



City of Marshfield, Wisconsin

Amended and Expanded
TAX INCREMENT DISTRICT #4

*Project Plan and
Boundary Description*

-September 1997

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INTRODUCTION

Tax Incremental Finance District #4 (TID #4) was approved by the City of Marshfield and the Joint Review Board in 1996. The establishment of this district encompassed a portion of what is known as "historic downtown Marshfield" and was bounded by East Fourth Street to the north, East Fifth Street to the south, South Chestnut Avenue to the west and South Maple Avenue to the east and a portion of Block 96 and Block 79. The focus of Tax Incremental Finance District #4 was to initiate public improvements such as off-street parking to complement private sector redevelopment efforts associated with renovation of the Marshfield Cinemas and surrounding parcels.

Concurrent with this effort the Mainstreet Marshfield and Business Improvement District (BID) boards were in the process of preparing a long range redevelopment program for the overall downtown area. As a result of this redevelopment planning process a series of public and private redevelopment projects have been identified. Implementation of these projects warrants the financial involvement of the City of Marshfield, private property owners and developers. A source of public sector financing includes the use of tax increment financing and as a result it was deemed in the public's interest to amend the boundaries and projects outlined in Tax Incremental District #4.

AUTHORITY

The Amended Tax Increment District #4 boundaries and project plan has been prepared in compliance with Sec. 66.46(4)(f), Wisconsin Statutes. The plan establishes the scope of work of projects to be undertaken in the district, provides an estimate budget of probable project costs, and timeframe for implementation,

As referenced in the original TID #4 the project plan and boundaries must be adopted by resolution of the Marshfield City Council upon recommendation of the City Plan Commission. Implementation of the project plan and construction of the improvements outlined in the Plan is conditioned on the following:

- Each project will require authorization of the City Council upon recommendation of the Mainstreet Marshfield Board,
- The City Council is not mandated to make the public expenditures outlined in the plan,

- The City Council is limited to spending no more than the total estimated cost applied against available and forecasted tax increment revenues as enumerated in the Plan,
- The issuance of bonds payable with tax increment proceeds is conditions on the availability of tax increment revenues generated by projects and properties within the district, and
- Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the projects meet the purpose and intent of the district.

Pursuant to Sec 66.46(4)(f), Wis. Stats., a copy of the project plan will be submitted to the Department of Revenue and used as a basis of their certification of Tax Incremental Finance District #4, as amended, for the City of Marshfield.

REDEVELOPMENT CONCEPTS AND GUIDING PRINCIPLES

Tax Incremental Finance District (TID #4) was amended to include an area commonly referred to as downtown Marshfield. This expansion resulted from an intensive review of existing conditions and potential economic development projects identified through a planning effort sponsored by City Council and Mainstreet Marshfield known as the Downtown Redevelopment Framework Plan.

The plan will guide an orderly evolution of Marshfield's downtown. Marshfield has many of the physical ingredients that make up a quality downtown. The recommendations are based on its greatest assets: mixed use development, five minute walk or less from neighborhoods, historic architecture, nearby parks, and easy access to parking. The plan is designed to preserve and enhance the character of Marshfield. The main objective of the plan is to draw visitors and residents downtown and reverse the incidences of blight and under market property values. This redevelopment program will maintain and strengthens downtown's role as the social center and heart of the community.

The commercial district is the heartbeat of Marshfield. The success of the downtown depends on a viable economic climate and a historical setting which attracts and retains businesses. The same qualities that make the downtown a more productive market and competitive location for private investment also make it more lively, convenient, and enjoyable.

Many opportunities are present for infill development and redevelopment. Several sites are ripe for packaging, these include Washington Square, Central Station, and the area between Central Avenue and the proposed Central Park. In addition, there exists the opportunity to redevelop areas on a smaller scale in the heart of the downtown. The prime area lies along the proposed Boulevard route, at Maple and Chestnut Streets. Commercial / Retail, and Office infill in scale with the surrounding architecture would add workers as well as shoppers to the downtown. These opportunities are explored below.

Central Avenue as a truck route discourages pedestrian activity downtown:

- Even though the downtown is very compact, it is not a comfortable place to walk.
- Remove trunkline through trucks from Central Avenue.

- Identify Maple and Chestnut Streets as the primary truck routes for local deliveries. The trucks will be delivering off of the side streets to the rear of the buildings.
- Provide a landscape median to make the Central Avenue corridor a more comfortable (pedestrian) scale, to provide additional green space, and to slow or calm traffic as it enters the downtown area.
- Encourage alternative modes of travel: bicycling, rollerblading, and walking all would contribute to the quality and vitality of the street scene.
- Provide better pedestrian conditions: smooth shaded linked sidewalks, shorter crossing distances across Central Avenue (by using bumpouts), safe traffic signals, and informative signage.
- Provide mid-block crossings denoted with decorative brick to move pedestrians safely across Central Avenue.
- Provide street furnishings to aid the downtown users: bike loops, benches, trash receptacles. Benches also encourage pedestrians to stay longer by providing a place to sit while eating ice cream, having coffee, or waiting for a companion to finish shopping.
- A variety of outdoor dining options should be added to the downtown area. Full services restaurants to coffee / dessert houses entice people to the downtown.

Vehicular access and parking:

- Each resident and visitor will decide whether coming downtown is worth the effort. It is important to make it easy for people to get to the commercial district by car, and to find a place to park once they get there.
- Major intersections are important decision points and have a strong impact on motorist's image of the downtown. Create attractive intersections to orient and invite business patrons into the downtown. The intersections should include clear / legible directional signage where needed. It is equally important to balance the need for both people and cars to use the streets and parking lots. Parking must be provided for without compromising the rear entrances and the image of the downtown. To many, this is their first impression of the downtown.
- Establish a system of collective parking lots to maximize circulation and parking spaces, and minimize unsightly property line fences. This public / private partnership will allow the downtown to coordinate and control the appearance of the lots while adding spaces.

- Discourage employees from parking close to their business in order to leave space for customer's use.
- Establish a common look for all parking lots. Use consistent signs, lighting, and edge treatment (hedges, trees, walls, fences).
- Improve rear entrances to buildings: consolidate dumpsters, signs, awnings, fresh paint.

Access to adjacent parks:

- Steve J. Miller Recreation Area is a hub of activity and is a short five minute walk to downtown. The proximity to downtown provides opportunities to integrate activities in the community. Such as festivals, parades etc.
- The Near-east Boulevard will alter the park and provide opportunity for improvements.
- Strengthen the connection from the park to the downtown by improving the 2nd Street linkage. This can be done by carrying the streetscape improvements down 2nd Street including: lighting, street furnishings, banners, decorative pavers, trees, and flowers.
- Highlight the Armory as terminating architecture to draw people down 2nd Street to the park.
- Highlight improvements: better orientation of fields, drainage channel as amenity.
- Reuse abandoned railroad line as a rail-to-trail connection from the downtown to the zoo, and points north.
- Look for opportunities to introduce additional green space in the downtown to soften the hard concrete nature of the area.

Lighting:

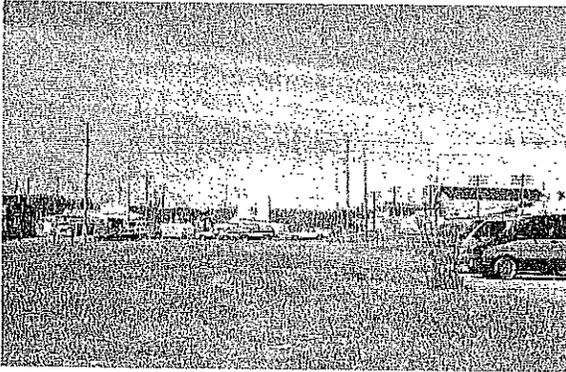
- A well lighted downtown will create an environment that feels safe, friendly, and comfortable. Replacing the cobra overhead lights with historic pedestrian-scaled lights will improve light levels and extend downtown activity into the evening.
- Pedestrian scaled lighting will improve the perception of a safe downtown environment.
- Light the areas which serve as the connectors between the downtown businesses and the parking areas.
- Use the light poles to accomplish other goals for the downtown: signage, hanging baskets of flowers, banners, and seasonal decorations.

Street furniture and seasonal decorations:

- A well coordinated palette of street furniture will eliminate the clutter in downtown. The furniture should be consistent in terms of material, color, texture, detailing, and should relate to the character of the downtown architecture.
- Because of the compact nature of the downtown, use the same style of furniture throughout the Downtown District to emphasize the connection of various districts.
- Locate benches and / or chairs in the parks and at entrances to major public buildings. Seat walls can replace the need for benches at major intersections. Intermediate railings can be provided on benches to discourage sleeping or lounging on the benches.
- Locate trash receptacles at intersecting walks, adjacent to benches and seat walls, and at the edge of outdoor courtyards.
- Add bicycle racks / loops to the downtown in high traffic areas and adjacent to public parking lots and municipal / public buildings.
- Encourage business owners to compliment their buildings with appropriate flower boxes and pots. Use quality construction. Install window boxes below the sill line of first, second and third story windows. Flower pots of terra cotta or ceramic can be placed at the entrances to buildings. Avoid using artificial flowers and greens.
- Add seasonal decorations.

North-end Redevelopment (east of Central Park):

- Adaptive reuse of shoe factory for loft / upscale housing, with main orientation to Central Park.
- Introduction of infill attached housing on block between 2nd and the Near-east Boulevard with orientation on 2nd Street.
- Commercial / office infill on back of site with orientation to Boulevard. Possible shared parking arrangement.
- Additional parking for Central Park.
- Relocation of DPW use to more appropriate location.
- 2nd Street becomes the physical and visual connection from downtown to Central Park. All streetscape improvements are carried down this corridor.



- Possible retail / commercial infill (Signature Building) on the south-west corner of Central Avenue and the Boulevard. This occurs when turning radii are redesigned at a downtown scale. Parking would be at rear of building.

- Removal of the dead-end streets just south of the proposed Boulevard.
- Continued on-street parking along 100 block of Central Avenue.
- Infill opportunity at the south-west corner of Maple Avenue and First Street. Building should be developed with commercial / retail on ground floor and residential / commercial on upper floor.

Central Park Redevelopment:

- Open up the vista from 2nd street to the historic Armory Building.
- Create an open naturalized drainage channel for storm water runoff to replace the storm sewer pipe currently proposed.
- Reorganize the ball diamonds to allow an open vista.
- Organize parking at the edges to share with adjacent uses.
- Create a multi-purpose open area adjacent to the Armory Building for festivals and special events.
- Organize the sports facilities with team sports located in the center and neighborhood uses located on the periphery.
- Reuse the abandoned railroad tracks for a rail-to-trail system connecting downtown to the Zoo and to destinations to the north.

Central Station Development:

- Potential relocation of railroad depot to be adaptively reused as a restaurant.
- Depot orientation to remain towards the railroad tracks.
- Potential infill opportunity for another entertainment related use which could share parking with the Depot Building.
- Adaptive reuse of the Battery Building for compatible use.
- Parking accessed off of Depot Street

Washington Square Development

- Hardware store anchors south end of site with orientation to Central Avenue with parking in rear.
- Possible professional office building development on rear of site.
- Streetscape improvements made surrounding site.
- Development of a conference facility to meet the needs of the Hospital, Clinic, University, and Industry in town.
- The development would create an anchor for the south end of the downtown.

**TAX INCREMENTAL FINANCE DISTRICT BOUNDARY DESCRIPTION
and EQUALIZED VALUES**

The Amended Tax Incremental Finance District #4 boundaries are officially designated on the map entitled "Tax Incremental Finance District #4 Boundaries." The boundaries encompass an area bounded on the north by Cleveland, on the south by Ninth Street, on the east by Cedar and Cherry, and on the west by Walnut and Oak Avenues. The boundaries are consistent with the Business Improvement District (BID) with the exception that all of Washington Square, Steve J. Miller Recreation Area and four blocks north of Arnold are included. Tax Incremental Districts #2 and #3 are excluded.

Definitions

"Tax Incremental District" means a contiguous geographic area within a city defined and created by resolution of a local legislative body, consisting solely of whole units of property as are assessed for general property tax purposes, other than railroad rights-of-way, rivers, or highways.

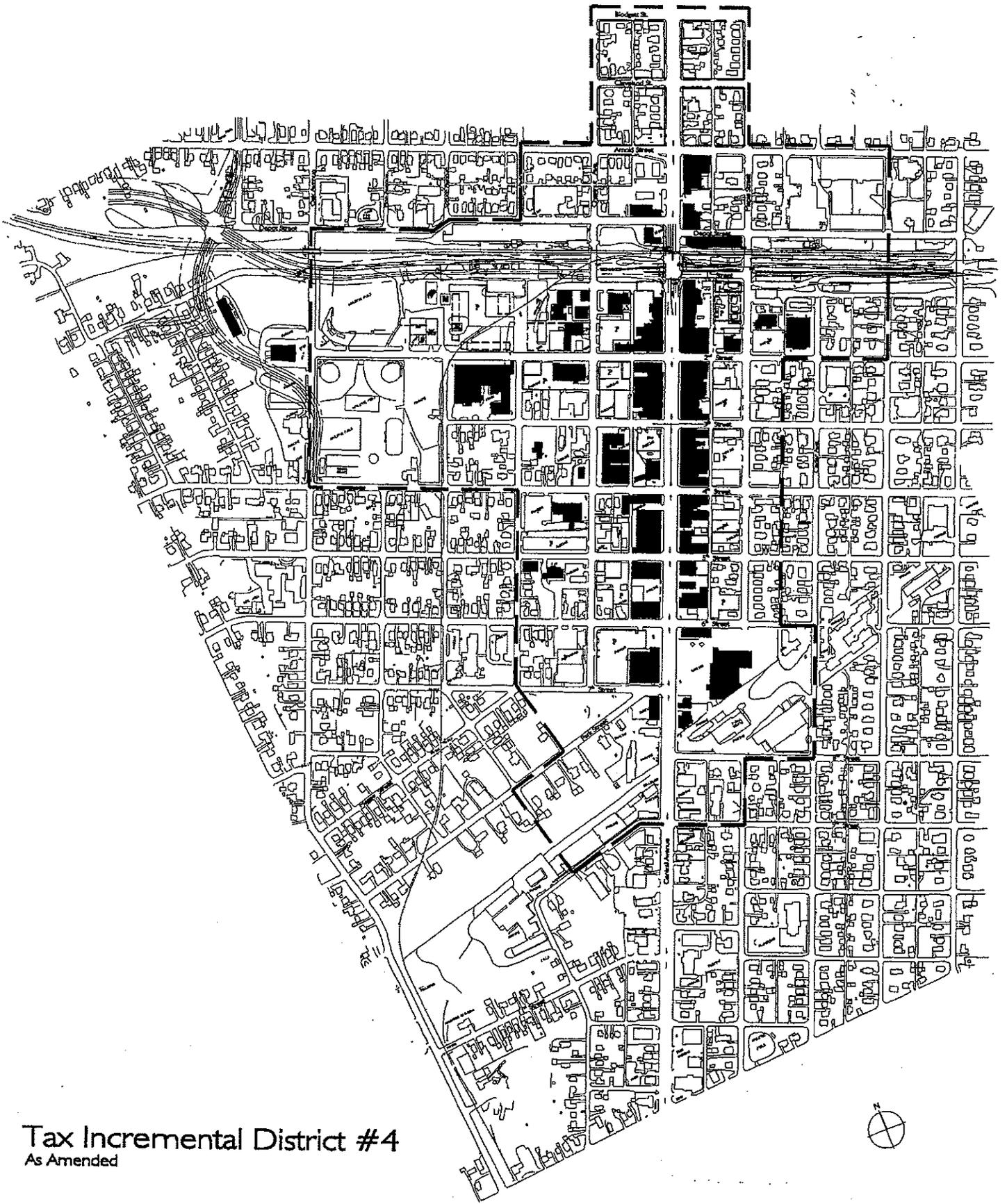
"Taxable Property" means all real and personal taxable property located in a tax incremental district.

The Taxable Value of real and personal property as equalized within Tax Incremental Finance District #4, as amended, is \$22,083,100. Table 1 enumerates the relationship of Tax Incremental Finance District #4 to other Tax Incremental Districts and the City's capacity to create other tax incremental finance districts.

Table 1
Capacity to Create Tax Increment Financing Districts

1997 Total Equalized Valuation of City		\$671,783,700
Capacity to Create TIF(s) @ 7%		\$47,024,560
1997 Valuation of Existing TID's		
TID #2 - Purdy Apartments	\$2,897,000	
TID #3 - Tower Hall	\$886,300	
TID #4 - Downtown	\$22,083,100	
TID #5 - Mill Creek Industrial Park	\$0	
Total	\$25,866,400	3.850%
City's Capacity to Create Additional TIF Districts		3.150%

Amendment of Tax Incremental Finance District #4 will allow the City the opportunity to create additional tax increment finance districts in the future to assist other economic development projects. However, as enumerated by Table 1, TID #4 will account for 46% of the city's tax increment financing capacity.



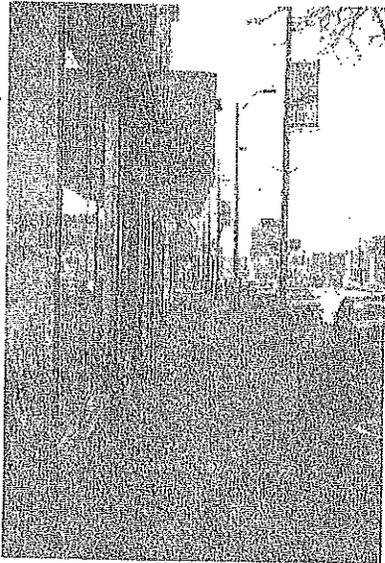
Tax Incremental District #4
As Amended



EXISTING USES AND CONDITIONS OF REAL PROPERTY

The map entitled "Downtown Redevelopment Framework Plan" is within the boundaries of the amended TID #4 and delineates the organizational structure of the downtown Marshfield.

The downtown is positioned along Central Avenue extending from Cleveland Street to 11th Avenue. Commercial development concentrated between Arnold Street and



6th Avenue is considered the historic commercial area where the majority of buildings are constructed on the front property line with parking and service areas in the rear. These buildings rely heavily on parking located along Central Avenue and have limited parking opportunities on their own properties. Many of these buildings are two to three stories with traditional facades. This area of the downtown (Arnold to 6th Street) is within a very comfortable five minute walking radius of Marshfield's older neighborhoods.

An impairment to the vitality of the business district is the truck traffic along Central Avenue. The expanse of pavement coupled with the traffic divides the downtown and deters active pedestrian utilization between the east and west sections. Community efforts to have the Wisconsin Department of Transportation build an east - west trunkline (State Highway 13) have been successful and the "Near-East Boulevard" will be constructed along the 1st Street and railroad right-of-way. The intersection at Central Avenue will serve as the primary gateway from the boulevard into the downtown area.

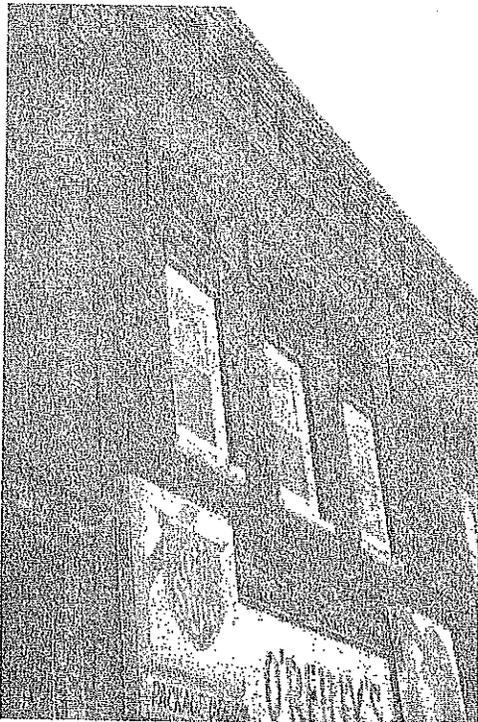
The 1994 Comprehensive Plan Update identified the streetscape along Central Avenue and associated building facades in disrepair. Recommendations outlined in the plan called for a streetscape and storefront facade improvement program to "*create a more cohesive and user friendly shopping district.*" This recommendation is consistent with field observations conducted in April 1997 as part of the Mainstreet Marshfield redevelopment planning effort. Sidewalks, planting areas, street trees, pedestrian crossings and lighting were noted as deficient and in need of public reinvestment.

Definitions

"Blighted Area" means an area in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age, or obsolescence . . . is detrimental to the public health, safety, morals or welfare.

"Rehabilitation and Conservation Work" may include (a) carrying out plans for a program of voluntary or compulsory repair of buildings or other improvements; (b) acquisition of real property and demolition, removal or rehabilitation of buildings and improvements thereon where necessary to eliminate unhealthy, unsanitary or unsafe conditions; (c) installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary to carry out the objectives of urban renewal; and (d) the deposition of property in redevelopment project area.

The public infrastructure (sidewalks, parking areas, landscaping, etc.) and private properties in the downtown area, within the amended TID #4 district, show visible signs of functional and economic obsolescence and absence of sustained investment.



The collection of these problems are reflected in the below market rate rents of first floor retail space compared with outlying shopping areas. In some instances, the rental rates are 50% to 80% less in the downtown.

Further, rental rates are low enough to warrant the utilization of once prime street level retail space for professional offices and institutional uses such as religious organizations.

To reverse this trend downtown Marshfield is in need of a coordinated and focused public and private reinvestment program. Funds generated through the establishment of the tax incremental financing district will provide a portion of the public expenditures needed for this redevelopment program.

PROPOSED PUBLIC IMPROVEMENTS AND ESTIMATED COSTS

Improvements envisioned for downtown Marshfield include a combination of public and private redevelopment initiatives. Public improvements focus on improving the basic framework of the downtown - streets, walkways, pedestrian areas, lighting, parking areas, signage, circulation and landscaping. Private improvements concentrate on redevelopment projects and in-fill development projects, and building facade improvements.

Definitions

"Redevelopment Project" refers to a private development project within an urban area where land packaging, demolition and new construction are used to create a feasible economic development. These projects often require the use of public funding participation to offset higher development costs associated with urban sites.

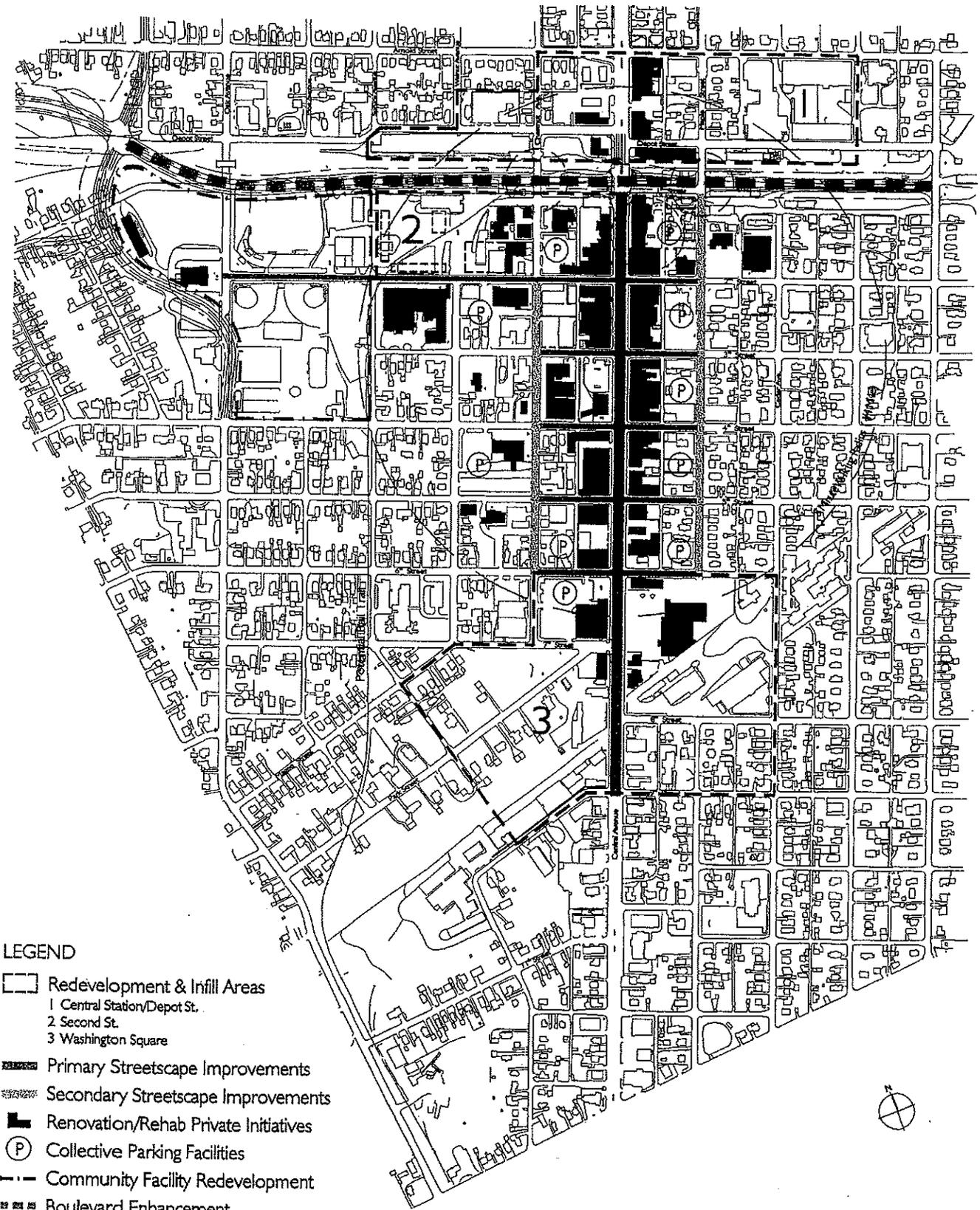
"In-Fill Development" refers to a private development project where vacant parcels or residual properties are used to accommodate smaller scale projects.

"Renovation / Rehabilitation" refers to individual building improvements involving exterior and interior modifications.

The map entitled "Downtown Development Strategy" illustrates the framework and location of public and private redevelopment initiatives. There are three redevelopment / in-fill areas identified:

- Central Station / Depot Street - this area is envisioned to include small scale redevelopment projects benefiting from exposure on the "Near-East Boulevard."
- Second Street - this area involves in-fill development along Central Avenue at the primary intersection with the Near East Boulevard. In addition, a redevelopment program is envisioned for the current DPW Maintenance Yard and adjacent light industrial properties which will front on the Near-East Boulevard.
- Washington Square - the south anchor for downtown Marshfield this redevelopment project area is programmed for a variety of retail and office uses.

Supplementing these redevelopment / in-fill areas are small scale renovation / rehabilitation projects along Central Avenue. These will include improvements to store fronts, upper story adaptive reuse to apartments, rear facade improvements and storefront signage.



LEGEND

-  Redevelopment & Infill Areas
 - 1 Central Station/Depot St.
 - 2 Second St.
 - 3 Washington Square
-  Primary Streetscape Improvements
-  Secondary Streetscape Improvements
-  Renovation/Rehab Private Initiatives
-  Collective Parking Facilities
-  Community Facility Redevelopment
-  Boulevard Enhancement

Downtown Development Strategy

Public improvements are allocated to primary and secondary streetscape projects, off-street parking, Near-East Boulevard enhancements and embellishments to community facilities.

Definition

"Project Cost" means any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city which area listed in a project plan as costs of public works or improvements within a tax incremental district . . . plus any costs incidental thereto. Project costs include, but are not limited to: capital costs for construction of structures and public works projects, financing costs, real property assembly costs, professional service costs, imputed administrative costs, relocation costs, organizational costs and amount of any contributions made in connection with the implementation of the project plan.

The Primary Pedestrian Streetscape includes the reconstruction of Central Avenue from building face to building face to make the downtown "pedestrian friendly," and improvements along Second Street to complement enhancements to Steve J. Miller Recreation Area. Improvements include modification to Central Avenue to allow for a median with left hand turn lanes at designated intersections and bump-outs at intersections. Improvements would include demolition of existing conditions and installation of new sidewalks, decorative pavers, street trees, irrigation, pedestrian scaled historic lighting, parking bays, and special features.

The Secondary Vehicular Streetscape involves improvements to Chestnut Avenue and Maple Street. Based on the Redevelopment Framework Plan, these streets in conjunction with signed intersections on the Near-East Boulevard will be used to funnel service vehicles and customers to rear parking and loading areas. Improvements to these streets would include directional signage, lighting, pedestrian walkways and linkages to the Central Avenue, and collective parking facilities.

Collective parking areas involve the combining of public and/or private parking lots to form larger more efficient parking areas. These lots should include screening (landscape or walls) along the public right-of-way, internal lighting, landscaping and signage.

The construction of the Near-East Boulevard involves the relocation of Oak Street and improvements to Steve J. Miller Recreation Area. The Redevelopment Framework Plan envisions this park to provide, in addition to baseball, community based activities such as festivals, art shows, and concerts. In addition, discussions with the Wisconsin Department of Transportation (WISDOT) indicate that design

elements to the project such as lighting and landscaping will be installed at WISDOT standard levels. Because this segment of the Boulevard will be the new "front door" of the community and downtown it is imperative that enhancement of these elements (landscaping, lighting, entry signage, etc.) be funded locally to supplement WISDOT funds to ensure that an appropriate image is developed.

Renovation and/or rehabilitation of private buildings along Central Avenue should be encouraged with the establishment of a building improvement program. Such a program could include funds from the tax increment program to be used as direct loans or interest subsidies to building owners who agree to follow facade guidelines adopted by the Main Street Marshfield Board.

Table 2
Estimate of Probable Public Improvement Budgets

	<i>Estimated Cost</i>	<i>Tax Increment Costs</i>	<i>Other Costs</i>
<i>Redevelopment and In-fill Areas</i>	<i>2,890,000</i>	<i>2,890,000</i>	
Central Station	550,000	550,000	
Second Street	800,000	800,000	
Washington Square	1,540,000	1,540,000	
<i>Primary Pedestrian Streetscape</i>	<i>10,750,000</i>	<i>8,240,000</i>	<i>2,510,000</i>
Central Avenue	5,950,000	4,440,000	1,510,000
Second Street	2,050,000	1,550,000	500,000
Side Streets	2,750,000	2,250,000	500,000
<i>Secondary Vehicular Streetscape</i>	<i>2,695,000</i>	<i>2,695,000</i>	
Chestnut Avenue	1,330,000	1,330,000	
Maple Street	1,365,000	1,365,000	
<i>Collective Parking Facilities</i>	<i>2,250,000</i>	<i>2,250,000</i>	
Collective Lots	2,250,000	2,250,000	
<i>Near-East Boulevard</i>	<i>1,400,000</i>	<i>1,400,000</i>	
Intersection/Entrance	250,000	250,000	
Boulevard Median	900,000	900,000	
Boulevard Lighting	250,000	250,000	
	\$19,985,000	\$17,475,000	\$2,510,000

The Estimate of Probable Public Improvement Budgets is enumerated at \$19,985,000 of which \$17,475,000 or 87% are funds from the tax increment district. Other costs are project elements associated with utilities and roadway improvements within the respective project areas that would be contributed through local capital improvement program projects or state and federal agencies.

Table 2 indicates the level of public improvements outlined in the redevelopment program will exceed tax incremental funds. However, if development occurs at a pace more rapidly than forecasted in this plan, tax incremental funds should be utilized to accomplish public improvement projects.

The number and extent of public improvement projects will require close coordination between the City Council, City Plan Commission, Public Works Committee and Mainstreet Marshfield Board. ***The timing, funding and execution of these projects will be based on available tax increments and commitments from private developers and readiness of public improvement projects.***

ECONOMIC FEASIBILITY ANALYSIS

The level of funds needed to finance the public improvements outlined in Table 2, "Estimate of Probable Public Improvement Budgets," will exceed forecasted tax increment revenues. This situation is not uncommon in older commercial districts where public facilities and private structures are both in need of rehabilitation and redevelopment and the available tax base produces revenues insufficient to cover the costs.

Table 3
Estimate Sources of Revenues

Year	Increment Value	Description
1998		
1999	4,050,000	Washington Square Redevelopment Project
2000	855,000	Washington Square Redevelopment Project
2001		
2002		
2003	3,307,500	Washington Square Redevelopment Project
2004		
2005	450,000	Central Station - Near East Blvd. Projects
2006	225,000	Reinvestment Miscellaneous Downtown Buildings
2007		
2008		
2009		
2010	225,000	Reinvestment Miscellaneous Downtown Buildings
2011		
2012		
2013		
2014	225,000	Reinvestment Miscellaneous Downtown Buildings
2015		
2016		
2017		
2018	225,000	Reinvestment Miscellaneous Downtown Buildings
2019		
2020		
2021		
2022	225,000	Reinvestment Miscellaneous Downtown Buildings
2023		
2024		
	9,787,500	Total Forecasted Incremental Value

Table 3 "Estimated Source of Revenue" is predicated on real estate development occurring within the three Redevelopment and Infill Areas; Central Station / Depot Street, Second Street (Near-East Blvd.) and Washington Square. Further, it is anticipated that as development occurs within the redevelopment and infill areas supplemental rehabilitation of existing commercial structures along Central Avenue will take place adding to the incremental value of the district. In total, \$9,787,500 in new development and rehabilitation is forecasted over 27 years.

Table 4

Estimated TIF Cash Flow Projection Based on Execution of Redevelopment Projects

Assessment Due	Increment Year	Tax Base	Payment Year	Tax Increment	Total Debt Service	Net Cash Flow
1996	-	31.22	1998	-	-	-
1997	-	31.53	1999	-	139,438	(139,438)
1998	-	31.85	2000	-	139,438	(139,438)
1999	4,050,000	32.17	2001	130,272	219,438	(89,166)
2000	4,905,000	32.49	2002	159,352	219,838	(60,486)
2001	4,905,000	32.81	2003	160,945	284,225	(123,280)
2002	4,905,000	33.14	2004	162,555	287,900	(125,345)
2003	8,212,500	33.47	2005	274,889	286,001	(11,112)
2004	8,212,500	33.81	2006	277,638	283,813	(6,175)
2005	8,662,500	34.14	2007	295,780	286,338	9,442
2006	8,887,500	34.49	2008	306,497	288,288	18,209
2007	8,887,500	34.83	2009	309,562	284,663	24,899
2008	8,887,500	35.18	2010	312,658	285,750	26,908
2009	8,887,500	35.53	2011	315,784	286,263	29,521
2010	9,112,500	35.89	2012	327,017	286,201	40,816
2011	9,112,500	36.25	2013	330,287	285,563	44,724
2012	9,112,500	36.61	2014	333,590	284,350	49,240
2013	9,112,500	36.97	2015	336,925	282,563	54,362
2014	9,337,500	37.34	2016	348,697	285,200	63,497
2015	9,337,500	37.72	2017	352,184	281,976	70,208
2016	9,337,500	38.09	2018	355,706	288,175	67,531
2017	9,337,500	38.48	2019	359,263	68,225	291,038
2018	9,562,500	38.86	2020	371,599	65,063	306,536
2019	9,562,500	39.25	2021	375,315	66,900	308,415
2020	9,562,500	39.64	2022	379,068	63,450	315,618
2021	9,562,500	40.04	2023	382,859	-	382,859
2022	9,787,500	40.44	2024	395,786	-	395,786
2023	9,787,500	40.84	2025	399,744	-	399,744
2024	9,787,500	41.25	2026	403,741	-	403,741
				\$8,157,713	\$5,549,059	\$2,608,654

Based on these assumptions, Evensen Dodge, Inc., the city's financial consultant has estimated aggregate tax increments of \$8,157,713. Table 4 illustrates the cash flow projection based on the development forecast. This in turn would support two debt issues of \$2,425,000 and \$770,000, respectively. This pro forma is based on a base tax increment value of \$4,050,000, a millage rate of \$31.22 increased 1% per annum. The debt service is based on 5.83% net interest rate. Based on this pro forma it is feasible, based on the successful implementation of redevelopment in the Washington Square redevelopment area, to service the forecasted debt service. If redevelopment does not occur with this redevelopment area then the size of the bond issues would reflect the availability of tax increment revenues.

This project plan acknowledges the limited fund availability of the City to participate fully in all projects, however, It is strongly recommended that non-tax revenue sources such as local capital improvement project funds, state and federal grants be utilized to supplement tax increment revenues. Further, coordinating local public improvements with state agency projects (ie. WISDOT) can serve to supplement local tax revenues.

The geographic area of tax incremental district#4 includes all of the business improvement district and by virtue of its size the combination of public and private redevelopment opportunities are endless. It is therefore paramount for each public/private redevelopment project to be evaluated within the context of the Downtown Redevelopment Framework Plan and the particular financial arrangements of the project. The determination to proceed with each project will be based on advice from the city's financial and development consultants with approval from the City Council. Lastly, due to the complexity of redeveloping projects within older commercial districts, the unavailability of tax increment revenues to offset project costs and provide needed infrastructure enhancements, will impede revitalization of the downtown. The expansion of TID#4 is necessary to provide supplemental financing for the revitalization effort outlined in the Downtown Framework Plan.

CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENTAL FINANCING DISTRICT #4, AS AMENDED, WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

The purpose of approving the amendment to Tax Incremental District #4 is to improve the business viability and tax base of downtown Marshfield. Projects referenced in this plan are consistent with the Comprehensive Plan Update¹, the City of Marshfield Zoning Ordinance, Mainstreet Marshfield Design Guidelines², Marshfield Area Tourism Assessment³, and the Capital Improvement Program.⁴ Further, successful implementation of the project plan will result in increased investment in the downtown, creation of new jobs and increased tax base for the City and other benefiting tax jurisdictions.

During the course of project plan implementation relocation of businesses and persons may be required. If this action is necessary then the City of Marshfield will comply provisions of Wisconsin Statute Chapter 32.19 - Relocation and Displacement of Persons and Businesses.

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- ¹ City of Marshfield, Comprehensive Plan Update, adopted September 13, 1994, prepared by Discovery Group, LTD.
 - ² Mainstreet Marshfield Design Guidelines, Wisconsin Main Street Program.
 - ³ Marshfield Area Tourism Assessment, 1995, prepared by Marshfield Visitors & Promotion Bureau.
 - ⁴ City of Marshfield, Capital Improvement Program, 1996-2000, July 1996, prepared by City of Marshfield.

BLIGHT AREA DETERMINATION

The "Tax Increment" Law, Chapter 66.46 of the Wisconsin Statutes requires that property intended for incorporation into a tax incremental district be evaluated to determine if it meets the following finding referenced in:

Section 66.46(4)(gm)(4)(a)(1&2): (a) Not less than 50%, by area, of the real property within such district meets at least one of the following criteria: (1) is a "blighted area"; (2) is in need of "rehabilitation or conservation work" within the meaning of s. 66.435(3)...

The definition of "blight" referenced in Section 66.46(2)(a) and 66.435(3) Wisconsin Statutes, and "rehabilitation or conservation work" referenced in Section 66.435(3) are highlighted on page 12 of this report.

The amendment to Tax Incremental District #4 (TID#4) is to facilitate the orderly redevelopment of the downtown area consistent with the boundaries of the Business Improvement District (BID). To date, the City of Marshfield has enacted three tax increment districts to enable the redevelopment of specific projects: Tower Hall, Purdy Apartments, and Rogers Cinema. The expansion of TID#4 to include all property within the Business Improvement District consolidates redevelopment efforts and addresses downtown development issues in a broader context. Further, incidences of blighted conditions and the need to rehabilitate properties extends through the downtown and is not localized in specific zones. In addition, these conditions are prevalent in both the public or private sectors. The necessity for a long term reinvestment strategy is paramount for the vitalization of the business district and core of the community.

It is the conclusion of this assessment that more than 50% of the area within Tax Incremental Financing District #4 is "blighted" and in need of "conservation and rehabilitation work" within the definitions and statutes referenced.

DOCUMENTATION

Estimated TIF Cash Flow Projection - Tax Increment No. 4.

CITY OF MARSHFIELD
ESTIMATED TIF CASH FLOW PROJECTION
TAX INCREMENT DISTRICT NO. 4
Option 1 - \$2,425,000 (1998)
\$750,000 (2002)

<u>Assessment</u> <u>Date</u>	<u>Increment</u> <u>Value</u>	<u>Tax Rate</u>	<u>Payment Year</u>	<u>Tax Increment</u>	<u>\$2,285,000</u> <u>Issue</u>	<u>\$770,000</u> <u>Issue</u>	<u>Total Debt</u> <u>Service</u>	<u>Net Cash</u> <u>Flow</u>
1996	\$0	31.22	1998	\$0	\$0	\$0	\$0	\$0
1997	0	31.53	1999	\$0	139,438	0	139,438	-139,438
1998	0	31.85	2000	\$0	139,438	0	139,438	-139,438
1999	4,050,000	32.17	2001	\$130,272	219,438	0	219,438	-89,165
2000	4,905,000	32.49	2002	\$159,352	219,838	0	219,838	-60,486
2001	4,905,000	32.81	2003	\$160,945	219,950	64,275	284,225	-123,280
2002	4,905,000	33.14	2004	\$162,555	219,775	68,125	287,900	-125,345
2003	8,212,500	33.47	2005	\$274,889	219,313	66,688	286,000	-11,111
2004	8,212,500	33.81	2006	\$277,638	218,563	65,250	283,813	-6,174
2005	8,662,500	34.14	2007	\$295,780	222,525	63,813	286,338	9,442
2006	8,887,500	34.49	2008	\$306,497	220,913	67,375	288,288	18,210
2007	8,887,500	34.83	2009	\$309,562	219,013	65,650	284,663	24,899
2008	8,887,500	35.18	2010	\$312,658	221,825	63,925	285,750	26,908
2009	8,887,500	35.53	2011	\$315,784	219,063	67,200	286,263	29,522
2010	9,112,500	35.89	2012	\$327,017	221,013	65,188	286,200	40,817
2011	9,112,500	36.25	2013	\$330,287	217,388	68,175	285,563	44,724
2012	9,112,500	36.61	2014	\$333,590	218,475	65,875	284,350	49,240
2013	9,112,500	36.97	2015	\$336,925	218,988	63,575	282,563	54,363
2014	9,337,500	37.34	2016	\$348,697	218,925	66,275	285,200	63,497
2015	9,337,500	37.72	2017	\$352,184	218,288	63,688	281,975	70,209
2016	9,337,500	38.09	2018	\$355,706	222,075	66,100	288,175	67,531
2017	9,337,500	38.48	2019	\$359,263	0	68,225	68,225	291,038
2018	9,562,500	38.86	2020	\$371,599	0	65,063	65,063	306,537
2019	9,562,500	39.25	2021	\$375,315	0	66,900	66,900	308,415
2020	9,562,500	39.64	2022	\$379,068	0	63,450	63,450	315,618
2021	9,562,500	40.04	2023	\$382,859	0	0	0	382,859
2022	9,787,500	40.44	2024	\$395,786	0	0	0	395,786
2023	9,787,500	40.84	2025	\$399,744	0	0	0	399,744
2024	9,787,500	41.25	2026	<u>\$403,741</u>	<u>\$0</u>	<u>0</u>	<u>0</u>	<u>403,741</u>
				<u>\$8,157,713</u>	<u>\$4,234,238</u>	<u>\$1,314,813</u>	<u>\$5,549,050</u>	<u>\$2,608,663</u>

ASSUMPTIONS:

- Assumed base tax increment value of \$4,050,000
- 1996/1997 estimated tax rate value = \$31.22
- Tax rate will increase 1.0% per annum.
- Debt service based on 5.86% net interest rate

\$2,425,000 General Obligation Bonds
 City of Marshfield, Wisconsin
 TIF District #4 - Option 1

Debt Service Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
5/ 1/99			139,437.50	139,437.50	139,437.50
5/ 1/ 0			139,437.50	139,437.50	139,437.50
5/ 1/ 1	80,000.00	5.750000	139,437.50	219,437.50	219,437.50
5/ 1/ 2	85,000.00	5.750000	134,837.50	219,837.50	219,837.50
5/ 1/ 3	90,000.00	5.750000	129,950.00	219,950.00	219,950.00
5/ 1/ 4	95,000.00	5.750000	124,775.00	219,775.00	219,775.00
5/ 1/ 5	100,000.00	5.750000	119,312.50	219,312.50	219,312.50
5/ 1/ 6	105,000.00	5.750000	113,562.50	218,562.50	218,562.50
5/ 1/ 7	115,000.00	5.750000	107,525.00	222,525.00	222,525.00
5/ 1/ 8	120,000.00	5.750000	100,912.50	220,912.50	220,912.50
5/ 1/ 9	125,000.00	5.750000	94,012.50	219,012.50	219,012.50
5/ 1/10	135,000.00	5.750000	86,825.00	221,825.00	221,825.00
5/ 1/11	140,000.00	5.750000	79,062.50	219,062.50	219,062.50
5/ 1/12	150,000.00	5.750000	71,012.50	221,012.50	221,012.50
5/ 1/13	155,000.00	5.750000	62,387.50	217,387.50	217,387.50
5/ 1/14	165,000.00	5.750000	53,475.00	218,475.00	218,475.00
5/ 1/15	175,000.00	5.750000	43,987.50	218,987.50	218,987.50
5/ 1/16	185,000.00	5.750000	33,925.00	218,925.00	218,925.00
5/ 1/17	195,000.00	5.750000	23,287.50	218,287.50	218,287.50
5/ 1/18	210,000.00	5.750000	12,075.00	222,075.00	222,075.00
-----			-----	-----	-----
	2,425,000.00		1,809,237.50	4,234,237.50	
ACCRUED					
	2,425,000.00		1,809,237.50	4,234,237.50	
=====			=====	=====	=====

Dated 5/ 1/98 with Delivery of 5/ 1/98
 Bond Years 31,465.000
 Average Coupon 5.750000
 Average Life 12.975258
 N I C % 5.827070 % Using 99.0000000
 T I C % 5.856540 % From Delivery Date

Micro-Muni Sizing Date: 09-09-1997 @ 14:49:34 Filename: MARSHFIE Key: TIF#4,1

\$2,425,000 General Obligation Bonds
 City of Marshfield, Wisconsin
 TIF District #4 - Option 1
 =====
 Capitalized Interest Fund
 =====
 Delivery Date: 5/ 1/98

Period Ending	Beginning Balance	Accrued Interest	Constr. Fund Earnings	Debt Service Reserve	Capitalized Int. Earnings (5.000000 %)	Total Funds Available	Bond Interest Capitalized (100.000000 %)	Ending Balance
5/ 1/99	382,360.63				19,357.01	401,717.64	139,437.50	262,280.14
11/ 1/99	262,280.14				6,557.00	268,837.14	69,718.75	199,118.39
5/ 1/ 0	199,118.39				4,977.96	204,096.35	69,718.75	134,377.60
11/ 1/ 0	134,377.60				3,359.44	137,737.04	69,718.75	68,018.29
5/ 1/ 1	68,018.29				1,700.46	69,718.75	69,718.75	
					35,951.87		418,312.50	

Note: Capitalized Interest Fund Earnings Utilized Semi-Annual Compoundings Using a 30/360 Year Basis

Micro-Muni Sizing Date: 09-09-1997 @ 14:49:41 Filename: MARSHFIE Key: TIF#4,1

\$2,425,000 General Obligation Bonds
 City of Marshfield, Wisconsin
 TIF District #4 - Option 1

=====
 Sources and Uses of Funds
 =====

Delivery Date: 5/ 1/98

Sources of Funds

=====

Par Amount of Bonds.....	\$2,425,000.00	
+Premium /-Discount.....	\$0.00	
Bond Proceeds.....		2,425,000.00

		\$2,425,000.00

Uses of Funds

=====

Project Costs.....		2,000,000.00
Cost of Issuance.....		15,000.00
Underwriters Discount..... (1.000000%)...		24,250.00
Capitalized Interest.....		382,360.63
Contingency.....		3,389.37

		\$2,425,000.00

Micro-Muni Sizing Date: 09-09-1997 @ 14:49:44 Filename: MARSHFIE Key: TIF#4,1

**JOINT REVIEW BOARD
TIF DISTRICT NO. 4
CITY OF MARSHFIELD
INFORMATION AND PROJECTIONS**

Wisconsin state law requires that certain information and projections be provided to the Joint Review Board. The contents of this information is listed in Section 66.46(4)(l), Wis. Stats.

(i) The local legislative body shall provide the joint review board with the following information and projections.

1. *A list of project costs, the total dollar amount of these project cost to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.*

Response:

Activities for TIF District No. 4 are listed in Table 2 of the project plan. The total cost of all activities is \$19,985,000 which is to be paid with tax increments (estimated to be approximately 8,157,713) and other sources of funding (estimated to be 2,510,000). An estimated total new development increment of 9,787,500 is anticipated to be generated over the life of the district.

2. *The amount of the value increment when the project costs in subd. 1 are paid in full and the tax incremental district is terminated.*

Response:

Allowing for a zero percent real estate inflation factor (as provided by the City's financial consultant), the total value increment of the TIF District is estimated to be approximately 31,870,600 when the district is terminated.

3. *The reasons why the project costs in subd. 1 may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.*

Response:

The Project Plan includes a variety of public improvement projects identified in the Downtown Development Strategy targeted at stimulating private investment in the downtown. These improvements include construction of streetscapes, parking lots, vehicular and pedestrian lighting, and site improvements to support private development projects.

The overriding purpose to use tax increment revenues is to stabilize and enhance the tax base of the downtown and community. It is also intended to provide private development opportunities which are competitively structured to dissuade their development on the fringe of the community further contributing to the decline of the downtown, erosion of the tax base, and inefficient use of municipal resources.

Lastly, the cost to complete the scope of projects outlined in the plan exceeds the financial capacity of any one property owner to finance them without supplemental support of tax increment revenues.

4. *The share of the projected tax increments in subd. 1 estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.*

Response:

The financial feasibility study for TIF District No. 4 indicates that approximately 41% of the direct project costs listed in Table 2 (including cost of capital as shown in the Debt Service column of Table 4) associated with the district will be paid by tax increments generated within the district. The statutes require that the City provide the share of the projected tax increments which would be paid by the taxable property owners within TID #4.

If all development in the TIF would occur without the use of TID financing, the taxes from that development are assumed to gross approximately \$8,157,713. If this were the case, the tax revenues would be divided as follows:

Millage Rates

State of Wisconsin	1.00%	\$ 81,577	\$ 3,227
Wood County	15.74%	\$1,284,024	\$ 50,798
Marshfield School District	52.55%	\$4,286,878	\$169,595
Mid-State Technical College	6.387%	\$ 521,033	\$ 20,613
City of Marshfield	25.00%	\$2,039,428	\$ 80,683

(Discrepancies may occur due to rounding)

If the premise is that development would occur without the use of TIF, each of these taxing jurisdictions would receive their proportionate share of the taxes levied on the new development. However, if the premise is that the development would not occur as projected in the project plan without the use of TIF financing, the overlying taxing jurisdictions would not be receiving this estimated tax revenue over the 23 year period.

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the project tax increments in subd. 4.

Response:

The activities of TIF District No. 4, as amended, will benefit all property taxpayers who utilize the Central Business District by improving the pedestrian and vehicular system throughout the downtown. In addition, these public improvements coupled with private redevelopment projects will provide greater opportunities for new development and redevelopment.

The Downtown Development Strategy envisions the blend of private and public projects to create a competitive retail, professional office and shopping area. As a result of these activities, more jobs will be created, a better business mix will result with more consumer spending and increased consumer traffic in the downtown. This, in turn, stabilizes and increased property values which will encourage investment and reinvestment in the remainder of the CBD as well as

the community. A more vital downtown will also assist in the orderly development of the community and surrounding area. These benefits all help to compensate the owners in the overlying taxing jurisdictions.

**JOINT REVIEW BOARD
TIF DISTRICT NO. 4
CITY OF MARSHFIELD
DECISION CRITERIA**

Under the Wisconsin Statutes, Joint Review Boards must base their decision to approve or deny a proposed tax incremental district plan and boundary designation on the following criteria:

- A. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing;
- B. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of improvements; and
- C. Whether the benefits of the proposal outweigh the anticipated loss of tax increments to be paid by the owners of property in the overlying tax districts.

This report has been prepared to address those criteria by providing some information and data on the impact of TIF District No. 4 on the City of Marshfield. The criteria are addressed in turn below.

A. TIF District No. 4 was amended for the purpose of servicing existing businesses and stimulating new development and redevelopment within the broader context of the downtown. The scope of the work recommended in the Downtown Development Strategy is so extensive that no one property owner could afford the property assessments needed to complete the projects. Further, several of the projects are private development projects requiring some form of public involvement typically in the form of site improvements and land acquisition. Without this infusion of public financing the cost to develop these facilities within an older built urban setting is many times prohibitive.

B. The economic benefits anticipated for TID #4 include the stabilization of property values as a result of new development and redevelopment within the district. Historically, sales prices of existing buildings within the TIF are not comparable to the assessed valuation of each building.

Consequently, upon revaluation, property values may decline. This will impact all the overlying taxing jurisdictions. Implementation of the TIF will assist in stabilizing and enhancing property values in the downtown. In addition, new employment opportunities, increased owner-occupancy of buildings, more consumer spending and overall district parking improvements will greatly contribute to the success of the TIF District. Although very important in the revitalization of the downtown, these economic benefits are not sufficient enough to pay for the cost of improvements needed to generate these benefits. Therefore, it is necessary for TID #4 to capture tax revenues from additional new development and redevelopment to offset those costs.

The project plan for TIF District No. 4 shows that projected taxable private improvements in the district during the life of the district, in combination with other sources of revenues, are sufficient to pay for the cost of the public improvements. Tables 3 and 4 of the project plan illustrate the flow of revenues and expenditures in the district. They demonstrate that sufficient tax and other non-tax revenues are anticipated to be generated to amortize the cost of improvements by 2024.

The City will review the financial status of the TIF prior to expending any funds. Projects may be altered or postponed, dependent upon the availability of financing.

C. Amending TID #4 will encourage the orderly growth of the CBD by completing the construction of public infrastructure improvements relating to pedestrian, vehicular and parking improvements. City residents as well as residents in the overlying taxing jurisdictions will all benefit from the improvements proposed to be completed within TID #4. All of the improvements will be available and/or used by all persons visiting businesses within the TIF district and abutting properties. Increased use of the downtown will also benefit not only the City but the overlying taxing jurisdictions with increased spending, needs for lodging and hospitality services which will, in turn, create jobs for regional residents to capture. Increased revenues, in addition to taxes, will contribute to sound economic growth in the region and will benefit the entire region. It is the City's position that all of these benefits outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

**RESOLUTION APPROVING CITY COUNCIL RESOLUTIONS
AMENDING TIF DISTRICT NO. 4
AND ADOPTING THE PROJECT PLAN**

CITY OF MARSHFIELD, WISCONSIN

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Marshfield, Wisconsin, has reviewed the public record, planning documents and resolution related to the project plan, as amended, for TIF District No. 4, City of Marshfield, Wisconsin; and

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Marshfield, Wisconsin has received in an open meeting additional information from the City of Marshfield staff regarding the project plan, as amended, for Tax Incremental District No. 4, City of Marshfield, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in TIF District No. 4, City of Marshfield, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 4, City of Marshfield, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this ___th day of October 1997

JOINT REVIEW BOARD TAX INCREMENTAL DISTRICT NO. 4
CITY OF MARSHFIELD, WISCONSIN

Chair

VOTE:

IN FAVOR: _____

AGAINST _____



CITY OF MARSHFIELD, WISCONSIN

MEETING NOTICE

AGENDA

COMMON COUNCIL

CITY OF MARSHFIELD, WISCONSIN

TUESDAY, SEPTEMBER 23, 1997

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.

- A. Call to Order - Mayor Richard Daniels - 7:00 p.m.
- B. Roll Call
- C. Pledge of Allegiance
- D. Invocation - Rev. Duane Smith, Calvary Bible Church
- E. Approval of Minutes - September 9, 1997 regular meeting
- F. Reading of items added to the agenda
- 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. Minutes of Governing Boards and Commissions
 - 1. Fire and Police Commission (September 4, 1997)
 - 2. Board of Water & Light Commissioners (September 8, 1997; approval of the minutes will constitute approval of the following Job Orders: #16069 at a cost of \$138,561 and #16084 at a cost of \$137,029)
 - 3. Library Board (September 9, 1997)
 - 4. Zoning Board of Appeals (September 9, 1997)

Recommended Action: Receive and place on file

SEPTEMBER 23, 1997 AGENDA OF THE COMMON COUNCIL - PAGE TWO

I. Minutes of Advisory Boards, Commissions and Committees

1. Electrical Board (September 3, 1997)
2. Plan Commission (September 16, 1997)

Recommended Action: Approve the minutes.

J. Minutes of Council Committees

1. Judiciary, License and Cemetery Committee (September 9, 1997)

Recommended Action: Approve the minutes

2. Board of Public Works (September 15, 1997)

Recommended Action: Approve the minutes

3. Finance, Budget, and Personnel Committee (September 16, 1997)

Recommended Action: Approve the minutes

K. Minutes of Community Associations

1. Main Street Marshfield (August 7, 1997)
2. Central Wisconsin State Fair Association (August 18, 1997)
3. Wildwood Park Zoological Society (August 21, 1997)

Recommended Action: Receive and place on file

L. Minutes of Joint Review Board, TIF District No. 4, (September 16, 1997)

Recommended Action: Approve the minutes

- M. Request to ratify Council approval of Resolution No. 97-63, authorizing the Mayor and City Clerk to sign a relocation order required for the construction of the proposed interceptor sewers and for construction of the Wastewater Treatment Plant. Presented by Ron Dickrell, Wastewater Treatment Plant Superintendent.

Recommended Action: Ratify Council approval of the resolution

- N. Request to approve Resolution No. 97-65, authorizing redemption of \$2,600,000 Water System Revenue Bonds, Series 1989, dated December 1, 1989. Presented by Lee Babcock, Office Manager, Marshfield Electric and Water Department.

Recommended Action: Approve the resolution

SEPTEMBER 23, 1997 AGENDA OF THE COMMON COUNCIL - PAGE THREE

- O. Request to approve Resolution No. 97-66, amending Tax Incremental Financing District No. 4. Presented by Mr. John Iacoangeli, Beckett and Raeder, Inc.

Recommended Action: Approve the resolution

- P. Request to approve Resolution No. 97-67, amending Tax Incremental District No. 4 Project Plan. Presented by Mr. John Iacoangeli, Beckett and Raeder, Inc.

Recommended Action: Approve the resolution

- Q. Request to approve Resolution No. 97-69, authorizing submission of the Wisconsin Community Development Block Grant application. Presented by Shirley Mook, Director, Community Development Authority.

Recommendation: Approve the resolution

- R. Request to approve Resolution No. 97-70, adopting a City Participation Plan in conjunction with the City's pending application for community block grant funds. Presented by Shirley Mook, Director, Community Development Authority.

Recommendation: Approve the resolution

- S. Request to approve agreement for assignment of lease between the City of Marshfield, the University of Wisconsin Board of Regents and Wood County, and authorize Mayor and City Clerk to sign the agreement. Presented by Dennis A. Juncer, City Attorney.

Recommended Action: Approve the agreement and authorize Mayor and City Clerk to sign the agreement.

- T. Appointment of Mr. James Henning of Immanuel Lutheran School to the Library Board.

Recommended Action: Approve the appointment.

- U. Election of one person to the Board of Water and Light Commissioners for the 5 year term beginning October 1, 1997 and ending September 30, 2002. Mayor Daniels has received a letter of interest from the following person:

Mr. Jack Koehne, 1018 Chapel Street, Marshfield

SEPTEMBER 23, 1997 AGENDA OF THE COMMON COUNCIL - PAGE FOUR

- V. A group of City and County taxpayers has real concerns over the process that the UW Marshfield/Wood County Administration is utilizing for the upcoming expansion and remodeling project at the UW Marshfield/Wood County Campus. Presented by William McCardle, attorney with DeWitt, Ross, Steven, Madison, WI

Recommended Action: Take such action as determined to be in the best interest of the general public.

- W. 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 Carolyn Kautzer, City Clerk at 630 South Central Avenue or by calling (715) 384-3636.

MINUTESMEETING OF THE JOINT REVIEW BOARD IN CONSIDERATION OF THE PROPOSED
AMENDMENTS TO TAX INCREMENTAL FINANCING DISTRICT NO. 4
(IMPROVEMENTS TO HISTORIC DOWNTOWN DISTRICT)
CITY OF MARSHFIELD, WISCONSIN

Tuesday, October 14, 1997

A meeting of the Joint Review Board for Tax Incremental Financing District No. 4 in the City of Marshfield, Wisconsin was called to order by Chairman Michael Brehm at 3:30 p.m. in the executive conference room, lower level of City Hall Plaza, 630 S. Central Avenue.

MEMBERS PRESENT: Mr. Michael Brehm, representing the City of Marshfield; Mr. Ken Krahn, representing the School District of Marshfield; Mr. Mark Klabon, representing Midstate Area Technical College; Mr. Karl Bertram, member-at-large.

MEMBERS ABSENT: Mr. Gordon Stargardt, representing Wood County. Mr. Stargardt informed Chairman Brehm for the reason of his absence.

OTHERS PRESENT: No-one.

Motion by Krahn, second by Bertram to approve the September 16, 1997 minutes as presented; all ayes, motion carried.

Chairman Brehm reviewed some changes to the original project plan and answered a question from a member. He also discussed certain information and projections that is to be provided to the Joint Review Board per section 66.46(4)(1), Wis. Stats. Chairman Brehm also reviewed the criteria that the Board uses in making its decision to approve or deny the plan and boundary description.

Motion by Krahn, second by Bertram to approve the Resolution which approves the City Council resolutions amending TIF District No. 4 and adopting the project plan; all ayes, motion carried.

Chairman Brehm brought to the Board's attention the letter written by City Attorney Dennis A. Juncer indicating that Attorney Juncer had reviewed the project plan and boundary description for amended and expanded TIF District No. 4 of the City of Marshfield, as prepared by Beckett and Raeder, Inc., and in his opinion, these plans are legally sufficient and are in compliance with Wisconsin Statutes.

Motion by Bertram, second by Klabon to disband at 3:58 p.m.; all ayes, motion carried.

Minutes respectfully submitted by Michael Brehm, Chairman - Joint Review Board

Publish in Marshfield News Herald
Publish on September 2 and September 9

PUBLIC NOTICE

CITY OF MARSHFIELD

TO WHOM IT MAY CONCERN:

At a meeting of the City of Marshfield Plan Commission, to be held on or about 7:00 p.m., Tuesday, September 16, 1997 at City Hall Plaza, City of Marshfield, a Public Hearing will be held on amending the boundary and the originally adopted project plan for the City of Marshfield Tax Increment District #4.

A copy of the proposed boundary map and project plan amendments is available and will be provided upon request at the City Clerk's Office at City Hall Plaza, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

At the Public Hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed amendment.

CITY OF MARSHFIELD, WISCONSIN



MEETING NOTICE

AGENDA

TIF DISTRICT NO. 4

EXECUTIVE CONFERENCE ROOM, Lower Level, City Hall Plaza
620 South Central Ave.

Tuesday, September 16, 1997 at 6:30 a.m.

1. Call to order
2. Distribution and initial explanation of amendments to TIF District No. 4 project plan and boundary.
3. Other items as allowed by law
4. Set next meeting
5. 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 Amy Krogman, Mayor's Office at 630 South Central Avenue or by calling (715) 384-2919.

Posted 5:00 p.m.
August 27, 1997

SEPTEMBER 23, 1997

Regular meeting of the Common Council called to order by Mayor Daniels at 7:00 P.M. in the Council Chambers City Hall Plaza, 630 South Central Avenue.

PRESENT: Ernest Raschke, Diane Wolf, Gerald Nelson, Chris Jockheck, Jerry Bennington, Sr., Art Schirpke, Michael Meyers, Clem Tauschek, Donald H. Schnitzler and Edward Beaudry, Jr.

The Flag was saluted and the pledge given.

Invocation was given by Rev. Duane Smith, Calvary Bible Church.

The following items were added to the agenda. V-1 Closed Session. V-2 Return to open session and V-3 Action taken in closed session.

The Clerk noted the following corrections of the minutes of September 9, 1997 Council minutes. 1) In the presentation of the water color, it was presented by Herr and Frau Hago Meyer and their son. 2) Motion CC97-310, Raschke and Nelson voted Naye, rest Aye.

CC97-313 Motion by Bennington, second by Jockheck to dispense with reading of the minutes of September 9, 1997 and accept them as amended. All Ayes.

Motion carried.

Alderman Jockheck stated that there will be a "wake" for the Wildwood Park Pavilion on October 19, 1997 from 1-4 P.M. to allow the public to tour the pavilion one more time before demolition begins.

Alderman Nelson thanked Mr. Cal Teague, outgoing City Administrator, for his work for the City and wished him success down the road. Mayor Daniels echoed that sentiment indicating that Mr. Teague had done much for the planned developments in the downtown area.

There were no citizen comments.

MINUTES OF GOVERNING BOARDS AND COMMISSIONS

CC97-314 Motion by Nelson, second by Wolf to receive and place on file the minutes of the Fire and Police Commission of September 4, 1997; Board of Water and Light Commissioners of September 8, 1997 approval of the minutes will constitute approval of the following Job Orders: #16069 at a cost of \$138,561 and #16084 at a cost of \$137,029; Library Board of September 9, 1997 and Zoning Board of Appeals of September 9, 1997. All Ayes.

Motion carried.

MINUTES OF ADVISORY BOARDS, COMMISSIONS AND COMMITTEES

CC97-315 Motion by Bennington, second by Raschke to approve the minutes of the Electrical Board of September 3, 1997 and Plan Commission of September 13, 1997. All Ayes.

Motion carried.

MINUTES OF COUNCIL COMMITTEES

CC97-316 Motion by Schnitzler, second by Tauschek to approve the minutes of the Judiciary, License and Cemetery Committee of September 9, 1997. All Ayes.

Motion carried.

CC97-317 Motion by Bennington, second by Schirpke to approve the minutes of the Board of Public Works of September 15, 1997. All Ayes.

Motion carried.

Alderman Nelson commented on motion FBP97-148 stating he felt the Mayor should have been named Acting City Administrator with a salary adjustment.

CC97-318 Motion by Schnitzler, second by Tauschek to approve the minutes of the Finance, Budget and Personnel Committee of September 16, 1997. Nelson voted Naye, rest Ayes.

Motion carried.

MINUTES OF COMMUNITY ASSOCIATIONS

Alderman Meyers indicated that he had been present at the Central Wisconsin State Fair Association meeting on August 18th.

CC97-319 Motion by Nelson, second by Raschke to receive and place on file the minutes of Main Street Marshfield of August 7, 1997, Central Wisconsin State Fair Association of August 18, 1997 and Wildwood Park Zoological Society of August 21, 1997. All Ayes.

Motion carried.

CC97-320 Motion by Bennington, second by Schnitzler to approve the minutes of the Joint Review Board, TIF District No. 4 of September 16, 1997. All Ayes.

Motion carried.

Director of Public Works Patek indicated that there have been some minor corrections made in land descriptions, corrections in spelling and maps clarified in Resolution No. 97-63 dated September 15, 1997.

CC97-321 Motion by Schnitzler, second by Beaudry to ratify Council approval of Resolution No. 97-63, authorizing the Mayor and City Clerk to sign a relocation order required for the construction of the proposed interceptor sewers and for construction of the Wastewater Treatment Plant. Raschke, Bennington and Tauschek voted Naye, rest Ayes.

Motion carried.

CC97-322 Motion by Schnitzler, second by Tauschek to approve Resolution No. 97-65, authorizing redemption of \$2,600,000 Water System Revenue Bonds, Series 1989, dated December 1, 1989. All Ayes.

Motion carried.

CC97-323 Motion by Nelson, second by Bennington to approve Resolution No. 97-66, amending Tax Incremental Financing District No. 4. All Ayes.

Motion carried.

CC97-324 Motion by Schnitzler, second by Bennington to approve Resolution No. 97-67, amending Tax Incremental District No. 4 Project Plan. All Ayes.

Motion carried.

CC97-325 Motion by Nelson, second by Tauschek to approve Resolution No. 97-69, authorizing submission of the Wisconsin Community Development Block Grant application. All Ayes.

Motion carried.

CC97-326 Motion by Bennington, second by Tauschek to approve Resolution No. 97-70, adopting a City Participation Plan in conjunction with the City's pending application for community block grant funds. All Ayes.

Motion carried.

CC97-327 Motion by Jockheck, second by Wolf to approve the agreement for assignment of lease between the City of Marshfield, the University of Wisconsin Board of Regents and Wood County, and authorize Mayor and City Clerk to sign the agreement. All Ayes.

Motion carried.

CC97-328 Motion by Bennington, second by Jockheck to approve the Mayor's appointment of Mr. James Henning of Immanuel Lutheran School to the Library Board for a 5 year term. All Ayes.

Motion carried.

Alderman Wolf put the name of Mr. Jack Koehne, 1018 Chapel Street, in nomination for a five year term on the Board of Water and Light Commissioners beginning October 1, 1997 and ending September 30, 2002. There being no further nominations

CC97-329 Motion by Wolf, second by Nelson to close the nominations and cast a unanimous ballot for Mr. Koehne. All Ayes.

Motion carried.

Mr. William McCardle, attorney with DeWitt, Ross, Steven, Madison spoke on behalf of Mr. Jerry Boson, Mr. Don Nikolai, Mr. Lyman Boson and Mr. Ken Staab. The text of his letter follows:

Alderman Don Schnitzler, Chairman of the University Center Commission responded as follows:

There was no action taken as this was an informational item only.

CC97-330 Motion by Bennington, second by Jockheck to go to Closed Session pursuant to 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. Sepcifically, the Mayor has requested a closed session to discuss the purchase of real estate. Roll call vote, Nelson voted Naye, rest Aye. (Time 8:15 P.M).

Motion carried.

CC97-331 Motion by Bennington, second by Wolf to return to open session. Roll call vote, all Ayes. (Time 8:40 P.M.)

Motion carried.

CC97-332 Motion by Bennington, second by Nelson to accept the agreement with the Figi Corporation as amended. All Ayes.

Motion carried.

Motion by Nelson, second by Wolf to adjourn at 8:43 P.M.

Motion carried.

Carolyn A Kautzer
City Clerk

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. Wolfgram
Assistant City Attorney
Scott S. Havn
Assistant City Attorney

October 1, 1997

TO: Mayor Richard Daniels
Joint Review Board Members
John Iocoangeli, Beckett and Raeder Inc.

Gentlemen:

Please be advised that I am the city attorney for the City of Marshfield. I have reviewed the project plan and boundary description for amended and expanded TIF District No. 4 of the City of Marshfield, prepared by Beckett and Raeder, Inc. It is my opinion that these plans are legally sufficient and are in compliance with Wisconsin Statutes.

If you have any questions with regard to this matter, feel free to contact me at any time.

Sincerely,


Dennis A. Juncer

DAJ/hlz

RESOLUTION APPROVING CITY COUNCIL RESOLUTIONS
AMENDING TIF DISTRICT NO. 4
AND ADOPTING THE AMENDED PROJECT PLAN & BOUNDARIES

CITY OF MARSHFIELD, WISCONSIN

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Marshfield, Wisconsin, has reviewed the public record, planning documents and resolution related to the amended project plan and boundaries for TIF District No. 4, City of Marshfield, Wisconsin; and

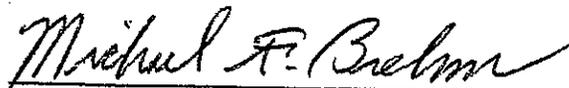
WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Marshfield, Wisconsin, has received in an open meeting additional information from the City of Marshfield staff regarding the amendments to the project plan and boundaries for Tax Incremental District No. 4, City of Marshfield, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in TIF District No. 4, City of Marshfield, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 4, City of Marshfield, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements;
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this 14th day of October, 1997.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT NO. 4
CITY OF MARSHFIELD, WISCONSIN



Chair

TIF4JRB

