



222 Lewis Street
River Falls, WI 54022

(715) 425-0900
FAX (715) 425-0915

**AGENDA
PLAN COMMISSION
July 5, 2016 at 6:30 p.m.
City Council Chambers
222 Lewis Street River Falls, WI 54022**

CALL TO ORDER/ROLL CALL

APPROVAL OF AGENDA/MINUTES

NOTE: Minutes of June 7, 2016 Meeting

PUBLIC COMMENTS – Non-Agenda Related Topics

PUBLIC HEARINGS

1. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 10 (See the Public Hearing Notice which was published on June 16, 2016).
 - Consideration of “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10, City of River Falls, Wisconsin”.
2. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 12 (See the Public Hearing Notice which was published on June 16, 2016 & June 23, 2016).
 - Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of River Falls, Wisconsin”.

CURRENT PLANNING PROJECTS

3. Resolution recommending temporary zoning and official map amendment for property being annexed to the City of River Falls, by the City of River Falls, Mann Valley Property.
4. Resolution Regarding Variance of on Street Parking for Best Maid Cookies

UPDATE AND INFORMATION

5. City of River Falls Monthly Status Report

ADJOURNMENT

*Council members may be in attendance for informational purposes only.
No official Council action will be taken.*



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**MINUTES
PLAN COMMISSION
MEETING
Tuesday, June 7, 2016 at 6:30 pm
City Hall – Council Chambers**

CALL TO ORDER/ROLL CALL – Meeting convened at 6:30 pm

Members Present: Scott Morrissette, Susan Reese, Lisa Moody, Andrew Brown, Reid Wronski

Members Absent: Dan Toland (excused), Todd Schultz (excused), Mary Van Galen,(excused)

Staff Present: Amy Peterson – *Assistant Community Development Director*, Tony Steiner – *City Planner*, Julie Bergstrom – *Finance Director*, Tyler Galde – *GIS Intern*

Others Present: Ben Fox

APPROVAL OF AGENDA/MINUTES

Morrissette/Moody to approve the Plan Commission minutes of the May 3rd meeting - unanimous

PUBLIC COMMENT

Staff introduced Tyler Galde, GIS Intern to the Plan Commission.

Ben Fox spoke briefly on the upcoming Mann Valley annexation. He is a property owner in the area and is inquiring about annexation process and potential for other properties to be annexed. Plan Commission briefly discussed process with him.

CURRENT PLANNING PROJECTS

Extension of Preliminary Plat Approval for Spring Creek Estates 1st Addition.

Steiner gave a brief overview of the request to extend the preliminary plat. A two year extension was granted in 2013 and the developer is now asking for an additional 2 years to finish the plating process.

MSC- Moody/Wronski to approve resolution forwarding request to City Council with a favorable recommendation – Unanimous

Resolution of the Plan Commission Calling for a Public Hearing on Proposed Amendment to Tax Incremental District # 10. Bergstrom gave a brief presentation on additional property to be added to TID # 10. A resolution was introduced to set a public hearing date before the Plan Commission on July 5, 2015.

MSC- Wronski/Reese to approve resolution setting a public hearing date for the proposed amendment to TID # 10 for the regular meeting of July 5, 2016 – Unanimous

Resolution of the Plan Commission Calling for a Public Hearing on Proposed Tax Incremental District # 12. Bergstrom gave a brief presentation on proposed TID # 12 and briefly answered questions. A resolution was introduced to set a public hearing date before the Plan Commission on July 5, 2015.

MSC- Wronski/Reese to approve resolution setting a public hearing date for the proposed amendment to TID # 12 for the regular meeting of July 5, 2016 – Unanimous

ADJOURNMENT

MSC Morrissette/Reese to adjourn at 7:00 p.m.

Respectfully submitted,

Tony Steiner, City Planner



MEMORANDUM

TO: Mayor Toland and Plan Commission Members

FROM: Julie Bergstrom, Finance Director/Asst. City Administrator

DATE: July 5, 2016

TITLE: Resolution Designating Proposed Amended Boundaries and Approving Project Plan Amendment TID No. 10

RECOMMENDED ACTION

Adopt the resolution designating proposed boundaries and approving the project plan amendment for tax increment district #10. This district was established in 2014 for the Sterling Ponds Corporate Park, and is being amended to bring in additional property that was outside of the City limits at the time of creation.

Sean Lentz from Ehlers will be at the meeting to present the proposed plan amendment to the Commission and answer questions. The members of the Joint Review Board have been invited to attend as well.

After the public hearing, the Plan Commission will consider the resolution designating the district boundaries and approving the project plan amendment. If approved, the plan will be forwarded to the City Council for review, then to the Joint Review Board for final approval.

BACKGROUND

The City has approved a development agreement with at least one company that will be constructing in the park this year. The proposed lots were created to maximize the development area, but fall both within and outside of the current tax increment district, and resolution of the district boundaries is needed.

FINANCIAL CONSIDERATIONS

Tax increment districts are created to provide incentives for new development, and must meet the "but for" test. The district, once created, will use the tax revenue from new development to repay upfront costs to provide infrastructure and other expenses in order to serve the development.

CONCLUSION

Plan Commission approval of the resolution is requested.

RESOLUTION NO. _____

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10,
CITY OF RIVER FALLS, WISCONSIN**

WHEREAS, the City of River Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") was created by the City on June 24, 2014 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, the development expected to occur within the original boundaries of Tax Increment District No. 10 has been expanded to include property not initially included in the boundaries of TID No. 10. The new parcels, created by the development, would be partially in the boundaries of TID No. 10 and partially outside of the boundaries. The City is required to maintain whole parcels within the boundaries of a tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original TID No. 10 project plan; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of St. Croix County, the River Falls School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 5, 2016 held a public hearing concerning the proposed amendment to the Project

Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of River Falls that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 10 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2016

Dan Toland, Mayor

Lu Ann Hecht, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF RIVER FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

June 29, 2016 (DRAFT)

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 10

CITY OF RIVER FALLS, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: June 29, 2016
Public Hearing Held:	Scheduled for: July 5, 2016
Consideration for Approval by Plan Commission:	Scheduled for: July 5, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 26, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 10 Territory & Project Plan Amendment

City of River Falls Officials

Common Council

Dan Toland	Mayor
Diane Odeen	Council Member
Jeff Bjork	Council Member
Scott Morrissette	Council Member
David Cronk	Council Member
Christopher Gagne	Council Member
Hal Watson	Council Member
Todd Bjerstedt	Council Member

City Staff

Lu Ann Hecht	City Clerk
Scot Simpson	City Administrator
Julie Bergstrom	Finance Director/Assistant City Administrator
Buddy Lucero	Community Development Director
Jody Nichols	City Accountant
Dan Gustafson (Weld, Riley, Prenn & Ricci, S.C.)	City Attorney

Plan Commission

Dan Toland, Mayor	Vacant
Susan Reese	Lisa Moody
Reid Wronski	Todd Schultz
Scott Morrissette	Mary Van Galen
	Andrew Brown

Joint Review Board

City Representative
St. Croix County
Chippewa Valley Technical College District
River Falls School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 10 (the “TID” or “District”) is an existing mixed-use district, which was created by a resolution of the City of River Falls (“City”) Common Council adopted on June 24, 2014 (the “Creation Resolution”).

Amendments

The District has not been previously amended.

Purpose of this Amendment

The development expected to occur within the original boundaries of Tax Increment District No. 10 has been expanded to include property not initially included in the boundaries of TID No. 10. The new parcels, created by the development, would be partially in the boundaries of TID No. 10 and partially outside of the boundaries. The City is required to maintain whole parcels within the boundaries of a tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original TID No. 10 project plan.

Estimated Total Project Expenditures

The amended project plan updates the expenditures included in the original plan. The original plan projected total expenses of \$6,288,840. The amended plan incorporates the expenses completed to date, primarily the original infrastructure expenses, and updates the future project budget to include \$4,434,090 in future TID No. 10 expenditures. It is anticipated that the remaining and additional projects will be completed in two or more phases. As state above the additional boundary is being added to ensure whole parcels are included in the boundary of the district. No direct additional expenditures are expected on property being added to the District. The additional property will be added to land currently in the District that will be part of the 2016 development projects proposed in the amended plan. The Expenditure Period of this District terminates on June 24, 2029. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with general obligation debt issued in 2016-2018, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

Economic Development

As a result of the of the original plan and this amendment of the District, the City projects that additional land and improvements value of approximately \$38,345,500 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended area(s) and within the original District boundaries. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 10 has a maximum statutory life of 20 years, and must close not later than June 24, 2034 resulting in a final collection of increment in budget year 2035. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current and projected District liabilities.

Summary of Findings

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

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- As stated previously, the boundary amendment will add property adjacent to the existing TID but not included at the time of the District’s creation due to the land not being in the City. The property subsequently was annexed into the City and the proposed development requires both the existing land in TID 10 and the property proposed to be added to the District. The development will not be able to proceed without including this property in Tax Increment District No. 10.
- The findings from the original plan remain relevant currently. Some sites proposed for development have remained vacant due to lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.
- In order to make the amendment areas suitable for development the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities; installation of streets and related streetscape items; development incentive payments; façade grants and loans, and other associated costs. The City may also incur substantial costs to add capacity to its Wastewater Treatment Plan (or construct a new well, install a lift station, etc.) in order to allow for development to occur within the District. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of Tax Increment District No. 10, including the amendment area, will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development Tax Increment District No. 10, including the amendment area, is unlikely to occur.

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of industrial, commercial and residential uses (defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed or developed for newly platted residential development comprise 14.51% (and in no event will exceed 35%), as amended, by the area of the real property within the District. Any project Costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. or is located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 5% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on June 24, 2014 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2014.

The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of industrial, commercial and residential uses the meaning of Wisconsin Statutes Section 66.1105(2)(cm). The District will remain in compliance with this finding after the addition of the territory identified in this Amendment. The District will also remain in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development. To the extent that the City has incurred, or may incur, Project Costs for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. or be located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c). The Preliminary Parcel list found in Section 5 of this plan provides a calculation demonstrating continued compliance with both the 50% test and the 35% test.

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

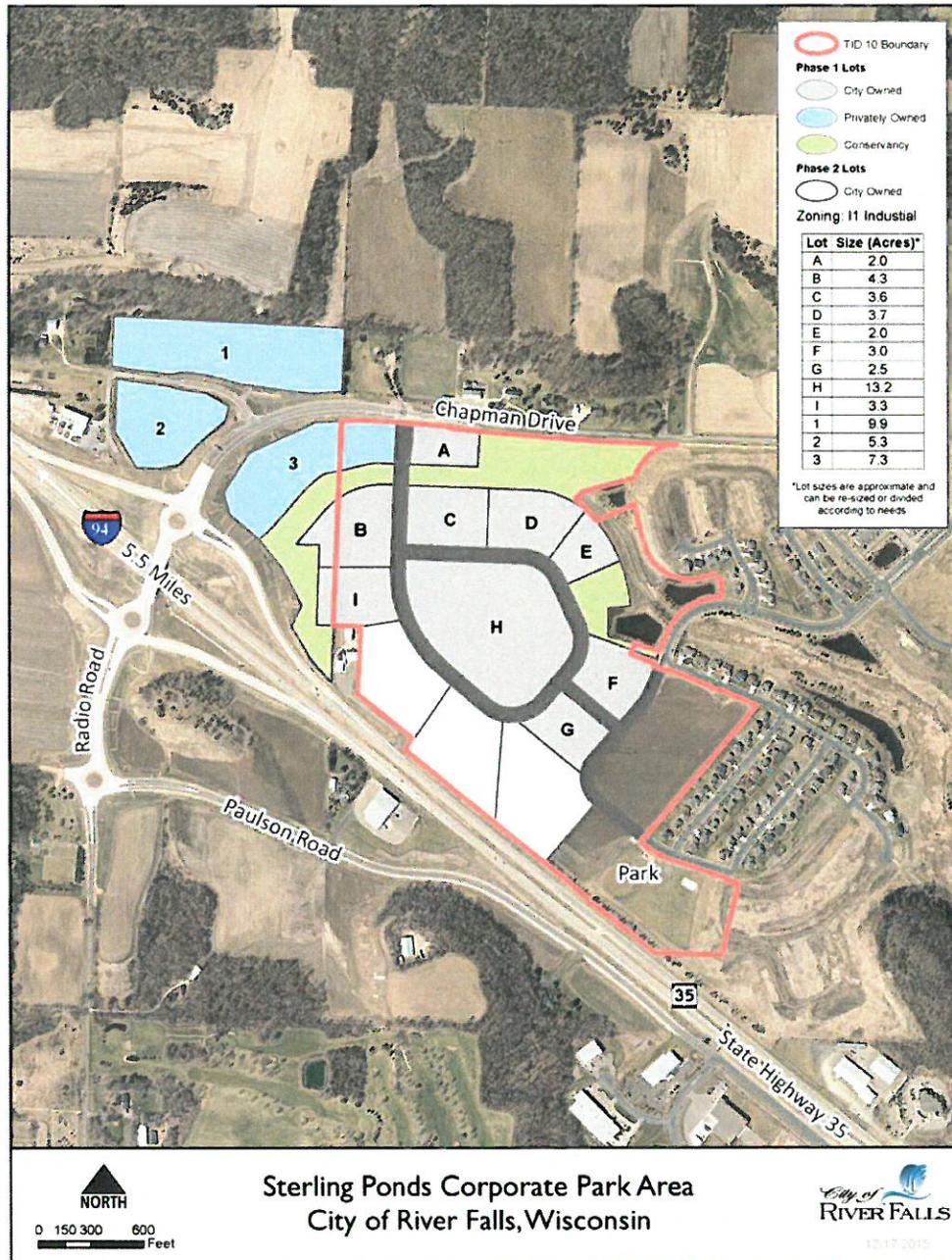
This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

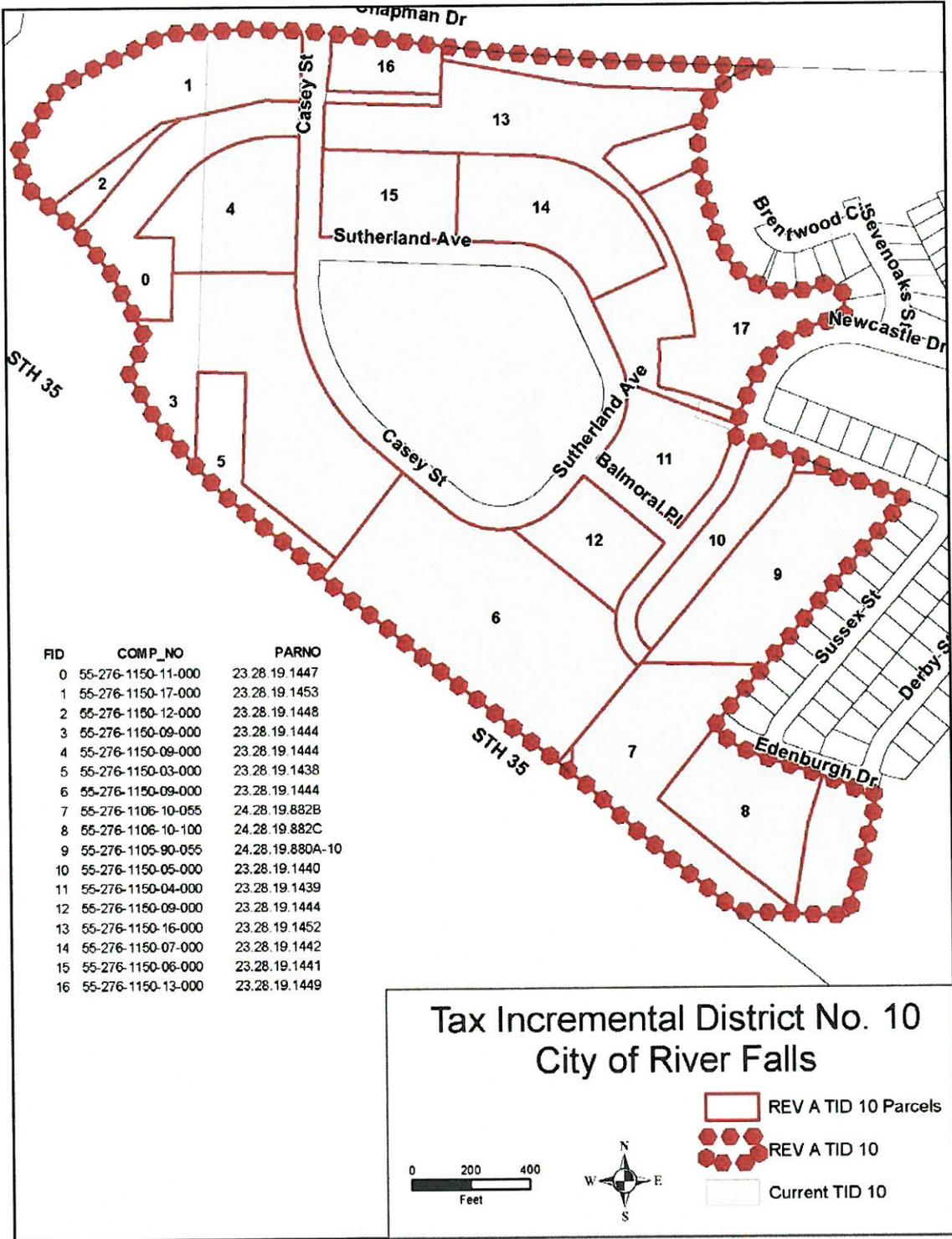
The development expected to occur within the original boundaries of Tax Increment District No. 10 has been expanded to include property not initially included in the boundaries of TID No. 10. The new parcels, created by the development, would be partially in the boundaries of TID No. 10 and partially outside of the boundaries. The City is required to maintain whole parcels within the boundaries of a tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original TID No. 10 project plan.

The amendment is also to update and/or provide for the undertaking of additional expenditures.

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

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

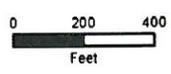


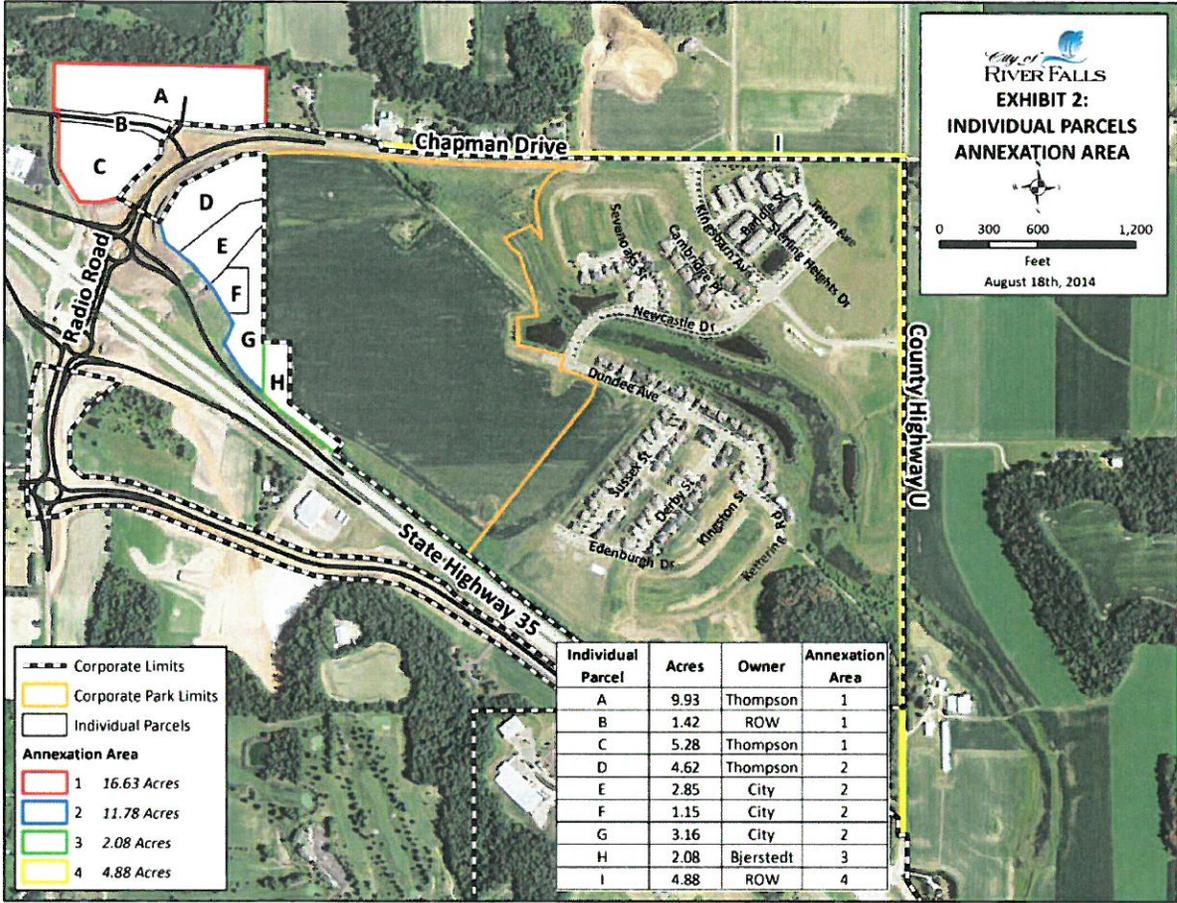


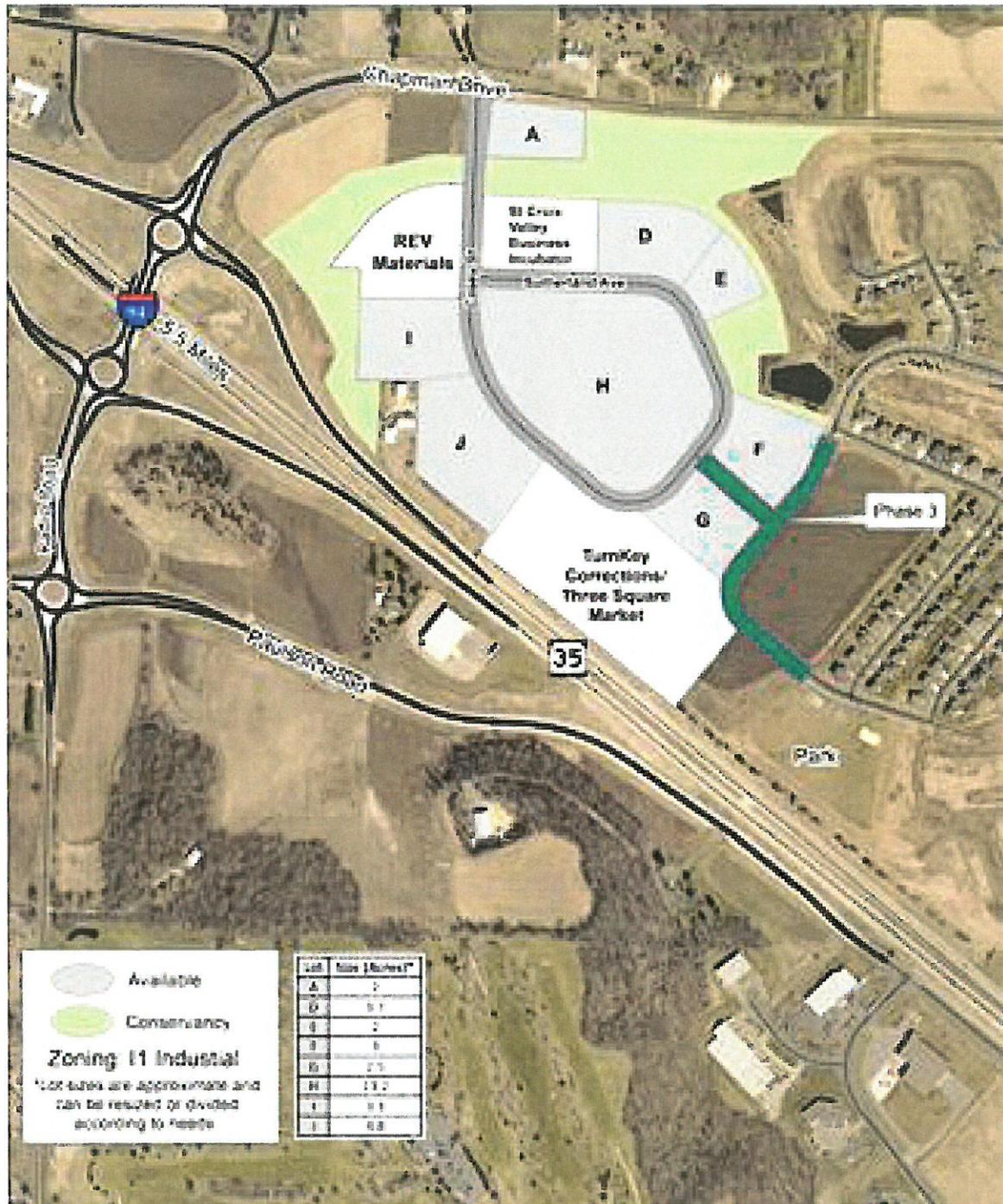
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1	55-276-1150-17-000	23.28.19.1453
2	55-276-1150-12-000	23.28.19.1448
3	55-276-1150-09-000	23.28.19.1444
4	55-276-1150-09-000	23.28.19.1444
5	55-276-1150-03-000	23.28.19.1438
6	55-276-1150-09-000	23.28.19.1444
7	55-276-1106-10-055	24.28.19.882B
8	55-276-1106-10-100	24.28.19.882C
9	55-276-1105-90-055	24.28.19.880A-10
10	55-276-1150-05-000	23.28.19.1440
11	55-276-1150-04-000	23.28.19.1439
12	55-276-1150-09-000	23.28.19.1444
13	55-276-1150-16-000	23.28.19.1452
14	55-276-1150-07-000	23.28.19.1442
15	55-276-1150-06-000	23.28.19.1441
16	55-276-1150-13-000	23.28.19.1449

Tax Incremental District No. 10 City of River Falls

- REV A TID 10 Parcels
- REV A TID 10
- Current TID 10







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

There will be no change to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

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

City of River Falls, Wisconsin Tax Increment District # 10 Base Property Information		Assessment Information				Equalized Value				District Classification						
Street Address	Owner	Acres	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
Along Chapman and 35	City	18.74	3,748	0	0	3,748	100.00%	3,748	0	0	3,748	3,748	3,748			3,748.00
												Estimated Base Value		3,748		

SECTION 6: Equalized Value Test

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

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 10, plus the value increment of all other existing tax incremental districts within the City, totals \$34,95,648. This value is less than the maximum of \$105,516,552 in equalized value that is permitted for the City of River Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

City of River Falls, Wisconsin	
Tax Increment District # 10	
Valuation Test Compliance Calculation	
District Creation Date	6/24/2014
	Valuation Data
	Currently Available
	2015
Total EV (TID In)	879,304,600
12% Test	105,516,552
Increment of Existing TIDs	
TID #5	21,630,700
TID #6	7,186,100
TID #7	0
TID #8	2,868,800
TID #9	3,022,800
TID #10	245,500
Total Existing Increment	34,953,900
Projected Base of New or Amended District	3,748
Total Value Subject to 12% Test	34,957,648
Compliance	PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The proposed amendment is to add additional territory to the existing District's boundaries. The proposed boundaries to be added to the original District boundary are properties which were not in the City at the time of the District's original creation date. This property is east and south of Chapman Drive and north of Hwy. 35, bordering the existing boundaries of TID 10.

The project costs will not change, nor are there any additional improvements as a result of this amendment. The amended plan does include actual expenditures and expected 2016 expenditures related to the original project plan. The statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

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

There will be no change to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

SECTION 9: Detailed List of Updated/Restated Project Costs

The project costs are updated to highlight specific costs occurring in 2016-17 and restates costs included in the original project plan. The statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

Proposed TIF Project Cost Estimates

City of River Falls, Wisconsin						
Tax Increment District # 10						
Estimated Project List						
Project ID	Project Name/Type	Phase I - Incentives 2016 - 2017	Phase II - Infrast. 2017	Phase III - Infrast. 2019	Future Incentives Year	Total (Note 1)
1	Development Incentives	2,484,090				2,984,090
2	Streets		125,000	75,000	500,000	200,000
3	Water		90,000	65,000		155,000
4	Sanitary Sewer		90,000	65,000		155,000
5	Storm Sewer		100,000	75,000		175,000
6	Grading		112,000	25,000		137,000
7	Electric		80,000	40,000		120,000
8	Engineering		80,000	80,000		160,000
9	Existing County Truck Highway U Capital Costs			425,000		425,000
10	Park Projects		20,000			20,000
11	Chapman Drive Capital Costs		403,000			403,000
Total Projects		2,484,090	1,100,000	850,000	500,000	4,934,090

Notes:
 Note 1: Project costs are estimates and are subject to modification.
 Note 2: 2016 Development Incentives (includes land reimbursement) are for the Rev Materials, LLC and TW Equities, LLC Projects & Opal

SECTION 10:

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

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

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$43,965,230, of which approximately \$24,000,000 is currently unused and could be made available to finance Project Costs.

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Projects identified will provide the necessary anticipated governmental services and/or development incentives to TID No. 10 including the additional territory. It is anticipated these expenditures will be made during 2016 and later. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

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

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

Implementation and Financing Timeline

City of River Falls, Wisconsin				
Tax Increment District # 10				
Estimated Financing Plan				
	Taxable G.O. Bond 2017	G.O. Bond 2017	G.O. Bond 2019	Totals
Projects				
Phase I - Infrastructure (COMPLETED)				
Phase I - Incentives	2,484,090			2,484,090
Phase II - Infrastructure		1,100,000		1,100,000
Phase III - Infrastructure			850,000	850,000
Total Project Funds	2,484,090	1,100,000	850,000	4,434,090
Estimated Finance Related Expenses				
Financial Advisor	23,000	14,000	13,000	
Bond Counsel	14,000	9,000	9,000	
Rating Agency Fee	12,000	9,000	9,000	
Paying Agent	1,000	1,000	1,000	
Underwriter Discount	10.00 25,600	10.00 11,450	10.00 8,950	
Debt Service Reserve				
Capitalized Interest				
Total Financing Required	2,559,690	1,144,450	890,950	
Estimated Interest	0.00% 0	0.00% 0	0.00% 0	
Assumed spend down (months)	0	0	0	
Rounding	310	550	4,050	
Net Issue Size	2,560,000	1,145,000	895,000	4,600,000
Notes:				

Development Assumptions

City of River Falls, Wisconsin										
Tax Increment District # 10										
Development Assumptions										
Construction Year	Actual	TW Equities	REV Materials	Opal	Industrial	Residential	Annual Total	Construction Year		
1 2014	245,500						245,500	2014		
2 2015							0	2015		
3 2016							0	2016		
4 2017		6,500,000					15,100,000	2017		
5 2018			2,600,000	6,000,000	3,000,000		3,000,000	2018		
6 2019					3,000,000		3,000,000	2019		
7 2020					3,000,000	1,000,000	4,000,000	2020		
8 2021					3,000,000	1,000,000	4,000,000	2021		
9 2022					3,000,000		3,000,000	2022		
10 2023					3,000,000		3,000,000	2023		
11 2024					3,000,000		3,000,000	2024		
12 2025							0	2025		
13 2026							0	2026		
14 2027							0	2027		
15 2028							0	2028		
16 2029							0	2029		
17 2030							0	2030		
18 2031							0	2031		
19 2032							0	2032		
20 2033							0	2033		
Totals	245,500	6,500,000	2,600,000	6,000,000	21,000,000	2,000,000	38,345,500			

Notes:

Increment Revenue Projections

City of River Falls, Wisconsin										
Tax Increment District # 10										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	71,500		Apply to Base Value				
District Creation Date	June 24, 2014		Appreciation Factor	0.00%						
Valuation Date	Jan 1,	2014	Base Tax Rate	\$21.38		Rate Adjustment Factor				
Max Life (Years)	20									
Expenditure Periods/Termination	15	6/24/2029	Tax Exempt Discount Rate	2.50%		Taxable Discount Rate				
Revenue Periods/Final Year	20	2035								
Extension Eligibility/Years	Yes 3									
Recipient District	No									

Construction Year	Valuation Year	Valuation Value Added	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1	2014	245,500	2015	0	245,500	2016	\$21.38	5,249	5,121	5,071
2	2015	0	2016	0	245,500	2017	\$21.38	5,249	10,117	9,971
3	2016	0	2017	0	245,500	2018	\$21.38	5,249	14,991	14,706
4	2017	15,100,000	2018	0	15,345,500	2019	\$21.38	328,099	312,233	300,625
5	2018	3,000,000	2019	0	18,345,500	2020	\$21.38	392,241	658,917	630,882
6	2019	3,000,000	2020	0	21,345,500	2021	\$21.38	456,384	1,052,455	1,002,150
7	2020	4,000,000	2021	0	25,345,500	2022	\$21.38	541,907	1,508,343	1,428,085
8	2021	4,000,000	2022	0	29,345,500	2023	\$21.38	627,430	2,023,304	1,904,562
9	2022	3,000,000	2023	0	32,345,500	2024	\$21.38	691,573	2,577,066	2,411,991
10	2023	3,000,000	2024	0	35,345,500	2025	\$21.38	755,715	3,167,430	2,947,731
11	2024	3,000,000	2025	0	38,345,500	2026	\$21.38	819,857	3,792,280	3,509,289
12	2025	0	2026	0	38,345,500	2027	\$21.38	819,857	4,401,889	4,051,857
13	2026	0	2027	0	38,345,500	2028	\$21.38	819,857	4,996,631	4,576,077
14	2027	0	2028	0	38,345,500	2029	\$21.38	819,857	5,576,866	5,082,570
15	2028	0	2029	0	38,345,500	2030	\$21.38	819,857	6,142,950	5,571,936
16	2029	0	2030	0	38,345,500	2031	\$21.38	819,857	6,695,226	6,044,752
17	2030	0	2031	0	38,345,500	2032	\$21.38	819,857	7,234,032	6,501,580
18	2031	0	2032	0	38,345,500	2033	\$21.38	819,857	7,759,697	6,942,959
19	2032	0	2033	0	38,345,500	2034	\$21.38	819,857	8,272,540	7,369,413
20	2033	0	2034	0	38,345,500	2035	\$21.38	819,857	8,772,876	7,781,445
Totals		38,345,500		0		Future Value of Increment	12,007,671			

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).

Cash Flow

City of River Falls, Wisconsin Tax Increment District # 10 Cash Flow Projection																		
Year	Projected Revenues			Expenditures						Balances								
	Tax Increments	Capitalized Interest	Total Revenues	General Obligation Bonds		Taxable G.O. Bond		G.O. Bond		G.O. Bond		Creation Projected Admin.	Projected Developers Incentives	Total Expenditures	Annual	Cumulative	Year	
	Dated Date: Principal	Rate	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest				
2015			136,613												161,613	(25,000)	(553,287)	2015
2016	5,249	9,820	15,069	104,863	3.00%	104,863									129,863	(114,793)	(668,080)	2016
2017	5,249		5,249	104,863	4.00%	100,813									264,863	(255,614)	(927,694)	2017
2018	328,099		328,099	140,000	4.00%	95,413	134,400				51,525				546,738	(541,489)	(1,469,182)	2018
2019	392,241		392,241	140,000	4.00%	89,813	89,500	3.00%	34,350						25,000	25,000	(1,690,446)	2019
2020	456,384		456,384	145,000	4.00%	84,213	81,725	3.00%	32,700						25,000	25,000	(1,981,742)	2020
2021	541,907		541,907	145,000	4.00%	78,413	77,525	3.00%	31,050						25,000	25,000	(2,144,195)	2021
2022	627,430		627,430	150,000	4.00%	72,613	73,150	3.00%	29,400						25,000	25,000	(1,682,780)	2022
2023	691,573		691,573	155,000	3.00%	66,613	68,600	3.00%	25,950						25,000	25,000	(15,068)	2023
2024	755,715		755,715	160,000	3.00%	61,963	63,875	3.00%	24,150						25,000	25,000	(16,940)	2024
2025	819,857		819,857	165,000	3.00%	57,163	58,975	3.00%	22,200						25,000	25,000	139,878	2025
2026	819,857		819,857	170,000	3.00%	52,213	53,900	3.00%	20,250						25,000	25,000	712,538	2026
2027	819,857		819,857	175,000	3.00%	47,113	48,650	3.00%	18,300						25,000	25,000	608,913	2027
2028	819,857		819,857	180,000	3.00%	41,863	43,225	3.00%	16,200						25,000	25,000	604,963	2028
2029	819,857		819,857	185,000	3.25%	36,463	37,625	3.00%	14,100						25,000	25,000	610,388	2029
2030	819,857		819,857	190,000	3.50%	31,850	31,850	3.00%	11,850						25,000	25,000	590,488	2030
2031	819,857		819,857	195,000	3.75%	27,237	27,237	3.00%	9,600						25,000	25,000	589,500	2031
2032	819,857		819,857	200,000	3.75%	23,625	23,625	3.00%	7,350						25,000	25,000	582,525	2032
2033	819,857		819,857	210,000	3.75%	19,775	19,775	3.00%	5,150						25,000	25,000	589,700	2033
2034	819,857		819,857	220,000	3.75%	15,925	15,925	3.00%	2,950						25,000	25,000	586,900	2034
2035	819,857		819,857	3,005,000		1,305,325	1,014,825	3.50%	85,000						375,000	375,000	453,232	2035
Total	12,007,671	146,433	12,154,104	3,005,000		1,305,325	1,014,825	3.50%	85,000						500,000	500,000	11,454,750	Total

Notes:

1. The 2016 and future Development Incentives include but are not limited: cash grants, land reimbursement, first right of refusal, and shares in community solar program.

Projected TID Closure

SECTION 11: Annexed Property

Property within the Territory proposed to be included within the District by Amendment was annexed by the City on or after January 1, 2004. To satisfy the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1, the City pledges to pay to the Town of Troy for each of the next five years an amount equal to the property taxes levied on the annexed property by the Town at the time of annexation.

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

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

SECTION 13: Proposed Zoning Ordinance Changes

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

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

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the City of River Falls

This amendment contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

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

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

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

June 29, 2016

SAMPLE

Mayor Dan Toland
City of River Falls
222 Lewis Street
River Falls, Wisconsin 54022

RE: City of River Falls, Wisconsin Tax Incremental District No. 10 Amendment

Dear Mayor:

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

Sincerely,

Attorney Dan Gustafson (Weld, Riley, Prenz & Ricci, S.C.)
City of River Falls

Exhibit A:

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2014			Percentage	
St. Croix County		2,580,941			46.87%	
Special District		236,426			4.29%	
Municipality		1,003,728			18.23%	
School District		1,686,078			30.62%	
Total		<u>5,507,173</u>				
Revenue Year	St. Croix County	Special District	Municipality	School District	Total	Revenue Year
2016	2,460	225	957	1,607	5,249	2016
2017	2,460	225	957	1,607	5,249	2017
2018	2,460	225	957	1,607	5,249	2018
2019	153,764	14,085	59,799	100,451	328,099	2019
2020	183,824	16,839	71,489	120,089	392,241	2020
2021	213,885	19,593	83,180	139,727	456,384	2021
2022	253,965	23,264	98,767	165,910	541,907	2022
2023	294,046	26,936	114,354	192,094	627,430	2023
2024	324,106	29,690	126,045	211,732	691,573	2024
2025	354,166	32,443	137,735	231,370	755,715	2025
2026	384,227	35,197	149,426	251,008	819,857	2026
2027	384,227	35,197	149,426	251,008	819,857	2027
2028	384,227	35,197	149,426	251,008	819,857	2028
2029	384,227	35,197	149,426	251,008	819,857	2029
2030	384,227	35,197	149,426	251,008	819,857	2030
2031	384,227	35,197	149,426	251,008	819,857	2031
2032	384,227	35,197	149,426	251,008	819,857	2032
2033	384,227	35,197	149,426	251,008	819,857	2033
2034	384,227	35,197	149,426	251,008	819,857	2034
2035	384,227	35,197	149,426	251,008	819,857	2035
<u>5,627,405</u>		<u>515,496</u>	<u>2,188,498</u>	<u>3,676,273</u>	<u>12,007,671</u>	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						



MEMORANDUM

TO: Mayor Toland and Plan Commission Members

FROM: Julie Bergstrom, Finance Director/Asst. City Administrator

DATE: July 5, 2016

TITLE: **Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12**

RECOMMENDED ACTION

Adopt the resolution designating boundaries and approving the project plan for new tax increment district #12. The proposed district encompasses approximately 5 acres located in Mann Valley near Radio Road. The district is being created for proposed development of an agricultural support building.

Sean Lentz from Ehlers will be at the meeting to present the proposed plan to the Commission and answer questions. The members of the Joint Review Board have been invited to attend as well.

After the public hearing, the Plan Commission will consider the resolution designating the district boundaries and approving the project plan. If approved, the plan will be forwarded to the City Council for review, then to the Joint Review Board for final approval.

BACKGROUND

The City purchased 85 acres of land in Mann Valley in 2011 and an additional 240 acres in 2013 to be developed into a corporate park. The City was approached by Winfield Solutions to develop a portion of the property near the University Farm. Creation of a tax increment district requires the property to be within the City limits, and an ordinance annexing approximately 300 acres to the City will be presented to the City Council in July for consideration.

The area is proposed to be included in a tax increment district in order to recover the initial development costs through increases in the tax base from new construction. The first step for district creation is to hold a public hearing at the Plan Commission on the proposed plan.

Attached is a proposed schedule for creation of the new district.

Memorandum to Mayor and City Council

July 5, 2016

Page 2

FINANCIAL CONSIDERATIONS

Tax increment districts are created to provide incentives for new development, and must meet the "but for" test. The district, once created, will use the tax revenue from new development to repay upfront costs to provide infrastructure and other expenses in order to serve the development.

CONCLUSION

Plan Commission approval of the resolution is requested.

CITY OF RIVER FALLS, WI
TAX INCREMENTAL DISTRICT NO. 12 INDUSTRIAL CREATION AND
TAX INCREMENTAL DISTRICT NO. 10 MIXED-USE PROJECT PLAN & BOUNDARY AMENDMENT
Timetable May 26, 2016

<u>ACTION DATE</u>	<u>STEP</u>
	City will provide Ehlers with a list of the parcel tax key #'s within the Districts, pertinent parcel information, the maps, list of projects and costs, etc.
	Ehlers will prepare & provide the City with a feasibility analysis report, options, and/or draft project plan documents
June 7	Plan Commission makes a motion to call for a public hearings (optional)
June 10	Ehlers will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearings. (cc: City)
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearings, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication).</i>
June	Ehlers will e-mail City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan documents, if not yet provided and/or necessary, as well as agenda language (City to post) & resolutions for first meetings, and will also request legal opinion of the plans.
June 14 & 28	Common Council adopts resolutions to annex territory. ... This must be done prior to Council approval of the District creation.
June 16	First Publication of Public Hearings & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
June 23	Second Publication of Public Hearings & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
June 29 @ 4:00	Joint Review Board meets to review plans, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
July 5 @ 6:30	Plan Commission Public Hearings on Project Plans and approval of TID boundaries. <i>(Within 14 days after second publication)</i>
	Plan Commission reviews plans & approval of District Project Plans and boundaries.
July	Ehlers will e-mail City & City Attorney with revised draft Project Plans, if necessary, as well as agenda language (City to post) & resolution for Common Council meeting.
July 26 @ 6:30	Common Council reviews Plans & adopts resolutions approving District Project Plans and boundaries. <i>(at least 14 days after hearing)</i>
July 27	Ehlers will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting. (cc: City)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication).</i>
Aug. 4	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
Aug. 9 – Sept. 23	Joint Review Board consideration. <i>(Within 45 days of notification of meeting / receipt of Plan Commission & Common Council resolutions)</i>
July – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the 2016 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the City. DOR filing deadline October 31.

Plan Commission meets 1st Tuesday @ 6:30 P.M.
City Council meets 2nd and 4th Tuesday @ 6:30 P.M.
River Falls Journal, publishes: Thursdays, deadline: Friday prior
Phone: 715-425-1561, e-mail: sloosmore@rivertowns.net

RESOLUTION NO. _____

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 12,
CITY OF RIVER FALLS, WISCONSIN**

WHEREAS, the City of River Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of St. Croix County, the River Falls School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 5, 2016 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of River Falls that:

1. It recommends to the Common Council that Tax Incremental District No. 12 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2016.

Dan Toland, Mayor

Lu Ann Hecht, City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF RIVER FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY



June 29, 2016 (DRAFT)

Project Plan for the Creation of Tax Incremental District No. 12

CITY OF RIVER FALLS, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: June 29, 2016
Public Hearing Held:	Scheduled for: July 5, 2016
Consideration for Approval by Plan Commission:	Scheduled for: July 5, 2016
Consideration for Adoption by Common Council:	Scheduled for: July 26, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 12 Creation Project Plan

City of River Falls Officials

Common Council

Dan Toland	Mayor
Diane Odeen	Council Member
Jeff Bjork	Council Member
Scott Morrissette	Council Member
David Cronk	Council Member
Christopher Gagne	Council Member
Hal Watson	Council Member
Todd Bjerstedt	Council Member

City Staff

Lu Ann Hecht	City Clerk
Scot Simpson	City Administrator
Julie Bergstrom	Finance Director/Assistant City Administrator
Buddy Lucero	Community Development Director
Jody Nichols	City Accountant
Dan Gustafson (Weld, Riley, Prenn & Ricci, S.C.)	City Attorney

Plan Commission

Dan Toland, Mayor	Vacant
Susan Reese	Lisa Moody
Reid Wronski	Todd Schultz
Scott Morrissette	Mary Van Galen
	Andrew Brown

Joint Review Board

City Representative
St. Croix County
Chippewa Valley Technical College District
River Falls School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 12 (the “TID” or “District”) is proposed to be created by the City of River Falls (“City”) as an industrial district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$656,030 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in one phase. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with advances from the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$1,700,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2029; 8 years earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105 , and as documented in this Project 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 Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, façade, grants and loans, and other associated costs. The City may also incur substantial costs to add capacity to its Wastewater Treatment Plant (or construct a new well, install a lift station, etc.) in order to allow for development to occur within the District. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the 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. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
 4. Not less than 50% by area of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
 5. Based upon the findings, as stated above, the District is declared to be an industrial, District based on the identification and classification of the property included within the District.
 6. The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment 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 approximately none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

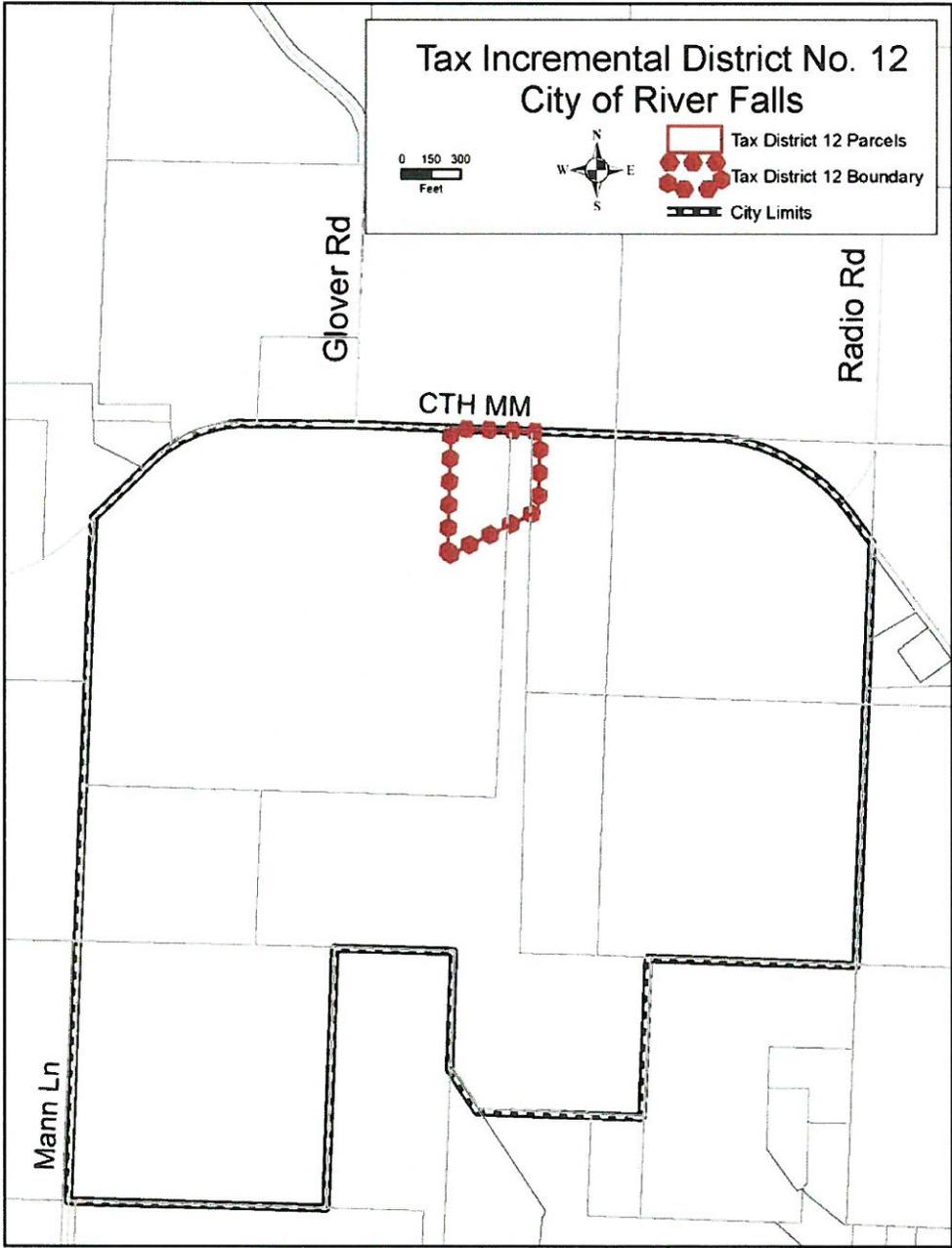
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. This District is created as an “Industrial District” based upon a finding that at least 50%, by area, of the real property within the District is zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that industrial, distributor and related private development locates in this District. This will be accomplished by installing public improvements, and making necessary related expenditures, to promote industrial development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be an industrial District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary



SECTION 4:
Map Showing Existing Uses and Conditions

SECTION 5:
Preliminary Parcel List and Analysis

Computer Number	Acres
040-1132-10-000	12.93
040-1132-10-130	47.25
040-1127-20-225	87.70
	147.88

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the 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 \$34,953,900. This value is less than the maximum of \$105,516,552 in equalized value that is permitted for the City of River Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of River Falls, Wisconsin	
Tax Increment District # 12	
Valuation Test Compliance Calculation	
District Creation Date	7/26/2016
	Valuation Data Currently Available 2015
Total EV (TID In)	879,304,600
12% Test	105,516,552
Increment of Existing TIDs	
TID #5	21,630,700
TID #6	7,186,100
TID #7	0
TID #8	2,868,800
TID #9	3,022,800
TID #10	245,500
Total Existing Increment	34,953,900
Projected Base of New or Amended District	0
Total Value Subject to 12% Test	34,953,900
Compliance	PASS

SECTION 7:

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

The proposed boundaries of the District would be within an area generally described as Mann Valley, which is located on CTH MM and Radio Road.

Proposed projects costs, of approximately \$657,000 may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, Street improvements, Streetscaping and landscaping, contribution to Community Development or Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs.

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment 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 in order to make the property suitable for development and/or redevelopment. 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 and/or redevelopment 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 Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to 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 Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order 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 and/or redevelopment, 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.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct 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

In order 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.

CDA or RDA Type Activities

Contribution to Community Development or Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA or 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 or RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA or RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. 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 or RDA in the program manual. Any funds returned to the CDA or 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 loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA or RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur to serve development sites located within the District.

Cash Grants (Development Incentives)

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

Property Tax Payments to Town

Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1. as a result 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 Wisconsin Statutes Section 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.

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 in connection with 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.

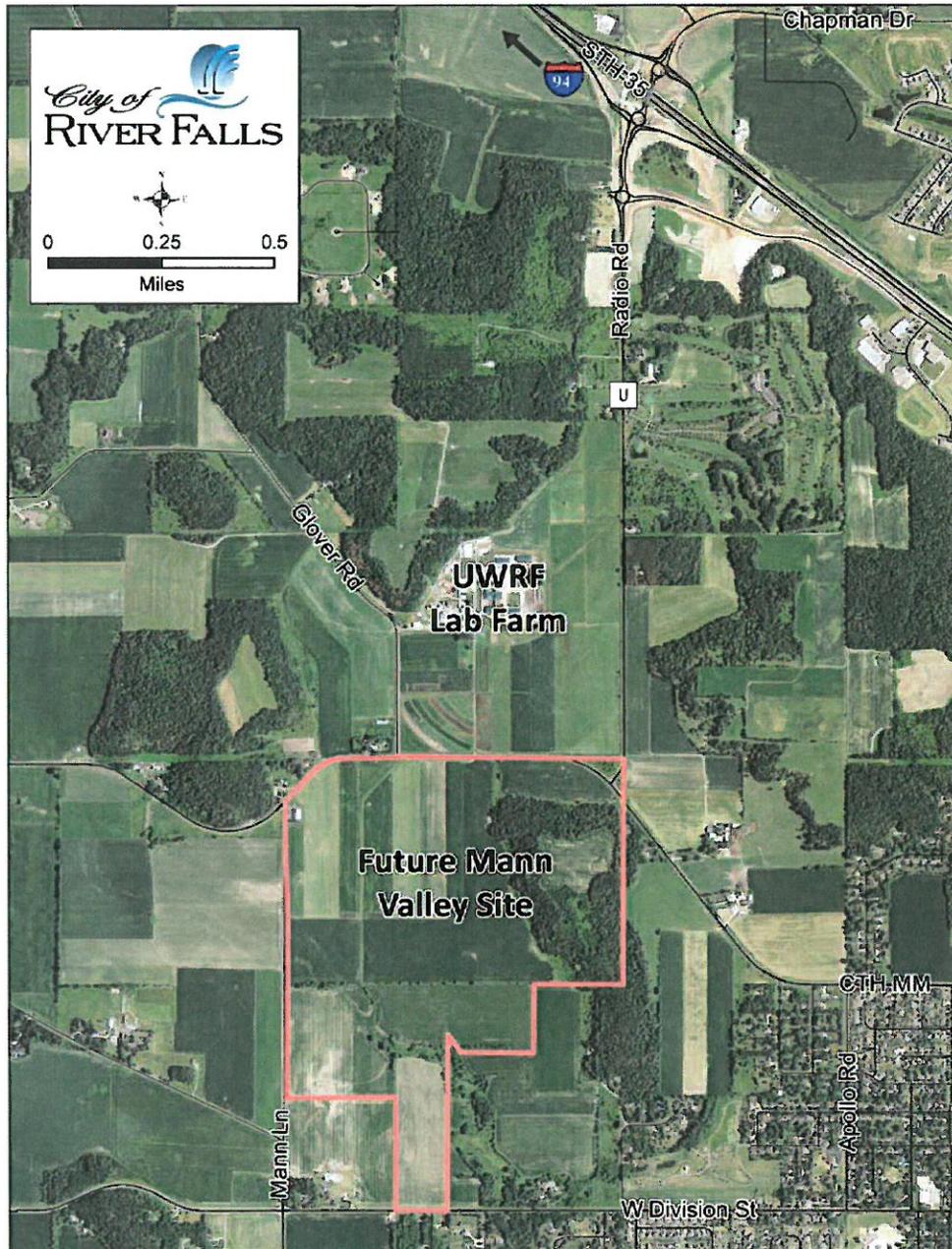
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments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

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:
Maps Showing Proposed Improvements and Uses





SECTION 9: Detailed List of Project Costs

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

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

Proposed TIF Project Cost Estimates

City of River Falls, Wisconsin Tax Increment District # 12 Estimated Project List		
Project ID	Project Name/Type	Phase I 2016 Total (Note 1)
1	Development Incentives	0
2	Cash Grant	200,000
3	Land write down (Including First Right of Refusal)	405,000
4	Community Solar Program	51,030
Total Projects		<u>656,030</u>

Notes:
 Note 1 Project costs are estimates and are subject to modification
 Note 2 Development Incentives include but are not limited to: Cash Grants, land write down & first right of refusal, site improvements, and shares in the community solar program.

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

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$43,965,230, of which approximately \$24,000,000 is currently unused and could be made available to finance Project Costs.

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

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

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

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

Development Assumptions

City of River Falls, Wisconsin						
Tax Increment District # 12						
Development Assumptions						
Construction Year		Actual	Winfield Solutions	Annual Total	Construction Year	
1	2016		1,700,000	1,700,000	2016	1
2	2017			0	2017	2
3	2018			0	2018	3
4	2019			0	2019	4
5	2020			0	2020	5
6	2021			0	2021	6
7	2022			0	2022	7
8	2023			0	2023	8
9	2024			0	2024	9
10	2025			0	2025	10
11	2026			0	2026	11
12	2027			0	2027	12
13	2028			0	2028	13
14	2029			0	2029	14
15	2030			0	2030	15
16	2031			0	2031	16
17	2032			0	2032	17
18	2033			0	2033	18
19	2034			0	2034	19
20	2035			0	2035	20
Totals		0	1,700,000	1,700,000		

Notes:

Increment Revenue Projections

City of River Falls, Wisconsin										
Tax Increment District # 12										
Tax Increment Projection Worksheet										
Type of District	Industrial		Base Value	0						
District Creation Date	July 26, 2016		Appreciation Factor	0.00%		<input checked="" type="checkbox"/> Apply to Base Value				
Valuation Date	Jan 1,	2016	Base Tax Rate	\$21.38						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Periods/Termination	15	7/26/2031	Tax Exempt Discount Rate	2.50%						
Revenue Periods/Final Year	20		Taxable Discount Rate	3.50%						
Extension Eligibility/Years	Yes 3									
Recipient District	No									

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2016	2017	0	1,700,000	2018	\$21.38	36,347	35,461	35,118
2 2017	2018	0	1,700,000	2019	\$21.38	36,347	70,057	69,049
3 2018	2019	0	1,700,000	2020	\$21.38	36,347	103,809	101,832
4 2019	2020	0	1,700,000	2021	\$21.38	36,347	136,738	133,507
5 2020	2021	0	1,700,000	2022	\$21.38	36,347	168,864	164,110
6 2021	2022	0	1,700,000	2023	\$21.38	36,347	200,206	193,679
7 2022	2023	0	1,700,000	2024	\$21.38	36,347	230,784	222,248
8 2023	2024	0	1,700,000	2025	\$21.38	36,347	260,616	249,850
9 2024	2025	0	1,700,000	2026	\$21.38	36,347	289,720	276,519
10 2025	2026	0	1,700,000	2027	\$21.38	36,347	318,114	302,287
11 2026	2027	0	1,700,000	2028	\$21.38	36,347	345,816	327,183
12 2027	2028	0	1,700,000	2029	\$21.38	36,347	372,843	351,237
13 2028	2029	0	1,700,000	2030	\$21.38	36,347	399,210	374,477
14 2029	2030	0	1,700,000	2031	\$21.38	36,347	424,934	396,932
15 2030	2031	0	1,700,000	2032	\$21.38	36,347	450,030	418,627
16 2031	2032	0	1,700,000	2033	\$21.38	36,347	474,515	439,589
17 2032	2033	0	1,700,000	2034	\$21.38	36,347	498,402	459,842
18 2033	2034	0	1,700,000	2035	\$21.38	36,347	521,707	479,410
19 2034	2035	0	1,700,000	2036	\$21.38	36,347	544,443	498,316
20 2035	2036	0	1,700,000	2037	\$21.38	36,347	566,625	516,583
Totals	1,700,000	0		Future Value of Increment		726,947		

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).

Cash Flow

City of River Falls, Wisconsin

Tax Increment District # 12

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances			Year
	Tax Increments	Other Revenue	Total Revenues	Repayment of Advance from City	Creation and Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2016			0		10,000	10,000	(10,000)	(10,000)	0	2016
2017			0		1,000	1,000	(1,000)	(11,000)	0	2017
2018	36,347		36,347	24,000	1,000	25,000	11,347	347	0	2018
2019	36,347		36,347	35,000	1,000	36,000	347	695	0	2019
2020	36,347		36,347	35,000	1,000	36,000	347	1,042	0	2020
2021	36,347		36,347	35,000	1,000	36,000	347	1,389	0	2021
2022	36,347		36,347	35,000	1,000	36,000	347	1,737	0	2022
2023	36,347		36,347	35,000	1,000	36,000	347	2,084	0	2023
2024	36,347		36,347	35,000	1,000	36,000	347	2,432	0	2024
2025	36,347		36,347	35,000	1,000	36,000	347	2,779	0	2025
2026	36,347		36,347	35,000	1,000	36,000	347	3,126	0	2026
2027	36,347		36,347	35,000	1,000	36,000	347	3,474	0	2027
2028	36,347		36,347	35,000	1,000	36,000	347	3,821	0	2028
2029	36,347		36,347	35,000	1,000	36,000	347	4,168	0	2029
2030	36,347		36,347	35,000	1,000	36,000	347	4,516	0	2030
2031	36,347		36,347	35,000	1,000	36,000	347	4,863	0	2031
2032	36,347		36,347	36,000		36,000	347	5,210	0	2032
2033	36,347		36,347	36,000		36,000	347	5,558	0	2033
2034	36,347		36,347	36,000		36,000	347	5,905	0	2034
2035	36,347		36,347	36,000		36,000	347	6,252	0	2035
2036	36,347		36,347	36,000		36,000	347	6,600	0	2036
2037	36,347		36,347	42,947		42,947	(6,600)	0	0	2037
Total	726,947	0	726,947	701,947	25,000	726,947				Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

Property proposed for inclusion within the District was annexed by the City on or after January 1, 2004. To satisfy the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1., the City pledges to pay to the Town of Troy for each of the next five years an amount equal to the property taxes levied on the annexed property by the Town at the time of annexation.

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

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that 0% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

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

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the City of River Falls

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

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

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

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

June 29, 2016

SAMPLE

Mayor Dan Toland
City of River Falls
222 Lewis Stree
River Falls, Wisconsin 54022

RE: City of River Falls, Wisconsin Tax Incremental District No. 12

Dear Mayor:

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

Sincerely,

Attorney Dan Gustafson (Weld, Riley, Prens & Ricci, S.C.)
City of River Falls

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2014	Percentage		
St. Croix County			2,580,941			46.87%
Special District			236,426			4.29%
Municipality			1,003,728			18.23%
School District			1,686,078			30.62%
Total			<u>5,507,173</u>			
Revenue Year	St. Croix County	Special District	Municipality	School District	Total	Revenue Year
2018	17,034	1,560	6,625	11,128	36,347	2018
2019	17,034	1,560	6,625	11,128	36,347	2019
2020	17,034	1,560	6,625	11,128	36,347	2020
2021	17,034	1,560	6,625	11,128	36,347	2021
2022	17,034	1,560	6,625	11,128	36,347	2022
2023	17,034	1,560	6,625	11,128	36,347	2023
2024	17,034	1,560	6,625	11,128	36,347	2024
2025	17,034	1,560	6,625	11,128	36,347	2025
2026	17,034	1,560	6,625	11,128	36,347	2026
2027	17,034	1,560	6,625	11,128	36,347	2027
2028	17,034	1,560	6,625	11,128	36,347	2028
2029	17,034	1,560	6,625	11,128	36,347	2029
2030	17,034	1,560	6,625	11,128	36,347	2030
2031	17,034	1,560	6,625	11,128	36,347	2031
2032	17,034	1,560	6,625	11,128	36,347	2032
2033	17,034	1,560	6,625	11,128	36,347	2033
2034	17,034	1,560	6,625	11,128	36,347	2034
2035	17,034	1,560	6,625	11,128	36,347	2035
2036	17,034	1,560	6,625	11,128	36,347	2036
2037	17,034	1,560	6,625	11,128	36,347	2037
		<u>340,684</u>	<u>31,208</u>	<u>132,492</u>	<u>222,562</u>	<u>726,947</u>
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



PLAN COMMISSION

July 5, 2016

STAFF REPORT

- FILE:** Resolution recommending temporary zoning and official map amendment for property being annexed to the City of River Falls, (Mann Valley Property)
- REQUEST:** Recommend City Council annexation of property in Town of Troy/ Assign a temporary zoning designation and amendment of the City's official maps.
- LOCATION:** Mann Lane and County Road MM - See Exhibit 2
- APPLICANT/AGENT:** City of River Falls
- OWNERS:** City of River Falls
- PURPOSE:** Recommendation to Council on temporary zoning For Mann Valley Annexation

BACKGROUND:

The City first purchased land in the Mann Valley area in 2011. That purchase included over 85 acres of agricultural land at the corner of Mann Lane and Cty MM. The City's interests in this area at the time were both for creating additional reserves of land available to the City for use in conjunction with economic development efforts and to ensure future development of this land in a manner consistent with the City's plans. At the same time, the City purchased a first right of refusal on the adjoining 243 acres of land, under which the City exercised its right to purchase in 2013. This brought the City's total land holdings in the area to over 325 acres.

The City was recently approached by a company regarding a project that would initially develop 5 plus acres of land on Cty MM across from the UWRF Lab Farm and reserve another 20 acres for additional development. Due to the quality of the project, the City is interested in annexing much of its "Mann Valley" holdings into the City to reserve it for future development. The official annexation of the property is scheduled for Council action on July 12th.

SURROUNDING ZONING:

- The property being annexed is noncontiguous to the City. It is surrounded entirely by the Exclusive Agricultural Zone in the ETZ.

ANALYSIS:

The total area of the property being annexed is 291.9 acres. (See Exhibit 2). As part of the process the Plan Commission is required to recommend a temporary zoning designation and to recommend changes to the official land use map that are in sync with the future use of the property.

The plan is to assign a temporary zoning designation of (I1) Industrial and (A) Agricultural. Attached you will find a map (Exhibit 3). The (I1) zoning pattern will accommodate the immediate planned project and the (A) zoning pattern is compatible with the surrounding uses and will stay in place until a plan for the future corporate park is developed. The temporary zoning will be changed to permanent as part of the overall zoning amendments for the greater area to take place after this property is annexed to the City.

The Plan Commission also recommends changes to the Comprehensive Plan future Land Use Map that are compatible with planned uses and zoning. After the property is annexed the City will be preparing a plan for the future corporate park and at that time the Plan Commission will review this plan and recommend appropriate changes to the Future Land Use Plan.

INTERDEPARTMENTAL REVIEW:

Staff finds that there are no issues that need to be reviewed by other City departments at this time. If ultimately approved by the City Council, staff will coordinate with the Engineering Department to make the necessary map amendments.

FINDINGS OF FACT AND CONCLUSIONS:

Finding of Fact

1. The City of River Falls Comprehensive Plan identifies the annexation area as within the Urban Area Boundary which signifies future City growth.
2. In order to designate the annexation area as part of the City, temporary zoning must be designated and, the Official Map must be amended.
3. Section 62.23(6) (c) Wis. Stats. Requires that the Plan Commission make a recommendation to the City Council prior to amending the Official Map.
4. Amending the City Zoning Map and Future Land Use map is needed to provide consistency in depicting the City's corporate boundary.
5. The City of River Falls Comprehensive Plan Future Land Use Map will require amendment to be compatible with planned development.
6. The Future Land Use Plan will be amended at the time a plan for the Mann Valley property is completed

Conclusions

The annexation of property as shown and described in Exhibit 2 is consistent with State Statutes, and local ordinances. The amendment of the Comprehensive Plan Future Land Use Map is being deferred until a development plan for the Mann Valley property is completed.

STAFF RECOMMENDATION:

Based upon findings of fact and conclusion herein described in this report, staff recommends Plan Commission adoption of a resolution recommending City Council annexation of property and right-of-way as described in Exhibits 2, and assign temporary zoning as shown in Exhibit 3. Amendments to the Comprehensive Plan Future Land Use Map shall be deferred until a plan for the future development of the Mann Valley property is completed. Attached for your review is a resolution for your action. (Exhibit 1)

CITY PLAN COMMISSION OPTIONS:

1. Approve the proposed temporary zoning
2. Approve with amendment to the proposed temporary zoning.
3. Table the item to a later hearing date with just cause.
4. Deny the request.

EXHIBITS:

1. Resolution Recommending Temporary Zoning and Official Map Amendment for Property Being annexed to the City of River Falls (Mann Valley Property)
2. Annexation Area / Legal Description
3. Map Showing Temporary Zoning of Designation in Annexation Area

RESOLUTION No. PC 2016-_____

**Resolution Recommending Temporary Zoning and Official Map Amendment for Property
Being Annexed to the City of River Falls,
(Mann Valley Property)**

WHEREAS, the City of River Falls purchased a total of 325 acres of property in 2011 and 2013 in the “Mann Valley” area west of the City for the future development of an industrial park; and

WHEREAS, the City Council is now considering the annexation of 291.9 acres of this property to the City of River Falls; and

WHEREAS, a Plan Commission recommendation is necessary prior to the City Council amending the corporate boundary of the Official Map, Zoning Map, and the Comprehensive Plan’s Future Land Use Map; and

WHEREAS, after review of the proposed annexation and amendments to the official maps, the Plan Commission believes it to be in the best interest of the citizens of the City to annex the property and right-of-way and incorporate it into the City’s official maps; and

WHEREAS, a development plan will be prepared after annexation; and

WHEREAS, at that time the Plan Commission as part of the planning process for the Corporate Park will amend the Comprehensive Plan Future Land Use Map to reflect the planned uses within the Park.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends the City Council annex the property as shown and described in Exhibit 2, assign temporary zoning as shown in Exhibit 3 attached hereto, and incorporate said property into the City of River Falls’ Official Maps.

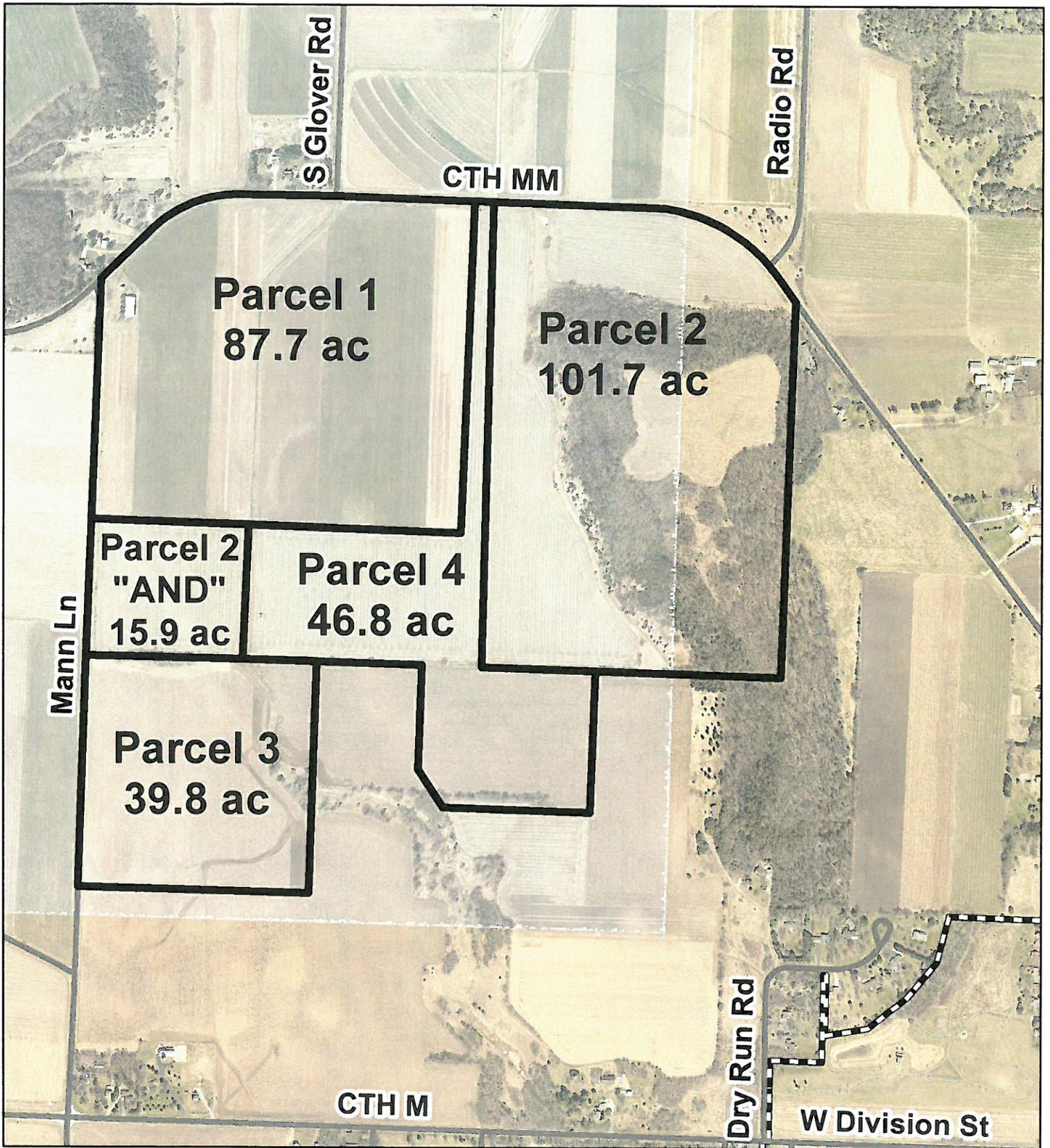
BE IT, FURTHER RESOLVED, after the territory has been annexed the Plan Commission shall review the temporary zoning designation and recommend to Council permanent zoning designations of property within the annexed area.

Dated this 5th day of July, 2016

Dan Toland, Mayor

Attest:

Lu Ann Hecht, City Clerk



0 250 500 1,000 Feet



**Annexation Area
July 2016
Exhibit 2**



LEGAL DESCRIPTION

The following described real property located in the County of St. Croix, and State of Wisconsin:

Parcel 1: Lot 1 of Certified Survey Map filed January 26, 2011, in Vol. 25 of C.S.M., Pg. 5757, as Doc. No. 931252.

Parcel 2: A parcel of land located in part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ of the NW $\frac{1}{4}$), part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of the NW $\frac{1}{4}$), part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of the NW $\frac{1}{4}$) and part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of the NW $\frac{1}{4}$), all in Section 35, Township 28 North, Range 19 West, St. Croix County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 35; thence along the North line of the Northwest Quarter of said Section 35, South 89°47'53"E a distance of 890.25 feet to the point of beginning; thence continuing along said line South 89°47'53" East a distance of 974.87 feet to the point of intersection with the centerline of County Trunk Highway "MM", said centerline being the arc of a 960.00 foot radius curve, concave Southwesterly, with a central angle of 45°47'51", a chord that bears South 60°55'51" East and measures 747.08 feet; thence Southeasterly along the arc of said curve and centerline a distance of 767.34 feet to the point of tangency; thence continuing along said centerline South 38°01'56" East a distance of 181.08 feet to the East line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 35; thence along said east line South 00°17'57" West a distance of 2142.00 feet to the Southeast corner of said Northwest Quarter (NW $\frac{1}{4}$) of Section 35; thence along the South line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 35 North 89°55'54" West a distance of 1703.59 feet to the East line of that parcel described in Deed Volume 1221, page 0110; thence along last said line North 00°31'57" West a distance of 2649.10 feet to the point of beginning.

AND

A parcel of land located in part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) and part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of the NE $\frac{1}{4}$) of Section 34, Township 28 North, Range 19 West, St. Croix County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 34; thence along the North line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) South 88°48'04" West a distance of 419.89 feet to the point of beginning; thence along the West line of that parcel described in Deed Volume 1221, page 0110 South 00°28'21" West a distance of 2646.38 feet; thence along the South line of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of the NE $\frac{1}{4}$) South 89°26'42" West a distance of 893.21 feet; thence along the West line of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of the NE $\frac{1}{4}$) and Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) North 00°21'28" East a distance of 2147.03 feet to the centerline of County Trunk

Highway "MM"; thence along said centerline North 43°55'25" East a distance of 398.61 feet to the point of curvature of a 716.20 foot radius curve, concave Southeasterly, with a central angle of 41°53'49", a chord that bears North 64°52'19.5" East and measures 512.12 feet; thence Northeasterly along the arc of said curve and centerline a distance of 523.71 feet to said North line of Northeast Quarter of the Northeast Quarter (NE¼ of the NE¼), thence along last said line North 88°48'04" East a distance of 161.45 feet to the point of beginning.

EXCEPTING THEREFROM, that portion of Lot 1 of Certified Survey Map filed January 26, 2011, in Vol. 25 of C.S.M., Pg. 5757, as Doc. No. 931252, contained within the above described parcel.

Parcel 3: The Northeast Quarter of the Southeast Quarter (NE¼ of the SE¼) of Section 34 Township 28 North, Range 19 West.

Parcel 4: A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE¼ of NE¼) and in the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼) of Section Thirty Four (34) and in the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) and the Southwest Quarter of the Northwest Quarter (SW¼ of NW¼) and in the Northwest Quarter of the Southwest Quarter (NW¼ of SW¼) and in the Northeast Quarter of the Southwest Quarter (NE¼ of SW¼) of Section Thirty Five (35), All in Township Twenty Eight (28) North, Range Nineteen (19) West, Town of Troy, more fully described as follows: Beginning at the Northwest corner of Section 35, thence S87°57'29"E along the North line of said Northwest Quarter; 890.25 feet; thence S01°18'27"W 2649.01 feet to the North line of said Southwest Quarter of said Section 35; thence S88°05'23"E along the North line of said Southwest Quarter 649.03 feet; thence S02°12'51"W 806.67 feet; thence N88°05'23"W 837.03 feet; thence N33°03'25"W 256.33 feet; thence N01°50'01"E 596.59 feet to the North line of said Southwest Quarter of said Section 35; thence N88°05'23"W along the North line of said Southwest Quarter 597.00 feet to the West Quarter corner of said Section 35; thence N88°42'45"W along the South line of said Southeast Quarter of the Northeast Quarter of said Section 34; 419.80 feet; thence N02°19'03"E 2646.24 feet recorded as 2647.29 feet to the North line of said Northeast Quarter of the Northeast Quarter of said Section 34; thence S89°21'9"E along the North line of said Northeast Quarter of the Northeast Quarter of said Section 34; 419.92 feet recorded as S89°12'56"E 419.89 feet to the point of beginning.

Subject to the right of way for C.T.H. "MM".

EXCEPTING THEREFROM, that portion of Lot 1 of Certified Survey Map filed January 26, 2011, in Vol. 25 of C.S.M., Pg. 5757, as Doc. No. 931252, contained within the above described parcel.



St Croix & Pierce County
 0 1,250 2,500 3,750 5,000
 Feet

Certified:
 City Clerk, Lu Ann Hecht
 Date:
 DRAFT XX, 2016 ORD 2016-XX

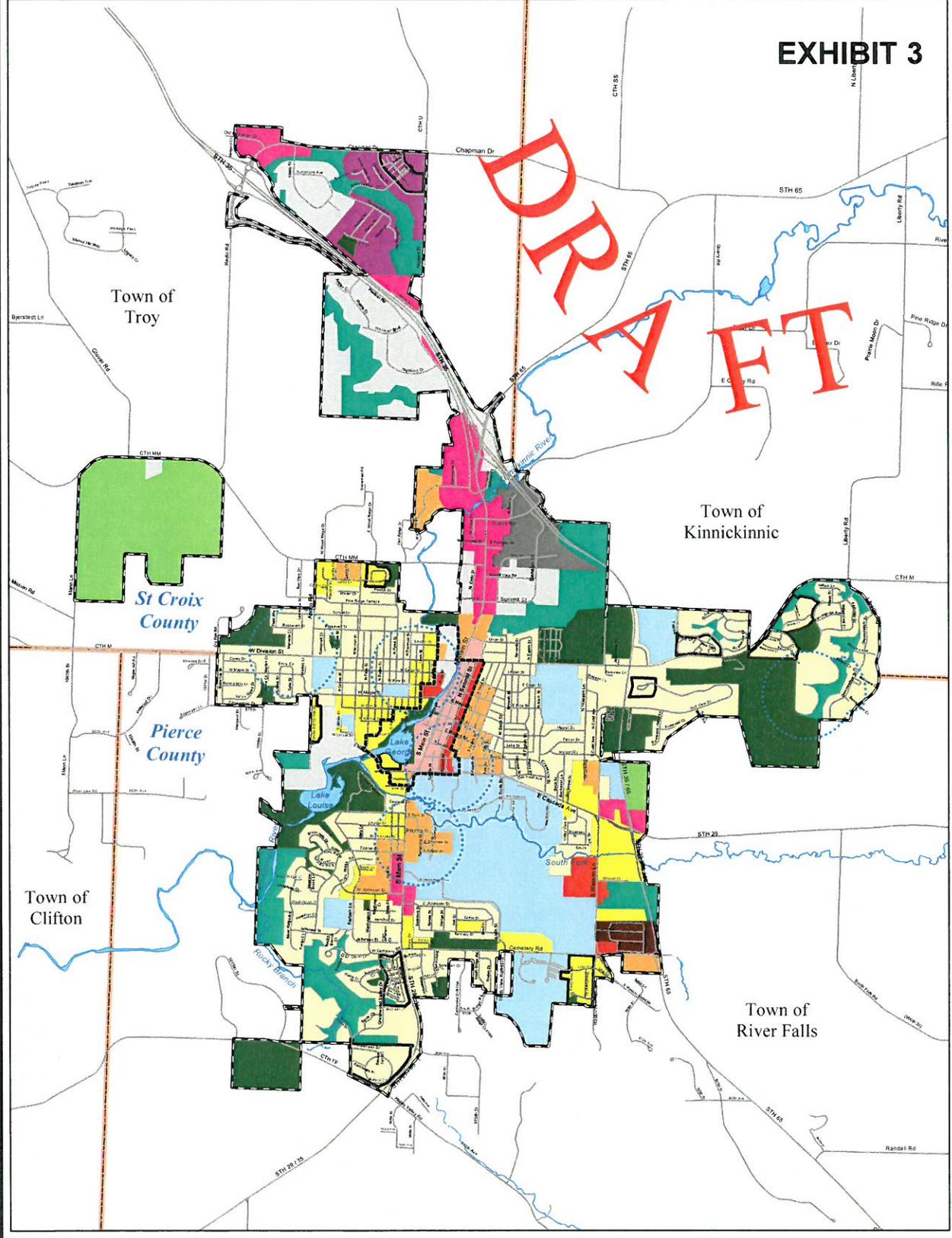
CITY OF RIVER FALLS OFFICIAL ZONING MAP

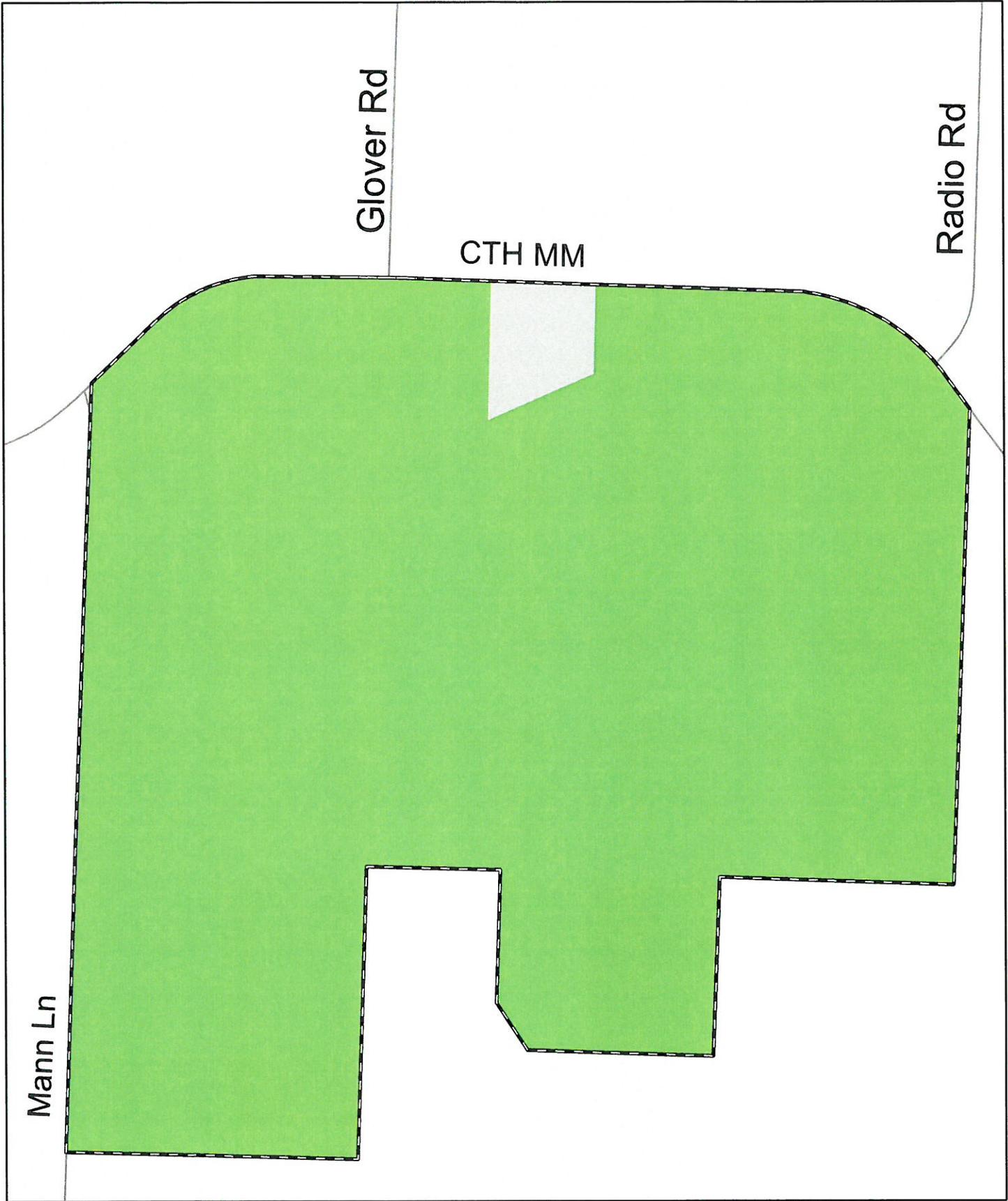
R1 - Single Family Low Density	I1 - Industrial	PUD - Planned Unit Development
R2 - Multiple Family Medium Density	I2 - Heavy Industrial	Downtown Overlay District
R3 - Multiple Family High Density	A - Agriculture	Groundwater Protection Overlay District
MHP - Mobile Home Park	C - Conservancy	City Limits
TND - Traditional Neighborhood Development	P - Park	Township Boundaries
B1 - General Commercial	U - University	
B2 - Limited Commercial	HZ - Hospital Zone	
B3 - Highway Commercial	SZ - School Zone	

NOTES:
 1. The Common Council may amend the Official Zoning Map. Any ordinances and/or resolutions reflecting revisions that are adopted after the most recent map date shown become a part of the Official Zoning Map.
 2. The Official Zoning map is considered the official version when it has been certified as correct and contains the signature of the City Clerk. If the City Clerk's signature does not appear on this map, it is not an official version. The most recent official version of the Official Zoning Map is kept on file in the City of River Falls Community Development Division.
 3. Any questions regarding specific zoning issues should be directed to the City of River Falls Community Development Division, 222 Lewis St., Suite 212, River Falls, WI 54022.

EXHIBIT 3

DRAFT





0 300 600 Feet

Temporary Zoning of Annexation Area Exhibit 3

- I1 - Industrial
- A - Agriculture
- City Limits

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



PLAN COMMISSION

July 5, 2016

STAFF REPORT

FILE: Variance Request to the River Falls Industrial Park Covenants

REQUEST: Two year request to allow on street parking for Best Maid Cookie Co., Inc.

LOCATION: River Falls Industrial Park – 1147 Benson Street

APPLICANT/AGENT: Best Maid – Ted Kadrlik, Director of Operations & Deb Dartsch, Vice President of Food Service Sales

OWNERS: Best Maid Properties, LLC

PURPOSE: The Company is requesting a short term variance to help alleviate current parking issues on-site.

BACKGROUND:

Best Maid Cookie Co., Inc. is headquartered in River Falls, and the Company has consistently grown over the years. In 2014 the Company was acquired by Arbor Investments with the intent to keep the headquarters in River Falls and to continue the growth trajectory. The Company currently employs over 150 people and recent staff increases have depleted their on-site parking supply. Future employment growth over the next few years will only exacerbate the problem. The onsite outlet store requires additional parking needs for customers as well.

Currently the Company is drafting plans for a 30,000+ SQFT bakery addition, and plans are anticipated for future expansions as well that may include a 3rd production line and possibly expansion to other adjacent properties.

The City of River Falls Industrial Park Covenants state that there shall be no on street parking within the Industrial Park. The Covenants also allow the Common Council in their sole discretion and after recommendation from the Plan Commission to grant a variance from the literal application of one or all of the regulations, restrictions and covenants, if the enforcement of such restriction causes undue hardship on the development and the Council determines a variance is in the best interest of the City.

The Company has requested a two year variance (Exhibit 2) to the no on street parking clause on the west side of Benson Street as well as both sides of Troy Street as shown on Exhibit 3. The resolution (Exhibit 1) requires the on street parking to comply with the City's alternate side parking ordinance, and also requires Best Maid to prepare a future parking plan that complies with both the Industrial Park covenants as well as City ordinances. This plan will be submitted to the City with the Companies upcoming building expansion plans or by December 31, 20165, whichever is sooner.

SURROUNDING ZONING:

- I2 – Heavy Industrial

ANALYSIS:

Best Maid Cookie Company is an important piece of the River Falls community, and they employ over 150 workers in the City. It's important to work with our businesses to help them succeed as they grow their companies. While we would prefer that our local companies plan for their future and ensure their parking needs are met onsite; we understand that sometimes it doesn't happen.

The no parking on the streets in the Industrial Park is to ensure ease of access by semi-trucks and trailers for loading and unloading at the local businesses; also to ease the cleaning of streets by our Public Works Division.

As mentioned above, the Company will be required to plan for future on-site parking, ensuring that the two year extension will be all that is needed.

NEIGHBORHOOD/PUBLIC COMMENTS:

Best Maid has talked with their surrounding neighbors and acceptance letters from Foley, Inc., Schwan's, and the property owner of Salon Only Sales are attached as Exhibit 3.

STAFF RECOMMENDATION:

Planning staff have talked with City Divisions and none have expressed concern over the variance as proposed. This is a short term issue, that the Company will plan to alleviate during the extension timeframe and thus, **staff recommends approval of the variance.**

CITY PLAN COMMISSION OPTIONS:

1. Approve the requested variance to the covenants as recommended by staff.
2. Approve a variance with more or fewer conditions than recommended.
3. Refer the item if more information or requirements are desired.
4. Do not approve the variance.

EXHIBITS:

1. Resolution
2. Best Maid request letter
3. Map
4. Surrounding property owner letters

EXHIBIT 1

RESOLUTION PC 2016-10 FOR VARIANCE OF ON-STREET PARKING FOR BEST MAID

WHEREAS, the Declaration of Covenants and Restrictions for the River Falls Industrial Park states the City of River Falls shall not permit parking on public streets within the Industrial Park; and

WHEREAS, the Declaration of Covenants and Restrictions for the River Falls Industrial Park allows the Common Council in their sole discretion and after recommendation from the Plan Commission, to grant a variance from the literal application of one or all of the regulations, restrictions and covenants, if the enforcement of such restriction causes undue hardship on the developer and the Council determines a variance is in the best interest of the City; and

WHEREAS, Best Maid, located in the River Falls Industrial Park is growing the business and is planning an expansion in 2016; and

WHEREAS, Best Maid, no longer has sufficient on-site parking for its employees' and has requested a variance for on-street parking to alleviate their immediate parking issues; and

WHEREAS, Best Maid has discussed this variance and parking plan with their immediate neighbors in the Industrial Park and the neighbors have provided their acceptance of the plan in writing to the City; and

WHEREAS, the Plan Commission reviewed the request at its regular meeting of July 5, 2016 and found it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission approves a two-year variance to allow on-street parking between the hours of 6am-1am, in accordance with the City's alternate side parking ordinance, and along both sides of the east Troy Street cul-de-sac, as well as the west side of Benson Street as shown on Exhibit 2.

BE IT FURTHER RESOLVED that the City will provide signage in at these locations for the two year variance.

BE IT FURTHER RESOLVED that Best Maid will prepare a future parking plan that complies with both the Declaration of Covenants and Restrictions for the River Falls Industrial Park and the City Ordinances and will submit the plan to the City with their upcoming building expansion plans or by December 31, 2016, whichever is sooner.

BE IT FURTHER RESOLVED that the 24 month (two year) extension shall begin on the date of final approval by Council.

Dated this 5th day of July, 2016

Dan Toland, Mayor

ATTEST:

Lu Ann Hecht, City Clerk



EXHIBIT 2

June 22, 2016

Re: Parking

Dear City of River Falls:

Best Maid Cookie Company, Inc. ("Best Maid") is formally requesting a short term (2 year) on street parking variance that would include both sides of the Troy Street Cul-de-sac, as well as the west side of Benson Street. This variance will allow Best Maid to have 39 additional parking spaces to assist in our plant expansion over the next 2 years.

Per the City of River Falls request, Best Maid has met with representatives from Foley United, Schwan's and Salon Only Sales regarding the street parking variance. Please see attached written approval of support for a street parking variance from each of these three businesses.

Sincerely,

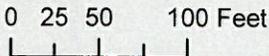
Ted Kadrlík
Director of Operations

Deb Dartsch
Vice President of Food Service Sales



There is space to make approximately 30 available parking spaces. The parking spaces are 8 feet wide and 24 feet long in accordance with the parking space design standards (17.80.040) in the municipal code.

*All lines are approximately to scale



— 10 ft. buffer length — 24 ft. space length — 8 ft. space width



EXHIBIT 4

June 20, 2016

Re: Parking

Dear Jim:

Best Maid Cookie Company has requested from the City of River Falls a short term (2 year) on street parking variance that would include both sides of the Troy Street Cul-de-sac, as well as the west side of Benson Street. This variance will allow Best Maid to have 41 additional parking spaces to assist in our plant expansion over the next 2 years.

The City of River Falls is requiring written approval from our neighboring businesses for the parking variance. We appreciate your support during our expansion. Please see attached map showing the streets in reference.

Sincerely,

Deb Dartsch
Vice President of Food Service Sales

=====

Foley United located at 393 Troy Street | River Falls, WI 54022
is in support of Best Maid Cookie Company on street parking variance.

Business Representative: Jim Letourneau
(print)

Business Representative: [Signature]
(signature)

Title: Pres/Co

Date: 6/21/2016



June 20, 2016

Re: Parking

Dear Marc:

Best Maid Cookie Company has requested from the City of River Falls a short term (2 year) on street parking variance that would include both sides of the Troy Street Cul-de-sac, as well as the west side of Benson Street. This variance will allow Best Maid to have 41 additional parking spaces to assist in our plant expansion over the next 2 years.

The City of River Falls is requiring written approval from our neighboring businesses for the parking variance. We appreciate your support during our expansion. Please see attached map showing the streets in reference.

Sincerely,

Deb Dartsch
Vice President of Food Service Sales

=====

Salon Only Sales located at 576 Troy Street | River Falls, WI 54022
is in support of Best Maid Cookie Company on street parking variance.

Business Representative: MARC BEAUCLAIRE

Business Representative: *[Signature]*
(signature)

Title: PRESIDENT

Date: 6/22/16



June 20, 2016

Re: Parking

Dear Tim:

Best Maid Cookie Company has requested from the City of River Falls a short term (2 year) on street parking variance that would include both sides of the Troy Street Cul-de-sac, as well as the west side of Benson Street. This variance will allow Best Maid to have 41 additional parking spaces to assist in our plant expansion over the next 2 years.

The City of River Falls is requiring written approval from our neighboring businesses for the parking variance. We appreciate your support during our expansion. Please see attached map showing the streets in reference.

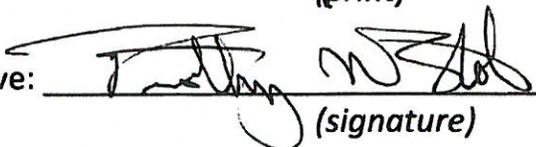
Sincerely,


Deb Dartsch
Vice President of Food Service Sales

=====

Schwan Food Company located at 1050 Benson Street | River Falls, WI 54022 is in support of Best Maid Cookie Company on street parking variance.

Business Representative: Timothy W. Stob
(print)

Business Representative: 
(signature)

Title: Area Manager
Date: 6-22-16

City of River Falls Monthly Status Report

Department Name: Community Development

Reporting Period: 6/1/2016

Department Projects and Status

Name of Project	Completed	In Progress	Delayed	Updates
Planning & Development				
Housing Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff continue to work with and assist the Housing Authority as needed.
Kinni Corridor Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The selection committee completed interviews on June 23 rd ; staff is completing additional evaluation. Contract is expected to go to Council in late July.
Park Master Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projects are in the current version of the CIP, per implementation recommendations.
Power Plant Substation Discussion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A draft site plan was reviewed by staff amendments were recommended.
Department Budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff is preparing the 2017/18 Department budget. Due 7/11
SLUC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff attended the June Sensible Land Use Coalition presentation on Community Engagement.
DNR Trail Grant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The trail will be designed in 2016 and built next year. Our contract requires the project to be finished by 2018. A engineering and design consultant has been chosen and surveying work began in mid June.
DOT Tap Grant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The city's application for funds to construct a pedestrian bridge on railroad abutments across the Kinni has been submitted. We have received word that it is currently under review. We expect to have a decision from the DOT later this year. As of June there is no update on this project.
South Main Street Corridor Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Commission planning workshops continue on this project.
2015 Trends Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The report is complete and was presented to Council on May 24th.
Wisconsin Historical Society Grant for National Register Nomination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In early March the City received notice from the Wisconsin Historical Society that the City's grant application for funds to be used to produce a National Register of Historic Places nomination for the Glen Park Swinging Bridge has been approved. We expect to have a consultant on board by late August and work completed on the nomination by the end of the year.

				The grant contract has been signed and in June an RFP was drafted and approved by the State for distribution. The RFP has been sent out and replies are due by July 15 th .
Site Plan Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are a number site plans submitted for review: - St Croix County Communications Tower located in Whitetail Ridge Corporate Park is now completed - St Croix Valley Incubator, Located in Sterling Ponds Corporate Park is ongoing - TW Vending located in Sterling Ponds Corporate Park is now completed - First National Bank is now completed - Project Opal – Potential new development; staff has met on initial development review. Staff has also completed a covenant review for the EDC on the Incubator, TW Vending and REV Materials.
Rezoning for The River Church	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Plan Commission approved the rezoning on May 3rd and the rezoning of the property was approved by council in early June.
214 & 220 Union Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff will be working with St Croix Service on the title and closing of these two homes will be set for July
Safe Room Hoffman/Glen Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff held an open house in conjunction with the Fishes opening night, Saturday, May 7 th . On May 6 th An application for a safe room for Glen park was been submitted to the State and amendments requested by the State for submitted on June 1st . We expect to know if we are successful by December or early 2017.
BID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application was received for Bo's N Mine's rear patio project.
DRC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DRC approved First National Bank; staff approved Mariachi Loco and Bo's N Mine projects. Overview presentation to Council completed on June 28.
Mann Valley				Annexation and TID; staff is assisting in both processes.
1300 South Main Street River Falls Motel		X		Working with City Attorney on process to raze the dilapidated building. Attorney Joel D. Schlitz represent the owner.
Cooperative Plan with Kinnickinnic		X		The Town Planning Commission will review City proposed changes at their July 20 th meeting.
Parks & Recreation				
Pool Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Municipal Pool Operation Manual is updated and staff training done for 2016.
Park & Rec Fee Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan to report to Park & Rec Board in

				the next meeting or two.
Building & Inspection				
Permitting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New home permits have slowed a bit with only 2 permits being issued in June. Total permits for the year are up over last year by 14 permits. See the department dashboard for details
Upgrade Rental Renewal System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Converting system from word/excel to Munis for greater efficiencies. Four months left to complete conversion.
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Enforcement issues include: Rental property conditions, swimming pool protection, abandoned vehicles, vehicle parking in yards, sign enforcement, business out of the garage and lawns not mowed.

Comments:

Recreation programs have registered 2436 participants in spring/summer programs and received \$89,065 in revenues in the fourteen weeks since registration started. Programs and classes have been going very well this year, instructors are enthusiastic and children are having a fun/safe summer.

Recreation staff is working on the Bicycle Friendly City Application, three years ago we were awarded Bronze level. Application is due August 9th.

Staff is preparing for the annual Customer Appreciation Event to be held July 21st.

Beginning ComDev website updates

Good News! (Awards/grants received, accomplishments, employee customer service, etc.)

The Wisconsin Historical Society has awarded a historic preservation grant of \$4,000 to the City of River Falls to prepare a National Register Nomination for the "Glen Park Suspension Footbridge", more commonly referred to as the "Swinging Bridge" The Glen Park Suspension Footbridge is a rare resource type in the state. There are only two other known examples in Wisconsin of pedestrian suspension bridges similar to the Glen Park Suspension Footbridge — one located in Boyd Park in Eau Claire and another in Copper Falls State Park in Ashland County. It is also important for its association with the Planning and Development history of River Falls in general and with Glen Park, specifically. A historic preservation consultant will be selected by mid-summer and the nomination will be completed by the summer of 2017.