



CITY OF MARSHFIELD
MEETING NOTICE

ECONOMIC DEVELOPMENT BOARD

Thursday, November 6, 2014

City Hall Plaza, Room 108

3:00 p.m.

AGENDA

1. Call to order
2. Approve meeting minutes
 - a. EDB Regular Board Mtg. – October 9th
3. Identify potential conflicts of interest
4. Receive citizen comments
5. Receive updates/reports
 - a. Updates on economic development activities
 - b. Downtown Master Plan
 - c. 200 Block Redevelopment
 - d. Housing programs and projects
 - e. 2015 City budget process
6. Review/discuss recently completed TIF Strategic Plan
7. Review and discuss possible amendments to City Policy 4.320 – Economic Development Fund (presented by: Ald. Ed Wagner)
8. Announce next meeting date
9. Adjourn

NOTICE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deb M. Hall, City Clerk, at 630 South Central Avenue or by calling (715) 384-3636.

Economic Development Board meeting October 9, 2014

Present: Meissner, Michalski, Sennholz, Wagner
Absent: Dickrell, Staab, Wagner
Others: Angell, Barg, Dieringer, James-Mork, Knoeck, Meyer, Schroeder. Matt McLean (Marshfield Convention & Visitors Bureau). Olson arrived at 3:07 p.m. Barg and Meyer both left at 3:45 p.m.

Sennholz called the meeting to order at 3:02 p.m. in Room 108 of the City Hall Plaza.

Approve minutes – September 11th

EDB14-42 Motion by Michalski, 2nd by Wagner to approve the September 11th meeting minutes as presented.

Motion carried.

Conflicts of interest

No members indicated that they had a conflict of interest with anything on the agenda.

Citizen comments

Sennholz invited comments from citizens, but no one spoke at this time.

Update on Marshfield Convention & Visitors Bureau (CVB) activities

Matt McLean, Executive Director, gave an update on what the CVB has been working on lately, noting that 2014 has been a terrific year for Marshfield's lodging facilities so far, and that last month's Maple Fall Fest produced an estimated overall economic impact of \$300,000, including \$1,800 in room taxes. On behalf of CVB, McLean said that he looks forward to working with EDB, Main Street, MACCI, and other organizations, to promote tourism and economic growth in Marshfield.

Economic development reports

- General updates
 - Angell noted that the consultant's work is underway on the hospitality study, with the report on the possible need for more lodging expected in December. He attended the recent WEDA conference held in Oshkosh, where the focus was on the site selection process, business retention, and a legislative update.
 - Olson expanded on the WEDA conference, which she also attended; noting that an important area covered was how to properly prepare for site selectors. She also went to an ICSC event in Chicago, where among the contacts made were with representatives from CVS Pharmacies and Panda Express.
 - Dieringer advised that "Jennifer's" is opening soon, where "Beach & Nails" used to be located, and Kandy Girl is closing soon. She is looking at doing a "First Impression" visit with Chippewa Falls, in which people from each city visit the other community and give feedback on what they see. Penny Court renovation should be completed soon, and an Open House will be scheduled shortly after that.

- Downtown Master Plan
 - Angell reported that the September 17th public meeting went well, although attendance was weak. Green space was raised as an issue, along with moving the City's public works garage. The next public meeting will likely be held sometime in November.
- Housing Programs and projects
 - Staff continues to work on developing various programs to advance a variety of housing initiatives. Specific updates will be provided later on in the agenda.
- 2015 City budget process
 - Angell informed the board that the City will begin its budget review process on Monday at 6:00 PM.

Reconsider demolition of property within Yellowstone Industrial Park

Angell and Knoeck informed the members that they have received a request from a business owner that has a possible interest in the former "Gust property". As part of the interest the prospective business has asked if the City would consider holding off on the demolition of the buildings and consider the demolition part of any negotiations related to the property.

After discussing things further, the board directed staff to continue to move toward demolition of the property but to allow the prospective business to prepare and submit a proposal for consideration. If an agreement cannot be reached in the near future, the City would then still be in a position to complete the demolition in the spring of 2015.

Continue discussion on existing property maintenance standards to determine if possible amendments are necessary

Schroeder provided the members with some additional information he has gathered in researching other communities and how they approach property maintenance as well as information/language that currently exists in the City and building codes. After discussing the matter the Board agreed that we should be able to work with the language that exists within our current code(s), but the key will be how we approach enforcement. Angell noted that the current challenge in enforcement is that the building code sections are currently administered under the Building Inspections Division, which is under a different department.

Wagner noted that the recently completed staffing study recommends the Building Inspection Division be moved under the Planning Department and that Administrator Barg has indicated he agreed with this reorganization. Not knowing when/if this reorganization would take place, members expressed an interest in seeing it proceed as soon as possible to help with moving housing initiatives forward.

EDB14-43 Motion by Wagner, 2nd by Meissner to adjourn to closed session under Wisconsin Statutes Chapter 19.85 (1)(e), “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”, with the purpose to consider possible acquisition of land for future development. Roll call vote, all ayes (time 4:40 p.m.) **Motion Carried**

Present in closed session: Sennholz, Michalski, Wagner, Meissner, and Angell

EDB14-44 Motion by Michalski, 2nd by Meissner to reconvene in open session. Roll call vote, all ayes, (Time 5:18 p.m.)

There was no action on matters discussed in closed session.

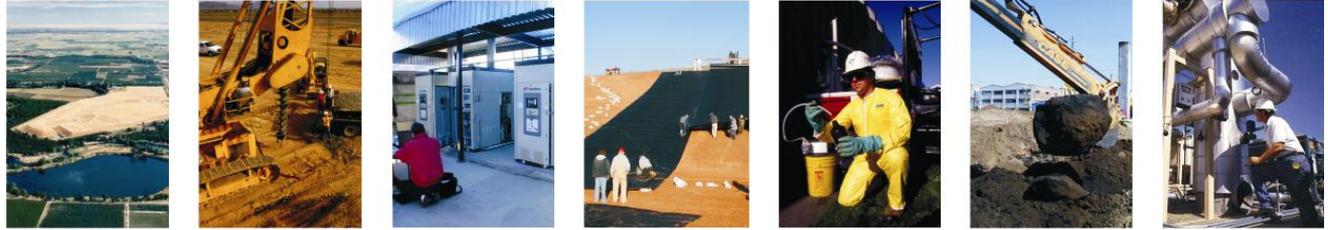
Announce next Board meeting date/time

Sennholz announced that the next Board meeting will be held on Thursday, November 6th at 3:00 p.m. in Room 108 of the City Hall Plaza.

With no further business before the Board, Sennholz adjourned the meeting at 5:20 p.m.

Respectfully submitted,

Steve Barg, City Administrator
Jason Angell, Planning & Economic Development Director
Dan Knoeck, Public Works Director



City of Marshfield



Summary of Tax Incremental Financing Program 2014

Prepared for:

City of Marshfield Common Council

October 28, 2014

Presented by:

David Pawlisch
David Anderson

SCS ENGINEERS

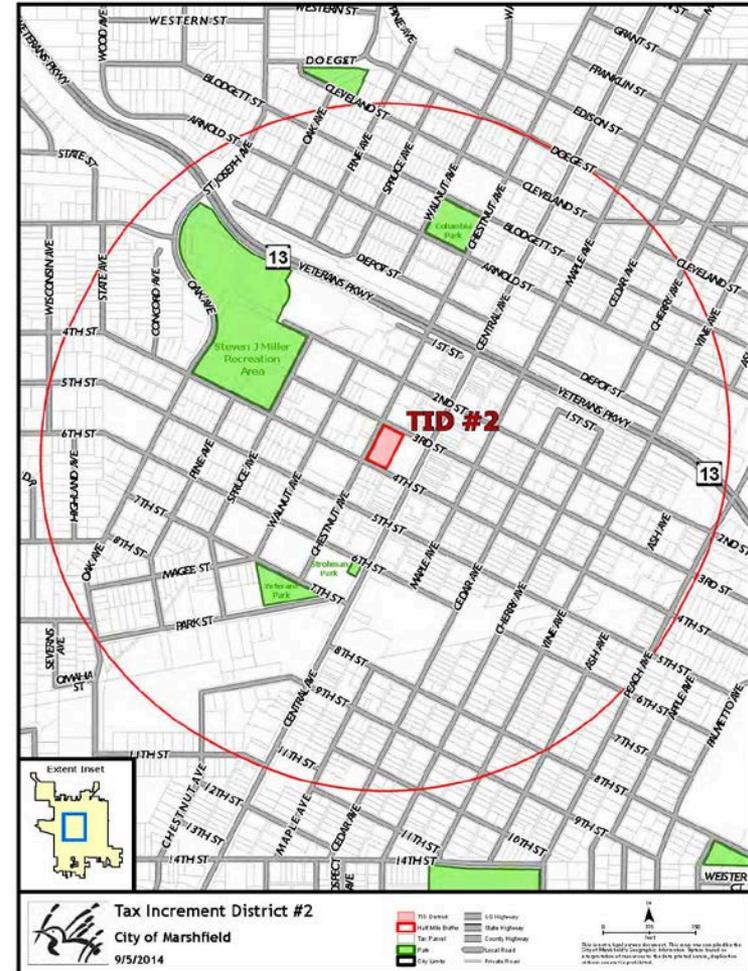


TID No. 2 (Purdy Building)

Creation Date:
March 9, 1993

Latest Termination Date:
March 9, 2030, or sooner
dependent on donor status

End of Expenditure Period:
March 9, 2015



TID No. 2 (Purdy Building)

City of Marshfield, Wisconsin
TID No. 2 - Debt Service Requirement

Rev. Collection / Debt Service	Existing Debt thru 2014A		Future Issue No. 1		Future Issue No. 2		Future Issue No. 3		TOTAL TID No. 1 Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2014	65,000	5,330	--	--	--	--	--	--	65,000	5,330	70,330
2015	65,000	1,788	--	--	--	--	--	--	65,000	1,788	66,788
2016	--	--	--	--	--	--	--	--	--	--	--
2017	--	--	--	--	--	--	--	--	--	--	--
2018	--	--	--	--	--	--	--	--	--	--	--
2019	--	--	--	--	--	--	--	--	--	--	--
2020	--	--	--	--	--	--	--	--	--	--	--
2021	--	--	--	--	--	--	--	--	--	--	--
2022	--	--	--	--	--	--	--	--	--	--	--
2023	--	--	--	--	--	--	--	--	--	--	--
2024	--	--	--	--	--	--	--	--	--	--	--
2025	--	--	--	--	--	--	--	--	--	--	--
2026	--	--	--	--	--	--	--	--	--	--	--
2027	--	--	--	--	--	--	--	--	--	--	--
2028	--	--	--	--	--	--	--	--	--	--	--
2029	--	--	--	--	--	--	--	--	--	--	--
2030	--	--	--	--	--	--	--	--	--	--	--
2031	--	--	--	--	--	--	--	--	--	--	--
2032	--	--	--	--	--	--	--	--	--	--	--
2033	--	--	--	--	--	--	--	--	--	--	--
2034	--	--	--	--	--	--	--	--	--	--	--
TOTAL	130,000	7,118	--	--	--	--	--	--	130,000	7,118	137,118

TID No. 2 (Purdy Building)

City of Marshfield, Wisconsin
TID No. 2 - Stand Alone Cash Flows

Origination: 3/9/1993
Original Max Life: 3/9/2020
Expenditure Period: 3/9/2015
Donor / Distressed: **Donor**
NEW Max Life: 3/9/2030

Const. Year	Jan. 1 Valuation	Revenue Collection	Change in Increment Value	Total Increment Value	Effective Tax Rate	TID No. 2 Revenues	TID No. 2					
							TID No. 2 Debt Service		Annual Surplus / (Deficit)	Revenue Balance*	Debt Balance	
							Principal	Interest				
											384,365	
2012	2013	2014	--	4,092,300	25.25	103,350	65,000	5,330	33,020	92,385	65,000	--
2013	2014	2015	470,400	4,562,700	25.25	115,229	65,000	1,788	48,442	140,827	--	--
2014	2015	2016	--	4,562,700	25.25	115,229	--	--	115,229	256,056	--	--
2015	2016	2017	--	4,562,700	25.25	115,229	--	--	115,229	371,285	--	--
2016	2017	2018	--	4,562,700	25.25	115,229	--	--	115,229	486,515	--	--
2017	2018	2019	--	4,562,700	25.25	115,229	--	--	115,229	601,744	--	--
2018	2019	2020	--	4,562,700	25.25	115,229	--	--	115,229	716,974	--	--
2019	2020	2021	--	4,562,700	25.25	115,229	--	--	115,229	832,203	--	--
2020	2021	2022	--	4,562,700	25.25	115,229	--	--	115,229	947,433	--	--
2021	2022	2023	--	4,562,700	25.25	115,229	--	--	115,229	1,062,662	--	--
2022	2023	2024	--	4,562,700	25.25	115,229	--	--	115,229	1,177,891	--	--
2023	2024	2025	--	4,562,700	25.25	115,229	--	--	115,229	1,293,121	--	--
2024	2025	2026	--	4,562,700	25.25	115,229	--	--	115,229	1,408,350	--	--
2025	2026	2027	--	4,562,700	25.25	115,229	--	--	115,229	1,523,580	--	--
2026	2027	2028	--	4,562,700	25.25	115,229	--	--	115,229	1,638,809	--	--
2027	2028	2029	--	4,562,700	25.25	115,229	--	--	115,229	1,754,039	--	--
2028	2029	2030	--	4,562,700	25.25	115,229	--	--	115,229	1,869,268	--	--
2029	2030	2031	--	--	--	--	--	--	--	--	--	--
2030	2031	2032	--	--	--	--	--	--	--	--	--	--
2031	2032	2033	--	--	--	--	--	--	--	--	--	--
2032	2033	2034	--	--	--	--	--	--	--	--	--	--

* Revenue Balance is aggregate TID Increment Revenues less aggregate TID Expenses to date, it is not a cash balance.

Recommended Strategies (TID No. 2)

- Utilize TID No. 2 as a donor TID for TID Nos. 5 and 7
- Safeguard against valuation fluctuations in TID Nos. 5 and 7, protects against future revenue shortfalls
- Assists to accelerate repayment of TID Nos. 5 and 7 debt

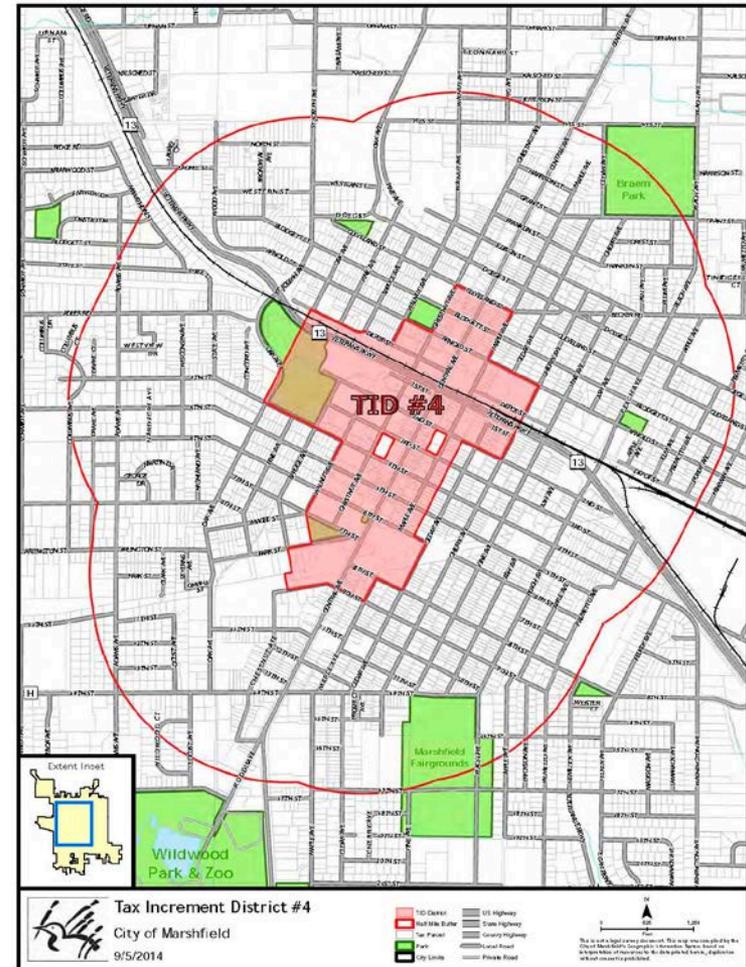


TID No. 4 (Downtown Redevelopment)

Creation Date:
September 24, 1996

Latest Termination Date:
September 24, 2033, or
sooner dependent on
donor status

End of Expenditure Period:
September 24, 2018



TID No. 4

(Downtown Redevelopment)

City of Marshfield, Wisconsin
TID No. 4 - Debt Service Requirement

Rev. Collection / Debt Service	Existing Debt thru 2014A		2015 GO TID Bonds		Future Issue No. 2		Future Issue No. 3		TOTAL TID No. 4 Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2014	458,204	173,620			--	--	--	--	458,204	173,620	631,824
2015	446,379	157,088			--	--	--	--	446,379	157,088	603,468
2016	390,366	146,305	75,000	130,722	--	--	--	--	465,366	277,028	742,393
2017	427,523	136,058	100,000	96,948	--	--	--	--	527,523	233,006	760,529
2018	434,774	124,335	100,000	95,573	--	--	--	--	534,774	219,908	754,682
2019	392,702	112,641	125,000	93,729	--	--	--	--	517,702	206,371	724,072
2020	373,905	102,319	150,000	91,136	--	--	--	--	523,905	193,454	717,359
2021	389,182	92,656	175,000	87,667	--	--	--	--	564,182	180,323	744,505
2022	349,199	83,263	225,000	82,886	--	--	--	--	574,199	166,149	740,348
2023	319,271	74,602	247,000	76,677	--	--	--	--	566,271	151,279	717,551
2024	331,540	65,944	254,000	69,471	--	--	--	--	585,540	135,414	720,954
2025	315,203	57,113	263,000	61,387	--	--	--	--	578,203	118,500	696,703
2026	328,370	47,955	271,000	52,371	--	--	--	--	599,370	100,326	699,696
2027	331,557	38,139	282,000	42,341	--	--	--	--	613,557	80,479	694,036
2028	334,755	27,650	293,000	31,340	--	--	--	--	627,755	58,990	686,745
2029	347,994	16,131	304,000	19,470	--	--	--	--	651,994	35,601	687,595
2030	282,409	6,101	317,000	6,657	--	--	--	--	599,409	12,758	612,168
2031	12,968	1,830	--	--	--	--	--	--	12,968	1,830	14,798
2032	13,548	1,250	--	--	--	--	--	--	13,548	1,250	14,798
2033	14,161	637	--	--	--	--	--	--	14,161	637	14,798
2034	--	--	--	--	--	--	--	--	--	--	--
TOTAL	6,294,010	1,465,641	3,181,000	1,038,372	--	--	--	--	9,475,010	2,504,013	11,979,023

TID No. 4

(Downtown Redevelopment)

City of Marshfield, Wisconsin
TID No. 4 - Stand Alone Cash Flows

Origination: 9/24/1996
Original Max Life: 9/24/2023
Expenditure Period: 9/24/2018
Donor / Distressed: **Donor**
NEW Max Life: 9/24/2033

Const. Year	Jan. 1 Valuation	Revenue Collection	Change in Increment Value	Total Increment Value	Effective Tax Rate	TID No. 4 Revenues	TID No. 4				
							TID No. 4 Debt Service		Annual Surplus / (Deficit)	Revenue Balance*	Debt Balance
							Principal	Interest			
										2,815,111	
2012	2013	2014	--	25,193,800	25.25	636,261	458,204	173,620	4,437	2,819,548	9,016,806
2013	2014	2015	5,942,600	31,136,400	25.25	786,339	446,379	157,088	182,872	3,002,419	8,570,427
2014	2015	2016	--	31,136,400	25.25	786,339	465,366	277,028	43,946	3,046,365	8,105,061
2015	2016	2017	--	31,136,400	25.25	786,339	527,523	233,006	25,810	3,072,175	7,577,538
2016	2017	2018	--	31,136,400	25.25	786,339	534,774	219,908	31,657	3,103,832	7,042,763
2017	2018	2019	--	31,136,400	25.25	786,339	517,702	206,371	62,267	3,166,098	6,525,062
2018	2019	2020	--	31,136,400	25.25	786,339	523,905	193,454	68,980	3,235,079	6,001,157
2019	2020	2021	--	31,136,400	25.25	786,339	564,182	180,323	41,834	3,276,913	5,436,975
2020	2021	2022	--	31,136,400	25.25	786,339	574,199	166,149	45,992	3,322,904	4,862,776
2021	2022	2023	--	31,136,400	25.25	786,339	566,271	151,279	68,789	3,391,693	4,296,505
2022	2023	2024	--	31,136,400	25.25	786,339	585,540	135,414	65,385	3,457,078	3,710,965
2023	2024	2025	--	31,136,400	25.25	786,339	578,203	118,500	89,636	3,546,714	3,132,762
2024	2025	2026	--	31,136,400	25.25	786,339	599,370	100,326	86,644	3,633,357	2,533,392
2025	2026	2027	--	31,136,400	25.25	786,339	613,557	80,479	92,303	3,725,660	1,919,836
2026	2027	2028	--	31,136,400	25.25	786,339	627,755	58,990	99,594	3,825,254	1,292,081
2027	2028	2029	--	31,136,400	25.25	786,339	651,994	35,601	98,744	3,923,999	640,087
2028	2029	2030	--	31,136,400	25.25	786,339	599,409	12,758	174,171	4,098,170	40,677
2029	2030	2031	--	31,136,400	25.25	786,339	12,968	1,830	771,541	4,869,711	27,709
2030	2031	2032	--	31,136,400	25.25	786,339	13,548	1,250	771,541	5,641,252	14,161
2031	2032	2033	--	31,136,400	25.25	786,339	14,161	637	771,541	6,412,792	--
2032	2033	2034	--	31,136,400	25.25	786,339	--	--	786,339	7,199,131	--

* Revenue Balance is aggregate TID Increment Revenues less aggregate TID Expenses to date, it is not a cash balance.

Recommended Strategies (TID No. 4)

- Utilize current positive financial position to complete future projects benefitting TID No. 4
- Donate surplus TID revenue to TID Nos. 5 and 7

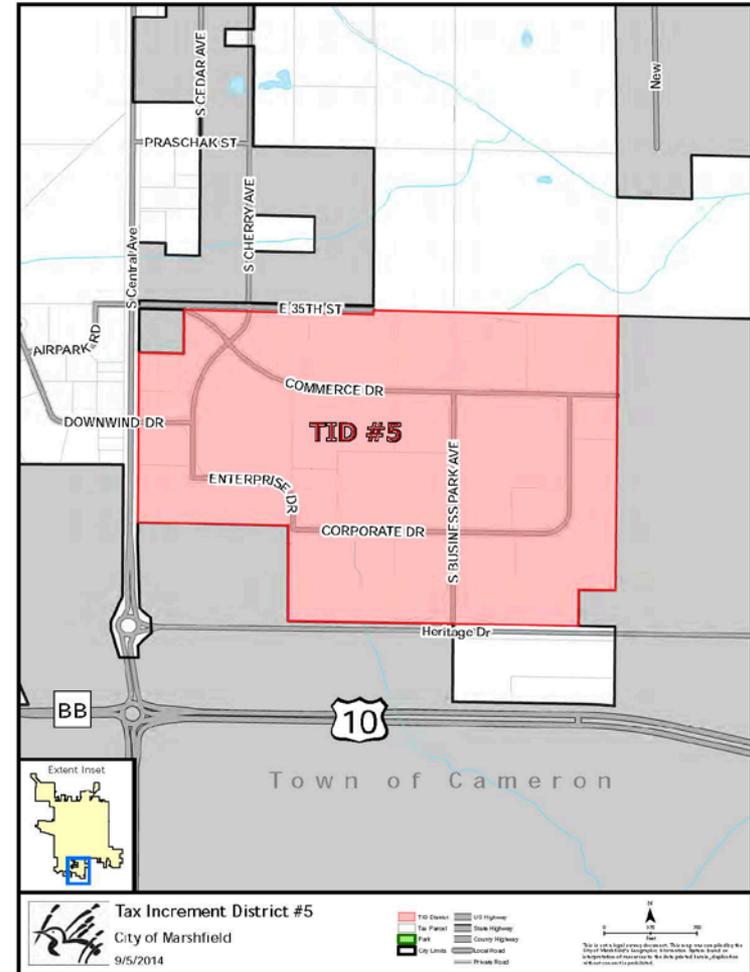


TID No. 5 (Mill Creek Business Park)

Creation Date:
March 25, 1997

Latest Termination Date:
March 25, 2030

End of Expenditure Period:
March 25, 2015



TID No. 5

(Mill Creek Business Park)

City of Marshfield, Wisconsin
TID No. 5 - Debt Service Requirement

Rev. Collection / Debt Service	Existing Debt thru 2014A		2015 Taxable Notes		Future Issue No. 2		Future Issue No. 3		TOTAL TID No. 5 Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2014	129,209	31,317			--	--	--	--	129,209	31,317	160,526
2015	98,545	29,841			--	--	--	--	98,545	29,841	128,386
2016	109,788	26,884	35,000	17,075	--	--	--	--	144,788	43,959	188,747
2017	162,973	22,883	40,000	11,550	--	--	--	--	202,973	34,433	237,407
2018	169,638	17,718	40,000	10,350	--	--	--	--	209,638	28,068	237,706
2019	133,168	12,822	40,000	9,150	--	--	--	--	173,168	21,972	195,140
2020	36,955	10,044	45,000	7,875	--	--	--	--	81,955	17,919	99,874
2021	38,011	8,910	45,000	6,525	--	--	--	--	83,011	15,435	98,446
2022	38,770	7,715	45,000	5,175	--	--	--	--	83,770	12,890	96,661
2023	19,998	6,655	50,000	3,750	--	--	--	--	69,998	10,405	80,403
2024	20,460	5,737	50,000	2,250	--	--	--	--	70,460	7,987	78,447
2025	17,346	4,798	50,000	750	--	--	--	--	67,346	5,548	72,894
2026	18,069	3,835	--	--	--	--	--	--	18,069	3,835	21,904
2027	18,791	2,812	--	--	--	--	--	--	18,791	2,812	21,603
2028	19,514	1,730	--	--	--	--	--	--	19,514	1,730	21,244
2029	20,237	587	--	--	--	--	--	--	20,237	587	20,824
2030	--	--	--	--	--	--	--	--	--	--	--
2031	--	--	--	--	--	--	--	--	--	--	--
2032	--	--	--	--	--	--	--	--	--	--	--
2033	--	--	--	--	--	--	--	--	--	--	--
2034	--	--	--	--	--	--	--	--	--	--	--
Total	1,051,471	194,289	440,000	74,450	--	--	--	--	1,491,471	268,739	1,760,210

Recommended Strategies (TID No. 5)

- Promote development with TID No. 5
- Utilize donated surplus revenue as needed

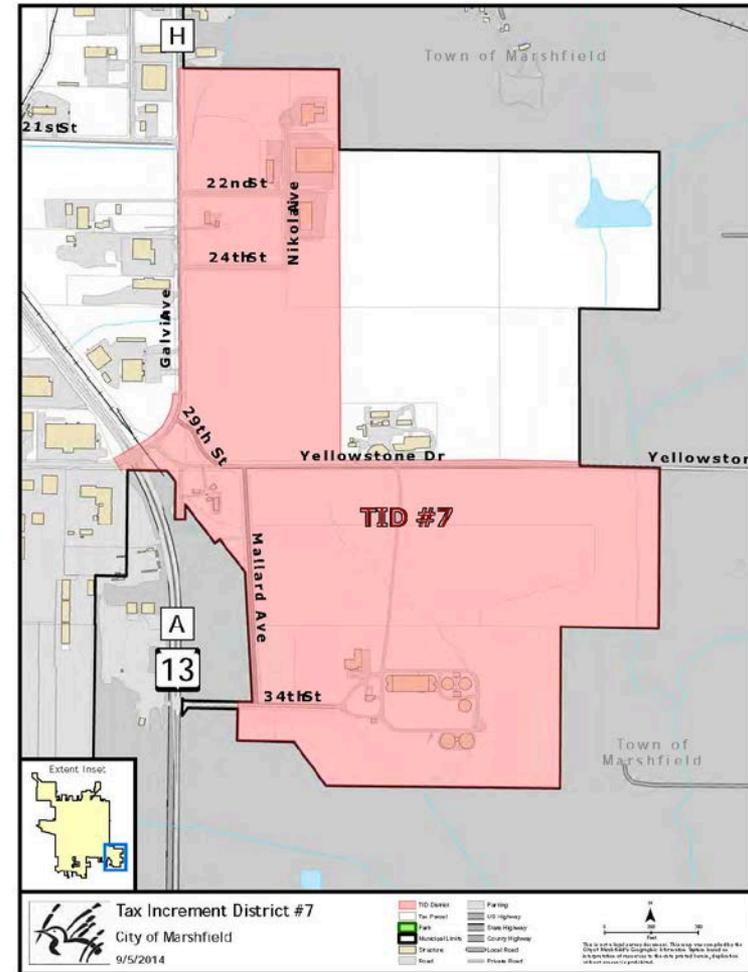


TID No. 7 (Yellowstone Industrial Park)

Creation Date:
May 22, 2001

Latest Termination Date:
May 22, 2034

End of Expenditure Period:
May 22, 2019



TID No. 7

(Yellowstone Industrial Park)

City of Marshfield, Wisconsin
TID No. 7 - Debt Service Requirement

Rev. Collection / Debt Service	Existing Debt thru 2014A		2015 GO TID Bonds		Future Issue No. 2		Future Issue No. 3		TOTAL TID No. 7 Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2014	430,658	69,894			--	--	--	--	430,658	69,894	500,552
2015	352,519	67,147			--	--	--	--	352,519	67,147	419,666
2016	378,795	57,669	1,004	793	--	--	--	--	379,799	58,462	438,261
2017	426,258	48,282	1,216	581	--	--	--	--	427,474	48,863	476,337
2018	411,075	37,717	1,233	564	--	--	--	--	412,308	38,281	450,589
2019	386,808	27,185	1,253	543	--	--	--	--	388,061	27,728	415,789
2020	287,378	17,831	1,277	520	--	--	--	--	288,655	18,351	307,005
2021	296,791	10,227	1,304	492	--	--	--	--	298,095	10,720	308,814
2022	35,166	5,769	1,336	461	--	--	--	--	36,502	6,230	42,732
2023	31,458	4,851	1,371	425	--	--	--	--	32,829	5,276	38,106
2024	32,318	3,913	1,411	385	--	--	--	--	33,729	4,299	38,028
2025	9,450	3,178	1,456	341	--	--	--	--	10,906	3,518	14,424
2026	9,853	2,681	1,506	291	--	--	--	--	11,359	2,972	14,331
2027	10,261	2,156	1,562	235	--	--	--	--	11,823	2,391	14,214
2028	10,672	1,605	1,623	174	--	--	--	--	12,295	1,779	14,074
2029	11,094	1,019	1,688	108	--	--	--	--	12,782	1,127	13,909
2030	3,354	646	1,760	37	--	--	--	--	5,114	683	5,797
2031	3,505	495	--	--	--	--	--	--	3,505	495	4,000
2032	3,662	338	--	--	--	--	--	--	3,662	338	4,000
2033	3,827	172	--	--	--	--	--	--	3,827	172	4,000
2034	--	--	--	--	--	--	--	--	--	--	--
Total	3,134,901	362,776	21,000	5,949	--	--	--	--	3,155,901	368,725	3,524,626

Recommended Strategies (TID No. 7)

- Promote development within TID No. 7
- Utilize donated surplus revenue as needed



Donor TIDs (Nos. 2 and 4)

City of Marshfield, Wisconsin
Donor TIDs (No. 2 and No. 4) Support to Reduce Aggregate TID Deficit

Const. Year	Jan. 1 Valuation	Revenue Collection	Available Annual TID No. 2 Surplus*	Available Annual TID No. 4 Surplus*	Aggregate Revenue Balance	All TIDs Aggregate Debt Balance	TID No. 2 Aggregate Debt Balance	TID No. 4 Aggregate Debt Balance	TID No. 5 Aggregate Debt Balance***	TID No. 7 Aggregate Debt Balance***
2012	2013	2014	33,020	4,437	(1,623,436)					
2013	2014	2015	48,442	182,872	(1,910,980) **	13,169,311	65,000	9,016,806	1,362,262	2,725,244
2014	2015	2016	115,229	43,946	(1,679,666)	12,206,868	--	8,570,427	1,263,717	2,372,725
2015	2016	2017	115,229	25,810	(1,520,491)	11,216,916	--	8,105,061	1,118,929	1,992,926
2016	2017	2018	115,229	31,657	(1,379,452)	10,058,945	--	7,577,538	915,956	1,565,452
2017	2018	2019	115,229	62,267	(1,232,566)	8,902,225	--	7,042,763	706,318	1,153,144
2018	2019	2020	115,229	68,980	(1,055,069)	7,823,295	--	6,525,062	533,150	765,083
2019	2020	2021	115,229	41,834	(870,860)	6,928,781	--	6,001,157	451,196	476,428
2020	2021	2022	115,229	45,992	(713,796)	5,983,494	--	5,436,975	368,185	178,334
2021	2022	2023	115,229	68,789	(552,575)	5,289,023	--	4,862,776	284,415	141,832
2022	2023	2024	115,229	65,385	(368,557)	4,619,924	--	4,296,505	214,417	109,002
2023	2024	2025	115,229	89,636	(187,943)	3,930,194	--	3,710,965	143,956	75,273
2024	2025	2026	115,229	86,644	16,923	3,273,740	--	3,132,762	76,610	64,367
2025	2026	2027	115,229	92,303	218,796	2,586,401	--	2,533,392	--	53,008
2026	2027	2028	115,229	99,594	92,303	1,961,021	--	1,919,836	--	41,185
2027	2028	2029	115,229	98,744	641,151	1,320,971	--	1,292,081	--	28,890
2028	2029	2030	115,229	174,171	855,125	656,194	--	640,087	--	16,108
2029	2030	2031	--	771,541	1,144,526	51,671	--	40,677	--	10,994
2030	2031	2032	--	771,541	1,916,067	35,198	--	27,709	--	7,489
2031	2032	2033	--	771,541	2,687,608	17,988	--	14,161	--	3,827
2032	2033	2034	--	786,339	3,459,148	--	--	--	--	--
					4,245,487	--	--	--	--	--

* Excess annual Donor TID revenue is applied to reduce Aggregate Revenue Deficit.

** Aggregate Revenue Balance is reduced by an additional \$325,000 from TID No. 2 payment of TID No. 6 closing costs during 2014.

*** A Distressed TID would be expected to close when its Aggregate Revenue Balance exceeds its outstanding liabilities.

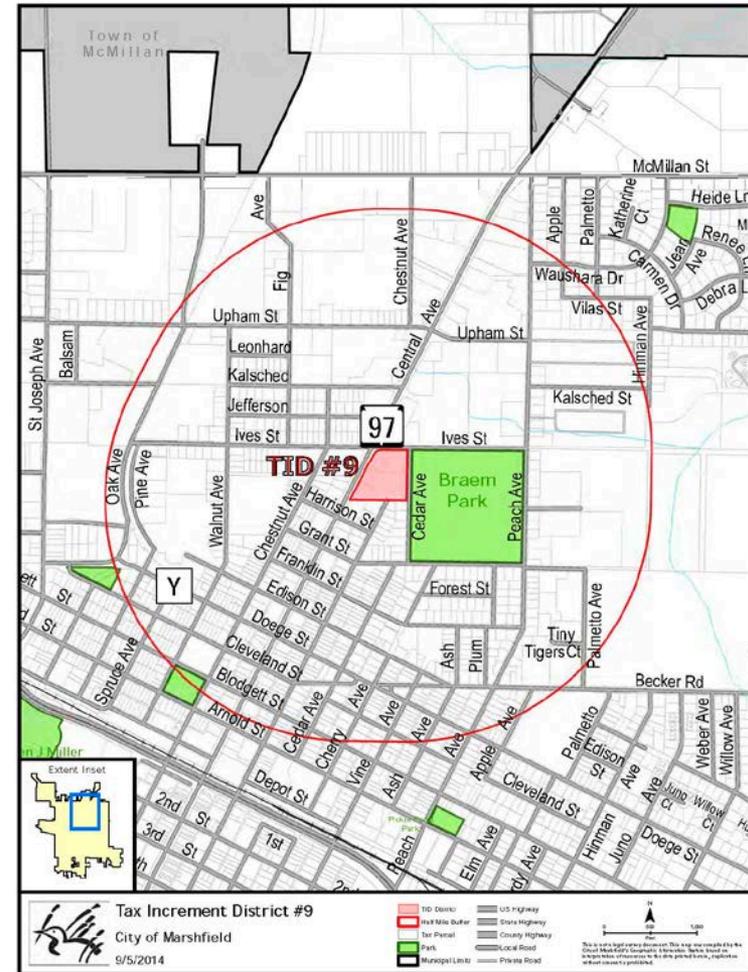
TID No. 9

(Hartl Manor Redevelopment Site)

Creation Date:
August 13, 2013

Latest Termination Date:
August 13, 2040

End of Expenditure Period:
August 13, 2035



TID No. 9

(Hartl Manor Redevelopment Site)

City of Marshfield, Wisconsin
TID No. 9 - Debt Service Requirement

Rev. Collection / Debt Service	Existing Debt thru 2014A		2015 GO TID Bonds		Future Issue No. 2		Future Issue No. 3		TOTAL TID No. 9 Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Debt Service
2014	--	--			--	--	--	--	--	--	--
2015	11,276	21,412			--	--	--	--	11,276	21,412	32,688
2016	14,758	17,931	12,190	9,623	--	--	--	--	26,948	27,554	54,502
2017	15,471	17,218	14,770	7,049	--	--	--	--	30,241	24,267	54,507
2018	16,167	16,522	14,970	6,844	--	--	--	--	31,137	23,366	54,503
2019	16,894	15,794	15,220	6,599	--	--	--	--	32,114	22,393	54,507
2020	17,613	15,075	15,500	6,311	--	--	--	--	33,113	21,386	54,499
2021	18,447	14,241	15,840	5,978	--	--	--	--	34,287	20,219	54,506
2022	19,277	13,411	16,220	5,597	--	--	--	--	35,497	19,008	54,505
2023	20,145	12,544	16,650	5,165	--	--	--	--	36,795	17,709	54,503
2024	21,019	11,669	17,140	4,679	--	--	--	--	38,159	16,348	54,507
2025	21,997	10,691	17,680	4,135	--	--	--	--	39,677	14,826	54,503
2026	22,987	9,701	18,290	3,527	--	--	--	--	41,277	13,228	54,506
2027	24,021	8,667	18,960	2,852	--	--	--	--	42,981	11,519	54,500
2028	25,082	7,607	19,700	2,112	--	--	--	--	44,782	9,719	54,500
2029	26,231	6,457	20,500	1,313	--	--	--	--	46,731	7,770	54,501
2030	27,412	5,277	21,370	449	--	--	--	--	48,782	5,726	54,507
2031	28,645	4,043	--	--	--	--	--	--	28,645	4,043	32,688
2032	29,927	2,762	--	--	--	--	--	--	29,927	2,762	32,688
2033	31,281	1,408	--	--	--	--	--	--	31,281	1,408	32,688
2034	--	--	--	--	--	--	--	--	--	--	--
2035	--	--	--	--	--	--	--	--	--	--	--
2036	--	--	--	--	--	--	--	--	--	--	--
2037	--	--	--	--	--	--	--	--	--	--	--
2038	--	--	--	--	--	--	--	--	--	--	--
2039	--	--	--	--	--	--	--	--	--	--	--
2040	--	--	--	--	--	--	--	--	--	--	--
Total	408,650	212,429	255,000	72,232	--	--	--	--	663,650	284,661	948,311

Recommended Strategies (TID No. 9)

- Promote redevelopment within TID No. 9





CITY OF MARSHFIELD, WISCONSIN POLICIES AND PROCEDURES

1. COMMON COUNCIL
2. ADMINISTRATIVE
3. PERSONNEL
4. **FINANCIAL**
5. PUBLIC WORKS
6. PARKS AND RECREATION

CHAPTER: Budgets

SUBJECT: Utility Transfers for General Government Utilization

POLICY NUMBER: 4.320

PAGES: 2

APPROVAL DATE: July 10, 2001

APPROVED BY: Jerry Bennington, Sr.
Chairman, Finance, Budget and Personnel Committee

DEPARTMENT OF PRIMARY RESPONSIBILITY: Finance Department

I. POLICY STATEMENT

The purpose of this policy is to establish a framework for utilization of funds that may be transferred from City utilities to be utilized by the general government. These guidelines will provide direction during the budget process and demonstrate a commitment to long-term financial planning.

II. PURPOSE OF UTILITY TRANSFERS

State Statute 66.0811(2) states that "the income of a municipal public utility shall first be used to make payments to meet operation, maintenance, depreciation, interest and debt service fund requirements, local and state tax equivalents, additions and improvements, and other necessary disbursements or indebtedness." Income in excess of these requirements may be paid into the general fund. As such, City utilities may approve transfers for general government utilization if they deem it is in the best interest of the utility and the City. Such transfers are justified since the utilities are part of the City, and the City may have previously contributed to the utilities directly or indirectly through construction or other assistance.

III. POLICY

The City may allocate utility transfers for specific non-recurring expenditures (e.g. a capital project or special program) if possible, while maintaining a minimum of \$1,000,000 in funds designated for economic development. Special programs may include economic development activities that encourage the creation and

retention of permanent jobs, retention and expansion of existing businesses, and investment in new businesses. Other expenditures that would have a positive impact on the City's economic vitality include parks and recreation projects, downtown revitalization projects, as well as unique projects that will support the growth and development of the City.

This will have the effect of reducing the required tax levy to fund these types of purchases. If specific non-recurring expenditures cannot be identified to utilize the utility transfer, the funds may be retained for utilization in a subsequent year or the funds may be utilized to reduce the tax levy at the discretion of the City Administrator and Common Council.

IV. PROCEDURE

The Finance Director shall annually determine the estimated amount of funds that will be transferred from City utilities for utilization by the general government and provide that information to the City Administrator and Common Council during the budget process. The City Administrator shall determine the proper utilization of these funds in accordance with this policy during the budget process. The Common Council shall ultimately determine the utilization of utility transfers through the adoption of the City budget.

PROPOSED AMENDMENT TO POLICY 4.320

III. POLICY

The City may allocate utility transfers for specific non-recurring expenditures (e.g. a capital project or special program) if possible, while maintaining a minimum of \$1,000,000 in funds designated for economic development. Special programs may include economic development activities that encourage the creation and retention of permanent jobs, retention and expansion of existing businesses, and investment in new businesses. Other expenditures that would have a positive impact on the City's economic vitality include parks and recreation projects, downtown revitalization projects, as well as unique projects that will support the growth and development of the City.

This will have the effect of reducing the required tax levy to fund these types of purchases. If specific non-recurring expenditures cannot be identified to utilize the utility transfer, the funds may be retained for utilization in a subsequent year.

As of the time of the creation of the Economic Development Board, the total and exclusive use of the aforementioned funds is vested in the Board. The Common Council may override any line item expenditure approved by the Board only upon a three-fourths (¾) vote of the entire council.