

**Project Plan Tax Increment District No. 7
City of Marshfield, WI**

**Prepared For:
City of Marshfield
630 S. Central Avenue
PO Box 727
Marshfield, WI 54449-0727**

**Prepared By:
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400 Viking Drive
Reedsburg, WI 53959**

Adopted: May 22, 2001

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**PROJECT PLAN
TAX INCREMENT DISTRICT NO. 7
MARSHFIELD, WISCONSIN**

I. INTRODUCTION

This project plan for Tax Increment District No. 7 (TID No. 7) in the City of Marshfield has been prepared in compliance with Wisconsin Statutes Chapter 66.1105. The project plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. This project plan also includes a detailed description of the Tax Increment District boundaries.

TID No. 7 is being created to promote industrial development in Marshfield. The Eastside Industrial Park no longer has industrial sites available. The East Side Industrial Park is fully developed with many industrial tenants. The Mill Creek Business Park was established as a hi-tech, bio-technology business park.

The City needs to develop an industrial area that can accommodate businesses that require outdoor storage, generate heavy truck traffic, and potentially need rail access. TID No. 7, the proposed site offers these opportunities.

The development of this area is projected to increase the tax base \$18,262,350 during the life of TID No. 7. The proposed layout creates approximately 84 acres of developable property.

A. Approval Process

On January 9, 2001, the Common Council directed the City Plan Commission to prepare the project plan and boundaries of TID No. 7. Notice of the Public Hearing was published April 2, 2001, and April 10, 2001.

A Public Hearing was held by the Plan Commission on April 17, 2001. Approval of the project plan and boundary was made by the Plan Commission and recommended to the Common Council for adoption on April 17. This project plan was adopted by resolution of the Common Council on May 22, 2001. The Joint Review Board approved the Council Resolution on June 5, 2001. Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan.

As required by Wisconsin Statutes Chapter 66.1105, a copy of the project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 7 in the City of Marshfield.

This is to be used as the official plan that guides industrial development activities within TID No. 7. Implementation of the project plan and construction of the proposed improvements will require a case-by-case authorization by the City Council. Public expenditures for projects listed in the project plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The City Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified here will require formal amendment to the project plan involving public review, City Council approval, and Joint Review Board approval.

B. Joint Review Board

The TID No. 7 project plan was reviewed and approved by a Joint Review Board (JRB) as required by Wisconsin Statutes consisting of:

City of Marshfield
Michael Brehm
630 S. Central Ave.
Marshfield, WI 54449

Wood County Board
LaVerne Reigel
804 S. Hemlock
Marshfield, WI 54449

Mid-State Tech. College
Mark Klabon
500 32nd Street North
Wisconsin Rapids, WI 54495

Marshfield School District
Dave Smette
1010 East 4th Street
Marshfield, WI 54449

At-Large
Michael Schmidt
900 W. State Street
Marshfield, WI 54449

The JRB held its organizational meeting April 10, 2001. The final meeting of the JRB was held on June 5, 2001.

C. Plan of Development

TID No. 7 is adjacent to existing industrial areas and the wastewater treatment plant. The City will replace/improve/install public infrastructure in certain areas outside the TID to improve the physical functioning of the area.

TID No. 7 comprises 173.23 acres and consists of agricultural land, wastewater treatment plant, and conservancy area. A listing of all parcels

in TID No. 7, their use, value, and condition is included on page 4. Map #1 (p. 5) shows the district boundary, Map #2 (p. 6) shows existing land use, Map #3 (p. 9) shows existing zoning, Map #4 (p. 10) shows proposed improvements.

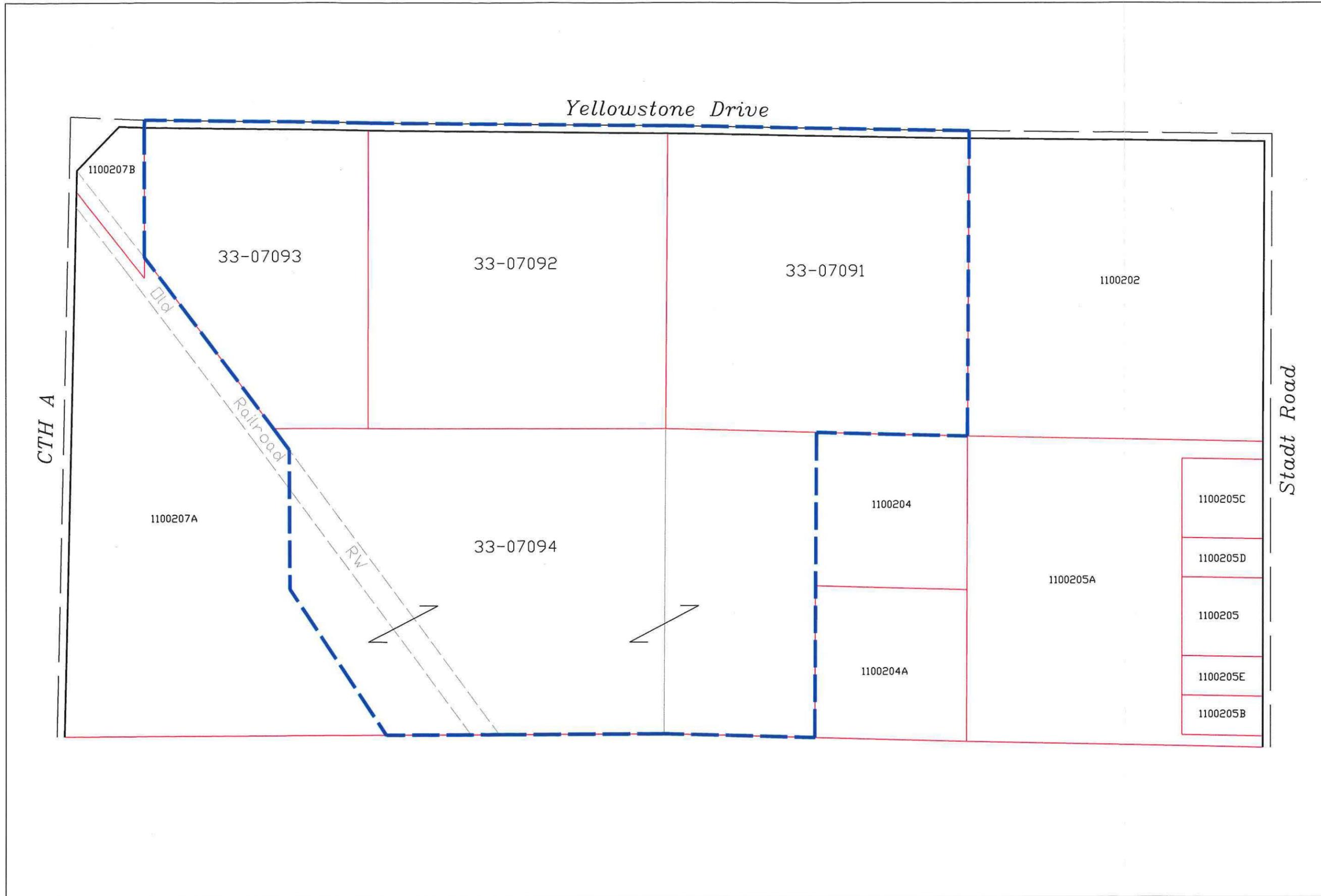
TID Summary

	Area	%
Total Area Within TID No. 7	175.5 Acres	100%
Area of Real Property (parcels)	173.23Acres	98.8%
Right-of-Way	2.27 Acres	1.2%
Zoned Industrial	143.17 Acres	81.6% of parcels
Developable Acreage	83.85 Acres	47.8%

The entire District can be served by City sanitary sewer and water service. Storm sewer will also be installed to serve the District.

Planned development activities include the construction of streets, street upgrading, utilities, bike/walking paths, stormwater detention, and a rail spur. The City would like to encourage the development of this area through the creation of TID No. 7.

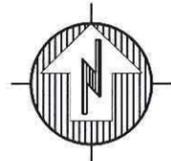
PARCEL LIST				
Parcel #	Land Value	Improvement Value	Total Value	Use
33-07093	0	0	0	Agricultural
33-07092	0	0	0	Agricultural
33-07091	0	0	0	Agricultural
33-07094	0	0	0	Wastewater Treatment Plant



Map No. 1



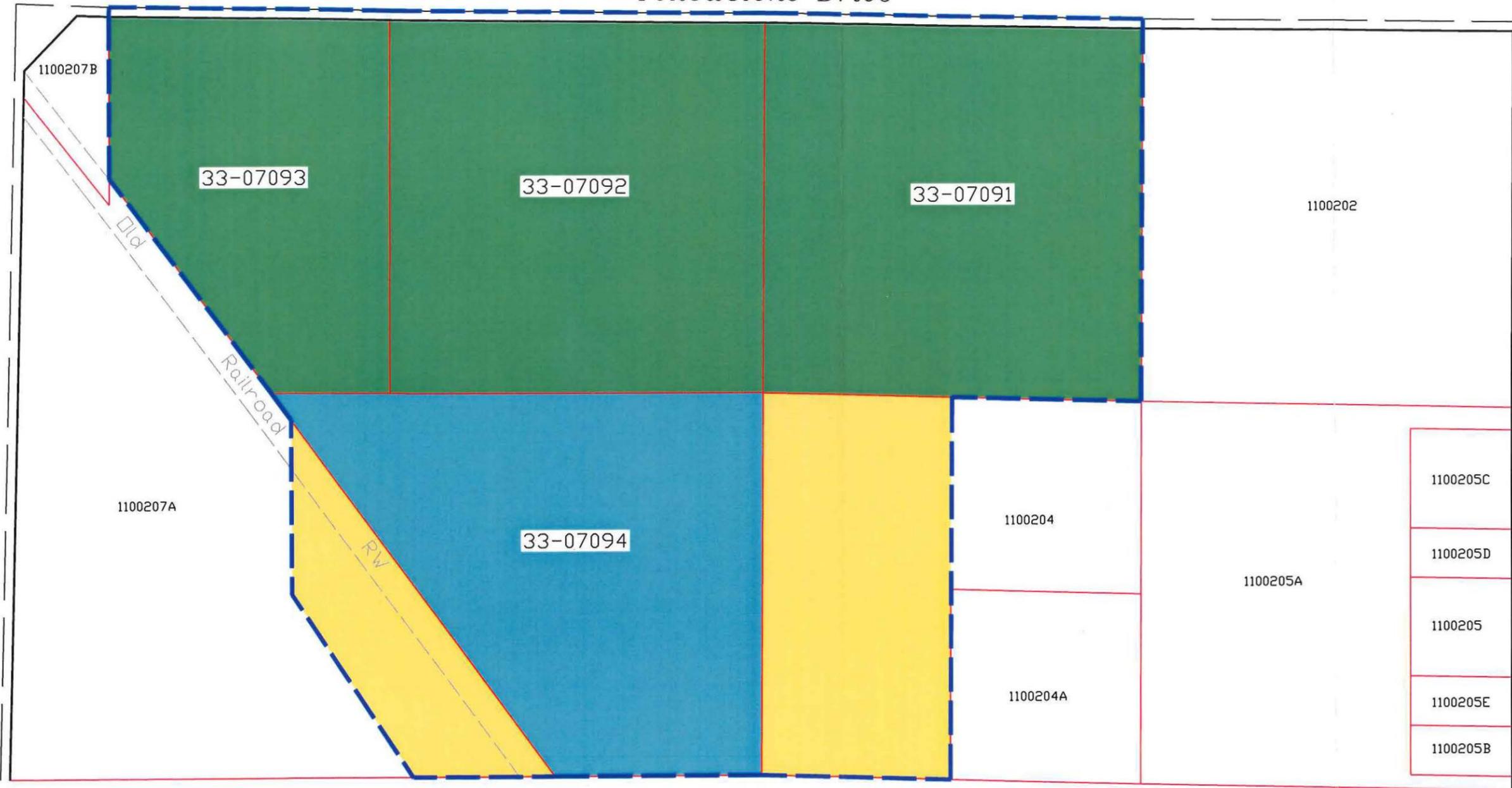
City of Marshfield
Tax Increment District No. 7
District Boundary



Scale
1 in. = 400 ft.

Yellowstone Drive

CTH A



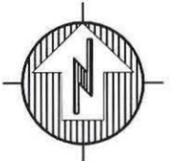
Stadt Road

- Agriculture
- Conservancy
- Wastewater Treatment Plant

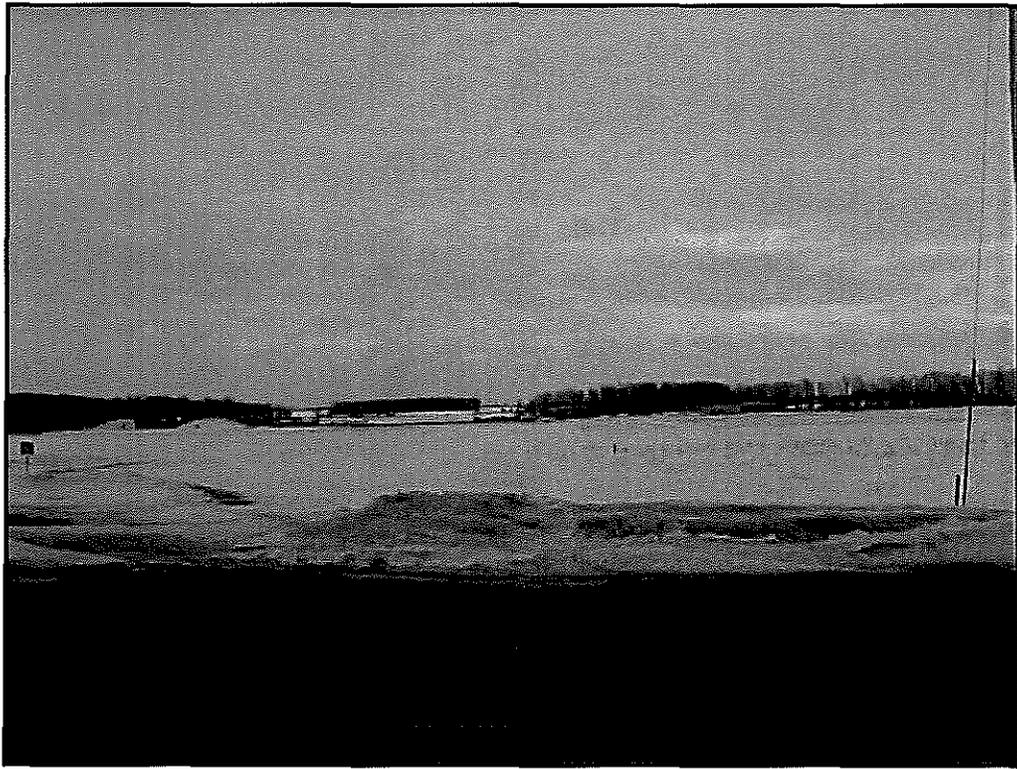
Map No. 2



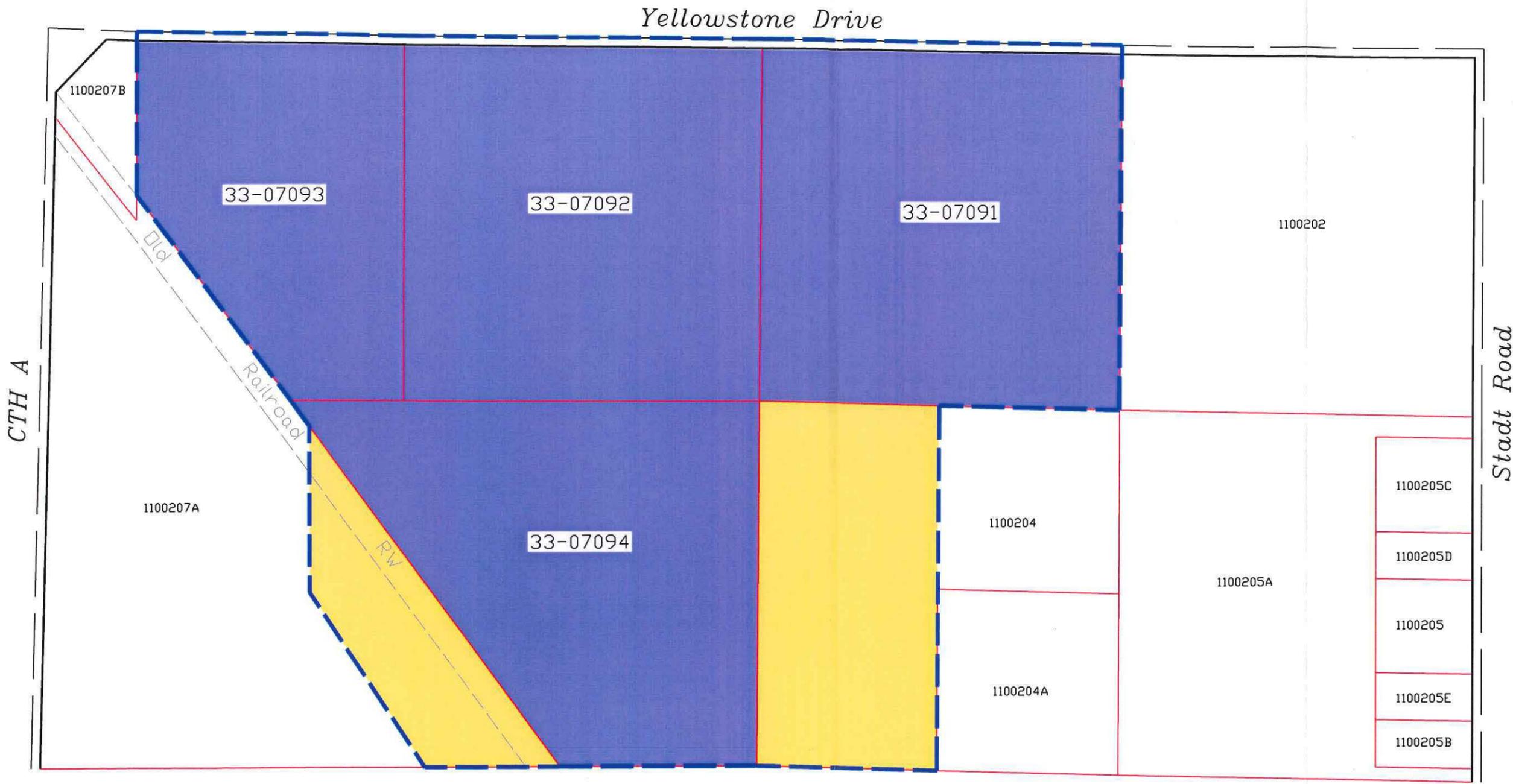
City of Marshfield
 Tax Increment District No. 7
 Existing Land Use



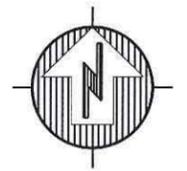
Scale
 1 in. = 400 ft.







M-3 - Industrial
 C - Conservancy

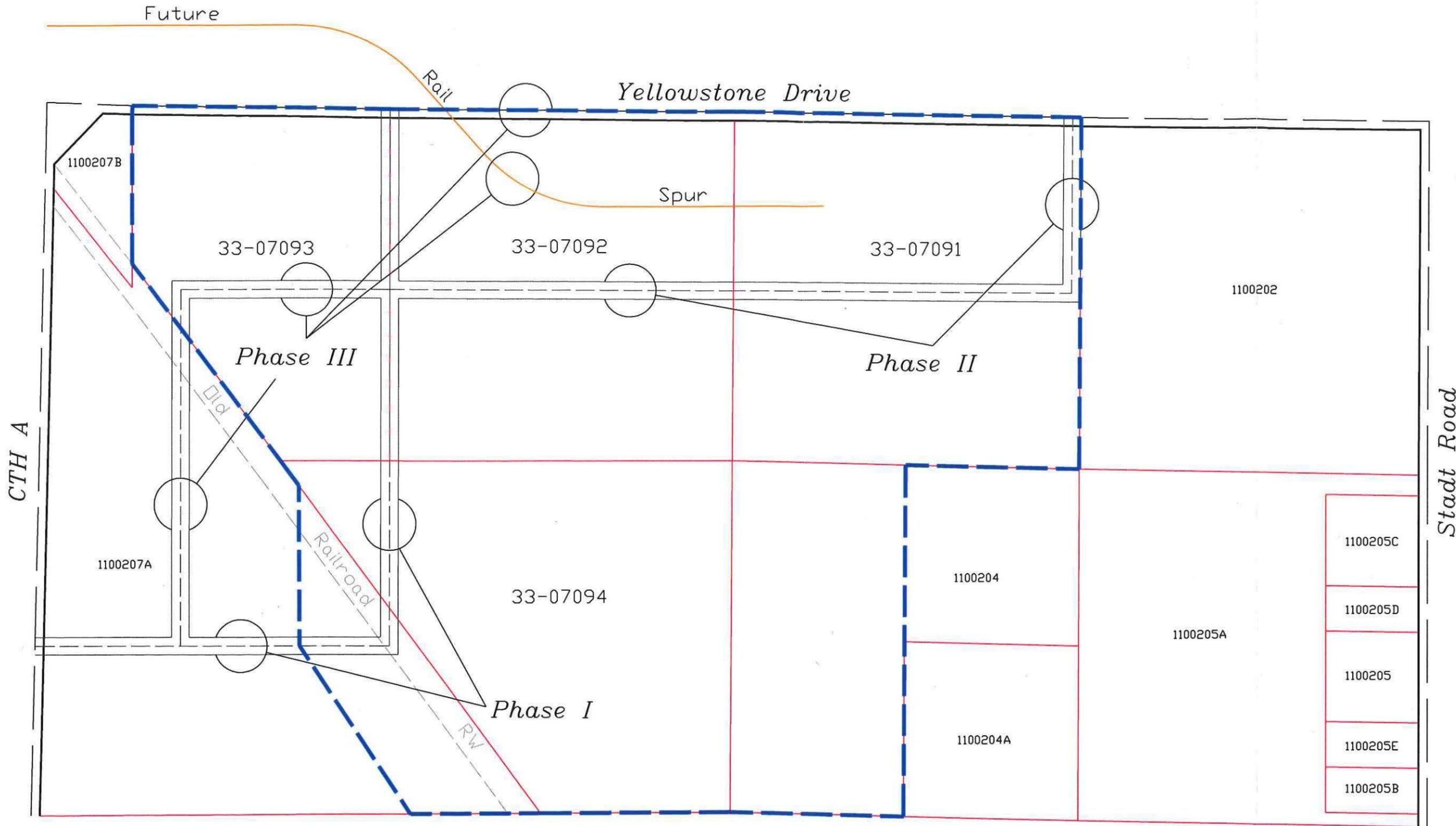


Scale
1 in. = 400 ft.

City of Marshfield
 Tax Increment District No. 7
 Existing Zoning

Map No. 3

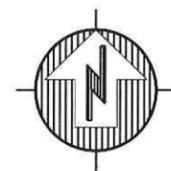




Map No. 4



City of Marshfield
Tax Increment District No. 7
Proposed Improvements



Scale
1 in. = 400 ft.

II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

TID No. 7 and the City of Marshfield are created to promote industrial development as authorized in Wisconsin Statutes 66.1105 in order to improve a portion of the City, enhance the value of said property, broaden the property tax base, and relieve the tax burden of residents and home owners. The City contemplates expending funds on planning, street, site improvements, utilities, rail spur and pedestrian/bike trail.

Any cost directly or indirectly related to achieving the objectives of industrial development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgements or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting industrial development:

A. Infrastructure for Development of TID:

Infrastructure costs most often include projects located within the boundaries of the TID. Infrastructure costs for projects located outside the TID; benefiting or necessary for the development within the TID may also be eligible TID projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Proposed infrastructure improvements may include:

1. Street construction, reconstruction or upgrading to facilitate development within the District.
2. Construct, upgrade, and/or relocate sanitary sewer system components and related appurtenances.
3. Construct, upgrade, and/or relocate storm water drainage facilities and related appurtenances.
4. Construct, upgrade, and/or relocate water system components and related appurtenances.
5. Install or improve primary and secondary electric service including installing underground electric distribution lines and related appurtenances.
6. Install or improve natural gas service.

7. Construct a rail spur including switches, track, ballast, street crossings, and signage.

8. Construct pedestrian/bike path to serve the District.

Other infrastructure projects unknown at this time, but consistent with the purpose of TID No. 7 may be eligible project costs. Such eligibility will be determined by the City Council at the time the projects are being considered.

B. Site Preparation:

Site development activities required to make sites suitable for development include, but are not limited to: environmental studies, environmental cleanups, stripping topsoil, grading, compacted granular fill, topsoil replacement, access drives, parking areas, landscaping, storm water detention areas, razing existing structures, relocating power lines, utilities, signs, fencing, and related activities. Other site preparation activities, unknown at this time, may be eligible costs as long as they are consistent with the purpose of TID No. 7 and approved by the City Council.

C. CDA Development Funds:

The City may provide funds to the Community Development Authority for the purpose of acquiring property, entering into financial agreements and other contracts with property owners or developers or any other activity authorized by Wisconsin Statutes to be undertaken by such an Authority. The Marshfield CDA is limited to undertaking projects and expenditures as applied within a plan of redevelopment. The CDA expenditures must be approved by the Common Council and be identified with written agreements with the developer.

D. Promotion & Development:

Promotion and development of TID No. 7 including professional services for marketing, recruitment, Realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations are all eligible costs under this section. The cost of developing a Master Plan for this park is included in this section.

E. Entrance Signage:

The cost of constructing and installing entrance signs is an eligible cost under this section.

F. Real Estate Acquisition:

This may include, but is not limited to purchase of fee title, easements, appraisals, consultant fees, closing costs, surveying and mapping, lease and/or sale of property at below market price to encourage or make feasible an industrial development project.

G. Relocation Costs:

Relocation costs in the event any property is acquired for the above projects, including the cost of relocation plans, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195.

H. Administrative Costs:

Imputed administrative costs including, but not limited to, a portion of the salaries of the City employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the general administration of TID No. 7, and others directly involved with the projects over the seven year expenditure period.

I. Organization Costs:

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, appraisers, title companies, map makers, and other contracted services related to the creation of the TID.

J. Financing Costs:

Interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 7. These projects may be implemented in varying degrees in response to development needs.



III. DETAILED LIST OF PROJECT COSTS

The table below describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 7. This format follows Dept. of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements".

All costs listed are based on 2001 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation and other unforeseen circumstances between 2001 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this project plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as Attachment #2.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities which will help the City accomplish the purposes of TID No. 7. The City will generally use overall benefit to the City and economic feasibility, i.e. the availability of future revenue to support additional project costs, in determining the actual budget for project cost items over the course of the TID's expenditure period.

MARSHFIELD TID NO. 7 PLANNED PROJECT COSTS			
Proposed Improvements	Total Cost	Others Share	TID Share
A. Infrastructure Improvements	\$5,152,235	315,000	\$4,837,237
B. Site Preparation	\$0	-0-	\$0
C. CDA Development Funds	\$0	-0-	\$0
D. Promotion	\$10,000	-0-	\$10,000
E. Entrance Signage	\$81,000	-0-	\$81,000
F. Real Estate Acquisition	\$0	-0-	\$0
G. Relocation Costs	\$0	-0-	\$0
H. Administration & Planning	\$22,000	-0-	\$22,000
I. Organizational Costs	\$27,050	-0-	\$27,050
TID SHARE SUBTOTAL	\$5,292,285	-0-	\$4,977,285
Inflation Cost Adjustment			\$367,156
Capitalized Interest			\$354,240
Financing Costs (<i>Interest less Capitalized Interest, Financing Fees</i>)			\$3,856,018
TOTAL TID EXPENDITURE			\$9,554,699

IV. ECONOMIC FEASIBILITY STUDY

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district. The ability of the municipality to finance proposed projects must also be determined. TID No. 7 is economically feasible if the projected tax incremental revenue to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- B. The expected increase in property valuation due to new development encouraged by the TID.
- C. Any change that may take place in the full value tax rate.

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation has averaged under 5 percent. Currently the State of Wisconsin Department of Administration Office of Budget and Finance is using long term inflation rates of 3 percent to 5.5 percent. In order to account for a long-term national trend toward lower rates of inflation, the inflation rate, for the purpose of making projections of equalized value, will be a very conservative 0 percent.

B. Increase in Property Value

The proposed plan for TID No. 7 will encourage industrial development. The formation of TID No. 7 will enable the City to make various improvements that will stimulate development in the area. This development will create increased property valuation. The increase in property valuation due to this development is estimated from the following projects. Other improvements and development projects, which were not anticipated at the time this Project Plan was prepared, may occur within the TID.

- Industrial Development\$18,262,530
Industrial development is expected to occur at the rate of 10 acres per year. The estimated value per acre of developed land is

\$217,670. Land is anticipated to be sold for \$13,000 for purpose of these financial projections.

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate. The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets.

An equalized value tax rate of 25.77 with 0% change will be used in this project plan to project TID revenues.

D. TIF Revenues

Utilizing an average inflation rate of 0 percent, projected construction increment of \$18,262,530 and an initial tax rate of 25.77, which is projected to remain constant, the projected TIF Revenue from TID No. 7 will be as shown in the Tax Increment Proforma in Attachment #7.

The total tax increment revenue is sufficient to pay all TID related costs for the projects and amounts shown in the Planned Project Costs on Page 15.

E. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. As previously stated, there are sufficient TID revenues over the life of the TID to pay all costs. Several years show negative cash flows.

The City will need to closely monitor actual development costs versus TIF revenue to make this district successful. The City anticipates borrowing additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #6 summarizes the assumed cash flow.

V. FINANCING METHODS AND TIMETABLE

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 7 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs. Additionally, the Community Development Authority may finance project costs within the TID and the City may apply TID revenue to the CDA to service the debt incurred to finance eligible projects within the TID.

General obligations of the City are limited by state law to five percent of the equalized property value. The City has a current total debt capacity of \$38,767,435 (1999) and \$19,061,951 in existing General Obligation debt. Using this data, the current remaining debt capacity is \$19,705,484. This is more than adequate financing capacity to finance the planned project costs.

The City has the capacity to finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity.

The City may utilize revenue bonds repaid from fees for services charged by the City. Common examples of such revenue are charges for sewer and water usage. There is no statutory limit on the amount of revenue bonds that can be issued; however, the City must demonstrate the ability to repay the debt from anticipated revenues. A further factor that could potentially limit revenues is that utility rates may be regulated by the Wisconsin Public Service Commission.

Some project costs can potentially be paid through special assessments levied on properties directly benefiting from the improvements. Costs of streets, curbs, gutters, and sewer and water extensions are commonly paid through special assessments. The City can issue special assessment bonds, pledging revenues from the special assessments on individual properties to repay the debt. Property owners are generally permitted to pay the special assessments in installments. These bonds are not counted against the City's constitutional debt limit.

B. Timetable

The City of Marshfield has a maximum of seven years, until May 2008, to incur TIF expenses for the projects outlined in this plan. The City Council is not mandated to make the improvements defined in this plan; each project will require case by case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. The project is expected to begin in 2002 and occur within the seven-year expenditure period.

Timing for each of the projects is shown in Attachment #3. Additionally, the TID Pro Forma (Attachment # 7) and TID Cash Flow (Attachment #8) worksheets show the timing of increment, revenue, and debt for each year of the TID.

C. Description of Methods of Financing and Time Such Costs or Related Monetary Obligations are to be Incurred

Financing for the project shown above will be done as summarized in the Financing Summary and the Debt Service plan for the borrowings shown in Attachments #4, 5 and 6. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the seven-year expenditure period, unless a relocation requires extending beyond the seven year period.

VI. ANALYSIS OF OVERLYING TAXING DISTRICTS

Taxing Districts overlying the City of Marshfield TID No. 7 include Wood County, Marshfield School District, Mid-State Technical College, and the State of Wisconsin. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 7 in 2001. Annual TIF Increment over the life of the district is divided by a proportionate share of each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #9.

Many of the projects planned for the TID would not occur or would occur at significantly lower values but for the availability of tax incremental financing. TID No. 7 is a mechanism to make improvements in an area of Marshfield which is experiencing blighting influences. All taxing jurisdictions will benefit from the increased property values and community vitality, which will result from the projects planned in TID No. 7.

VII. MAPS SHOWING EXISTING LAND USES AND ZONING

SEE MAPS #2 and #3, pages 6 and 9.

VIII. MAPS SHOWING PROPOSED IMPROVEMENTS

SEE MAP #4, page 10.

IX. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND CITY ORDINANCES

The City of Marshfield has a Comprehensive Plan. No changes are anticipated in the Plan, buildings or ordinances to create the District.

X. A LIST OF ESTIMATED NON-PROJECT COSTS

Some projects listed in this Plan will benefit property outside the TID. These may include the rail spur and some street reconstruction. These costs have been allocated to benefiting owners of property.

XI. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 7. The following is the method proposed to be followed by the City if future projects require displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaces will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce (DOC). If any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by the DOC. The City will file a relocation plan with the DOC and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

XII. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF MARSHFIELD

The creation of TID No. 7 will encourage industrial development in the City. Creation of the TID will also, in general, promote the public health, safety, and

general welfare. Successful implementation of the projects planned in TID No. 7 will build tax base for the City and overlying taxing jurisdictions and improve the vitality of the City by bringing more people into the area.

XIII. DISTRICT BOUNDARIES

Prior to considering the specific area to include within the TID, the Plan Commission established criteria to act as guidelines in their work. The boundary criteria are as follows:

- A. The aggregate value of equalized taxable property of the TID cannot exceed 7% of the total value of equalized taxable property in the City, or equalized value of district plus value increments of all other districts won't exceed 5% of the total value of equalized taxable property in the City.
- B. A minimum of 50 percent of the TID must be a blighted area, in need of rehabilitation or conservation or suitable for industrial use.
- C. All lands within the TID shall be contiguous.

Boundary Description:

City of Marshfield, Tax Increment District No. 7 follows:

A parcel of land described as follows:

A parcel of land located in the South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, Section 15 and in the West Half of the Northeast Quarter and in the Northwest Quarter, Section 22, Town 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, bounded by the following described line:

Commencing at the West Quarter Corner of said Section 22; thence N89°47'40"E, 1398.53 feet along the south line of the NW1/4 of Section 22 to the Point of Beginning of this description; thence continuing N89°47'40"E, 493.43 feet to the northeasterly line of the former Soo Line Railroad; thence Northwesterly 1545.32 feet along said northeasterly line of the former Soo Line Railroad to the Point of Beginning of this description; thence continuing Northwesterly along said northeasterly line of the former Soo Line Railroad to the southeast corner of Wood County Certified Survey Map No. 1273; thence North along the east line of said C.S.M. No. 1273 and its northerly extension to the north right-of-way line of Yellowstone Drive; thence East along the north right-of-way line of Yellowstone Drive to the east line of the W1/2 of the SW1/4 of the SE1/4, Section 15; thence South along the east line of the W1/2 of the SW1/4 of the SE1/4, Section 15, to the south line of the SW1/4 of the SE1/4, Section 15; thence East along the south line of the SW1/4 of the SE1/4, Section 15, to the southeast corner of the SW1/4 of the SE1/4, Section 15; thence South along the east line of the NW1/4 of the NE1/4, Section 22 to the southeast corner of the NW1/4 of the

NE1/4, Section 22; thence West along the south line of the NW1/4 of the NE1/4, Section 22 to the east line of the west 500 feet of the SW1/4 of the NE1/4, Section 22; thence South along the east line of the west 500 feet of the SW1/4 of the NE1/4, Section 22 to the south line of the SW1/4 of the NE1/4, Section 22; thence West along the south line of the SW1/4 of the NE1/4, Section 22 to the Center of Section 22; thence West along the south line of the SE1/4 of the NW1/4, Section 22 to the northeasterly line of the former Soo Line Railroad; thence continuing West, 493.43 feet along the south line of the SE1/4 of the NW1/4, Section 22; thence Northwesterly, approximately 759.90 feet to a point which bears S00°00'00"W, 605.07 feet from the Point of Beginning; thence N00°00'00"E, 605.07 feet to the Point of Beginning.

Excluding any and all wetlands.

XIV. ATTORNEY OPINION LETTER

See page 24.

City of Marshfield
114 West Fifth Street
P.O. Box 1178
Marshfield, WI 54449-7178
Telephone: 715-387-1155
Facsimile: 715-387-3739



Dennis A. Juncer
City Attorney
Harold C. Wolfram
William C. Gamoke
Assistant City Attorneys

May 21, 2001

Mayor Chris Jockheck
City of Marshfield
630 S. Central Ave.
Marshfield, WI 54449-0727

Re: Tax Increment District No. 7
Opinion Letter Regarding Compliance with SS 66.1105(4)

Dear Mayor Jockheck:

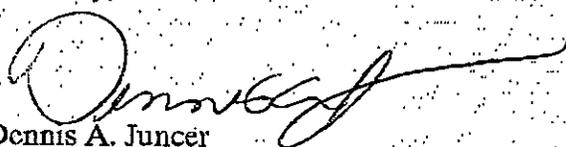
As City Attorney for the City of Marshfield, I have been asked to review the TID No. 7 Project Plan which will be submitted to the City of Marshfield City Council on May 22, 2001. In accordance with my duties, I have reviewed not only the Project Plan but also the following documents:

1. Notice of Public Hearing on the creation of Tax Increment District No. 7;
2. The District Boundary Maps;
3. Resolution to be adopted by the City Council.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the Project Plan is complete and complies with Section 66.1105(4) Wisconsin Statutes.

I am providing you with a copy of this letter which should be attached to the Project Plan, assuming it is adopted by the City Council. Any questions regarding this opinion may be directed to me.

Sincerely,



Dennis A. Juncer
City Attorney

DAJ/jek

ATTACHMENT #1

**CITY OF MARSHFIELD
SUMMARY OF CITY TIF CAPACITY
TID NO. 7 - PROPOSED**

TAX PROFILE OF COMMUNITY	
County	Wood
City Mill Rate (2000) Equalized	25.77/\$1,000
Total Equalized Value in City (1-1-2000)	\$775,348,700

ANALYSIS OF EXISTING TID CAPACITY	
Maximum Allowed Value in TIDs: 5% and 7% Rules	
• 5% Rule: Total Increment Cannot Exceed	\$38,767,435
• 7% Rule: Total Value in TIDs Cannot Exceed	\$54,274,409
Equalized Value of Taxable Property in Existing TID's	\$47,536,300
Percent of City's Equalized Value in Existing TID's	6.13%
Tax Increment in Existing TIDs	\$7,096,100
Percent of City's Equalized Value in Existing TID Increment	.92%

ANALYSIS OF PROPOSED TID	
Equalized Value of Property in TID #7	\$0
Equalized Value of All TIDs Plus Projected Base Value of TID #7	\$47,536,300
Percent of City's Equalized Value	6.13% (must be less than 7%)
Increment Value of All TIDs Plus Base Value of TID #7	\$7,096,100
Percent of City's Equalized Value	.92% (must be less than 5%)
Area of Land Included in Proposed TID	175.5 acres
Area in TID Considered Industrial	143.17 acres
Percent of TID Area Industrial	81.6% (need min, 50% Industrial)

SIGNIFICANT ASSUMPTIONS	
Inflation Increment	0.0%
Annual Percent Increase in Tax Rate	0.0%
Equalized Value of Developed Property for Projection Purposes	
Industrial Development	\$18,262,530
Community's Cost of Borrowing	
Borrowing #1 - 6.25%	\$1,821,802
Borrowing #2 - 6.25%	\$2,771,289
Borrowing #3 - 6.25%	\$1,074,753

ATTACHMENT #2

**Project Cost Summary
City of Marshfield
TID No. 7 Industrial Park
12-Mar-01**

Activity	Phase I 2002	Phase II 2006	Phase III 2008	Total Cost
Land Acquisition	\$0	\$0	\$0	\$ -
Infrastructure				
Watermain and Laterals	\$176,590	\$283,290	\$72,490	\$532,370
Sanitary Sewer and Lat.	\$129,880	\$193,660	\$51,100	\$374,640
Storm Sewer	\$56,900	\$255,400	\$41,000	\$353,300
Street Improvements	\$797,600	\$873,487	\$246,460	\$1,917,547
Entrance Signs	\$54,000	\$27,000	\$0	\$81,000
Gas, Phone and Electric	\$121,100	\$175,700	\$45,500	\$342,300
Inflation(3%/year)	\$0	\$271,281	\$95,876	\$367,156
Subtotal Infrastructure	\$1,336,070	\$2,079,818	\$552,426	\$3,968,313
Additional TID Projects				
Rail Spur	\$0	\$0	\$150,000	\$150,000
Pedestrian and Bike Path	\$0	\$0	\$100,000	\$100,000
Promotion	\$10,000	\$0	\$0	\$10,000
Subtotal TID Projects	\$10,000	\$0	\$250,000	\$260,000
Soft Costs				
Planning and Administration	\$15,000	\$3,500	\$3,500	\$22,000
Engineering & Cont.	\$336,518	\$519,954	\$200,606	\$1,057,078
Bond Counsel/ Attorney	\$5,000	\$5,000	\$5,000	\$15,000
TID Creation Cost	\$12,050	\$0	\$0	\$12,050
Subtotal Soft Costs	\$368,568	\$528,454	\$209,106	\$1,106,128
Capitalized Interest	\$107,165	\$163,017	\$63,221	\$333,403
Total Costs	\$1,821,802	\$2,771,289	\$1,074,753	\$5,667,844

Attachment #3

FINANCING SUMMARY
CITY OF MARSHFIELD

TID Activities		Loan #1 2002	Loan #2 2006	Loan #3 2008	Total
A.	Property Acquisition	\$0	\$0	\$0	\$0
B.	Relocation	\$0	\$0	\$0	\$0
C.	Infrastructure	\$1,618,588	\$2,572,772	\$1,003,032	\$5,194,392
D.	Site Preparation	\$0	\$0	\$0	\$0
E.	Entrance Signs	\$54,000	\$27,000	\$0	\$81,000
F.	Development Incentives	\$0	\$0	\$0	\$0
G.	Loan Guarantees/Revolving Loan Program	\$0	\$0	\$0	\$0
H.	Promotion and Development	\$10,000	\$0	\$0	\$10,000
I.	Administration and Planning	\$15,000	\$3,500	\$3,500	\$22,000
J.	Organizational Costs	\$12,050	\$0	\$0	\$12,050
	Subtotal	\$1,709,638	2,603,272	1,006,532	\$5,319,442
	Total Project Cost	\$			\$
	Finance Fees	\$5,000	\$5,000	\$5,000	\$15,000
	Capitalized Interest	\$107,165	\$163,017	\$63,221	\$333,403
	Less Interest Earned	\$0	\$0	\$0	\$0
	BORROWING REQUIRED	\$1,821,803	\$2,771,289	\$1,074,753	\$5,667,845
	Interest Payment	\$1,455,123	\$1,752,199	\$679,532	\$3,950,076
	Total TID Expenditure	\$3,276,926	\$4,523,488	\$1,754,285	\$9,554,699

ATTACHMENT #4**Debt Service Schedule
City of Marshfield****3/12/2001****Principal = \$1,821,802****Interest = 6.25%****Date of Issue = May 2002**

Year	Unpaid Principal	Principal Payment	Interest Payment	Total Payment
2002	\$1,821,802	\$0	\$0	\$0
2003	\$1,821,802	\$0	\$113,863	\$113,863
2004	\$1,821,802	\$52,614	\$113,863	\$166,477
2005	\$1,769,188	\$55,903	\$110,574	\$166,477
2006	\$1,713,285	\$59,397	\$107,080	\$166,477
2007	\$1,653,888	\$63,109	\$103,368	\$166,477
2008	\$1,590,779	\$67,053	\$99,424	\$166,477
2009	\$1,523,726	\$71,244	\$95,233	\$166,477
2010	\$1,452,482	\$75,697	\$90,780	\$166,477
2011	\$1,376,785	\$80,428	\$86,049	\$166,477
2012	\$1,296,357	\$85,455	\$81,022	\$166,477
2013	\$1,210,902	\$90,796	\$75,681	\$166,477
2014	\$1,120,107	\$96,470	\$70,007	\$166,477
2015	\$1,023,636	\$102,500	\$63,977	\$166,477
2016	\$921,137	\$108,906	\$57,571	\$166,477
2017	\$812,231	\$115,713	\$50,764	\$166,477
2018	\$696,518	\$122,945	\$43,532	\$166,477
2019	\$573,573	\$130,629	\$35,848	\$166,477
2020	\$442,945	\$138,793	\$27,684	\$166,477
2021	\$304,152	\$147,468	\$19,009	\$166,477
2022	\$156,684	\$156,684	\$9,793	\$166,477
Total		\$1,821,802	\$1,455,124	\$3,276,926

ATTACHMENT #5

**Debt Service Schedule
City of Marshfield**

3/12/2001

**Principal = \$2,771,289
Interest = 6.25%
Date of Issue = May 2006**

Year	Unpaid Principal	Principal Payment	Interest Payment	Total Payment
2006	\$2,771,289	\$0	\$0	\$0
2007	\$2,771,289	\$0	\$173,206	\$173,206
2008	\$2,771,289	\$116,813	\$173,206	\$290,019
2009	\$2,654,476	\$124,114	\$165,905	\$290,019
2010	\$2,530,362	\$131,871	\$158,148	\$290,019
2011	\$2,398,490	\$140,113	\$149,906	\$290,019
2012	\$2,258,377	\$148,870	\$141,149	\$290,019
2013	\$2,109,507	\$158,175	\$131,844	\$290,019
2014	\$1,951,332	\$168,061	\$121,958	\$290,019
2015	\$1,783,272	\$178,564	\$111,454	\$290,019
2016	\$1,604,708	\$189,725	\$100,294	\$290,019
2017	\$1,414,983	\$201,582	\$88,436	\$290,019
2018	\$1,213,401	\$214,181	\$75,838	\$290,019
2019	\$999,219	\$227,568	\$62,451	\$290,019
2020	\$771,652	\$241,791	\$48,228	\$290,019
2021	\$529,861	\$256,902	\$33,116	\$290,019
2022	\$272,959	\$272,959	\$17,060	\$290,019
Total		\$2,771,289	\$1,752,199	\$4,523,488

ATTACHMENT #6

**Debt Service Schedule
City of Marshfield**

3/12/2001

Principal = \$1,074,753

Interest = 6.25%

Date of Issue = September 2008

Year	Unpaid Principal	Principal Payment	Interest Payment	Total Payment
2008	\$1,074,753	\$ -	\$ -	\$ -
2009	\$1,074,753	\$ -	\$ 67,172	\$ 67,172
2010	\$1,074,753	\$ 45,302	\$ 67,172	\$ 112,474
2011	\$1,029,450	\$ 48,134	\$ 64,341	\$ 112,474
2012	\$ 981,317	\$ 51,142	\$ 61,332	\$ 112,474
2013	\$ 930,175	\$ 54,338	\$ 58,136	\$ 112,474
2014	\$ 875,837	\$ 57,734	\$ 54,740	\$ 112,474
2015	\$ 818,102	\$ 61,343	\$ 51,131	\$ 112,474
2016	\$ 756,760	\$ 65,177	\$ 47,297	\$ 112,474
2017	\$ 691,583	\$ 69,250	\$ 43,224	\$ 112,474
2018	\$ 622,333	\$ 73,578	\$ 38,896	\$ 112,474
2019	\$ 548,754	\$ 78,177	\$ 34,297	\$ 112,474
2020	\$ 470,577	\$ 83,063	\$ 29,411	\$ 112,474
2021	\$ 387,514	\$ 88,255	\$ 24,220	\$ 112,474
2022	\$ 299,260	\$ 93,770	\$ 18,704	\$ 112,474
2023	\$ 205,489	\$ 99,631	\$ 12,843	\$ 112,474
2024	\$ 105,858	\$ 105,858	\$ 6,616	\$ 112,474
Total		\$1,074,753	\$679,532	\$1,754,285

ATTACHMENT #7

Tax Increment Finance Revenue Projection

**City of Marshfield
3/12/2001**

Year	Previous Valuation	Inflation Increment	Construction Increment	Total Valuation	Tax Rate	TIF Revenue
2001	\$0	\$0	\$0	\$0	0.0258	\$0
2002	\$0	\$0	\$2,178,000	\$2,178,000	0.0258	\$0
2003	\$2,178,000	\$0	\$2,178,000	\$4,356,000	0.0258	\$0
2004	\$4,356,000	\$0	\$2,580,930	\$6,936,930	0.0258	\$56,127
2005	\$6,936,930	\$0	\$2,178,000	\$9,114,930	0.0258	\$112,254
2006	\$9,114,930	\$0	\$2,178,000	\$11,292,930	0.0258	\$178,765
2007	\$11,292,930	\$0	\$2,178,000	\$13,470,930	0.0258	\$234,892
2008	\$13,470,930	\$0	\$2,178,000	\$15,648,930	0.0258	\$291,019
2009	\$15,648,930	\$0	\$2,613,600	\$18,262,530	0.0258	\$347,146
2010	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$403,273
2011	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2012	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2013	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2014	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2015	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2016	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2017	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2018	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2019	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2020	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2021	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2022	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2023	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
2024	\$18,262,530	\$0	\$0	\$18,262,530	0.0258	\$470,625
Total			\$18,262,530			\$8,212,231

**ATTACHMENT #8
Cash Flow Proforma**

City of Marshfield

Year	Beginning Balance	Capitalized Interest	TIF Revenue	Land Sale Revenue	Total Revenue	Total Expenses*	Annual Surplus (Deficit)	Ending Balance
2001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2002	\$0	\$0	\$0	\$130,000	\$130,000	\$0	\$130,000	\$130,000
2003	\$130,000	\$113,863	\$0	\$130,000	\$243,863	\$113,863	\$130,000	\$260,000
2004	\$260,000	\$0	\$56,127	\$154,050	\$210,177	\$166,477	\$43,700	\$303,700
2005	\$303,700	\$0	\$112,254	\$130,000	\$242,254	\$166,477	\$75,777	\$379,477
2006	\$379,477	\$0	\$178,765	\$130,000	\$308,765	\$166,477	\$142,288	\$521,765
2007	\$521,765	\$173,206	\$234,892	\$130,000	\$538,097	\$339,683	\$198,415	\$720,179
2008	\$720,179	\$0	\$291,019	\$130,000	\$421,019	\$456,496	(\$35,477)	\$684,702
2009	\$684,702	\$67,172	\$347,146	\$156,000	\$570,318	\$523,668	\$46,650	\$731,353
2010	\$731,353	\$0	\$403,273	\$0	\$403,273	\$568,970	(\$165,697)	\$565,655
2011	\$565,655	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	\$467,311
2012	\$467,311	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	\$368,966
2013	\$368,966	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	\$270,622
2014	\$270,622	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	\$172,277
2015	\$172,277	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	\$73,932
2016	\$73,932	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$24,412)
2017	(\$24,412)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$122,757)
2018	(\$122,757)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$221,101)
2019	(\$221,101)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$319,446)
2020	(\$319,446)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$417,791)
2021	(\$417,791)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$516,135)
2022	(\$516,135)	\$0	\$470,625	\$0	\$470,625	\$568,970	(\$98,345)	(\$614,480)
2023	(\$614,480)	\$0	\$470,625	\$0	\$470,625	\$112,474	\$358,151	(\$256,329)
2024	(\$256,329)	\$0	\$470,625	\$0	\$470,625	\$112,474	\$358,151	\$101,822
Total		\$354,240	\$8,212,231	\$1,090,050	\$9,656,521	\$9,554,699		

*Taken from Debt Service Schedules

Attachment #9

TAX INCREMENT ANALYSIS – OVERLYING JURISDICTIONS
CITY OF MARSHFIELD

TID #7
03-12-01

BASE VALUE	\$0
INITIAL TAX RATE	25.77
INFLATION INCREMENT	0.0%
ANNUAL INCREASE IN TAX RATE	0.0%

OVERLYING JURISDICTIONS					
	SCHOOL	WTCS	STATE	COUNTY	CITY
2001 Share	32%	6.5%	.8%	22.6%	43.8%

ANALYSIS OF IMPACT ON OVERLYING JURISDICTIONS ANNUAL TAX REVENUE AFTER TERMINATION			
	TAXES w/out TIF INCREMENT	TAXES w/TIF INCREMENT	INCREASE PERCENTAGE
SCHOOL	\$0	\$123,774	N/A%
STATE	\$0	\$3,765	N/A%
WTCS	\$0	\$30,591	N/A%
COUNTY	\$0	\$106,361	N/A%
CITY	\$0	\$206,134	N/A%
TOTAL	\$0	\$470,625	N/A%

RESOLUTION No. 2001-01

RESOLUTION TO AUTHORIZE PROCEEDING WITH THE
CREATION OF A TAX INCREMENTAL DISTRICT No. 7

Relating to the City of Marshfield's formation of a Tax Incremental District for
the purpose of promoting industrial development.

WHEREAS, the Common Council of the City of Marshfield has determined a need to sustain
economic growth and industrial development in the City; and

WHEREAS, the City desires to promote development as a means to retain employment and increase
tax base in Marshfield; and

WHEREAS, the City has determined that promoting development is not financially feasible without
the use of Tax Incremental Financing; and

WHEREAS, the formation of a Tax Incremental District requires the City to create and convene a
Joint Review Board to review, evaluate and approve or deny the creation of the proposed Tax
Incremental District;

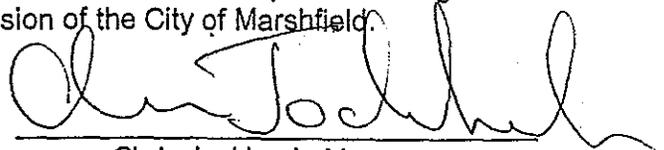
NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Marshfield authorizes
City staff, City Attorney and Vierbicher Associates, Inc. to proceed with the tasks necessary to form a
Tax Incremental District, including identifying projects suitable for industrial development activity; and

BE IT FURTHER RESOLVED, that the Common Council hereby forms a Joint Review Board to be
composed of one representative from each of the overlying taxing jurisdictions and one at-large
member to be chosen at the Joint Review Board's first meeting; and that the Mayor appoint a City
representative to the Joint Review Board; and

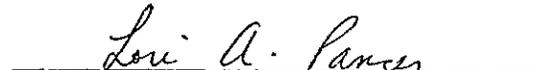
BE IT FURTHER RESOLVED, that appropriate public agencies be notified of the creation of a Joint
Review Board for consideration of the proposed Tax Incremental District; and

BE IT FURTHER RESOLVED, that consideration of establishment of a public hearing date for the
proposed TID be referred to the City Plan Commission of the City of Marshfield.

ADOPTED 1-9-01


Chris Jockheck, Mayor

APPROVED 1-9-01


Lori A. Panzer, Deputy City Clerk

Respectfully submitted:

The above resolution has been authorized by the governing body of the City of Marshfield by
Resolution No. 2001-01, dated 1-9-01.

Date Passed: 1-9-01

Vote: Ayes: 10 Nays: 0

NOTICE OF MEETING OF THE CITY OF MARSHFIELD
JOINT REVIEW BOARD

April 10, 2001

11:00 a.m.

Mayor's Conference Room, 7th Floor
Marshfield City Hall

The City of Marshfield Joint Review Board will hold an organizational meeting to elect officers and an at-large member. The Joint Review Board will also review TID #7 Project Plan and Boundaries. The meeting will be held at 11:00 a.m. on April 10, 2001, in the Mayor's Conference Room, 7th Floor at Marshfield City Hall, 630 South Central Ave.

The agenda of the meeting is as follows:

1. Roll Call
2. Elect Chairman
3. Elect Secretary
4. Elect at-large member
5. Review TID #7 proposal
6. Motion to Adjourn

Marshfield Joint Review Board

MINUTES
MEETING OF THE JOINT REVIEW BOARD IN CONSIDERATION OF THE PROPOSED TAX
INCREMENTAL FINANCING DISTRICT NO. 7
(CREATION OF A NEW INDUSTRIAL PARK)
CITY OF MARSHFIELD, WISCONSIN

Tuesday, April 10, 2001

An organizational meeting of the Joint Review Board for the proposed Tax Incremental Financing District No. 7 in the City of Marshfield, Wisconsin was called to order by City of Marshfield representative Michael Brehm at 11:15 a.m. in the Mayor's Conference Room, 7th Floor, of City Hall Plaza, 630 S. Central Avenue.

MEMBERS PRESENT: Mr. Michael Brehm, representing the City of Marshfield; Mr. Dave Smette, representing the School District of Marshfield; and Mr. Nelson Dahl representing Mid-State Technical College.

MEMBERS ABSENT: Wood County Representative.

OTHERS PRESENT: Mr. David Pawlisch, representing Vierbicher Associates, Michael Schmidt, and Barb Fleisner, Executive Director of MACCI.

Meeting called to order by City representative Brehm.

Nomination by Dahl to elect City representative Brehm as Chairman, all ayes.

Nomination by Brehm to elect School representative Smette as Secretary, all ayes.

Nomination by Brehm to elect Michael Schmidt as the fifth member-at-large to the Board, all ayes.

Chairman Brehm introduced David Pawlisch, a consultant with the firm of Vierbicher Associates, a firm the City has retained to assist in the creation of TIF District No. 7. Mr. Pawlisch presented and reviewed in detail the Project Plan and Boundary Descriptions to the Board and answered several questions of the members. He also outlined the calendar of events that would need to occur along with summarizing the role of the Joint Review Board in the creation of the district.

Mr. Pawlisch was asked to provide the JRB with the criteria that the JRB uses in consideration of forming this District.

The next meeting was scheduled for June 5, 2001 at 11:00 a.m. in City Hall Plaza.

Motion by Smette, second by Dahl to adjourn at 12:00 p.m., all ayes, motion carried.

Respectfully submitted:



David Smette, Secretary of Joint Review Board

AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN

County of Wood

Kay Franklin

Being duly sworn, says that they are an agent of the MARSHFIELD NEWS-HERALD, which is a public Newspaper of general circulation, printed in the English Language, and published at the City of Marshfield, in said county and state; that an advertisement or notice of

Public Hearing - TID No. 7

City of Marshfield

of which the printed one hereto attached is a true copy, was published in said newspaper 2 times, once in each week for successive weeks; that the first publication of said notice therein was on the 2nd day of April '01 and the last publication of said notice therein was on the 10th day of April '01 that the said printed copy was taken from the paper in which it was published.

Kay Franklin

Subscribed and sworn to before me this

10th day of April 2001

Monica Roberts

Commission Expires 6-1-2003

Publisher's Fees

two Insertion, 315.00
Affidavit, 1.00
Total, 316.00

March 30, 2001

Dave Smette
Marshfield School District
1010 East 4th Street
Marshfield, WI 54449

William Goodness
Wood County Board
400 Market Street
Wisconsin Rapids, WI 54495-8095

Dr. Brian Oehler
Mid State Technical College
500 32nd Street North
Wisconsin Rapids, WI 54494-5599

Re: City of Marshfield – Public Hearing for
Creation of Tax Incremental District No. 7

Dear Chief Executives:

Please accept this letter as notice that the City of Marshfield Plan Commission will be holding a Public Hearing on April 17, 2001, starting at 7:30 p.m. at the Marshfield City Hall, 630 S. Central Avenue, to discuss the creation of Tax Incremental District No. 7. You and your Joint Review Board representative are invited to attend the Public Hearing. Attached please find the Notice for the Public Hearing. The publication of the Notice will occur on April 2nd and April 9th, 2001.

If you have any questions or require additional information, please do not hesitate to contact me at (608) 524-6468 or Mike Brehm, City Administrator at (715) 784-9310.

7 ENGINEERING
7 ARCHITECTURE
7 ENVIRONMENTAL
7 SURVEYING/GIS
7 COMMUNITY
DEVELOPMENT

Sincerely,
VIERBICHER ASSOCIATES, INC.



David J. Pawlisch
Community Development Consultant

7 400 VIKING DRIVE
P.O. BOX 379
REDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

7 6200 MINERAL POINT RD.
MADISON, WI 53705-4504
(608) 233-5800
Fax (608) 233-4131

DJP/djc

Enclosure

1521 METRO DRIVE, STE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-2003

Cc: Mike Brehm, City Administrator

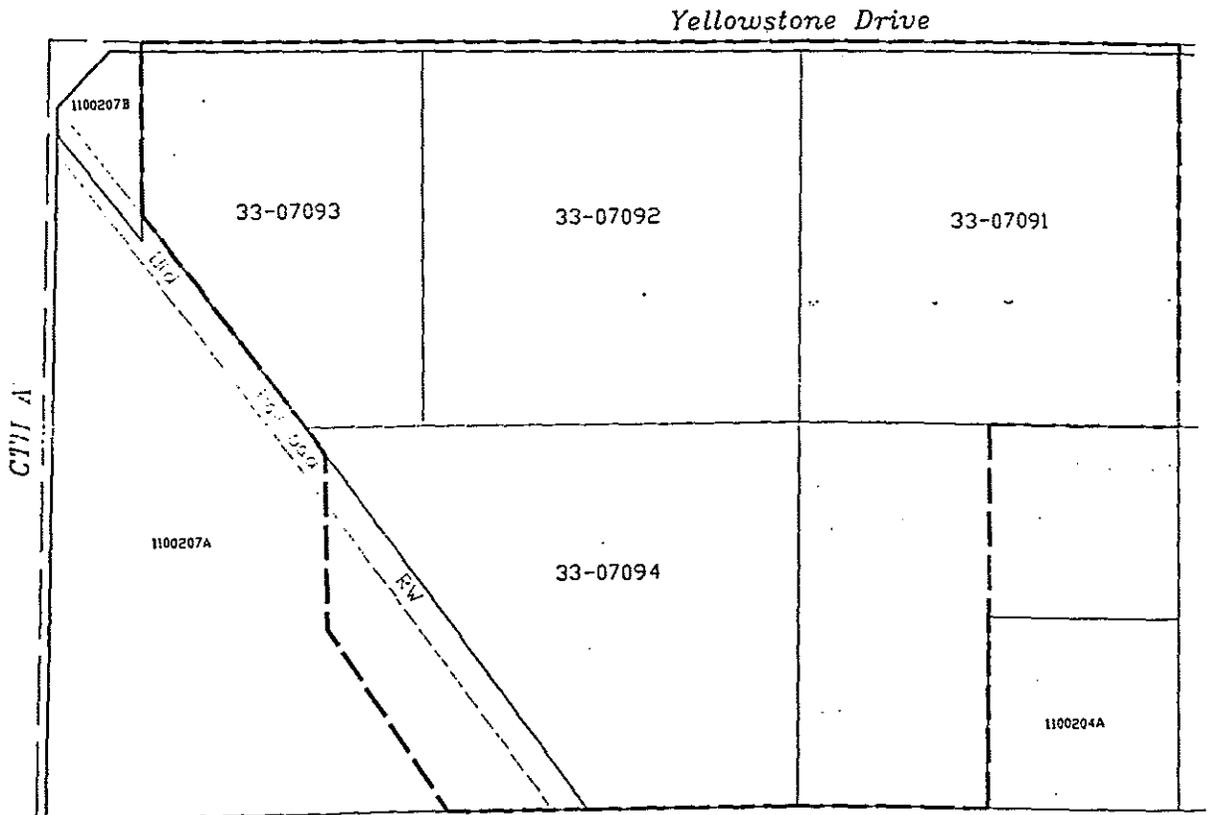
CITY OF MARSHFIELD

NOTICE OF PUBLIC HEARING ON THE BOUNDARY AND
PROJECT PLAN FOR TAX INCREMENTAL FINANCE DISTRICT (TID) NO. 7

NOTICE IS HEREBY GIVEN that on Tuesday, April 17, 2001, at 7:00 p.m., the City of Marshfield Plan Commission will hold a Public Hearing pursuant to sections SS 66.46(4)(a) and SS 66.46(4)(e) of the Wisconsin State Statutes at City Hall, 630 S. Central Ave., Marshfield, Wisconsin. At that time a reasonable opportunity will be afforded all interested parties to express their view on the proposed TID #7 Project Plan and District Boundary, and creation of said Tax Increment District.

A copy of the TID #7 Project Plan and boundary map will be available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Michael Brehm, Administrator, City of Marshfield, 630 S. Central Ave., Marshfield, Wisconsin: Phone (715)387-6597.

A map showing the approximate boundaries of the area to be included in the proposed Tax Increment District and Project Area follows:



Publication Dates: April 2, 2001
April 9, 2001

**AGENDA
CITY PLAN COMMISSION
CITY OF MARSHFIELD, WISCONSIN
Tuesday, April 17, 2001 at 7:30 PM
Council Chambers, Lower Level, City Hall Plaza**

PUBLIC HEARINGS

1. Conditional use request from B & K Builders, Inc. and Green Roof Building Center to conduct a "Contractors – Building Construction" business in 'B-4' General Commercial District zoning at 501 & 511 East 25th Street
2. Proposal to create Tax Incremental Financing District #7

MEETING

1. See #1 above
2. Consideration of request by Wick Building Systems, Inc. to remove Hume Avenue between 4th Street and the railroad tracks from the Master Street Plan
3. Consideration of request by Don Schueller, Schueller Construction, Inc. to remove 25th Street between Oak Avenue and Lincoln Avenue from the Master Street Map
4. See #2 above – Consideration of Resolution creating TIF District #7
5. Presentation by John Zielinski, District Outdoor Advertising Permit Specialist – Wisconsin Department of Transportation, on regulating signs along state highways within the City of Marshfield
6. Approval of petition for Type 1 Amendment to the Marshfield Sewer Service Area Plan
7. Summary presentation of recommended 2001 – 2005 CIP as prepared by the CIP Administrative Committee
8. Zoning Administrator's Report

Posted this 12th day of April, 2001 at 4:00 PM by Daniel G. Knoeck, Director of Public Works

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 Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

PLAN COMMISSION
OF THE
CITY OF MARSHFIELD, WISCONSIN

RESOLUTION REGARDING CREATION OF
TAX INCREMENTAL DISTRICT NO. 7

WHEREAS, the City of Marshfield Plan Commission has reviewed the TID No. 7 Project Plan and boundaries on March 20, 2001, and established a public hearing date, and;

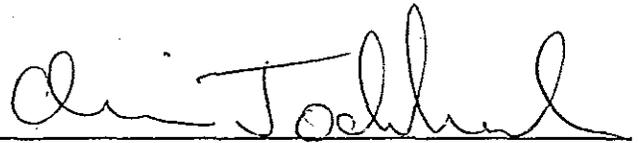
WHEREAS, the City of Marshfield Plan Commission held the required public hearing on April 17, 2001, regarding the boundaries, Project Plan and creation of Tax Incremental District No. 7, and;

WHEREAS, the City of Marshfield Plan Commission has determined that over 50% of the proposed area in TID No. 7 is found to be zoned and suitable for industrial development, and the equalized value of all existing TID's plus the base value of TID No. 7 does not exceed 7% of the equalized value of the City of Marshfield, and;

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Marshfield Plan Commission hereby approves the Project Plan that is attached to this resolution as Exhibit A. The boundary map is attached as Exhibit B.

BE IT FURTHER RESOLVED that the Plan Commission of the City of Marshfield approves and recommends that the Common Council of the City of Marshfield approve creation of TID No. 7 boundaries, and the TID No. 7 Project Plan.

This Resolution is being adopted by the City of Marshfield Plan Commission at a duly scheduled meeting on April 17, 2001.



Chris Jockheck, Chairperson and Mayor



Michael Brehm, Administrator

CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF APRIL 17, 2001

PUBLIC HEARINGS

1. Conditional use request from B & K Builders, Inc. and Green Roof Building Center to conduct a "Contractors - Building Construction" business in 'B-4' General Commercial District zoning at 501 & 511 East 25th Street.

FOR: Ken Staab stated that B & K Builders, Inc. and Green Roof Building Center are being relocated from property on North Peach Avenue. They have relocated their office space to South Roddis Avenue and are now looking for a location for a lumberyard and storage and have made an offer to purchase property on East 25th Street.

AGAINST: None

2. Proposal to create Tax Incremental Financing District #7.

FOR: None

AGAINST: Sandy Moore, 4509 Highway 80, Pittsville, WI is concerned because part of the project involves land that they own and roads are shown going through their property. She stated she didn't received notice of previous meeting and questioned the legality of approving a plan that includes land owned by them.

MEETING

Meeting called to order by Chairman Jockheck at 7:40 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Jockheck, Dan Knoeck, Gerald Nelson, Dave Korth, Pete Lotzer, John Kruse and Dave LaFontaine

EXCUSED: None

ALSO PRESENT: Aldermen Meyers, Norberg, Stauber and Parks; City Administrator Brehm; Director of Planning and Economic Development Kline; Building Services Supervisor Donath; Parks & Recreation Director Englehart; Fire Chief Cleveland; Sheila Ashbeck-Nyberg - Main Street Marshfield; Dave Pawlish - Vierbicher Associates; the media; and others

The Plan Commission discussed the conditional use request from B & K Builders, Inc. and Green Roof Building Center to conduct a "Contractors - Building Construction" business in 'B-4' General Commercial District zoning at 501 & 511 East 25th Street. Commissioner Kruse requested and was granted permission to abstain from discussing and voting on this item. Comments were heard from the following:

- Ken Staab, B & K Builders, Inc./Green Roof Building Center
- Sandy Moore, owner of property
- David Miers, representing Parkview Terrace
- Director of Public Works Knoeck recommended that the front parking areas and entrance off 25th Street be paved with a hard surface pavement within one year of the date of occupancy to prevent the gravel surface from washing into the 25th Street ditch.

CITY PLAN COMMISSION

April 17, 2001

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PC01-21 Motion by Nelson, second by LaFontaine to recommend Korth to recommend approval of the request from B& K Builders, Inc. and Green Roof Building Center to conduct a "Contractors - Building Construction" business in 'B-4' General Commercial District zoning at 501 & 511 East 25th Street with the following stipulations:

- All current and future open storage areas must be fenced with solid fencing
- All fencing must be installed prior to occupancy

Knoeck voted 'No' & Kruse 'Abstained' Motion Carried

The Plan Commission discussed the request by Wick Building Systems, Inc. to remove Hume Avenue between Oak Avenue and Lincoln Avenue from the Master Street Plan. Comments were heard from the following:

- Bob Wick, Wick Building Systems

PC01-22 Motion by Nelson, second by Korth to recommend removing Hume Avenue between 4th Street and the railroad tracks from the Master Street Plan and refer to a Public Hearing to be held on Tuesday, May 8, 2001 at 6:45 PM.

Kruse, Knoeck & Jockheck voted 'No' Motion Carried

PC01-23 Motion by Korth, second by LaFontaine to recommend approval of the request by Don Schueller, Schueller Construction, Inc. to remove 25th Street between Oak Avenue and Lincoln Avenue from the Master Street Map and refer to a Public Hearing to be held on Tuesday, May 8, 2001 at 6:45 PM.

Motion Carried

Dave Pawlish, Vierbicher & Associates presented information considering a resolution creating TIF District #7.

PC01-24 Motion by LaFontaine, second by Nelson to recommend a resolution creating TIF District #7 and refer to the Common Council for their consideration.

Kruse voted 'No' Motion Carried

The presentation by John Zielinski, District Outdoor Advertising Permit Specialist for the Wisconsin Department of Transportation, regarding regulating signs along state highways within the City of Marshfield was held over to the next Plan Commission meeting.

PC01-25 Motion by LaFontaine, second by Lotzer to recommend referring the petition for Type 1 Amendment to the Marshfield Sewer Service Area Plan to the Wood County Planning Office for review and to set a Public Hearing date at the next Plan Commission meeting.

Motion Carried

City Administrator Brehm reviewed the recommended 2001 - 2005 Capital Improvement Program (CIP) as prepared by the Capital Improvement Program Administrative Committee. Several Plan Commissioners expressed concern with the long-term debt projections and their impact on future tax levies.

CITY PLAN COMMISSION

April 17, 2001

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PC01-26 Motion by LaFontaine, second by Nelson to recommend approval of the 2001 – 2005 Capital Improvement Program as prepared by the CIP Administrative Committee and refer to the Common Council for their consideration and adoption.

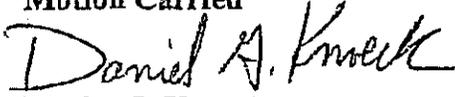
Kruse voted 'No' Motion Carried

PC01-27 Motion by Nelson, second by Lotzer to receive the Zoning Administrator's Report (March 13 – April 3, 2001) and place it on file.

Motion Carried

Motion by LaFontaine, second by Korth that the meeting be adjourned at 9:50 P.M.

Motion Carried



**Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION**



CITY OF MARSHFIELD, WISCONSIN

MEETING NOTICE

**AGENDA
COMMON COUNCIL
CITY OF MARSHFIELD, WISCONSIN
TUESDAY, MAY 22, 2001
Council Chambers, Lower Level, City Hall Plaza**

NOTE TO VISITORS AND GUESTS: Welcome to this meeting of the Common Council. We appreciate your interest in the City of Marshfield. Item "G" on the agenda (below) provides an opportunity for the Mayor and Council to receive citizens' comments. If you would like to make a comment, please write your name and address and indicate your topic on a form at a table near the entrance to the Council Chambers prior to the beginning of the meeting. After being recognized by the Mayor at the appropriate time, please address the Council from the podium, first stating your name and address.

- 6:30 P.M. PUBLIC HEARING** regarding Street Improvement Projects and Proposed Special Assessments
- Project No. 1578, 1580 & 1596 - East 9th Street (Vine Ave. to Palmetto Ave.) & Apple Ave. (8th St. to 9th St.)
- Project No. 1580, 1590 & 1600 - Walnut Ave. (5th St. to 7th St.), 7th St. (Chestnut Ave. to Walnut Ave.) & 6th St. ((Walnut Ave. to Spruce Ave.)
- 6:45 P.M. PUBLIC HEARING** regarding Street Improvement Projects and Proposed Special Assessments
- Project No. 1654, 1655, 1658 & 1668 - West 26th St. (West of Oak Ave.)
Project No. 1662, 1666, 1670 & 1668 - Magnolia Drive (South of 3rd St.)
Project No. 1671, 1672, 1673 & 1688 - Devine Drive (East of Schmidt Ave.)
Project No. 1674, 1675, 1676 & 1688 - Jean Ave. & Renee Lane
- A. Call to Order by Mayor Chris Jockheck – 7:00 p.m.
B. Roll Call
C. Pledge of Allegiance
D. Invocation – Pastor Gayland Hendrickson, North Ridge Assembly of God Church
- E. Approval of Minutes – May 8, 2001
- F. Reading of Items added to the agenda

COMMON COUNCIL AGENDA
MAY 22, 2001

G. Citizen Comments

At this time, the Mayor will recognize members of the public who have indicated a desire to address the Council. Upon recognition by the Mayor, persons may address the Council from the podium, first stating their name and address. The Council may take action on matters of immediate concern introduced by citizens' comments.

H. Update on South Central Avenue Planning by Wisconsin Department of Transportation.

I. Minutes of Governing Boards and Commissions

1. Fairgrounds Commission (April 11, 2001)
2. University Center Commission (April 18, 2001)
3. Fire and Police Commission (May 3, 2001)
4. Board of Utility Commissioners (May 7, 2001; approval of the minutes will constitute approval of Job Orders #5235 at a cost of \$41,184.66; #5236 at a cost of \$110,679.84; #16571 at a cost of \$34,993; #16576 at a cost of \$44,982; and #16577 at a cost of \$59,015).

Recommended Action: Receive and place on file

J. Minutes of Advisory Boards, Commissions and Committees

1. Convention and Visitors Bureau (April 17, 2001)
2. Electrical Board (May 2, 2001)
3. Plan Commission (May 15, 2001)
4. Convention and Visitors Bureau (May 15, 2001)

Recommended Action: Approve the minutes

K. Minutes of Council Committees

1. Cable TV Committee (May 3, 2001)

Recommended Action: Approve the minutes

2. Parks, Recreation and Forestry Committee (May 10, 2001)

Recommended Action: Approve the minutes

3. Board of Public Works (May 14, 2001)

Recommended Action: Approve the minutes

4. Finance, Budget and Personnel Committee (May 15, 2001)

Recommended Action: Approve the minutes

L. Minutes of Community Associations

1. Central Wisconsin State Fair Association Board (April 16, 2001)

Recommended Action: Receive and place on file

**COMMON COUNCIL AGENDA
MAY 22, 2001**

M. 2002 Budget:

1. Presentation of 2002 Budget Overview and Update.
2. Presentation of Proposed 2002 Budget Parameters.

Presented by Michael F. Brehm, City Administrator.

Recommended Action: Approve the 2002 Budget Parameters as presented.

**N. Request to approve Resolution No. 2001-42, creating Tax Incremental District No. 7.
Presented by David Pawlisch, Vierbicher Associates, Inc.**

Recommended Action: Approve the resolution

O. Second Reading: Ordinance No. 931, pertaining to an amendment to the Master Street Plan, deleting future West 25th Street from Oak Avenue to Lincoln Avenue. Presented by Daniel G. Knoeck, Director of Public Works.

Recommended Action: Approve the ordinance

P. Request to approve Resolution No. 2001-38, approving name change of University Extension Center Commission to The University Commission: UW – Marshfield/Wood County, reflecting the formal name of the University of Wisconsin – Marshfield/Wood County. Presented by Dennis A. Juncer City Attorney.

Recommended Action: Approve the resolution

Q. Request to approve Final Resolution No. 2001-39, in the matter of Improvement Projects No. 1580, 1590 & 1600 – Walnut Avenue (5th Street to 7th Street); 7th Street (Chestnut Avenue to Walnut Avenue); and 6th Street (Walnut Avenue to Spruce Avenue). Presented by Thomas Turchi, City Engineer.

Recommended Action: Approve Final Resolution No. 2001-39

R. Request to approve Final Resolution No. 2001-40, in the matter of Improvement Projects No. 1578, 1580 & 1596 – East 9th Street Paving (Peach Avenue to Palmetto Avenue). Presented by Thomas Turchi, City Engineer.

Recommended Action: Approve Final Resolution No. 2001-40

S. Request to approve Resolution No. 2001-41, approving the Plat entitled Park View Heights Subdivision, Don Schueller, owner. Presented by Daniel Knoeck, Director of Public Works.

Recommended Action: Approve the resolution

T. Budget Resolution No. 8-2001, transferring \$55,000 from the Storm Sewer Construction Fund to the Street Opening Fund for the street opening on East 21st Street from Peach Avenue to 400' west. Presented by Daniel Knoeck, Director of Public Works.

Recommended Action: Recommend approval of Budget Resolution No. 8-2001 to the Common Council

COMMON COUNCIL AGENDA
MAY 22, 2001

- U. Appointment of Ms. Vickie Przybylinski, 312 Park Street, to the Cable TV Committee. Ms. Przybylinski will fill a vacancy with a term ending in 2003, created by the resignation of Kathy Ferracane. Presented by Mayor Jockheck.

Recommended Action: Hold over to the June 12, 2001 meeting.

- V. Closed Session pursuant to Wisconsin Statutes, chapter 19.85 (1)(e) deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and Wisconsin Statutes, chapter 19.85 (1) (g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically the City Administrator has requested a closed session to discuss the Developer's Agreement for the hotel/conference center.
- W. Reconvene into open session.
- X. Action on matters discussed in closed session, if appropriate.
- Y. Adjournment

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.

RESOLUTION NO. 2001-42
RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7

WHEREAS, the Common Council of the City of Marshfield requested the Plan Commission to identify a boundary and prepare a Project Plan for the creation of Tax Incremental District (TID) No. 7; and

WHEREAS, the Plan Commission established boundaries for said TID No. 7 and caused a Project Plan to be prepared which identified an area and public improvements necessary to promote industrial development of said area; and

WHEREAS, the Plan Commission conducted a public hearing on said boundary and Project Plan after notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission approved said boundary and Project Plan for TID No. 7 and recommended the Common Council of the City of Marshfield create TID No. 7 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Marshfield hereby creates a Tax Incremental District which shall be known as Tax Incremental District (TID) No. 7, City of Marshfield and said District shall be created effective January 1, 2001.

BE IT FURTHER RESOLVED, the Project Plan and boundaries for TID No. 7 shall be those attached and marked as Exhibit A (project plan & map) to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. Not less than 50 percent, by area, of the real property within the District is zoned and suitable for industrial development as described on Exhibit A; and
- B. The improvement of TID No. 7 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- C. The project costs directly serve to promote industrial development and are consistent with the purpose for which the Tax Incremental District is created; and
- D. The aggregate value of equalized taxable property of the District plus all existing districts does not exceed seven percent of the total value of equalized taxable property within the City.
- E. Any real property within the district that is found suitable for industrial sites and is zoned from industrial use will remain zoned for industrial use for the life of the tax incremental district.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan as recommended by the Plan Commission, and finds that it is feasible and in conformity with the master plan of the City.

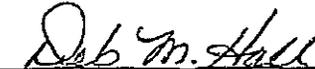
This Resolution is being adopted by the Common Council at a duly scheduled meeting on May 22, 2001.

ADOPTED: 5-22-01



Chris Jockheck, Mayor

APPROVED: 5-22-01



Deb M. Hall, City Clerk

NOTICE OF MEETING OF THE CITY OF MARSHFIELD
JOINT REVIEW BOARD

June 5, 2001

11:00 a.m.

Mayor's Conference Room, 7th Floor
Marshfield City Hall

The City of Marshfield Joint Review Board will hold a meeting to review and possibly approve the TID #7 Project Plan and Boundaries. The meeting will be held at 11:00 a.m. on June 5, 2001, in the Mayor's Conference Room, 7th Floor at Marshfield City Hall, 630 South Central Ave.

The agenda of the meeting is as follows:

1. Roll Call.
2. Review TID #7 proposal.
3. Consider motion to approve a resolution approving TID #7.
4. Consider motion to disband the Joint Review Board for TID #7.
5. Motion to Adjourn.

Michael Brehm, Chairman

MINUTES
MEETING OF THE JOINT REVIEW BOARD IN CONSIDERATION OF THE PROPOSED TAX
INCREMENTAL FINANCING DISTRICT NO. 7
(CREATION OF A NEW INDUSTRIAL PARK)
CITY OF MARSHFIELD, WISCONSIN

Tuesday, June 5, 2001

Meeting called to order by Chairman Brehm at 11:12 a.m. in the Mayor's Conference Room, 7th Floor, of City Hall Plaza, 630 S. Central Avenue.

MEMBERS PRESENT: Mr. Michael Brehm, representing the City of Marshfield; Dr. Dave Smette, representing the School District of Marshfield; Mr. LaVerne Reigel, representing Wood County, Mr. Michael Schmidt, citizen member at large and Mr. Nelson Dahl representing Mid-State Technical College.

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. David Pawlisch, representing Vierbicher Associates, and Barb Fleisner, Executive Director of MACCI.

Roll call was taken.

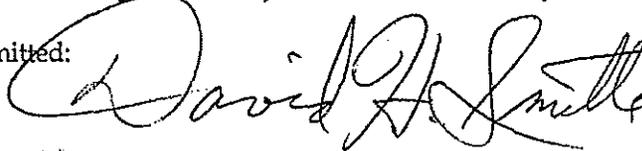
Chairman Brehm introduced Mr. David Pawlisch. Mr. Pawlisch reviewed the proposal for TID #7. He discussed the location, and reviewed the financial feasibility as well as other parts of the proposal. Mr. Smette asked the benefits of the conservation area. Mr. Pawlisch stated that a bike/pedestrian trail is proposed to be built in this area and would be a benefit to the employees of the employers that would be located in the park. Mr. Reigel asked if the UW Agricultural Research Station knew what the land was going to be used for since this was some of the best agricultural land in Wood County. Chairman Brehm responded that they did know before hand what this land was going to be used for, that is, an industrial park.

Mr. Pawlisch reviewed the resolution approving TID #7. He reviewed the three findings as outlined in the resolution. Motion by Schmidt, second by Dahl to approve the resolution, all ayes, motion carried.

The Board then considered the option to formally disband or continue to remain as a board on an inactive basis. Motion by Reigel, second by Smette to formally disband, all ayes, motion carried.

Motion by Smette, second by Dahl to adjourn at 11:30 a.m., all ayes, motion carried.

Respectfully submitted:



David Smette, Secretary of Joint Review Board

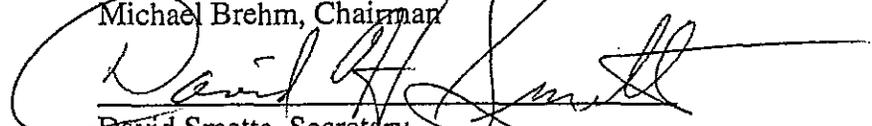
**JOINT REVIEW BOARD RESOLUTION CONCERNING
CITY OF MARSHFIELD TAX INCREMENT FINANCE DISTRICT #7**

WHEREAS, the Joint Review Board duly appointed pursuant to Wisconsin Statutes 66.1105(4m), having met and reviewed the portions of the public record that the Board wishes to see, the planning documents and the Resolution passed by the City of Marshfield creating the Tax Increment District No. 7, hereby makes the following findings:

- (A) The development expected in the Tax Increment District would not occur without the use of Tax Incremental Financing;
- (B) The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income and property value are sufficient to compensate the cost of the improvements; and
- (C) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE BE IT RESOLVED THAT based on this Board's review and its findings, the Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(Gm) by the City Council for the City of Marshfield on May 22, 2001.

This Resolution is adopted this 5th day of June, 2001 by a majority vote of the Joint Review Board.

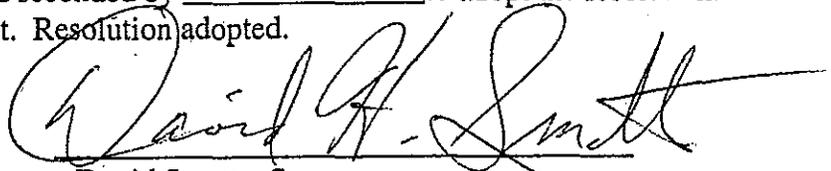

Michael Brehm, Chairman

David Smette, Secretary

CERTIFICATION

This is to certify that the above Resolution was duly and regularly adopted by the Joint Review Board at a meeting held on June 5, 2001.

Motion was made by Schmidt and seconded by Dahl to adopt the resolution.

Vote was 5 in favor and 0 against. Resolution adopted.


David Smette, Secretary

