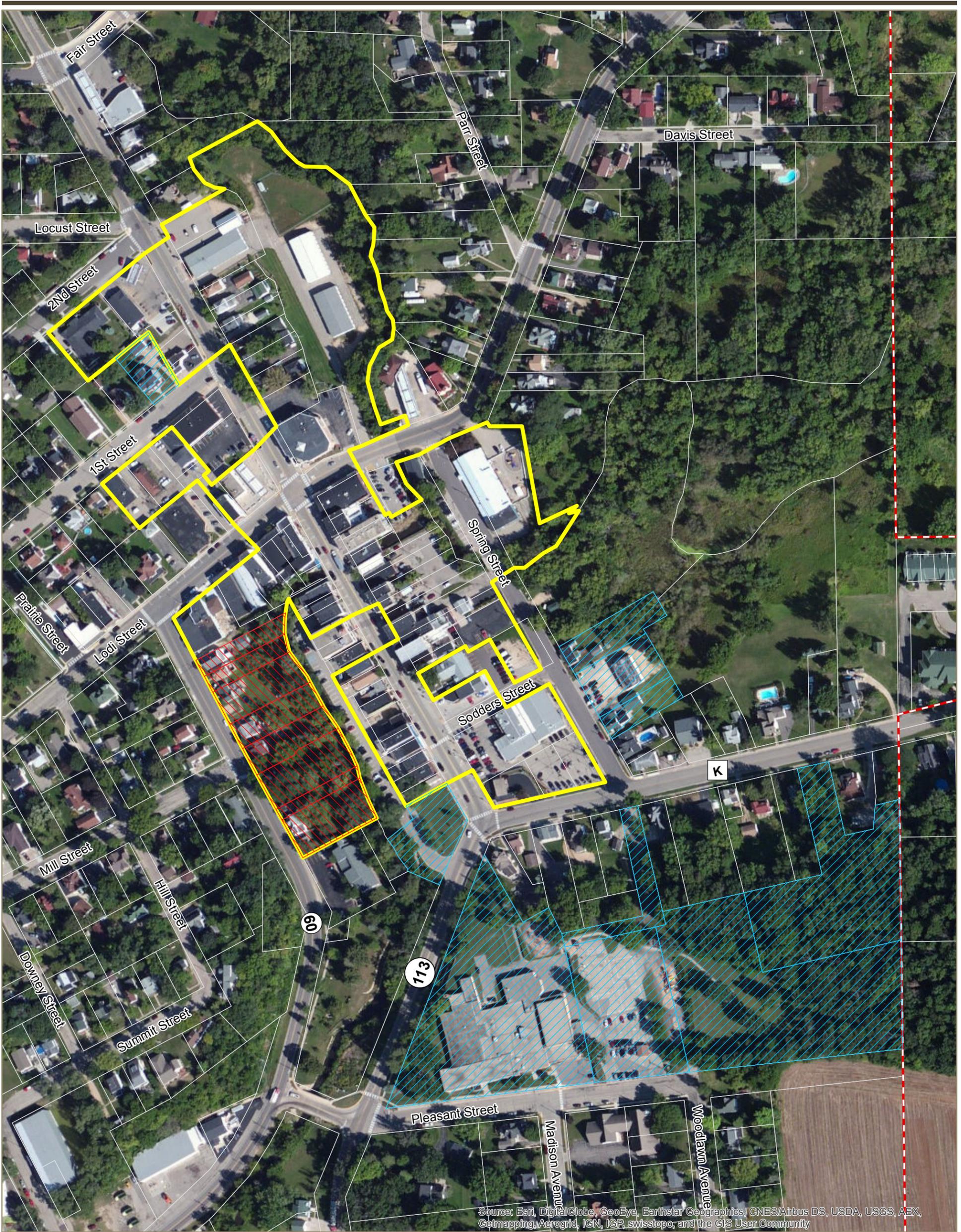
City of Lodi

Notice of Public Hearing

PLEASE TAKE NOTICE that the City of Lodi Plan Commission will hold a public hearing on September 12, 2017 beginning at 6:30 p.m. in the Council Room at City Hall, 130 S. Main Street, Lodi, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Territory and Project Plan for existing Tax Incremental Finance District (TID) No. 5. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. Developer incentives, including cash grants or loan interest loans, are included as an eligible expenditure within the TID #5 Project Plan to facilitate economic development within the TIF District. Copies of the Project Plan amendment will be available upon request prior to the public hearing from the City Clerk. Questions should be directed to Andrew Bremer, City Zoning Administrator (608) 242-6005. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed territory and project plan amendment of TID #5.

Patty Spence
City Clerk

For publication on August 24th, 2017 and August 31st, 2017



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

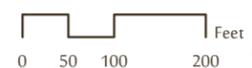
TID #5 BOUNDARY AMENDMENT

CITY OF LODI
COLUMBIA COUNTY, WI

LEGEND

-  Lodi City Limit
-  Proposed TID #5 Parcel Additions
-  TID#5
-  Proposed TID #5 Parcel Subtractions
-  Parcels

DATA SOURCES:
BASE DATA PROVIDED BY COLUMBIA COUNTY.
TID BOUNDARY PROVIDED BY MSA





APPENDIX F: AFFIDAVIT OF PUBLICATIONS

PROOF OF PUBLICATION

STATE OF WISCONSIN } SS
County of Columbia }

Melissa Feiler being duly sworn, both depose and say that he is the Advertising Manager of The Lodi Enterprise/Poynette Press, a newspaper published at the City of Lodi, in the County of Columbia, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

August 31, 2017

(Signed) Melissa Feiler

Subscribed and sworn before me this 15th day of September, 2017

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires: December 15, 2018

Number of Lines: 35 Number of Times: 1

Affidavit Fees: \$1.00
Printers Fees: \$16.22
Total: \$17.22

City of Lodi
Joint Review Board
Notice and Agenda
September 12, 2017
5:30 p.m.
130 S. Main Street
Lodi, WI 53555

1. Call to Order
2. Roll Call
3. Approve Minutes of the June 23, 2015 Meeting
4. Consider the nominations and recommend the public/citizen member position on the Standing Joint Review Board for the City of Lodi.
5. Consider nominations and recommend the chairperson for the Standing Joint Review Board for the City of Lodi.
6. Discussion of the 2016 Annual Reports for TID #3, TID #4, and TID #5, presentation by MSA Professional Services.
7. Discussion of the Project Plan to amend the territory of TID #5, presentation by MSA Professional Services.
8. Discussion regarding future meeting date.
9. Adjourn

**PUB. Lodi Enterprise/
Poynette Press;
August 31, 2017
WNAXLP**

MARY JO CURRIE
Notary Public
State of Wisconsin

PROOF OF PUBLICATION

STATE OF WISCONSIN } SS
County of Columbia }

Melissa Feiler being duly sworn, both depose and say that he is the Advertising Manager of The Lodi Enterprise/Poynette Press, a newspaper published at the City of Lodi, in the County of Columbia, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

August 24, 2017
August 31, 2017

(Signed) Melissa Feiler

Subscribed and sworn before me this 15th day of September, 2017

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires: December 15, 2018

Number of Lines: 49 Number of Times: 2

Affidavit Fees: \$1.00
Printers Fees: \$39.28
Total: \$40.28

363511 City of Lodi 9/12 Mtg 2017 TIF 5

**City of Lodi
Notice of
Public Hearing**
PLEASE TAKE NOTICE that the City of Lodi Plan Commission will hold a public hearing on September 12, 2017 beginning at 6:30 p.m. in the Council Room at City Hall, 130 S. Main Street, Lodi, Wisconsin. The purpose of the public hearing is to consider a proposal to amend the Territory and Project Plan for existing Tax Incremental Finance District (TID) No. 5. The purpose of the amendment is consider both subtracting existing properties and adding additional properties and eligible project expenditures to existing TID #5. Developer incentives, including cash grants or loan interest loans, are included as an eligible expenditure within the TID #5 Project Plan to facilitate economic development within the TIF District. Copies of the Project Plan amendment will be available upon request prior to the public hearing from the City Clerk. Questions should be directed to Andrew Bremer, City Zoning Administrator (608) 242-6005. At the public hearing, interested parties will be given a reasonable opportunity to express their views on the proposed territory and project plan amendment of TID #5.
Patty Spence
City Clerk
12 PUB. Lodi Enterprise/
Poynette Press;
August 24 & 31, 2017
WNAXLP

MARY JO CURRIE
Notary Public
State of Wisconsin

PROOF OF PUBLICATION

STATE OF WISCONSIN }
County of Columbia } SS

Melissa Feiler being duly sworn, both depose and say that he is the Advertising Manager of The Lodi Enterprise/Poynette Press, a newspaper published at the City of Lodi, in the County of Columbia, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

October 5, 2017

(Signed) Melissa Feiler

Subscribed and sworn before me this 5th day of October 2017

Mary Jo Currie
Notary Public, State of Wisconsin

My Commission expires: December 15, 2018

Number of Lines: 15 Number of Times: 1

Affidavit Fees: \$1.00
Printers Fees: \$6.95
Total: \$7.95

**City of Lodi
Joint Review
Board Agenda
October 10, 2017
5:30 p.m.
130 S. Main Street
Lodi, WI 53555**

1. Call to Order
2. Roll Call
3. Approve Minutes of the September 12, 2017 Meeting
4. Approval of a Resolution to adopt TID #5 Project Plan Amendment #1.
5. Adjourn

PUB. Lodi Enterprise/
Poynette Press;
October 5, 2017
WNAXLP

MARY JO CURRIE
Notary Public
State of Wisconsin

APPENDIX G: MEETING MINUTES

**Joint Review Board
Minutes of September 12, 2017**

1. Call to Order.

Andrew Bremer called the meeting to order at 5:30 p.m. at Lodi City Hall, 130 S. Main St., Lodi, WI.

2. Roll Call.

Present: Nancy Long (county rep.), Dan Bush (school district rep.), Sylvia Ramirez (Madison College rep.), Peter Tonn (Mayor's delegated rep.).

Also present: Andrew Bremer (City Zoning Administrator), Jim Ness (Mayor), Julie Ostrander (Director of Administration), Patty Spence (City Clerk), Rich Stevenson.

3. Approve the Minutes of the June 23, 2015 Meeting.

Motion by Tonn/Ramirez to approve the minutes. Motion carried.

4. Consider the Nominations and Recommend the Public/Citizen Member Position on the Standing Joint Review Board for the City of Lodi.

Motion by Long/Tonn to reappointment Rich Stevenson as public/citizen member. Motion carried.

5. Consider Nominations and Recommend the Chairperson for the Standing Joint Review Board for the City Of Lodi.

Motion by Bush/Ramirez to appoint Stevenson as chair. Motion carried.

6. Discussion of the 2016 Annual Reports for TID #3, TID #4, and TID #5, presentation by MSA Professional Services Session.

Joint Review Board (JRB) is required by statute to meet once a year to review Tax Incremental District (TID) annual reports. The City is required to file form PE-300 with the Department of Revenue (DOR). No formal motions are required at this JRB meeting. Lodi's Tax Incremental Financing (TIF) Districts (3, 4 and 5) are at 1.12% of the total equalized value of taxable property (per statute, the city can't exceed 12% of total equalized value). Bremer summarized the annual reports. Highlights of the reports include but not limited to:

TID 3

- Created in 2005 and has a mandatory termination date of 2032
- Amended in 2015 to add additional expenditures and to allocate excess tax increment to TID 4 and 5

- Has a base value of \$161,000; 2016 value of \$1,132,300; 2016 tax increment value of \$971,300; 2016 year end TID fund balance of (\$41,363)
- Projected that the TID should collect sufficient tax increment to retire the remaining decrement TIF Fund Balance by the end of year 2018
- Projected that beginning in 2019 the district should have annual excess revenue of approximately \$24,500 with a total amount of excess tax increment over the remaining life of the District of \$384,497

TID 4:

- Created in 2015 and has a mandatory termination date of 2042
- Has a base value of \$14,973,000; 2016 value of \$15,150,200; 2016 tax increment value of \$177,200; 2016 year end TID fund balance of (\$179,203)
- Projected the TID should collect sufficient tax increment to retire the remaining decrement TIF Fund Balance by the end of year 2031
- The District is eligible to collect tax increment starting in year 2017
- Projected total tax increment from 2017-2043 is \$2,156,615
- Projected to close (2043) with a fund balance of \$1,046,993
- Projected total tax increment collected over the remaining life of the District is \$4,699,822

TID 5:

- Created in 2015 and a mandatory termination date of 2042
- Has a base value of \$12,795,300; 2016 current value of \$12,509,600; 2016 tax increment value of (\$285,700); 2016 year end fund balance of (\$33,780)
- The District is eligible to collect tax increment starting in year 2017; however due to a negative tax increment value in 2016 no tax increment will be collected until 2018
- Projected total tax increment from 2017-2043 is \$569,089
- Projected to close (2043) with a fund balance of \$519,806
- Projected total tax increment collected over the remaining life of the District is \$1,890,835
- Projected to close (2043) with a fund balance of \$132,023
- Projected the TID should collect sufficient tax increment to retire the remaining decrement TIF Fund Balance by the end of year 2021

7. Discussion of the Project Plan to Amend the Territory of TID #5, Presentation by MSA Professional Services.

No formal action will be taken on the Project Plan to Amend the Territory of TID #5 at this time. This is for informational purposes and to ask/answer questions. A future meeting will be scheduled following action by council. Highlights of the TID 5 Project Plan Amendment include but not limited to:

Territory and Project Plan Amendment #1 for TIF District No. 5:

- Purpose of the amendment is to add 10 parcels to the District and to subtract 8 parcels from the District.
- The existing primary school located at the corner of Pleasant and Corner Street will close in 2018. This property will be added to the District to provide TIF financing as an economic development incentive to aid in redeveloping the property.
- Properties on Water Street will be subtracted from the District due to properties being in the floodplain and projected that redevelopment of these properties in the future was unlikely.
- Projected to realize \$11,923,604 in new value over its anticipated 27-year life.

8. Discussion Regarding Future Meeting Date.

A future meeting will be scheduled sometime between the end of September 2017 and the beginning of October 2017. The specific date and time is to be determined. Statute requires a meeting within 45 days of council action on the TID 5 amendment. Class one notice within 5 days of the JRB meeting is also required.

9. Adjourn.

Motion by Ramirez/Bush to adjourn. Motion carried. Adjourned at 6:20 p.m.

Minutes by Patty Spence, Clerk

City of Lodi Plan Commission Meeting
Minutes of September 12, 2017
(these minutes have not been approved and are subject to change)

1. Call to Order. Chair Stevenson called the meeting to order at 6:30 p.m. at City Hall, 130 S. Main St., Lodi, WI.

2. Roll Call.

Commission members present: Rich Stevenson, Jim Ness, Ken Detmer, Molly Cabaj.

Excused: Beau Lane, Ted Lee, Jennie Larson.

Staff present: Andrew Bremer, Zoning Administrator

3. The Pledge of Allegiance was recited.

4. Public Input. None.

5. Public Hearing on Conditional Use Permit for sign for Perry Barrette DDS.

No public input. The public hearing was closed at 6:35 p.m.

6. Public Hearing on Territory and Project Plan Amendment for TIF 5.

Bremer provided an overview of the project plan amendment. Highlights include but not limited to:

- The purpose of the amendment is to add and subtract properties from the TID 5 District (add 10, subtract 8).
- The existing primary school located at the corner of Pleasant and Corner Street will be closing and the property will be added to provide TIF financing as an economic development incentive to aid in redeveloping the property. Projected to be multi-family. Potential for a 6 million dollar increase to the District.
- Properties on Water Street will be subtracted from the District due to properties being in the floodplain and future redevelopment of these properties is unlikely.
- Per state statute, a TID may be amended up to 4 times.

Detmer spoke against the removal of the properties on Water Street due to the possibility of future development of the land.

Public input:

Mike Bilkey: Asked if there are inconsistencies in the Future Land Use and Zoning maps. “Does the color green on the map imply park space?” Bremer explained that the maps are based on the City of Lodi Comprehensive Land Use Plan that was adopted in 2009. Future Land Use maps are required to be updated every 10 years.

Adele Van Ness: Asked for clarification regarding parcel 324 on the Condition of Property map. “It’s neither green nor blue and it’s not in need of rehabilitation. I would like to know why it was

added.” Bremer explained that it was added due to site/typography challenges. Van Ness also asked if there will be changes to the zoning map. Bremer indicated that zoning changes are likely to happen when development occurs. Van Ness expressed appreciation for the “red dots” on the Project Locations map (which indicates Park Improvements).

Peter Ziegler: Inquired as to why Parcel 23 was added to the TID. Bremer explained that while there are currently no discussions regarding a potential Kwik Trip expansion—the Economic Development Committee recommended adding in the parcel adjacent to Kwik Trip as it may be needed for future expansion. Ziegler asked if being in the TID impacts a properties tax assessment? Bremer advised that it does not. Ziegler asked if being in the TID restricts a future sale of the property? Bremer advised that it does not. Bremer gave the opinion that being in the TID may improve the marketability of a property.

Public hearing was closed at 7:10 p.m.

7. Business Items:

7.I. Approve the minutes of the 8/8/17 Plan Commission meeting.

Motion by Ness/Detmer to approve the minutes of the 8/8/17 Plan Commission meeting. Motion carried.

7.II. Conditional Use Permit (CUP) for sign for Dental Office (Barrette).

Motion by Detmer/Ness to recommend to council the CUP for a sign for Parry Barrette DDS Family Dental as presented. Motion carried.

The property is zoned residential. It was discussed that if the property had been zoned commercial rather than residential, a CUP would not have been required. Sign size is restricted to 6 square feet in residential zoning districts and this application is for a 9 square foot sign. Therefore a CUP was required per City ordinance.

7.III. Resolution PC 17-1 - Approving Territory and Project Plan Amendment No. 1 of TIF 5.

Motion by Ness/Detmer to approve Resolution PC 17-1.

Discussion regarding including all of existing Parcel 325 shown on prior approved plat of survey, dated April 17th 2014, as Outlot Parcel 23 included in Parcel B, in TID #5. Bremer noted that the Columbia County GIS parcel data does not yet reflect a prior approved plat of survey for Parcels 324 and 325 submitted by property owner, described as Parcel A and Parcel B on the plat of survey. Parcel 325 is part of Parcel B based on the plat of survey.

Motion by Stenson/Cabaj to amend Resolution PC 17-1 to recommend including all of existing Parcel 325, shown on the plat as Outlot Parcel 23 Parcel B on prior approved plat of survey. Motion carried on a roll call vote of 4-yes, 0-no.

Further discussion related to the pros and cons of removing the Water Street properties from the District. Discussion included: (1) The properties have the potential of pulling down the value of the District; (2) The building envelope on the properties is not very deep unless you are able to get FEMA flood map amendments; and (3) there may be potential for future development.

8. Motion to Adjourn.

Motion by Ness/Stevenson to adjourn. Motion carried. Meeting adjourned at 7:25 p.m.

Minutes by Patty Spence, Clerk

Common Council Meeting
Minutes of September 19, 2017

1. **Call to Order and Roll Call.** Mayor Ness called the meeting to order at 7:00 p.m. in Council Chambers at City Hall, 130 South Main St., Lodi WI. Present: Alders Tonn, Miller, Stevenson and Hansen. Excused: Alders Welch and Groves Lloyd. A quorum was present.

2. **The Pledge of Allegiance.** Recited.

3. **Public Input.** Alan Adler discussed his observation of several people hunting on city-owned land. The land is located near Hwy J and V between the dump and the airport. He has observed people entering the city property from Richards Road. Adler hunts on private property to the east of the city land. Adler requested no trespassing/no hunting signs be posted on the city land and asked for police enforcement. Mayor Ness will discuss with city staff and follow-up with Adler. Additionally, Ness suggested Adler discuss the issue with Town Chair Tom Marx.

4. **Business Items.**

4.a. **Consent Agenda:**

4.a.1. **Approve the minutes of the September 5, 2017 Common Council meeting.** Motion by Stevenson/Hanson to approve the 9-5-17 minutes. Motion carried.

4.a.2. **Resolution 17-77 Appointing A Member to the Police Facility Special Committee.** Motion by Stevenson/Hanson to approve Resolution 17-77. Motion carried.

4.b. **Resolution 17-78 Approving a Conditional Use Permit for a sign for Perry Barrette DDS Family Dentistry.** Motion by Stevenson/Miller to approve Resolution 17-78. Motion carried on a roll call vote: 4-ayes, 0-nayes.

Plan Commission has made a recommendation for approval. The applicant's dental office is located in a residential zoning district. Signs in residential districts are limited in size to 6 sq. ft. Applicant is requesting to erect a sign that is 9 sq. ft. in size; therefore, a conditional use permit is required.

4.c. **Resolution 17-76 Approving a Contract with Columbia County Solid Waste to Provide Refuse and Recycling Collection Services.** Motion by Stevenson/Hansen to approve Resolution 17-76. Motion carried on a roll call vote: Tonn-aye, Miller-aye, Stevenson-aye, Hansen-aye.

This went through the RFP process. The Public Works Committee reviewed and recommended awarding the contract to Columbia County.

4.d. **Resolution 17-79 Approving a Territory and Project Plan Amendment No. 1 of TIF No. 5 (Amendment).** Motion by Stevenson/Tonn to approve Resolution 17-79 as recommended by the Plan Commission and to include Parcel 325 in the Amendment. Motion carried on a roll call vote: Miller-aye, Stevenson-aye, Hansen-aye, Tonn-aye.

The city's zoning administrator, Andrew Bremer, provided council with an overview of the Amendment including but not limited to:

- The purpose of the Amendment is to add 10 additional properties and to subtract 8 properties in order to promote future economic development, rehabilitation or conservation activities.
- The Primary driver of the Amendment is the closing of the primary school in 2018.
- The Amendment includes the addition of properties adjacent to the car dealership and to Kwik Trip.
- Properties on Water Street will be removed due to floodplain constraints and decrease in values.
- Joint review board held their organizational meeting and will meet again to consider final approval.
- A public hearing was held at Plan Commission. Comments received during public input include: (1) questions regarding how current zoning maps may change with potential future development; and (2) questions from owner of Parcel 23 related to how their taxes, assessment and marketability of their property may be impacted.

4.e. **Convene to Closed Session.** Motion by Miller/Stevenson to convene to Closed Session pursuant to WI Stat. 19.85(1)(e) related to a developer's agreement. Motion carried. Closed Session began at 7:20 p.m. and included Mayor Ness, Alders Tonn, Miller, Stevenson and Hansen, Andrew Bremer (Zoning Administrator) and Julie Ostrander (City Administrator).

4.f. **Reconvene to Open Session.** Motion by Miller/Stevenson to reconvene to Open Session. Motion carried. Reconvened to Open Session at 7:50 p.m.

4.g. **Discussion and possible action on item(s) discussed in Closed Session.**

4.g.1. **Resolution 17-72 Approving a Developer's Performance Agreement with Lodi Industrial Properties LLC.** Motion by Stevenson/Tonn to approve Resolution 17-72. Motion carried on a roll call vote: Stevenson-aye, Hansen-aye, Tonn-aye, Miller-aye. Tonn: This will be a good addition to the tax base.

5. **Adjourn.** Motion by Hansen/Miller to adjourn. Motion carried. Meeting adjourned at 755 p.m.

Minutes by Patty Spence, Clerk

**Joint Review Board
Minutes of October 10, 2017**

1. Call to Order.

Chair, Rich Stevenson, called the meeting to order at 5:30 p.m. at Lodi City Hall, 130 S. Main St., Lodi, WI.

2. Roll Call.

Present: Rich Stevenson (Chair), Nancy Long (county rep.), Dan Bush (school district rep.), Sylvia Ramirez (Madison College rep.), Peter Tonn (Mayor's delegated rep.).

Also present: Andrew Bremer (City Zoning Administrator), Jim Ness (Mayor), Julie Ostrander (Director of Administration), Patty Spence (City Clerk).

3. Approve the Minutes of the September 12, 2017 Meeting.

Motion by Bush and seconded by Ramirez to approve the 9-12-17 JRB minutes. Motion carried.

4. Approval of a Resolution to Adopt TID #5 Project Plan Amendment #1.

Motion by Ramirez and seconded by Long to approve Resolution 17-01 Approving Territory and Project Plan Amendment #1 of Tax Incremental Finance District No. 5 City Of Lodi, Wisconsin. Motion carried on a roll call vote: 5-ayes, 0-nays.

Discussion included but not limited to:

- Plan Commission recommended and Council approved adding one additional parcel to the TID 5 amendment. The additional parcel is parcel 325. It serves as the driveway access to parcel 324. With the addition of parcel 325, a total of 11 parcels have been added.
- The primary school was added with anticipation of the school district selling the property and the city wanting to provide an economic tool to redevelop the property.
- Other additional parcels include parcels adjacent to certain business in the city that may look to expand in the future.
- Property owner of parcel 23 had attended the 9-12-17 public hearing and asked questions related to the impact of said parcel being in the TID. Property owner was satisfied with the answers to his questions.
- Properties on Water Street were subtracted due to the unlikelihood of redeveloped due to floodplain constraints.
- TID can be amended again in in the future. This is the first of 4 allowed amendments.

5. Adjourn.

Motion by Tonn and seconded by Bush to adjourn. Motion carried. Adjourned at 5:41 p.m.

Minutes by Patty Spence, Clerk

APPENDIX H: RESOLUTIONS

RESOLUTION PC 17-1

**CITY OF LODI PLANNING COMMISSION
RESOLUTION APPROVING TERRITORY AND PROJECT PLAN AMENDMENT #1
OF TAX INCREMENTAL FINANCE DISTRICT NO. 5
CITY OF LODI, WISCONSIN**

WHEREAS, the City of Lodi desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the designated area; and

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Lodi, Columbia County, Wisconsin has held a public hearing on the proposed Amendment #1 to the Project Plan and Territory of Tax Incremental Finance District No. 5 (herein "Project Plan" and "District") on September 12th, 2017; and

WHEREAS, after notice as required by law, and prior to the vote on this Resolution, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan; and

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of the Lodi School District, Madison Area Technical College, and Columbia County; and

WHEREAS, at least 15 days prior to the date said public hearing, owners of property identified as rehabilitation/conservation in the amended area of the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination; and

WHEREAS, the Project Plan, which is attached to this Resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing the boundary, existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the project;
- I. Contains a statement indicating how creation of the District promotes the development of the City.

WHEREAS, the Planning Commission makes the following findings:

- A. The name of the District is Tax Increment Finance District #5, a rehabilitation and conservation district; and
- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2017; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- G. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- H. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- I. The Project Plan for the District is feasible;
- J. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- K. The Planning Commission finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 5.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lodi, Columbia County, Wisconsin hereby approves and adopts the Amendment #1 Project Plan for Tax Incremental Finance District No. 5, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Planning Commission does recommend the Project Plan for adoption by the City Council for the City of Lodi, Columbia County, Wisconsin.

Dated this 12th day of September 2017.

OFFERED BY:

Rich Stevenson
Commission Member

SECONDED BY:

Molly Cabaj
Commission Member

APPROVED BY:


Plan Commission Chair

ATTESTED:


City Clerk

Voted Yes: 4

Voted No: 0

RESOLUTION 17-79

CITY OF LODI CITY COUNCIL RESOLUTION APPROVING TERRITORY AND PROJECT PLAN AMENDMENT #1 OF TAX INCREMENTAL FINANCE DISTRICT NO. 5 CITY OF LODI, WISCONSIN

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Planning Commission, City of Lodi, Columbia County, Wisconsin has held a public hearing on September 12th 2017 on the proposed Territory and Project Plan Amendment #1 of Tax Incremental Finance District No. 5 (herein "District"), and the proposed boundaries thereof, and on the proposed Project Plan for the Tax Incremental Finance District No. 5 (herein "Project Plan"); and

WHEREAS, pursuant to said statutory section, the City of Lodi (herein "City") has taken the following steps in order to implement the Project Plan. To wit:

- A. After notice as required by law, the Planning Commission held a hearing at which interested parties were afforded a reasonable opportunity to express their views on the Project Plan;
- B. Following said hearing, the Planning Commission adopted the Project Plan, subject to the approval of the City Council;
- C. Prior to the publication of notice of said hearing, a copy of the notice was sent by first-class mail to the chief executive officer or administrator of the Lodi School District, Madison Area Technical College, and Columbia County;
- D. At least 15 days prior to the date of said public hearing, owners of property identified for inclusion or removal in the District received by first class mail a copy of the notice of public hearing and notification of the rehabilitation/conservation determination.

WHEREAS, the City of Lodi desires to promote development, conservation, infrastructure improvements, and broaden the property tax base in the District; and

WHEREAS, the Project Plan, which is attached to this resolution and incorporated herein by reference, meets all of the following requirements of sec. 66.1105, Wisconsin Statutes, to wit:

- A. Includes a statement listing the kind, number and location of all proposed public works and improvements within such District;
- B. Contains an economic feasibility study;
- C. Contains a detailed list of estimated project costs;
- D. Contains a description of the methods of financing, all estimated project costs, and the time when such costs or monetary obligations related thereto are to be incurred;
- E. Includes maps showing existing land use, zoning, future land use, and proposed improvements of real property in such District;
- F. Includes proposed changes, if any, in zoning ordinances, master plan, map, building codes, and City ordinances;
- G. Contains a list of estimated non-project costs;
- H. Contains a statement of the proposed method for the relocation, if any, of persons to be displaced by the projects;

- I. Contains a statement indicating how amendment of the District promotes the development of the City;
- J. Includes an opinion of the City attorney advising that the Project Plan is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the City Council makes the following findings:

- A. The name of the District is Tax Increment Finance District #5, a rehabilitation and conservation district; and
- B. The boundaries of the amended District are described in the attached Project Plan that is incorporated by reference, and such boundaries are contiguous and of sufficient definiteness to identify with ordinary and reasonable certainty the territory included therein. The boundary of the area proposed for inclusion to the District is contiguous with the original District boundary. Boundaries include only those whole units of property that are assessed for general tax purposes. The boundaries of the District do not include annexed territory that was not within the boundaries of the City within the last three years; and
- C. The amendment date of the District for purposes of allocating tax increment for the territory to be added to the District is January 1, 2017 and the value of the removed parcels (at the time they were added to the TID) will be subtracted from the base value; and
- D. Not less than 50%, by area, of the real property within the District is determined as in need of rehabilitation or conservation; and
- E. Not more than 25% by area, of the District is considered vacant under sec. 66.1105(4)(gm)(1), Wisconsin Statutes; and
- F. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the District, or to directly serve to rehabilitate or conserve the area;
- G. The project costs directly serve to promote development consistent with the purposes for which the District is created;
- H. The equalized value of the taxable property in the amended District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City;
- I. The Project Plan for the District is feasible;
- J. The Project Plan is in conformity with any land use, comprehensive or master plans of the City.
- K. The City Council finds that the projects and development described in the Project Plan would not occur without the amendment of Tax Incremental Finance District No. 5.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi, Columbia County, Wisconsin hereby approves and adopts the Amendment #1 Project Plan for Tax Incremental Finance District No. 5, said Project Plan being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council does recommend the Project Plan for adoption by the Joint Review Board for the City of Lodi, Columbia County, Wisconsin.

Dated this 19th day of September 2017.

OFFERED BY:

Rich Stevenson
Council Member

APPROVED BY:

James W. Ness
Mayor JAMES W. NESS

SECONDED BY:

Eric Hansen
Council Member

ATTESTED:

Patty Spence
City Clerk PATY SPENCE

Voted: 4-ayes, 0-nayes.

**JOINT REVIEW BOARD
RESOLUTION 17-01
APPROVING TERRITORY AND PROJECT PLAN AMENDMENT #1
OF TAX INCREMENTAL FINANCE DISTRICT NO. 5
CITY OF LODI, WISCONSIN**

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Joint Review Board (herein "Board") called by the Common Council of the City of Lodi, Columbia County, Wisconsin, has met and reviewed the public record, planning documents, and resolution for the Territory and Project Plan Amendment #1 to existing Tax Incremental Finance District No. 5 (herein "Project Plan") heretofore adopted by the Common Council of the City of Lodi, Columbia County, Wisconsin; and

WHEREAS, the Board has been appointed and has met according to the regulations provided in Section 66.1105, Wisconsin Statutes; and

WHEREAS, the Board has reviewed the Project Plan and all related documents; and

WHEREAS, the Board has reviewed the applicable statutory criteria upon which it must base its decision to approve or deny the amendment of Tax Incremental Finance District No. 5 (herein "District"), as specified in sec. 66.1105, Wisconsin Statutes, to wit:

- A. Whether the development/improvements expected within the amended District would occur without the use of tax increment financing.
- B. Whether the economic benefits of the amended District as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements.
- C. Whether the benefits of the amended District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

WHEREAS the Joint Review Board finds that the development described in the Project Plan would not occur without the amendment of the District, that the economic benefits of the amended District will compensate for the cost of the improvements, and the benefits outweigh the taxes that residents of overlying districts are expected to pay.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board hereby approves the Project Plan and the Resolution of the Common Council of the City of Lodi, Columbia County, Wisconsin approving and adopting the same.

Dated this 10th day of October, 2017.

OFFERED BY:


Joint Review Board Member

SECONDED BY:


Joint Review Board Member

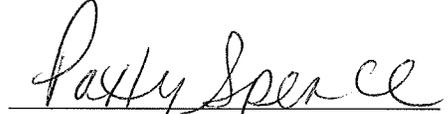
Voted Yes 5

Vote No 0

APPROVED:


Richard Stevenson, JRB Chair

ATTESTED:


Patty Spence, City Clerk

APPENDIX I: JOINT REVIEW BOARD LETTER OF APPROVAL

October 10, 2017

Common Council
City of Lodi
130 S. Main Street
Lodi, WI 53555

Re: Lodi TID #5, Amendment #1, Project Plan Approval

To the Common Council:

This is to notify you that the Joint Review Board (JRB) for the Tax Incremental Finance (TIF) District #5 met on October 1, 2017. The JRB met for the purpose of reviewing the proposed Project Plan and resolution to amend TID #5 and to consider its adoption. After discussion and review of its impact on the taxing jurisdictions involved, the JRB voted to approve amendment of TID #5 as presented.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Stevenson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Stevenson, City of Lodi Joint Review Board Chair

cc: Patty Spence, City Clerk
Andrew Bremer, MSA Professional Services, Inc.

APPENDIX J: LEGAL OPINION

October 25, 2017

James Ness, Mayor
City of Lodi
130 S. Main St.
Lodi, WI 53555

RE: Legal Opinion for Territory and Project Plan Amendment #1,
Tax Increment District #5

Mayor Ness:

This letter is to provide an opinion regarding the Territory and Project Plan Amendment #1 of Tax Increment Finance district (TID) #5 prepared by MSA Professional Services, Inc. I provide this opinion in accordance with Wisconsin Statute Section 66.1105(4)(f).

Based upon my review of the Project Plan, it is my opinion the Project Plan is complete and complies with the requirements of Wisconsin Statutes Section 66.1105.

If you need any further information or want to discuss the matter further, please feel free to contact me.

Very truly yours,

BOARDMAN & CLARK LLP


Paul A. Johnson
PAJ/ss

cc: Patty Spence, City Clerk
Andrew Bremer, MSA Professional Services, Inc.

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