

May 11, 20223

PROJECT PLAN

# City of La Crosse, Wisconsin

## Tax Incremental District No. 21



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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	May 30, 2023
Public Hearing Held:	May 30, 2023
Approval by Plan Commission:	May 30, 2023
Adoption by Common Council:	July 13, 2023
Approval by the Joint Review Board:	August 7, 2023

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# **SECTION 1:**

## **Executive Summary**

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### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 21 (the “District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 2.00 acres. The District will be created to assist with the potential rehabilitation of the Lincoln Middle School, which is presently owned and operated by the La Crosse School District. The school will be decommissioned by the School District following the end of the 2022/2023 school year. The City’s goal is to preserve tax increment financing as a tool for both the rehabilitation of the school for other purposes and/or redevelopment of the site as a whole. Additionally, the City seeks to protect the character of the surrounding residential neighborhood and its associated tax base.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$4,350,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”).

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$11,000,000 will result from implementation of the Project Plan. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.

### **SUMMARY OF FINDINGS**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

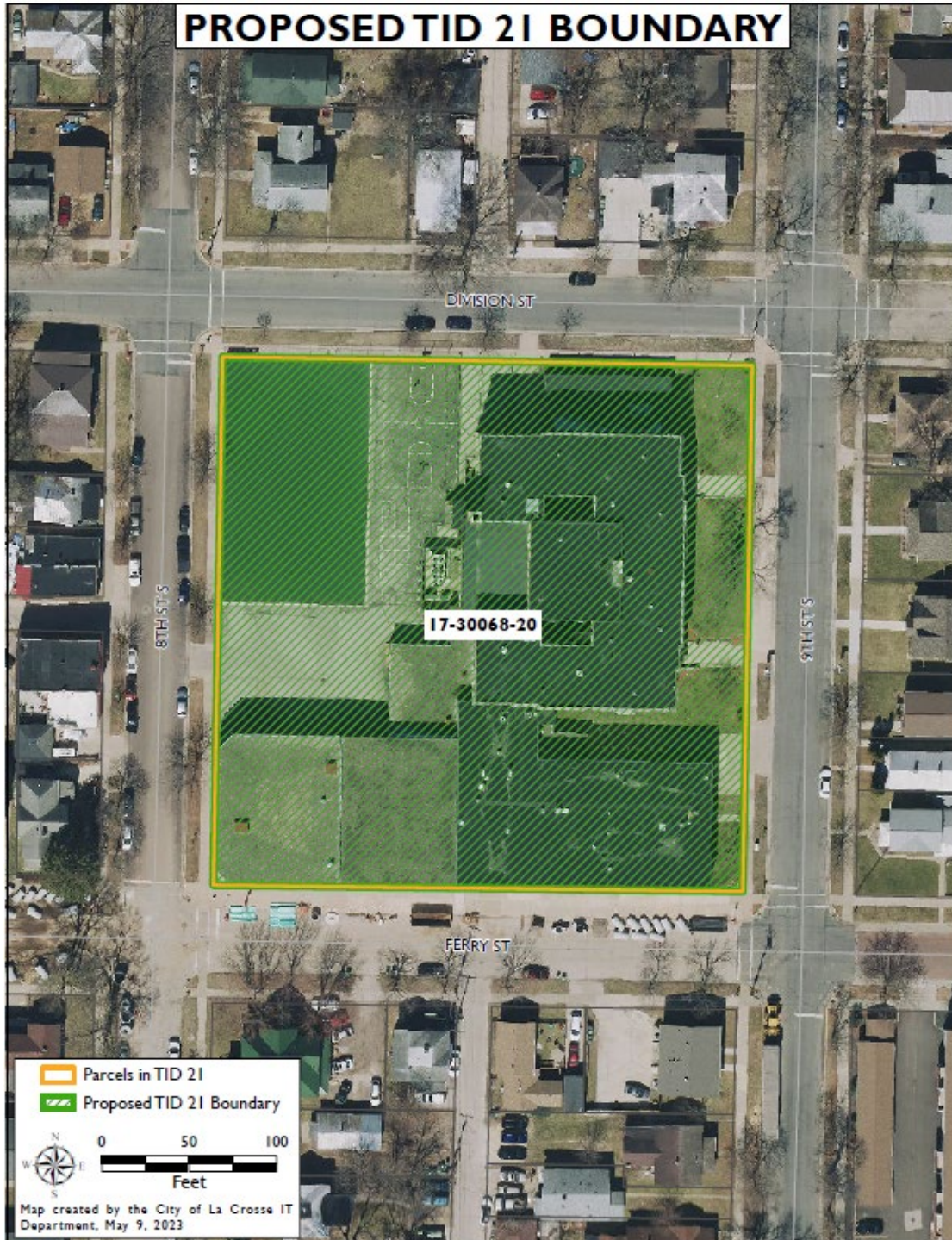
1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to rehabilitate the property and to allow for any additional development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

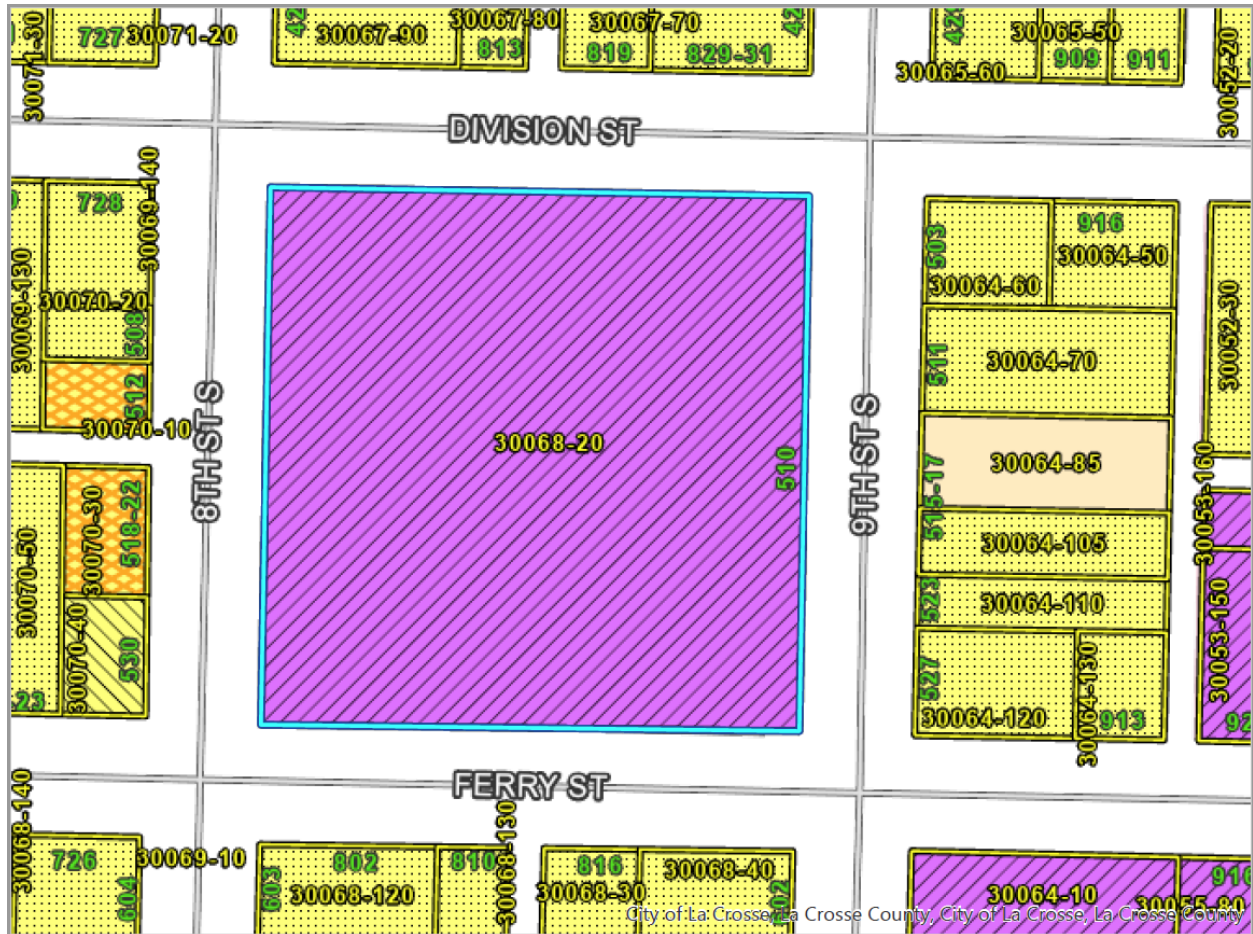
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

## SECTION 2: Preliminary Map of Proposed District Boundary

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## SECTION 3: Map Showing Existing Uses and Conditions



The property is presently entirely used as an Middle school. The parcel is zoned “Public and Semi Public,” and all surrounding property is zoned for residential use.



## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$537,299,600. This value is less than the maximum \$615,753,456 in equalized value that is permitted for the City.

<b>City of La Crosse, Wisconsin</b>	
<b>Tax Increment District # 21</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	7/13/2023
	Valuation Data Currently Available 2022
Total EV (TID In)	5,131,278,800
12% Test	615,753,456
Increment of Existing TIDs	
Total Existing Increment	<u>537,299,600</u>
Projected Base of New or Amended District	0
Less Value of Any Underlying TID Parcels	0 <span style="color: red;">▲</span>
Total Value Subject to 12% Test	<u><u>537,299,600</u></u>
Compliance	<b>PASS</b>



## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Property, Right-of-Way and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

#### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

#### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

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

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

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

### **Contribution to Redevelopment Authority RDA**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

*All costs set out in Section 8 of this plan are eligible within ½ mile of the District's boundaries.*

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

#### **Administrative Costs**

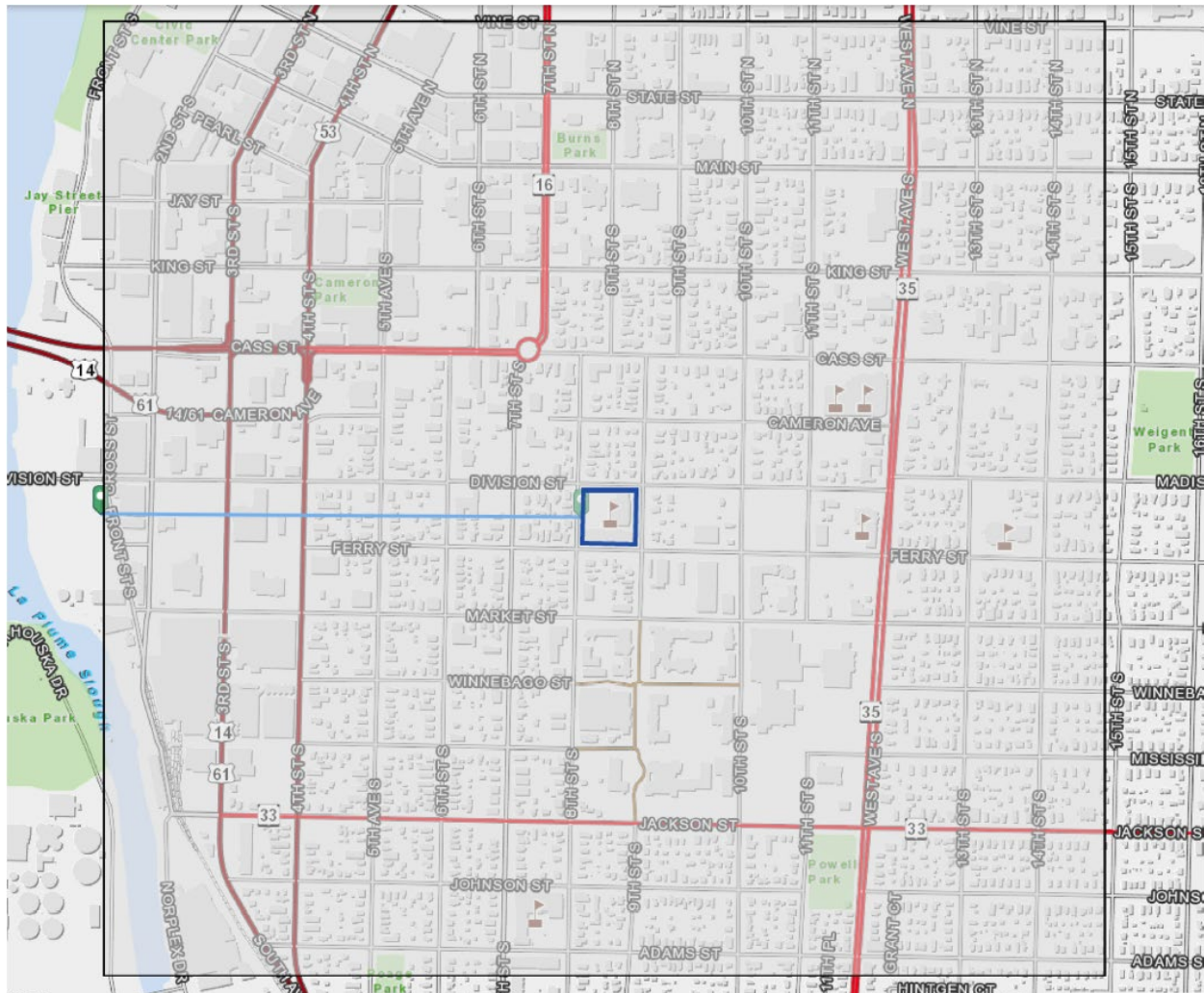
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## SECTION 7: Map Showing Proposed Improvements and Uses

As a single parcel tax increment district, all projects will occur in a single location, unless within the ½ mile area, which would generally only include improvements within the surrounding right-of-way.



Boxed shaded area represents ½ mile project area



## SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin					
Tax Increment District # 21					
Estimated Project List					
Project ID	Project Name/Type	Phase I 2024	Phase II 2025	Phase III Ongoing	Total (Note 1)
1	Property Acquisition	750,000			750,000
2	Demolition	400,000			400,000
3	Site Preparation Activities		400,000		400,000
4	Development Incentives			2,000,000	2,000,000
5	Utility Improvements		500,000		500,000
6	Administration			300,000	300,000
7					0
8					0
9					0
10					0
Total Projects		<u>1,150,000</u>	<u>900,000</u>	<u>2,300,000</u>	<u>4,350,000</u>
Notes:					
Note 1 Project costs are estimates and are subject to modification					
Note 2 Any dollars not allocated to demolition may be directed towards Development Incentives					
Note 3 All projects are eligible outside the boundaries, but within 1/2 mile of the District					

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

#### **Key Assumptions**

Project Costs the City plans to make are expected to create \$11 million in incremental value by 2031. Estimated valuations and timing for construction of the Projects are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$23.38 per thousand of equalized value, and no economic appreciation or depreciation, the Projects would generate \$6,195,304 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

**Table 1 - Development Assumptions**

**City of La Crosse, Wisconsin**  
**Tax Increment District # 21**  
**Development Assumptions**

Construction Year		Actual	School Site	Construction Year	
1	2023			2023	1
2	2024		6,000,000	2024	2
3	2025			2025	3
4	2026			2026	4
5	2027		3,000,000	2027	5
6	2028			2028	6
7	2029			2029	7
8	2030		2,000,000	2030	8
9	2031			2031	9
10	2032			2032	10
11	2033			2033	11
12	2034			2034	12
13	2035			2035	13
14	2036			2036	14
15	2037			2037	15
16	2038			2038	16
17	2039			2039	17
18	2040			2040	18
19	2041			2041	19
20	2042			2042	20
21	2043			2043	21
22	2044			2044	22
23	2045			2045	23
24	2046			2046	24
25	2047			2047	25
26	2048			2048	26
27	2049			2049	27
Totals		0	<u>11,000,000</u>		

**Notes:**

*Values include the transition from public (non-taxable) to private (taxable) ownership of the property*

## Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin										
Tax Increment District # 21										
Tax Increment Projection Worksheet										
Type of District	Rehabilitation				Base Value	0				
District Creation Date	July 13, 2023				Appreciation Factor	0.00%		Apply to Base Value		
Valuation Date	Jan 1,		2023		Base Tax Rate	\$23.38				
Max Life (Years)	27				Rate Adjustment Factor					
Expenditure Period/Termination	22		7/13/2045							
Revenue Periods/Final Year	27		2051							
Extension Eligibility/Years	Yes		3		Tax Exempt Discount Rate	4.25%				
Eligible Recipient District	Yes				Taxable Discount Rate	5.75%				

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue		Tax Rate	Tax Increment	Tax Exempt NPV	
	Year	Value Added				Year	Year			Calculation	Calculation
1	2023	0	2024	0	0	2025	\$23.38	0	0	0	
2	2024	6,000,000	2025	0	6,000,000	2026	\$23.38	140,271	118,758	112,162	
3	2025	0	2026	0	6,000,000	2027	\$23.38	140,271	232,675	218,226	
4	2026	0	2027	0	6,000,000	2028	\$23.38	140,271	341,948	318,522	
5	2027	3,000,000	2028	0	9,000,000	2029	\$23.38	210,407	499,175	460,787	
6	2028	0	2029	0	9,000,000	2030	\$23.38	210,407	649,992	595,316	
7	2029	0	2030	0	9,000,000	2031	\$23.38	210,407	794,660	722,530	
8	2030	2,000,000	2031	0	11,000,000	2032	\$23.38	257,164	964,269	869,560	
9	2031	0	2032	0	11,000,000	2033	\$23.38	257,164	1,126,964	1,008,595	
10	2032	0	2033	0	11,000,000	2034	\$23.38	257,164	1,283,026	1,140,071	
11	2033	0	2034	0	11,000,000	2035	\$23.38	257,164	1,432,725	1,264,398	
12	2034	0	2035	0	11,000,000	2036	\$23.38	257,164	1,576,322	1,381,964	
13	2035	0	2036	0	11,000,000	2037	\$23.38	257,164	1,714,065	1,493,138	
14	2036	0	2037	0	11,000,000	2038	\$23.38	257,164	1,846,192	1,598,268	
15	2037	0	2038	0	11,000,000	2039	\$23.38	257,164	1,972,933	1,697,681	
16	2038	0	2039	0	11,000,000	2040	\$23.38	257,164	2,094,506	1,791,688	
17	2039	0	2040	0	11,000,000	2041	\$23.38	257,164	2,211,124	1,880,584	
18	2040	0	2041	0	11,000,000	2042	\$23.38	257,164	2,322,988	1,964,646	
19	2041	0	2042	0	11,000,000	2043	\$23.38	257,164	2,430,291	2,044,138	
20	2042	0	2043	0	11,000,000	2044	\$23.38	257,164	2,533,219	2,119,308	
21	2043	0	2044	0	11,000,000	2045	\$23.38	257,164	2,743,810	2,316,337	
22	2044	0	2045	0	11,000,000	2046	\$23.38	257,164	2,842,542	2,387,419	
23	2045	0	2046	0	11,000,000	2047	\$23.38	257,164	2,937,249	2,454,637	
24	2046	0	2047	0	11,000,000	2048	\$23.38	257,164	3,028,096	2,518,199	
25	2047	0	2048	0	11,000,000	2049	\$23.38	257,164	3,115,239	2,578,305	
26	2048	0	2049	0	11,000,000	2050	\$23.38	257,164	3,198,829	2,635,143	
27	2049	0	2050	0	11,000,000	2051	\$23.38	257,164	3,279,011	2,688,891	
<b>Totals</b>		<b>11,000,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>6,195,304</b>			

Notes:

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

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

## Financing and Implementation

The City anticipates financing projects costs of the District through a combination of debt, advances from other funds to support any annual deficits, and use of annual tax increment. Anticipated debt financing is set forth in **Table 3**.

**Table 3 - Financing Plan**

<b>City of La Crosse, Wisconsin</b> <b>Tax Increment District # 21</b> <b>Estimated Financing Plan</b>		
	G.O. Bond 2024	Totals
Projects		
Phase I	1,150,000	1,150,000
Phase II	900,000	900,000
Total Project Funds	2,050,000	2,050,000
Estimated Finance Related Expenses	100,000	
Total Financing Required	2,150,000	
Rounding	0	
Net Issue Size	2,150,000	2,150,000
Notes:		
The City reserves the right to issue debt for other eligible project costs		

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2049 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow**

City of La Crosse, Wisconsin														
Tax Increment District # 21														
Cash Flow Projection														
Year	Projected Revenues				Expenditures					Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	G.O. Bond 2,150,000 Dated Date: 06/01/24			Dev. Incentives	Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
2023				0						20,000	20,000	(20,000)	(20,000)	2023
2024				0						10,000	10,000	(10,000)	(30,000)	2024
2025	0			0	70,348	4.25%	91,375			10,000	171,723	(171,723)	(201,723)	2025
2026	140,271			140,271	73,337	4.25%	88,385	100,000		10,000	271,723	(131,452)	(333,174)	2026
2027	140,271			140,271	76,454	4.25%	85,268	100,000		10,000	271,723	(131,452)	(464,626)	2027
2028	140,271			140,271	79,704	4.25%	82,019	100,000		10,000	271,723	(131,452)	(596,078)	2028
2029	210,407			210,407	83,091	4.25%	78,632	100,000		10,000	271,723	(61,316)	(657,394)	2029
2030	210,407			210,407	86,622	4.25%	75,100	100,000		10,000	271,723	(61,316)	(718,710)	2030
2031	210,407			210,407	90,304	4.25%	71,419	100,000		10,000	271,723	(61,316)	(780,026)	2031
2032	257,164			257,164	94,142	4.25%	67,581	100,000		10,000	271,723	(14,559)	(794,585)	2032
2033	257,164			257,164	98,143	4.25%	63,580	100,000		10,000	271,723	(14,559)	(809,144)	2033
2034	257,164			257,164	102,314	4.25%	59,409	100,000		10,000	271,723	(14,559)	(823,703)	2034
2035	257,164			257,164	106,662	4.25%	55,061	100,000		10,000	271,723	(14,559)	(838,262)	2035
2036	257,164			257,164	111,195	4.25%	50,527	100,000		10,000	271,723	(14,559)	(852,821)	2036
2037	257,164			257,164	115,921	4.25%	45,802	100,000		10,000	271,723	(14,559)	(867,380)	2037
2038	257,164			257,164	120,848	4.25%	40,875	100,000		10,000	271,723	(14,559)	(881,940)	2038
2039	257,164			257,164	125,984	4.25%	35,739	100,000		10,000	271,723	(14,559)	(896,499)	2039
2040	257,164			257,164	131,338	4.25%	30,385	100,000		10,000	271,723	(14,559)	(911,058)	2040
2041	257,164			257,164	136,920	4.25%	24,803	100,000		10,000	271,723	(14,559)	(925,617)	2041
2042	257,164			257,164	142,739	4.25%	18,984	100,000		10,000	271,723	(14,559)	(940,176)	2042
2043	257,164			257,164	148,805	4.25%	12,917	100,000	10,000		271,723	(14,559)	(954,735)	2043
2044	257,164			257,164	155,130	4.25%	6,593	100,000	10,000		271,723	(14,559)	(969,294)	2044
2045	257,164			257,164				100,000	10,000		110,000	147,164	(822,131)	2045
2046	257,164			257,164					10,000		10,000	247,164	(574,967)	2046
2047	257,164			257,164					10,000		10,000	247,164	(327,804)	2047
2048	257,164			257,164					10,000		10,000	247,164	(80,640)	2048
2049	257,164			257,164					10,000		10,000	247,164	166,524	2049
2050	257,164			257,164					10,000		10,000	247,164	413,687	2050
2051	257,164			257,164					10,000		10,000	247,164	660,851	2051
Total	6,195,304	0	0	6,195,304	2,150,000		1,084,453	2,000,000	300,000		5,534,453			Total

Notes: Projected TID Closure  
 As a Rehab/Conservation District, the City could consider amending certain other tax increment districts to allocate surplus tax increments to TID 21 as an eligible recipient of shared increments

## **SECTION 10: Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for primarily residential and complimentary uses.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

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Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, mitigating the potential for blight as a result of vacant or dilapidated property, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.



## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

# SECTION 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

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## LEGAL DEPARTMENT

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Email: attorney@cityoflacrosse.org

**Stephen F. Matty**  
City Attorney

**Krista A. Gallager**  
Deputy City Attorney

**Ellen R. Atterbury**  
Assistant City Attorney

May 23, 2023

Mayor Mitch Reynolds  
City of La Crosse  
400 La Crosse St  
La Crosse, Wisconsin 54601

RE: Project Plan for Tax Incremental District No. 21

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental District No. 21 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Matty".

Stephen F. Matty  
City Attorney

SFM:blb



# SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2022				Percentage	
County		12,239,970					11.21%
Special District		0					0.00%
Municipality		51,359,729					47.05%
School District		40,410,875					37.02%
Technical College		5,156,687					4.72%
<b>Total</b>		<b>109,167,261</b>					

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2025	0	0	0	0	0	0	2025
2026	15,727	0	65,993	51,925	6,626	140,271	2026
2027	15,727	0	65,993	51,925	6,626	140,271	2027
2028	15,727	0	65,993	51,925	6,626	140,271	2028
2029	23,591	0	98,990	77,887	9,939	210,407	2029
2030	23,591	0	98,990	77,887	9,939	210,407	2030
2031	23,591	0	98,990	77,887	9,939	210,407	2031
2032	28,833	0	120,987	95,195	12,148	257,164	2032
2033	28,833	0	120,987	95,195	12,148	257,164	2033
2034	28,833	0	120,987	95,195	12,148	257,164	2034
2035	28,833	0	120,987	95,195	12,148	257,164	2035
2036	28,833	0	120,987	95,195	12,148	257,164	2036
2037	28,833	0	120,987	95,195	12,148	257,164	2037
2038	28,833	0	120,987	95,195	12,148	257,164	2038
2039	28,833	0	120,987	95,195	12,148	257,164	2039
2040	28,833	0	120,987	95,195	12,148	257,164	2040
2041	28,833	0	120,987	95,195	12,148	257,164	2041
2042	28,833	0	120,987	95,195	12,148	257,164	2042
2043	28,833	0	120,987	95,195	12,148	257,164	2043
2044	28,833	0	120,987	95,195	12,148	257,164	2044
2045	28,833	0	120,987	95,195	12,148	257,164	2045
2046	28,833	0	120,987	95,195	12,148	257,164	2046
2047	28,833	0	120,987	95,195	12,148	257,164	2047
2048	28,833	0	120,987	95,195	12,148	257,164	2048
2049	28,833	0	120,987	95,195	12,148	257,164	2049
2050	28,833	0	120,987	95,195	12,148	257,164	2050
2051	28,833	0	120,987	95,195	12,148	257,164	2051
	<u>694,625</u>	<u>0</u>	<u>2,914,694</u>	<u>2,293,340</u>	<u>292,645</u>	<u>6,195,304</u>	

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