

May 23, 2023

PROJECT PLAN

City of River Falls, WI

Tax Incremental District No. 19

Mann Valley Corporate Park



Prepared by:

Ehlers

3060 Centre Pointe Drive

Roseville, MN 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	May 2, 2023
Public Hearing Held:	May 2, 2023
Approval by Plan Commission:	May 2, 2023
Adoption by Common Council:	May 23, 2023
Approval by the Joint Review Board:	May 25, 2023

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 19 (“District”) is a proposed mixed-use district comprising approximately 380 acres located north of County Road M on the western edge of River Falls. The District will be created to pay the costs of streets and utility infrastructure needed (“Project”) to develop the City’s Mann Valley Corporate Park and high-density residential.

In 2011 and 2013, the City purchased land and identified Mann Valley Corporate Park as its fourth and largest corporate park. Since then, the City has been working towards the construction and extension of infrastructure to the site and making the corporate park shovel ready for large development. The Mann Valley Corporate Park will include over 200 acres for office and light industrial/manufacturing spaces, and 10 acres for high-density residential. Additionally, 43 acres is currently zoned as agricultural, but is anticipated to be future industrial use. The remaining area totaling approximately 130 acres will be reserved for open space and protected land. The Mann Valley Corporate Park will provide even more dedicated space in River Falls for creative and innovative ideas to be born.

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 \$34,000,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include Streets Construction; Water Infrastructure; Utility Infrastructure; Streetscaping and Landscaping; Trail Construction and Improvements; Stormwater Improvements; Wayfinding; Property Acquisition; and Development Incentives. The proposed TID No. 19 expenditures are expected to be completed in multiple phase corresponding to new development.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$245,000,000 will result from the Project. 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 its allowable 20 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 provide the public infrastructure necessary to allow for 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. As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
4. Based on the foregoing finding, the District is designated as a mixed-use district.
5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
6. 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.
7. 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.

8. 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).
9. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Troy an amount equal to the property taxes the town last levied on the territory for each of the next five years.
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

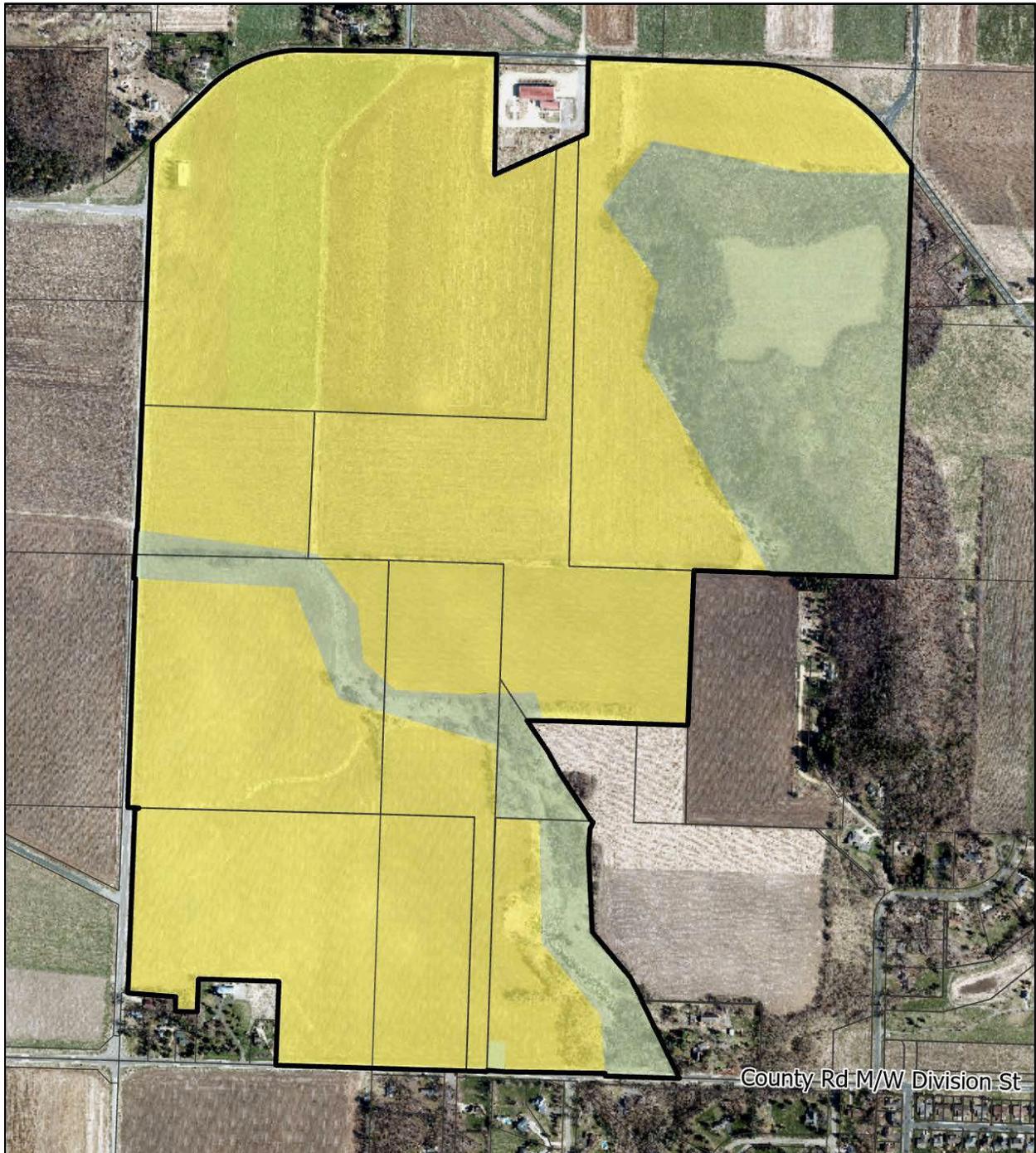
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



TID #19 Existing Uses

-  Parcel Boundaries
-  Agriculture
-  TID Boundary
-  Conservatory

City of RIVER FALLS
4/07/23

0 375 750 1,500
Feet

County Rd M/W Division St

SECTION 4: Preliminary Parcel List and Analysis

City of River Falls, Wisconsin																						
Tax Increment District #19																						
Base Property Information																						
Property Information							Assessment Information				Equalized Value				District Classification							
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Date of Annexation	Overlapping TID	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use		
	276-1153-01-000		City of River Falls	83.60			0	0	0	0	91.74%	0	0	0	0						83.60	
	276-1153-02-000		City of River Falls	101.40			0	0	0	0	91.74%	0	0	0	0		101.40				101.40	
	276-1153-05-000		City of River Falls	45.60		16	0	0	0	0	91.74%	0	0	0	0		45.6				45.60	
	276-1156-02-000		City of River Falls	4.20			1,700	0	0	1,700	91.74%	1,853	0	0	1,853		4.2				4.20	
	040-1132-95-101	730 CTY Rd M	City of River Falls	20.50	4/11/23		137,400	225,800	0	363,200	91.74%	149,771	246,130	0	395,901			4.00			4.00	
	276-1156-01-000		City of River Falls	21.23			0	0	0	0	91.74%	0	0	0	0		21.23				21.23	
	040-1132-95-025		Gary Moelter	15.00	4/11/23		3,700	0	0	3,700	91.74%	4,033	0	0	4,033		15				15.00	
	040-1130-10-000		Gary Moelter	33.60	4/11/23		7,300	0	0	7,300	91.74%	7,957	0	0	7,957		33.6				33.60	
	276-1153-04-000		City of River Falls	40.00			0	0	0	0	91.74%	0	0	0	0		40				40.00	
	276-1153-03-000		City of River Falls	15.80			0	0	0	0	91.74%	0	0	0	0		15.8				15.80	
				Total Acreage	380.93		\$150,100	\$225,800	\$0	\$375,900		\$163,615	\$246,130	\$0	\$409,745		0	276.83	4	0	280.83	
																0.00%	72.67%	1.05%	0.00%	73.72%		
																Estimated Base Value		\$409,745				

The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.

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 value of those parcels located within Tax Incremental District No. 19 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$127,403,612. This value is less than the maximum of \$179,353,848 in equalized value that is permitted for the City.

City of River Falls, Wisconsin	
Tax Increment District #19	
Valuation Test Compliance Calculation	
District Creation Date	5/23/2023
	Valuation Data Currently Available 2022
Total EV (TID In)	1,494,615,400
12% Test	179,353,848
Increment of Existing TIDs	
TID #5	30,352,000
TID #6	1,903,600
TID #8	4,246,000
TID #9	2,882,700
TID #10	32,325,400
TID #11	740,600
TID #12	1,596,100
TID #13	6,738,500
TID #14	23,189,600
TID #15	6,451,400
TID #16	10,884,400
TID #17	5,645,600
TID #18	42,000
Total Existing Increment	\$126,997,900
Projected Base of New or Amended District	405,712
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	\$127,403,612
Compliance	PASS

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

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 Community Development Authority (CDA) or 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 CDA (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 CDA (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 CDA (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 CDA (RDA) in the program manual. Any funds returned to the CDA (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 CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Property Tax Payments to Town

Property tax payments due to the Town of Troy under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

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 following projects will be constructed outside the boundaries of TID No. 19, but within one-half mile of the boundary:

- Utility Infrastructure
- Trail and Trailhead Projects
- Streetscaping and Landscaping
- Wayfinding

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.

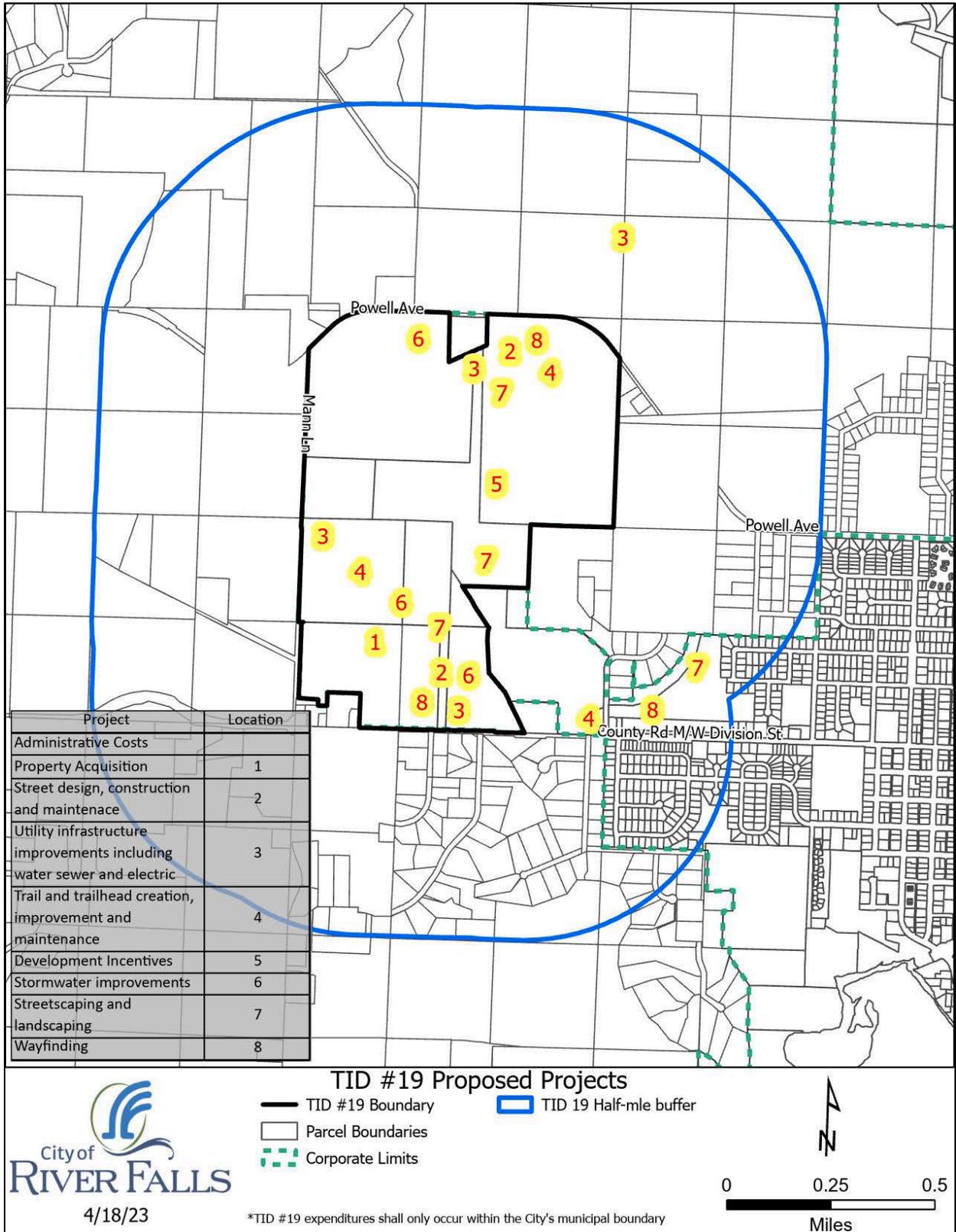
Financing Costs

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.

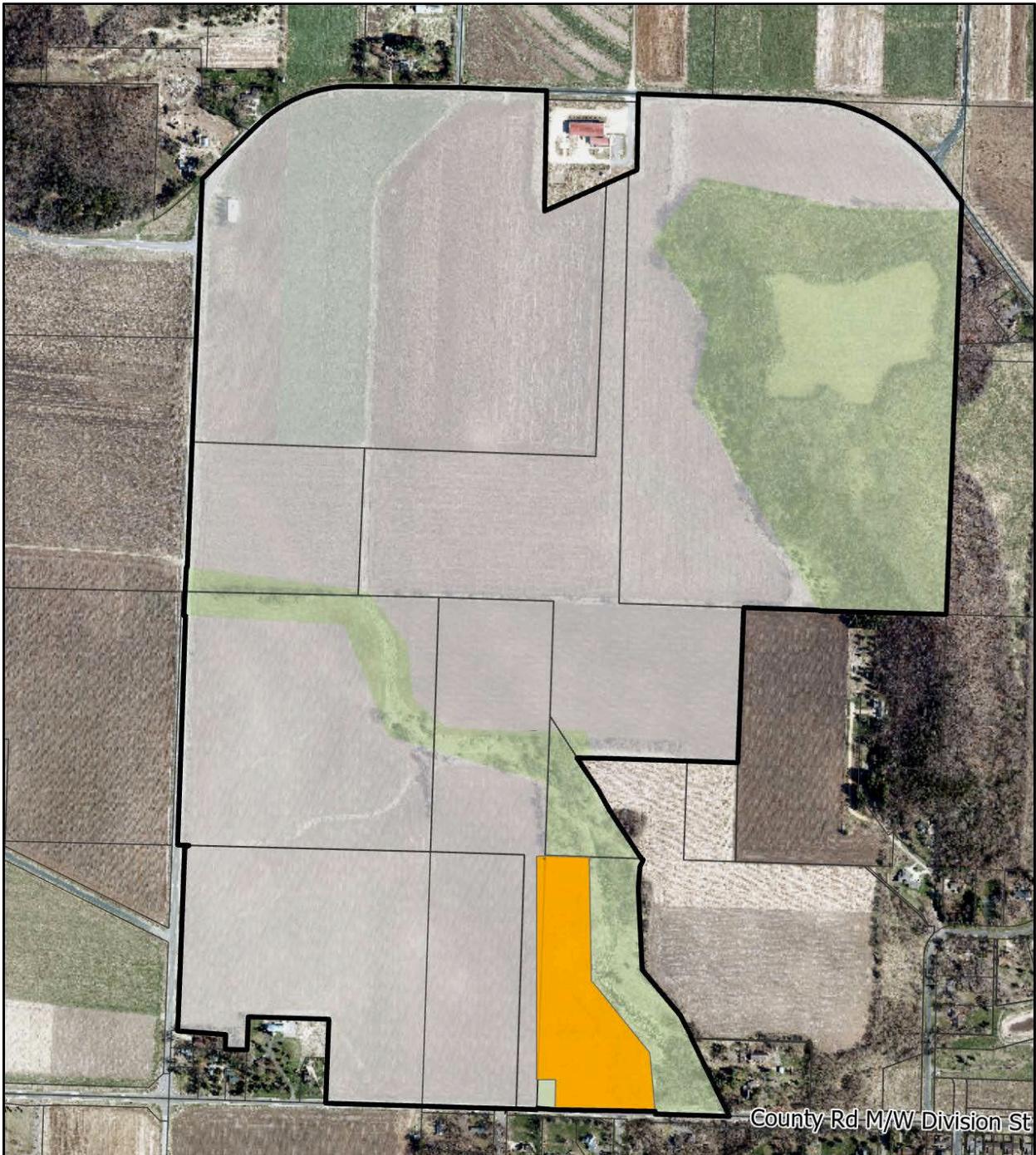
SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

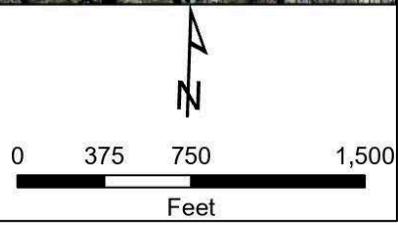


Project	Location
Administrative Costs	
Property Acquisition	1
Street design, construction and maintenance	2
Utility infrastructure improvements including water sewer and electric	3
Trail and trailhead creation, improvement and maintenance	4
Development Incentives	5
Stormwater improvements	6
Streetscaping and landscaping	7
Wayfinding	8



TID #19 Proposed Uses

-  Parcel Boundaries
-  Corporate Park
-  TID Boundary
-  Conservatory
-  High Density Residential



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 River Falls, Wisconsin										
Tax Increment District #19										
Estimated Project List										
Project ID	Project Name/Type	Phase I 2023	Phase II 2024	Phase III 2026	Phase IV 2027	Phase V 2028	Phase VI 2032	Phase VII 2034	Throughout	Total (Note 1)
1	Streets Projects	5,485,163		2,000,000				2,000,000		9,485,163
2	Utility Infrastructure	3,909,954			4,000,000					7,909,954
3	Water Infrastructure	4,925,252								4,925,252
4	Streetscaping and Landscaping			250,000						250,000
5	Trail and Trailhead Projects			150,000						150,000
6	Stormwater Improvements			150,000						150,000
7	Wayfinding			65,000						65,000
8	Property Acquisition/Land Incentive Program					3,200,000	2,135,500		2,680,000	8,015,500
9	Development Incentives		700,000			2,000,000				2,700,000
10	Administrative Costs								355,000	355,000
Total Projects		<u>\$14,320,369</u>	<u>\$700,000</u>	<u>\$2,615,000</u>	<u>\$4,000,000</u>	<u>\$5,200,000</u>	<u>\$2,135,500</u>	<u>\$2,000,000</u>	<u>\$3,035,000</u>	<u>\$34,005,869</u>
Notes:										
Note 1 Project costs are estimates and are subject to modification										

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

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

The Project Costs the City plans to make are expected to create \$245 million in incremental value by 2038. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.06 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$55,075,239 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of River Falls, Wisconsin							
Tax Increment District #19							
Development Assumptions							
Construction Year		Actual	Corporate Park	Residential	Annual Total	Construction Year	
1	2023				-	2023	1
2	2024			25,000,000	25,000,000	2024	2
3	2025		30,000,000		30,000,000	2025	3
4	2026		35,000,000	20,000,000	55,000,000	2026	4
5	2027				-	2027	5
6	2028		30,000,000		30,000,000	2028	6
7	2029				-	2029	7
8	2030		35,000,000		35,000,000	2030	8
9	2031				-	2031	9
10	2032				-	2032	10
11	2033		35,000,000		35,000,000	2033	11
12	2034				-	2034	12
13	2035				-	2035	13
14	2036		25,000,000		25,000,000	2036	14
15	2037				-	2037	15
16	2038		10,000,000		10,000,000	2038	16
17	2039				-	2039	17
18	2040				-	2040	18
19	2041				-	2041	19
20	2042				-	2042	20
Totals		0	<u>\$200,000,000</u>	<u>\$45,000,000</u>	<u>\$245,000,000</u>		

Table 2 - Tax Increment Projection Worksheet

City of River Falls, Wisconsin Tax Increment District #19 Tax Increment Projection Worksheet								
Type of District	Mixed Use					Base Value	405,712	
District Creation Date	May 23, 2023					Appreciation Factor	0.00%	
Valuation Date	Jan 1,	2023				Base Tax Rate	\$16.06	
Max Life (Years)	20					Rate Adjustment Factor		
Expenditure Period/Termination	15	5/23/2038						
Revenue Periods/Final Year	20 2044							
Extension Eligibility/Years	Yes 3					Tax Exempt Discount Rate		
Eligible Recipient District	No					Taxable Discount Rate	1.50%	

Construction	Valuation	Inflation	Total	Revenue	Tax
Year	Value Added	Year	Increment	Year	Increment
1	2023	-	2024	0	-
2	2024	25,000,000	2025	0	25,000,000
3	2025	30,000,000	2026	0	55,000,000
4	2026	55,000,000	2027	0	110,000,000
5	2027	0	2028	0	110,000,000
6	2028	30,000,000	2029	0	140,000,000
7	2029	0	2030	0	140,000,000
8	2030	35,000,000	2031	0	175,000,000
9	2031	0	2032	0	175,000,000
10	2032	0	2033	0	175,000,000
11	2033	35,000,000	2034	0	210,000,000
12	2034	0	2035	0	210,000,000
13	2035	0	2036	0	210,000,000
14	2036	25,000,000	2037	0	235,000,000
15	2037	0	2038	0	235,000,000
16	2038	10,000,000	2039	0	245,000,000
17	2039	0	2040	0	245,000,000
18	2040	0	2041	0	245,000,000
19	2041	0	2042	0	245,000,000
20	2042	0	2043	0	245,000,000
Totals	\$245,000,000		\$0		Future Value of Increment \$55,075,239

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

Various financing methods will be used in the implementation of Tax Increment District No. 19. Streets construction, streetscaping and landscaping, trail construction, stormwater improvements, and wayfinding will be financed with General Obligation bonds or notes. Utility projects may be financed with a combination of General Obligation bonds, notes, or revenue bonds. Property acquisition and development incentives will be financed with taxable General Obligation bonds or notes. **Table 3.** provides a summary of the District’s financing plan.

Table 3 - Financing Plan

City of River Falls, Wisconsin									
Tax Increment District #19									
Estimated Financing Plan									
	G.O. Bond 2023	Water Revenue Bond 2023	Taxable G.O. Note 2024	G.O. Bond 2026	Electric Revenue Bond 2027	Taxable G.O. Bond 2028	Taxable G.O. Note 2032	G.O. Promissory Note 2034	Totals
Projects									
Phase I	9,395,117	4,925,252							14,320,369
Phase II			700,000						700,000
Phase III				2,615,000					2,615,000
Phase IV					4,000,000				4,000,000
Phase V						5,200,000			5,200,000
Phase VI							2,135,500		2,135,500
Phase VII								2,000,000	2,000,000
Total Project Funds	\$9,395,117	\$4,925,252	\$700,000	\$2,615,000	\$4,000,000	\$5,200,000	\$2,135,500	\$2,000,000	\$30,970,869
Estimated Finance Related Expenses									
Municipal Advisor	45,200	47,700	10,000	25,800	44,400	33,200	15,000	24,100	
Bond Counsel	20,000	18,000		14,000	16,000	18,000		14,000	
Rating Agency Fee	19,500	20,000		14,500	15,000	19,500		14,500	
Disclosure Counsel	13,000	11,700		9,100	10,400	11,700		9,100	
Paying Agent	900	900		900	900	900		900	
Underwriter Discount	12.00 115,320	14.00 70,980	12.50	33,938	12.50 60,200	12.50 66,938	12.50	12.50 26,125	
Debt Service Reserve		492,098			402,275				
Capitalized Interest									
Total Financing Required	9,609,037	5,586,630	710,000	2,713,238	4,549,175	5,350,238	2,150,500	2,088,725	
Transfers from Prior Issue DSR Funds		517,416			250,000				
Rounding	963	787		1,763	825	4,763	500	1,275	
Net Issue Size	\$9,610,000	\$5,070,000	\$710,000	\$2,715,000	\$4,300,000	\$5,355,000	\$2,151,000	\$2,090,000	\$32,001,000

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 2044 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 River Falls, Wisconsin																				
Tax Increment District #19																				
Cash Flow Projection																				
Year	Projected Revenues						Expenditures								Balances			Year		
	Tax Increments	Advance from		Advance from Sewer Utility	Advance from Elec. Utility	Advance from Water Utility	Total Revenues	Total Debt Issuances*			Repayment		Land Incentive Program	Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding	
		Envir. Fee Fund	Advance from					Debt Service Reserve Fund	Interest	Repay Enviro. Fee Advance	Repay Sewer Advance	Repay Elec. Advance								Repay Water Advance
2023		50,000				50,000								10,000	40,000	50,000	-	-	14,680,000	2023
2024		449,835	239,838	63,730	315,976	1,069,378	380,000		664,378					10,000	15,000	1,069,378	-	-	15,010,000	2024
2025		542,060	240,988	62,680	319,543	1,165,270	490,000		650,270					10,000	15,000	1,165,270	-	-	14,520,000	2025
2026	401,423	350,000	236,963		316,078	1,304,463	503,000		631,705					10,000	15,000	1,159,705	144,758	144,758	16,732,000	2026
2027	883,131		237,938		317,516	1,438,584	617,000		755,066					10,000	15,000	1,397,066	41,518	186,276	20,415,000	2027
2028	1,766,261		238,738		313,859	2,318,858	785,000		982,595					15,000	15,000	1,782,595	536,263	722,539	24,985,000	2028
2029	1,766,261					1,766,261	1,053,000		1,236,261				10,000	15,000	2,314,261	(548,000)	174,539	23,932,000	2029	
2030	2,247,969					2,247,969	1,102,000		1,187,333				10,000	15,000	2,314,333	(66,364)	108,176	22,830,000	2030	
2031	2,247,969					2,247,969	1,151,000		1,136,175				10,000	15,000	2,312,175	(64,206)	43,970	21,679,000	2031	
2032	2,809,961					2,809,961	1,365,000		1,079,325					15,000	15,000	2,459,325	350,636	394,606	22,465,000	2032
2033	2,809,961					2,809,961	1,602,000		1,135,045					15,000	15,000	2,752,045	57,916	452,522	20,863,000	2033
2034	2,809,961					2,809,961	1,670,000		1,059,640					15,000	15,000	2,744,640	65,321	517,843	21,283,000	2034
2035	3,371,953					3,371,953	1,821,000		1,088,601	75,000	75,000	75,000	75,000	15,000	15,000	3,299,601	72,352	590,195	19,462,000	2035
2036	3,371,953					3,371,953	1,916,000		998,288	75,000	75,000	75,000	75,000	15,000	15,000	3,304,288	67,666	657,861	17,546,000	2036
2037	3,371,953					3,371,953	2,012,000		901,534	75,000	75,000	7,405	100,000	125,000	15,000	3,310,939	61,015	718,876	15,534,000	2037
2038	3,773,376					3,773,376	2,103,000		798,253	275,000	275,000		275,000	160,000	15,000	3,901,253	(127,876)	591,000	13,431,000	2038
2039	3,773,376					3,773,376	2,220,000		688,940	250,000	250,000		250,000	15,000	3,923,940	(150,564)	440,436	11,211,000	2039	
2040	3,933,946					3,933,946	2,338,000		573,010	200,000	250,000		400,000	550,000	4,326,010	(392,064)	48,372	8,873,000	2040	
2041	3,933,946					3,933,946	2,467,000		449,860	300,000	100,000		200,000	100,000	3,631,860	302,086	350,458	6,406,000	2041	
2042	3,933,946					3,933,946	2,596,000		319,456	225,000	100,000		300,000	500,000	4,055,456	(121,511)	228,947	3,810,000	2042	
2043	3,933,946					3,933,946	2,450,000	(492,098)	181,673	407,322	100,000		418,146	1,000,000	4,080,043	(146,097)	82,850	1,360,000	2043	
2044	3,933,946					3,933,946	1,360,000	(402,275)	64,375			274,664		1,961,800	15,000	3,273,564	660,382	743,232	-	2044
Total	\$55,075,239	\$1,391,895	\$1,194,463	\$126,410	\$1,582,971	\$59,370,977	\$32,001,000	(\$894,373)	\$16,581,782	\$1,882,322	\$1,574,664	\$157,405	\$2,093,146	\$4,876,800	\$355,000	\$58,627,746				Total

* Debt service schedules for individual bond issuances are shown in Appendix A.

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Troy for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

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

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 commercial and residential development.

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed-use development, 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 opportunities, commercial development, and housing development.

SECTION 15:

List of Estimated Non-Project Costs

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, at this time, the improvements made outside the District are only benefiting the District.

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

Legal Opinion Found on Following Page.

May 17, 2023

Mayor Dan Toland
River Falls City Hall
222 Lewis Street
River Falls, WI 54022

RE: **City of River Falls TID #19**

Dear Mayor Toland:

As City Attorney for the City of River Falls, I have reviewed the Project Plan for the City of River Falls TID #19 and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

If you have any questions, please contact my office. Thank you.

Very truly yours

WELD RILEY, S.C.



Christopher B. Gierhart
Attorneys for the City of River Falls

Email: cgierhart@weldriley.com

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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.

City of River Falls, Wisconsin

Tax Increment District #19

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2022	
		Percentage
St. Croix County	1,439,058	18.70%
Special District	0	0.00%
Municipality	2,632,634	34.20%
School District	3,283,716	42.66%
Technical College	341,299	4.43%
Total	\$7,696,708	

Revenue Year	St. Croix County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2025	-	-	-	-	-	-	2025
2026	75,054	-	137,305	171,263	17,801	401,423	2026
2027	165,119	-	302,072	376,778	39,161	883,131	2027
2028	330,239	-	604,144	753,556	78,322	1,766,261	2028
2029	330,239	-	604,144	753,556	78,322	1,766,261	2029
2030	420,304	-	768,911	959,071	99,683	2,247,969	2030
2031	420,304	-	768,911	959,071	99,683	2,247,969	2031
2032	525,380	-	961,138	1,198,839	124,604	2,809,961	2032
2033	525,380	-	961,138	1,198,839	124,604	2,809,961	2033
2034	525,380	-	961,138	1,198,839	124,604	2,809,961	2034
2035	630,456	-	1,153,366	1,438,607	149,524	3,371,953	2035
2036	630,456	-	1,153,366	1,438,607	149,524	3,371,953	2036
2037	630,456	-	1,153,366	1,438,607	149,524	3,371,953	2037
2038	705,511	-	1,290,671	1,609,870	167,325	3,773,376	2038
2039	705,511	-	1,290,671	1,609,870	167,325	3,773,376	2039
2040	735,532	-	1,345,593	1,678,375	174,445	3,933,946	2040
2041	735,532	-	1,345,593	1,678,375	174,445	3,933,946	2041
2042	735,532	-	1,345,593	1,678,375	174,445	3,933,946	2042
2043	735,532	-	1,345,593	1,678,375	174,445	3,933,946	2043
2044	735,532	-	1,345,593	1,678,375	174,445	3,933,946	2044
	\$10,297,452	\$0	\$18,838,307	\$23,497,249	\$2,442,230	\$55,075,239	

Notes:

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

APPENDIX A: Bond Issuance Debt Service Schedules

Year	Bond Issuances												
	G.O. Bond \$9,610,000			Water Revenue Bond \$5,070,000				Taxable G.O. Note \$710,000			G.O. Bond \$2,715,000		
	Dated Date: 09/01/23			Dated Date: 09/01/23 Debt Service				Dated Date: 09/01/24			Dated Date: 09/01/26		
	Principal	Est. Rate	Interest	Principal	Est. Rate	Reserve Fund	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest
2023													
2024	335,000	3.50%	393,403	45,000	3.85%		270,976						
2025	345,000	3.50%	381,678	90,000	3.85%		229,543	55,000	5.50%	39,050			
2026	355,000	3.50%	369,603	90,000	3.85%		226,078	58,000	5.50%	36,025			
2027	365,000	3.50%	357,178	95,000	3.85%		222,516	62,000	5.50%	32,835	95,000	5.25%	142,538
2028	385,000	3.50%	344,403	95,000	3.85%		218,859	65,000	5.50%	29,425	100,000	5.25%	137,550
2029	395,000	3.50%	330,928	105,000	3.85%		215,009	68,000	5.50%	25,850	105,000	5.25%	132,300
2030	410,000	3.50%	317,103	110,000	3.85%		210,870	72,000	5.50%	22,110	110,000	5.25%	126,788
2031	425,000	3.50%	302,753	110,000	3.85%		206,635	76,000	5.50%	18,150	115,000	5.25%	121,013
2032	440,000	3.50%	287,878	280,000	3.85%		199,128	80,000	5.50%	13,970	120,000	5.25%	114,975
2033	455,000	3.50%	272,478	290,000	3.85%		188,155	85,000	5.50%	9,570	130,000	5.25%	108,675
2034	470,000	3.75%	256,553	300,000	4.10%		176,423	89,000	5.50%	4,895	135,000	5.25%	101,850
2035	485,000	4.00%	238,928	315,000	4.35%		163,421				140,000	5.25%	94,763
2036	505,000	4.20%	219,528	330,000	4.55%		149,063				150,000	5.25%	87,413
2037	530,000	4.40%	198,318	345,000	4.75%		133,361				155,000	5.25%	79,538
2038	545,000	4.55%	174,998	360,000	4.90%		116,348				165,000	5.25%	71,400
2039	575,000	4.60%	150,200	380,000	4.95%		98,123				175,000	5.25%	62,738
2040	600,000	4.70%	123,750	400,000	5.05%		78,618				185,000	5.25%	53,550
2041	635,000	4.75%	95,550	420,000	5.10%		57,808				190,000	5.25%	43,838
2042	660,000	4.80%	65,388	445,000	5.15%		35,639				205,000	5.25%	33,863
2043	695,000	4.85%	33,708	465,000	5.20%	(492,098)	12,090				215,000	5.25%	23,100
2044											225,000	5.25%	11,813
Total	\$9,610,000		\$4,914,318	\$5,070,000		(\$492,098)	\$3,208,658	\$710,000		\$231,880	\$2,715,000		\$1,547,700

Year	Bond Issuances												
	Electric Revenue Bond \$4,300,000				Taxable G.O. Bond \$5,355,000			Taxable G.O. Note \$2,151,000			G.O. Promissory Note \$2,090,000		
	Dated Date: 09/01/27				Dated Date: 09/01/28			Dated Date: 09/01/32			Dated Date: 09/01/34		
	Principal	Est. Rate	Debt Service Reserve Fund	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest
2023													
2024													
2025													
2026													
2027													
2028	140,000	5.50%		252,358									
2029	165,000	5.50%		224,263	215,000	5.75%	307,913						
2030	175,000	5.50%		214,913	225,000	5.75%	295,550						
2031	185,000	5.50%		205,013	240,000	5.75%	282,613						
2032	195,000	5.50%		194,563	250,000	5.75%	268,813						
2033	210,000	5.50%		183,425	265,000	5.75%	254,438	167,000	5.50%	118,305			
2034	220,000	5.50%		171,600	280,000	5.75%	239,200	176,000	5.50%	109,120			
2035	230,000	5.50%		159,225	300,000	5.75%	223,100	186,000	5.50%	99,440	165,000	5.25%	109,725
2036	245,000	5.50%		146,163	315,000	5.75%	205,850	196,000	5.50%	89,210	175,000	5.25%	101,063
2037	260,000	5.50%		132,275	335,000	5.75%	187,738	207,000	5.50%	78,430	180,000	5.25%	91,875
2038	275,000	5.50%		117,563	350,000	5.75%	168,475	218,000	5.50%	67,045	190,000	5.25%	82,425
2039	290,000	5.50%		102,025	370,000	5.75%	148,350	230,000	5.50%	55,055	200,000	5.25%	72,450
2040	305,000	5.50%		85,663	395,000	5.75%	127,075	243,000	5.50%	42,405	210,000	5.25%	61,950
2041	325,000	5.50%		68,338	415,000	5.75%	104,363	257,000	5.50%	29,040	225,000	5.25%	50,925
2042	340,000	5.50%		50,050	440,000	5.75%	80,500	271,000	5.50%	14,905	235,000	5.25%	39,113
2043	360,000	5.50%		30,800	465,000	5.75%	55,200				250,000	5.25%	26,775
2044	380,000	5.50%	(402,275)	10,450	495,000	5.75%	28,463				260,000	5.25%	13,650
Total	\$4,300,000		(\$402,275)	\$2,348,683	\$5,355,000		\$2,977,638	\$2,151,000		\$702,955	\$2,090,000		\$649,950