THE CITY OF ASHLAND WILL BE CONDUCTING THEIR MEETINGS IN PERSON
at
CITY HALL COUNCIL CHAMBERS, 601 MAIN STREET WEST, ASHLAND, WI
WITH THE AVAILABLITY TO ATTEND VIRTUALLY

Please contact the Clerk's office if you require accommodations to attend the meeting.

To join the meeting from your computer, tablet or smartphone:

https://global.gotomeeting.com/join/500263957

Or dial in using your phone.

United States (Toll Free): 1-877-309-2073

Access Code: 500-263-957

ASHLAND CITY COUNCIL MEETING
Tuesday, November 30, 2021 – 5:30 PM

Please silence all cell phones during the meeting

1. **CALL TO ORDER**
    - **A. Roll Call**
2. **APPROVAL OF AGENDA**
3. **CITIZEN PARTICIPATION PERIOD**
4. **NEW BUSINESS**
    - **A. Approve an Ordinance No. 2021-1950 to Amend Chapter 3 (1525) Aldermanic Districts, Ashland City Ordinances** *(Clerk)* Roll
    - **B. Approve a Charter Ordinance to Amend Charter Ordinance Chapter 29 (1100) Aldermanic Terms, Ashland City Ordinances** *(Clerk)* Roll
    - **C. Approve a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 10, City of Ashland, Wisconsin** *(Planning)* Roll
5. **ADJOURNMENT**

The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities.

NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact Denise Oliphant at 715-682-7071 (not a TDD telephone number) or FAX: 715-682-7048

SUBJECT: **Approve an Ordinance No. 2021-1950 to Amend Chapter 3 (1525) Aldermanic Districts, Ashland City Ordinances *(Clerk)* Roll**

RECOMMENDATION: As Council Desires

DEPARTMENT OF ORIGIN: City Clerk

CLEARANCES: City Attorney

EXHIBITS:

1. Proposed Ordinance - 7 Positions
2. Proposed Ordinance - 9 Positions
3. City of Ashland Aldermanic Districts maps
4. Data & Statistics for 7 Aldermanic Districts
5. Approved 21-Ward Plan

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH ORD. 51: Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permits the Mayor and/or Clerk to schedule items directly for Council action when a timely decision is needed by the City. The City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to her in Chapter 51, Ashland City Ordinances.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The Common Council, on October 26, 2021, adopted Resolution #17649, the revised City of Ashland's Ward Plan pursuant to the 2020 Census data. The Common Council will consider adoption of Charter Ordinances No. 2021-1950 affirming the new Ward boundaries within the City of Ashland, altering the Aldermanic Districts to conform to the new Ward boundaries, reducing the total number of Aldermanic Districts within the City of Ashland, and potentially voting to have a certain number of Alderpersons elected at-large from the City as a whole.

7 Alderman Districts

The attached proposed Aldermanic District map shows seven (7) evenly distributed districts created from the 21 approved wards. Each district is comprised of three wards drawn as similarly as possible to the previously approved nine-ward map. The Common Council will be comprised of one member representing each of the seven aldermanic districts for a total of seven seats.

Alderman District	Wards Contained	Population of District
1	1 - 2 - 8	1140
2	3 - 4 - 5	1159
3	6 - 7 - 11	1092
4	9 - 10 - 17	1132
5	12- 13 - 14	1046
6	15 - 16 - 21	1157
7	18 - 19 - 20	1179
		1129 = Average Population

(Detailed statistics of each district has been provided as an exhibit for further consideration.)

Recommendation
Council is asked to approve the aldermanic district lines.

As proposed ordinances continue to be reviewed by the City Attorney, they will be provided at the time of the meeting.

Sequential Ordinance No. 2021-1950

Chapter No. 3 (1525)

AN ORDINANCE TO AMEND CHAPTER 3 (1525) ALDERMANIC DISTRICTS, ASHLAND CITY ORDINANCES

An ordinance adopted by the Common Council for the City of Ashland at its regular meeting of November 30, 2021 for the purpose of amending Chapter 3 (1525) Aldermanic Districts to reflect the reduction of Aldermanic Districts as a result of the 2020 Census from eleven (11) to seven (7).

SECTION I

Chapter 3 shall be amended and replaced in its entirety as follows:

3.01. Creation of Aldermanic Districts. Pursuant to the provisions of Sec. 62.08, Wis. Stats., the aldermanic districts of the City of Ashland shall be recreated as set forth in this chapter.

3.02. Number of Aldermanic Districts. There shall be seven (7) aldermanic districts in the City of Ashland. Each aldermanic district shall be numbered consecutively one through seven following a general west to east pattern

3.03. Aldermanic Districts Established. The City of Ashland shall be divided into seven (7) aldermanic districts; comprised of twenty-one (21) wards, which shall be numbered wards one (1) through twenty-one (21), and are described in Resolution No. 17649 adopted by the Common Council of the City of Ashland on October 26, 2021, and which is incorporated herein by reference.

(a) **Aldermanic District 1 – Wards One (1), Two (2), and Eight (8)**
(b) **Aldermanic District 2 – Wards Three (3), Four (4), and Five (5)**
(c) **Aldermanic District 3 – Wards Six (6), Seven (7), and Eleven (11)**
(d) **Aldermanic District 4 – Wards Nine (9), Ten (10), and Seventeen (17)**
(e) **Aldermanic District 5 – Wards Twelve (12), Thirteen (12), and Fourteen (14)**
(f) **Aldermanic District 6 – Wards Fifteen (15), Sixteen (16), and Twenty-one (21)**
(g) **Aldermanic District 7 – Wards Eighteen (18), Nineteen (19), and Twenty (20)**

.

3.04. Composition of the Common Council. There shall be one representative of each of the seven (7) aldermanic districts who reside within their respective district to create the Common Council.

SECTION II

This ordinance shall be effective upon passage and publication.

PASSED: November 30, 2021
PUBLISHED: December 7, 2021

____
Councilperson

ATTEST: ____________________________ ______________________________
Denise Oliphant, City Clerk   Debra S. Lewis, Mayor

APPROVED AS TO FORM:

____

Max T. Lindsey, City Attorney

Charter Ordinance No.   2021-1950

Chapter No. 3 (1525)

A CHARTER ORDINANCE TO AMEND CHAPTER 3 (1525) ALDERMANIC DISTRICTS, ASHLAND CITY ORDINANCES

A Charter ordinance adopted by the Common Council for the City of Ashland at its regular meeting of November 30, 2021 for the purpose of amending Chapter 3 (1525) Aldermanic Districts to reflect the reduction of Aldermanic Districts as a result of the 2020 Census from eleven (11) to seven (7), and to establish two at-large alderperson positions.

SECTION I

Chapter 3 shall be amended and replaced in its entirety as follows:

3.01. Creation of Aldermanic Districts. Pursuant to the provisions of Sec. 62.08, Wis. Stats., the aldermanic districts of the City of Ashland shall be recreated as set forth in this chapter.

3.02. Number of Aldermanic Districts. There shall be seven (7) aldermanic districts in the City of Ashland. Each aldermanic district shall be numbered consecutively one through seven following a general west to east pattern

3.03. Aldermanic Districts Established. The City of Ashland shall be divided into seven (7) aldermanic districts; comprised of twenty-one (21) wards, which shall be numbered wards one (1) through twenty-one (21), and are described in Resolution No. 17649 adopted by the Common Council of the City of Ashland on October 26, 2021, and which is incorporated herein by reference.

(a) **Aldermanic District 1 – Wards One (1), Two (2), and Eight (8)**
(b) **Aldermanic District 2 – Wards Three (3), Four (4), and Five (5)**
(c) **Aldermanic District 3 – Wards Six (6), Seven (7), and Eleven (11)**
(d) **Aldermanic District 4 – Wards Nine (9), Ten (10), and Seventeen (17)**
(e) **Aldermanic District 5 – Wards Twelve (12), Thirteen (12), and Fourteen (14)**
(f) **Aldermanic District 6 – Wards Fifteen (15), Sixteen (16), and Twenty-one (21)**
(g) **Aldermanic District 7 – Wards Eighteen (18), Nineteen (19), and Twenty (20)**

.

3.04. Composition of the Common Council. There shall be one representative of each of the seven (7) aldermanic districts who reside within their respective district, and two (2) at-large representatives to create the Common Council.

3.05. Inapplicability of Statutes. Pursuant to Sec. 66.0101(4), Wis. Stats., the City hereby elects that the portion of Sec. 62.08(1), Wis. Stats. requiring aldermanic districts to be comprised entirely of wards shall not apply to the City of Ashland, to the extent that the City hereby elects to have two (2) at-large alderpersons elected to the Common Council by and from all electors of the City of Ashland.

SECTION II

This is a Charter Ordinance and shall be effective as provided in Sec. 66.0101(5), Wis. Stats.

PASSED: November 30, 2021
PUBLISHED: December 7, 2021

____
Councilperson

Charter Ordinance No. 2021-1950

Chapter No. 3 (1525)

ATTEST: __________________________ _________________________________

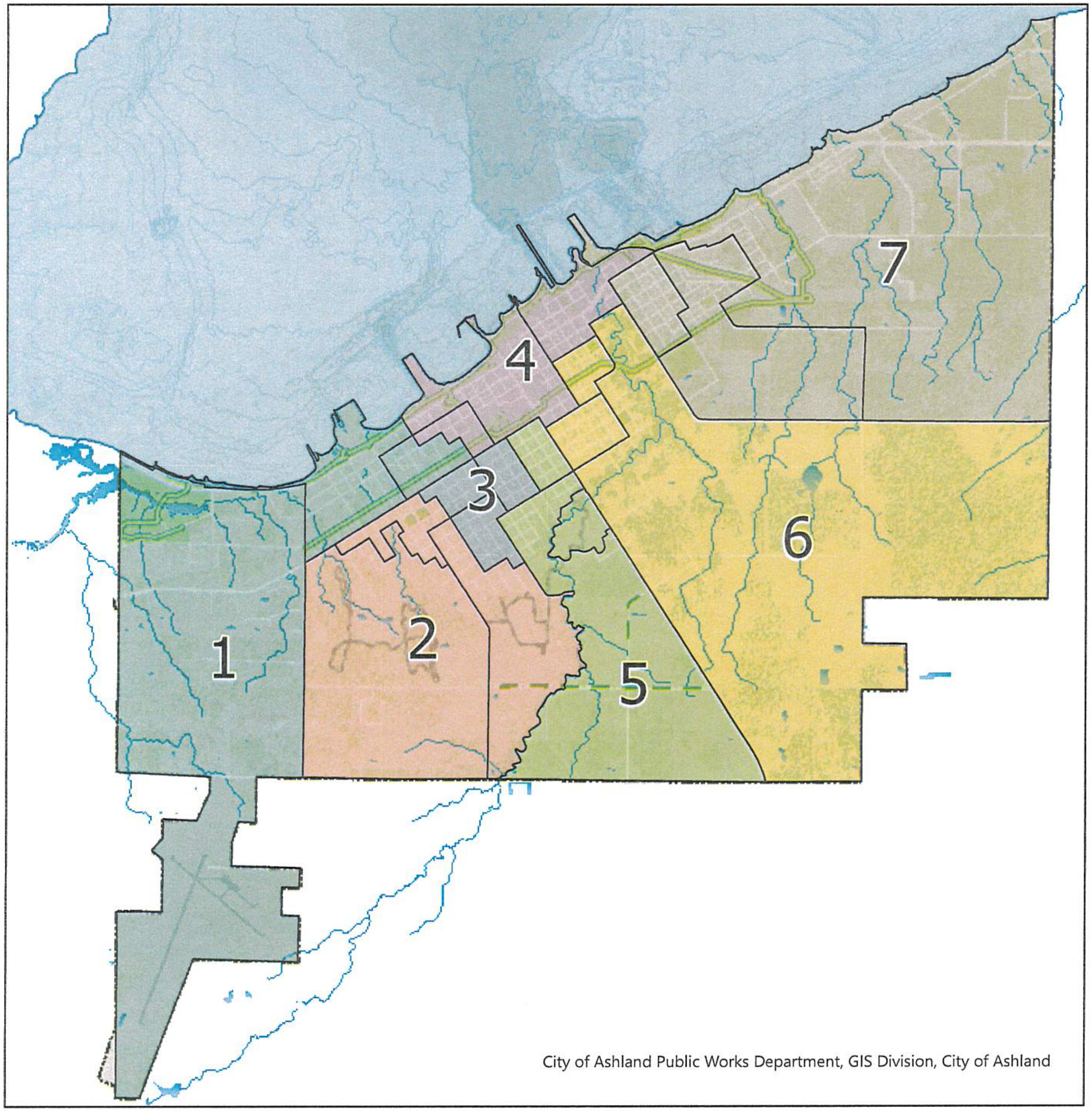
Denise Oliphant, City Clerk — Debra S. Lewis, Mayor

APPROVED AS TO FORM:

____

Max T. Lindsey, City Attorney

City of Ashland Aldermanic Districts



Legend

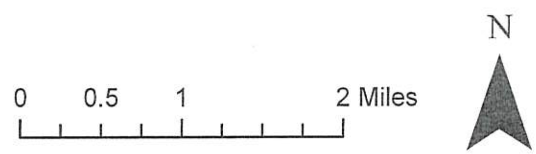
Aldermanic District

- 1
- 2
- 3
- 4
- 5
- 6
- 7

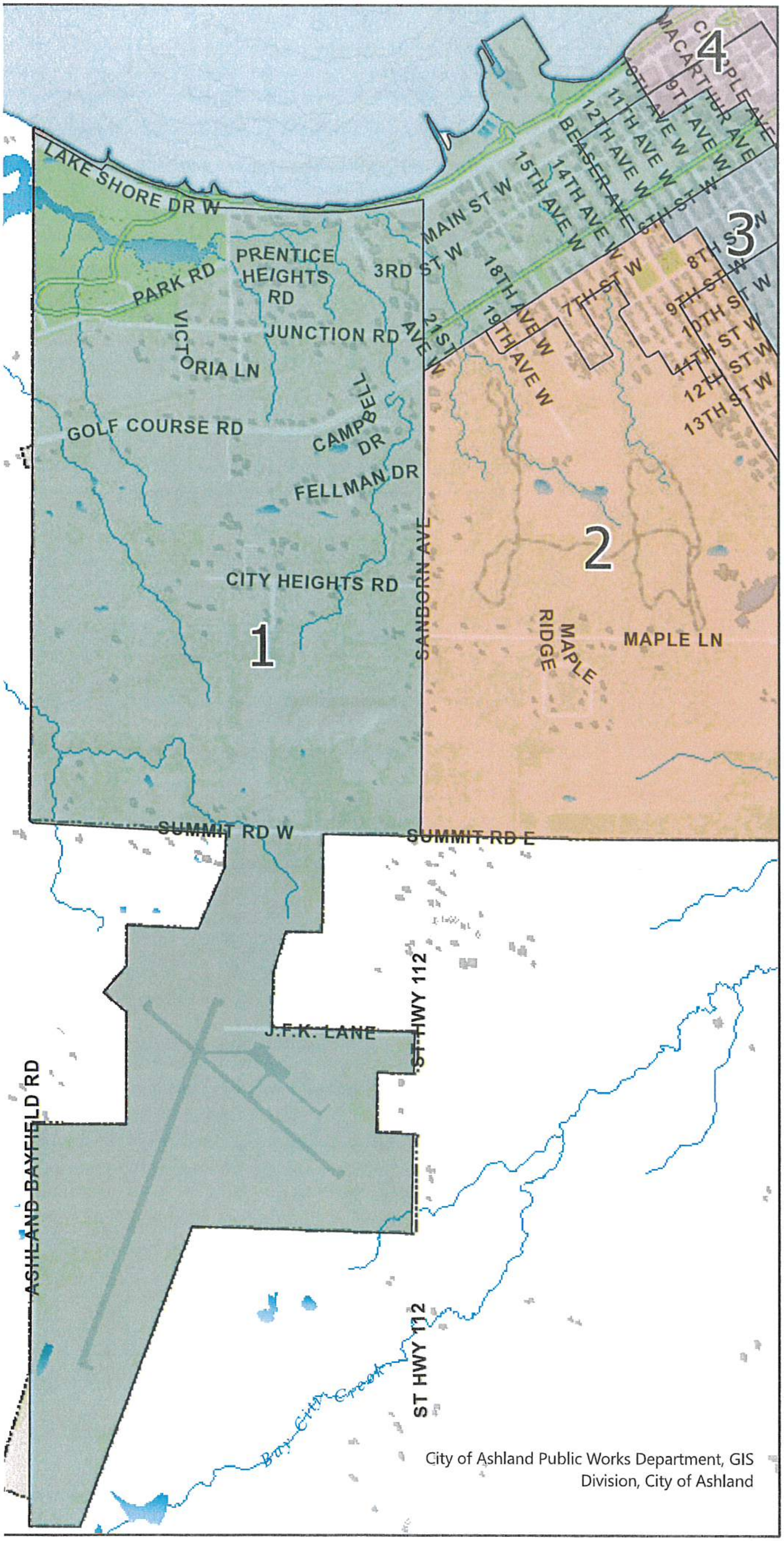
Ward

- Ward

Depicts all of the new Aldermanic Districts within the City of Ashland, WI. Data current as of 2020 Census.



City of Ashland, WI Aldermanic District 1



Depicts the boundary of Aldermanic District 1 comprised of City of Ashland Wards 1,2, and 8. Data current as of 2020 Census.

Legend

Aldermanic District

- 1
- 2
- 3
- 4
- 5
- 6
- 7

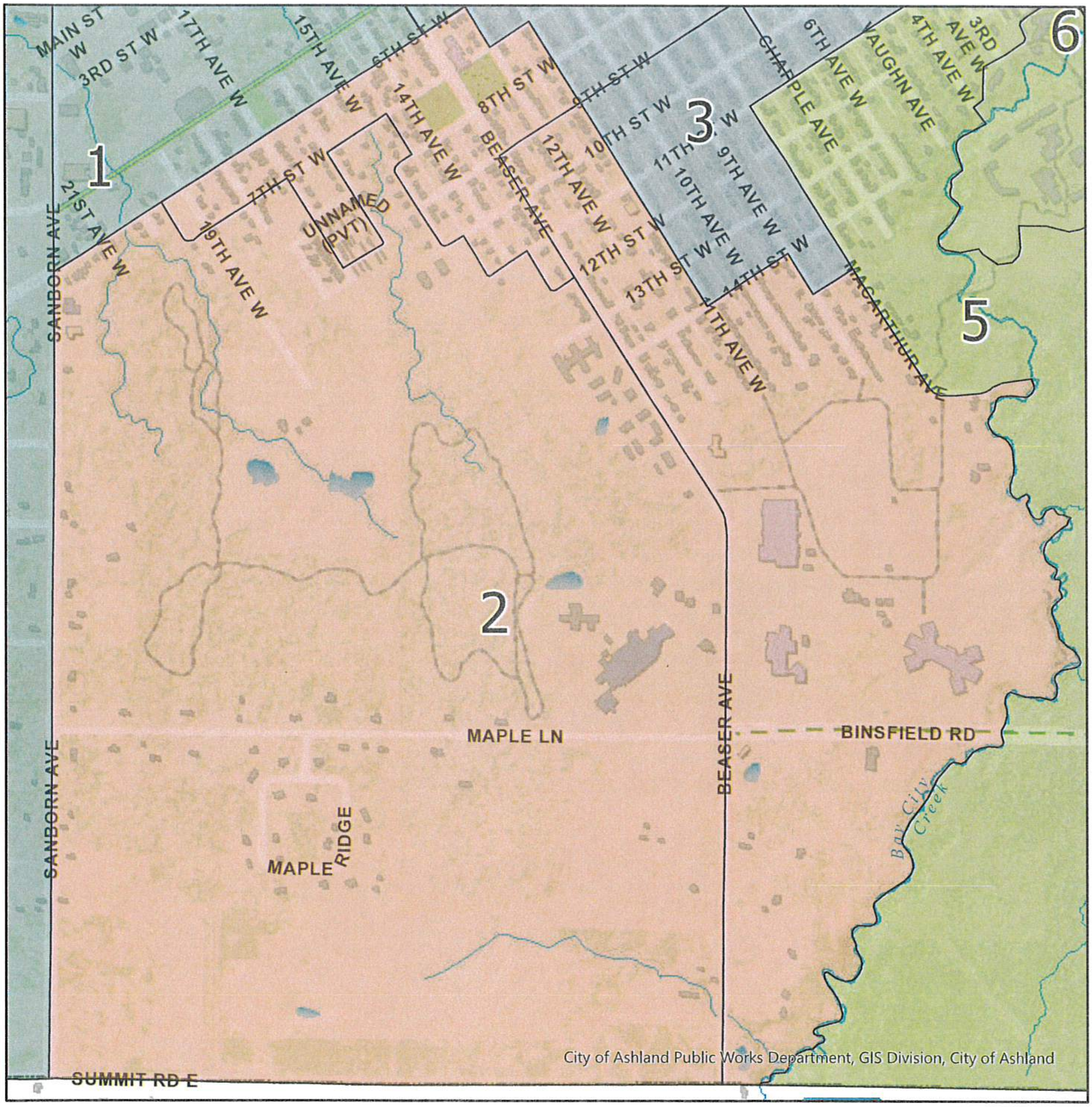
Wards

- Wards

N

0 0.25 0.5 1 Miles

City of Ashland, WI
Aldermanic District 2



Depicts the boundary of Aldermanic District 2 comprised of City of Ashland Wards 3,4, and 5. Data current as of 2020 Census.

0 0.25 0.5 1 Miles

N

Legend

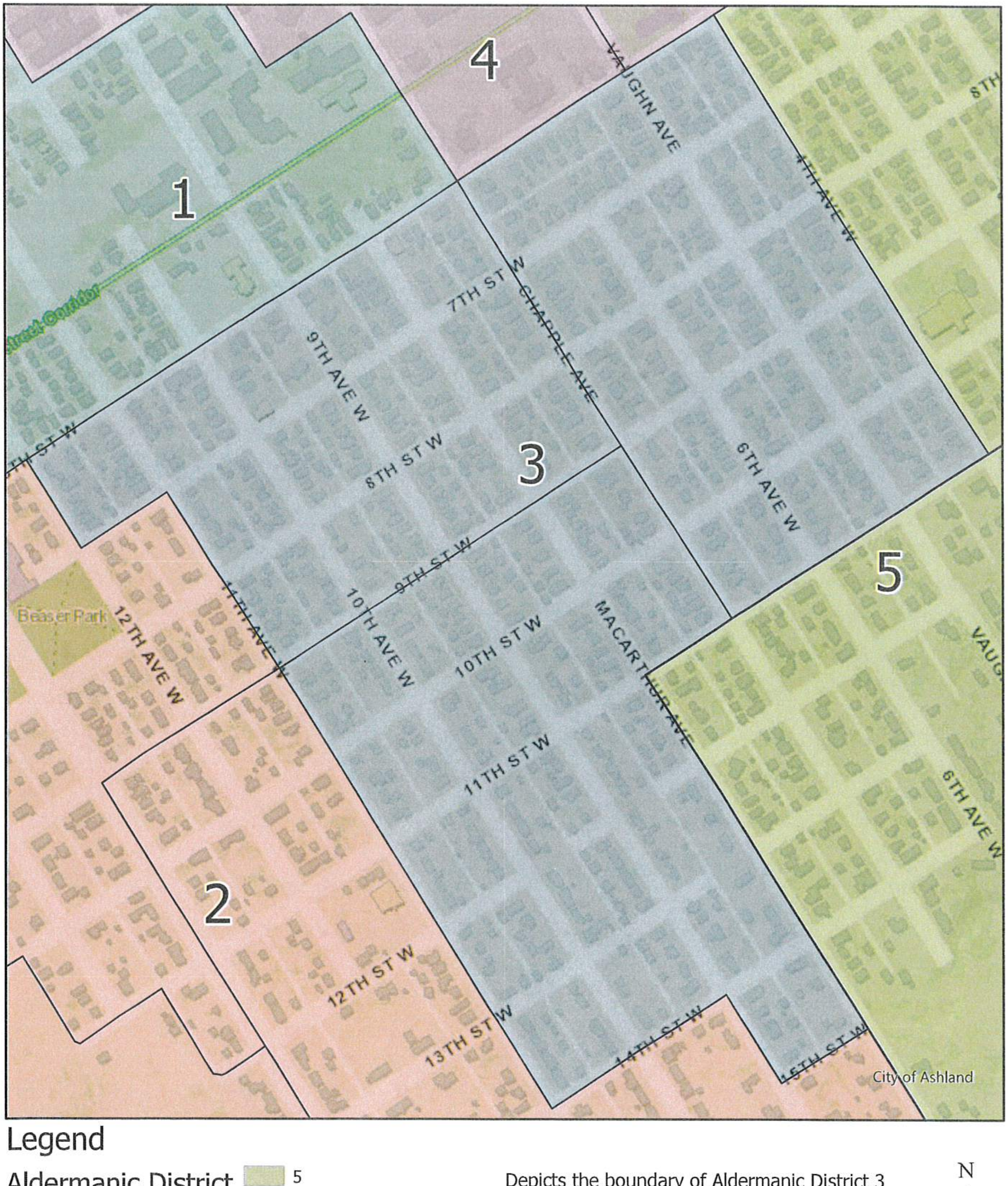
Aldermanic District

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Ward

- Ward

City of Ashland, WI
Aldermanic District 3



Legend

Aldermanic District

1
2
3
4
5
6
7

Ward

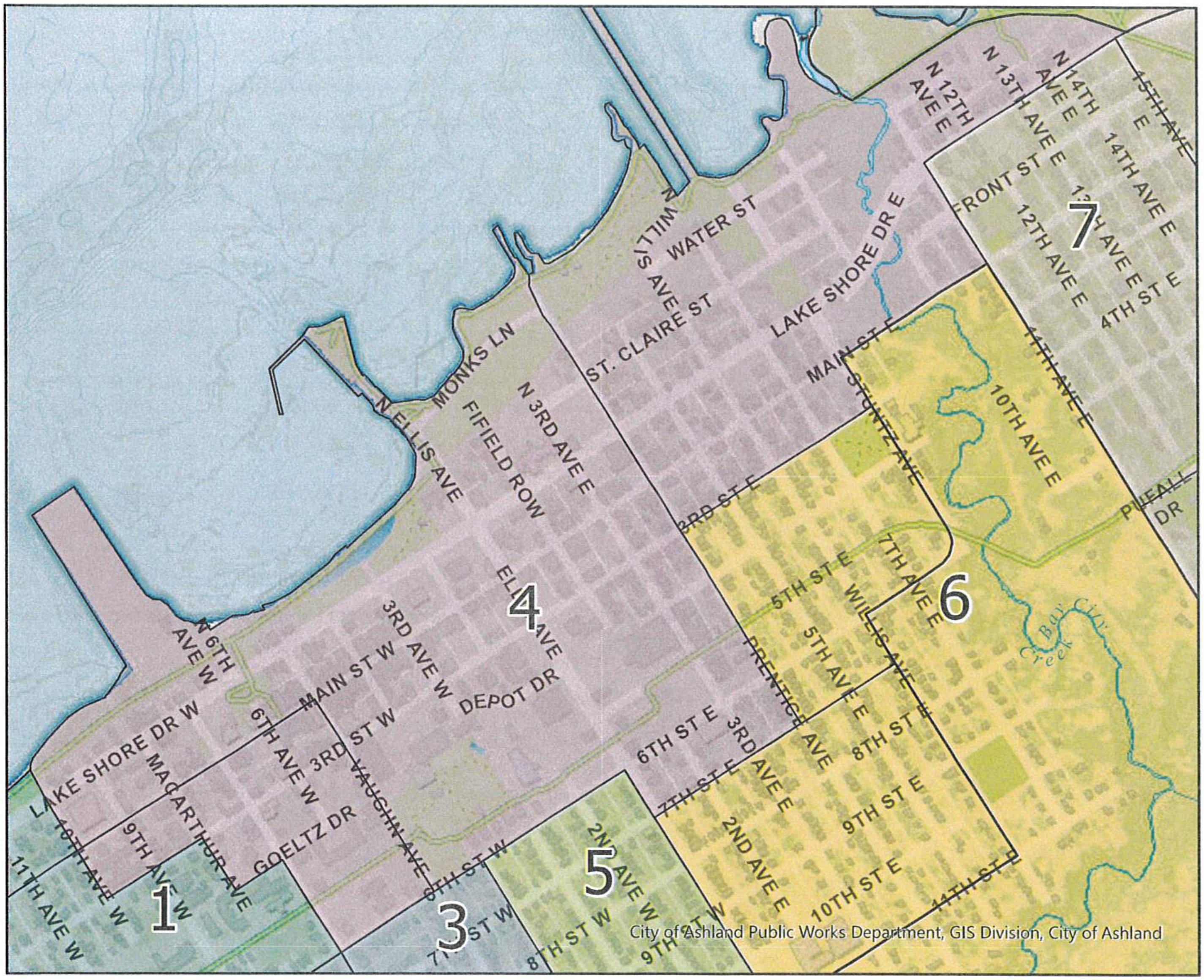
Ward

Depicts the boundary of Aldermanic District 3 comprised of City of Ashland Wards 6,7, and 11. Data current as of 2020 Census.

N

0 0.13 0.25 0.5 Miles

City of Ashland, WI
Aldermanic District 4



Legend

Aldermanic District

1
2
3
4
5
6
7

Ward

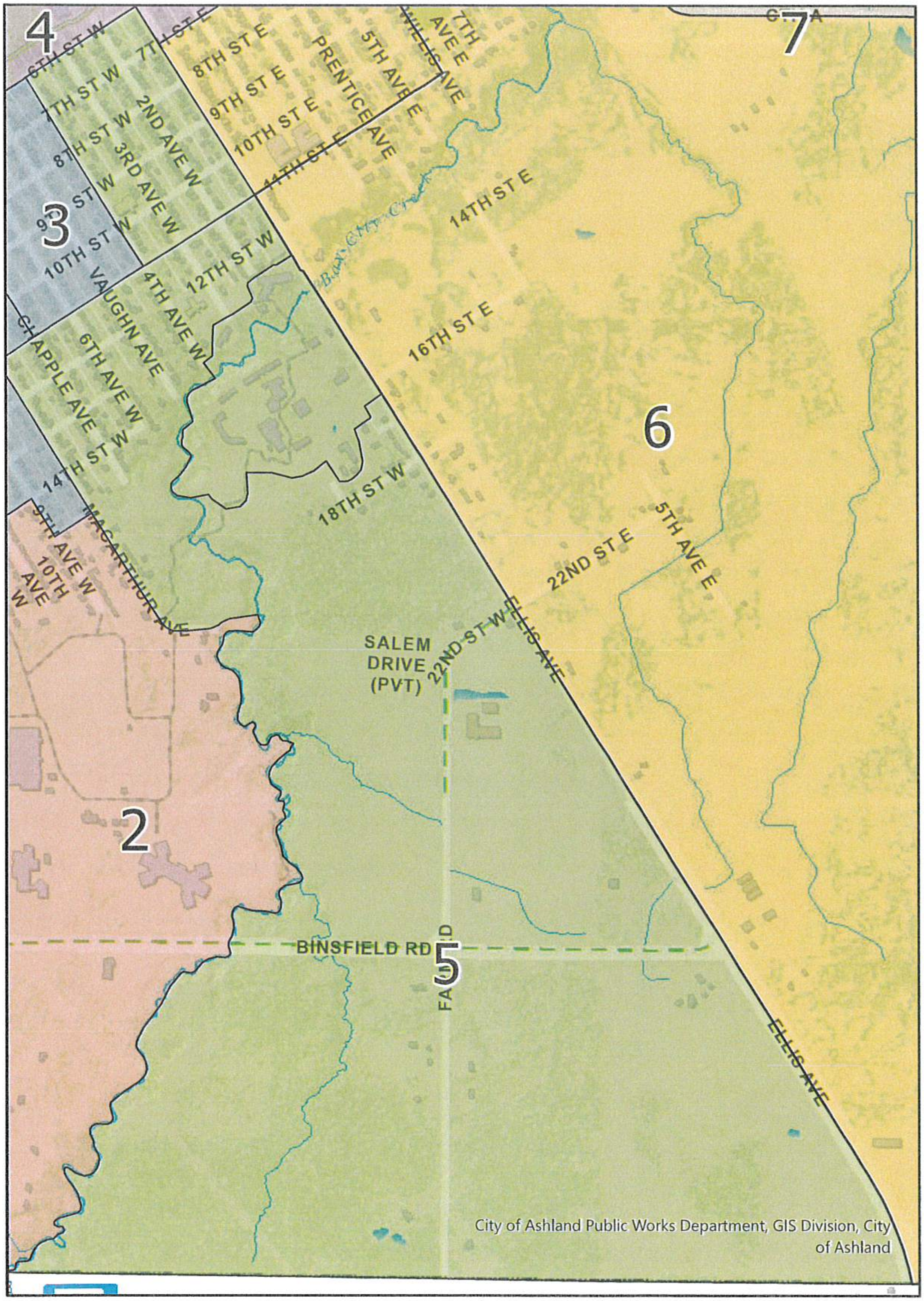
Ward

Depicts the boundary of Aldermanic District 4 comprised of City of Ashland Wards 9,10, and 17. Data current as of 2020 Census.

0 0.25 0.5 1 Miles

N

City of Ashland, WI
Aldermanic District 5



Depicts the boundary of Aldermanic District 5 comprised of City of Ashland Wards 12,13, and 14. Data current as of 2020 Census.

Legend

Aldermanic District

- 1
- 2
- 3
- 4
- 5
- 6
- 7

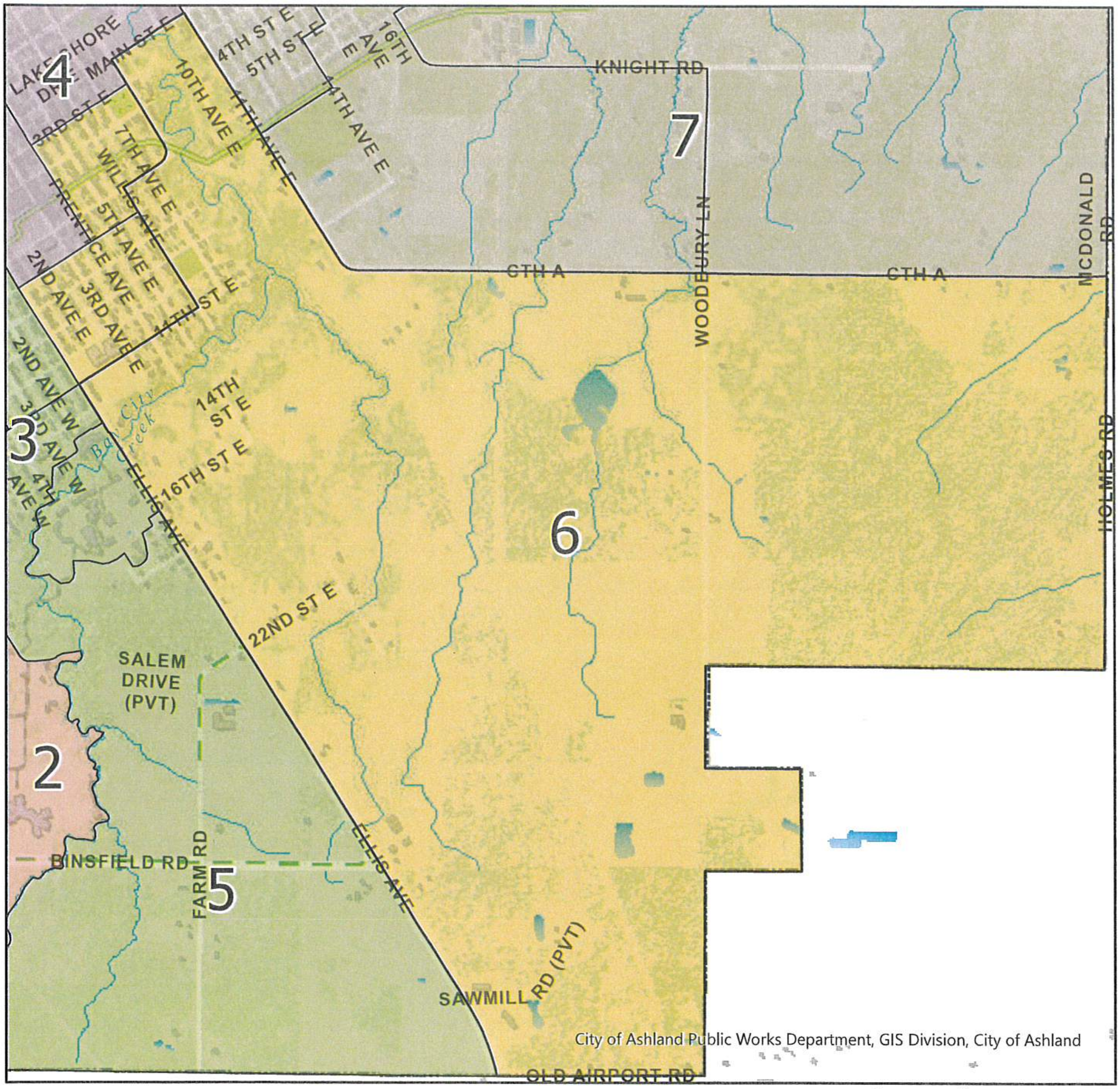
Ward

- Ward

0 0.25 0.5 1 Miles

N

City of Ashland, WI
Aldermanic District 6



Depicts the boundary of Aldermanic District 6 comprised of City of Ashland Wards 15, 16, and 21. Data current as of 2020 Census.

Legend

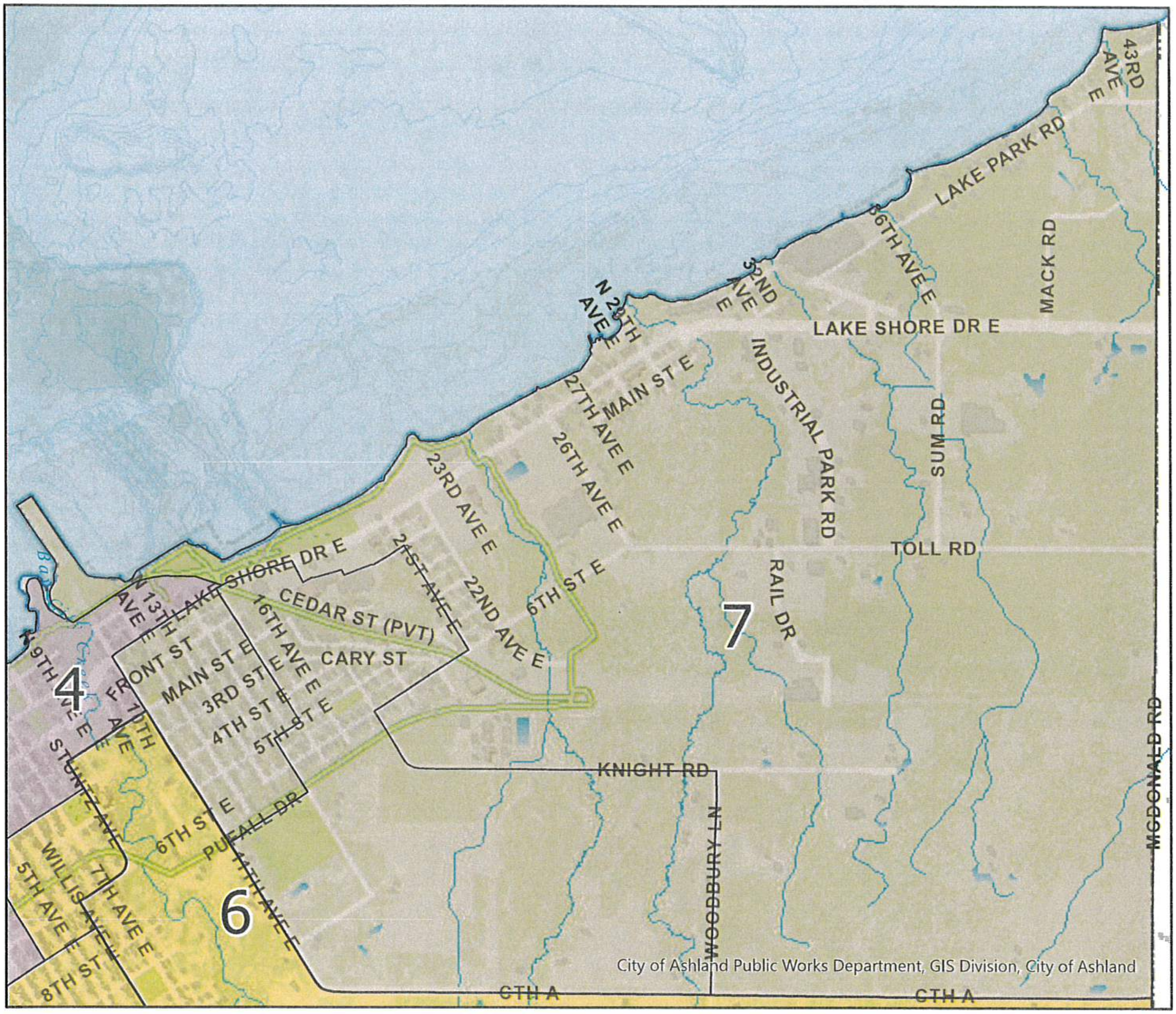
Aldermanic District
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Ward
- Ward

N

0 0.25 0.5 1 Miles

City of Ashland, WI
Aldermanic District 7



Legend

Aldermanic District

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Ward

- Ward

Depicts the boundary of Aldermanic District 7 which is comprised of City of Ashland Wards 18,19,20. Data current as of 2020 Census.

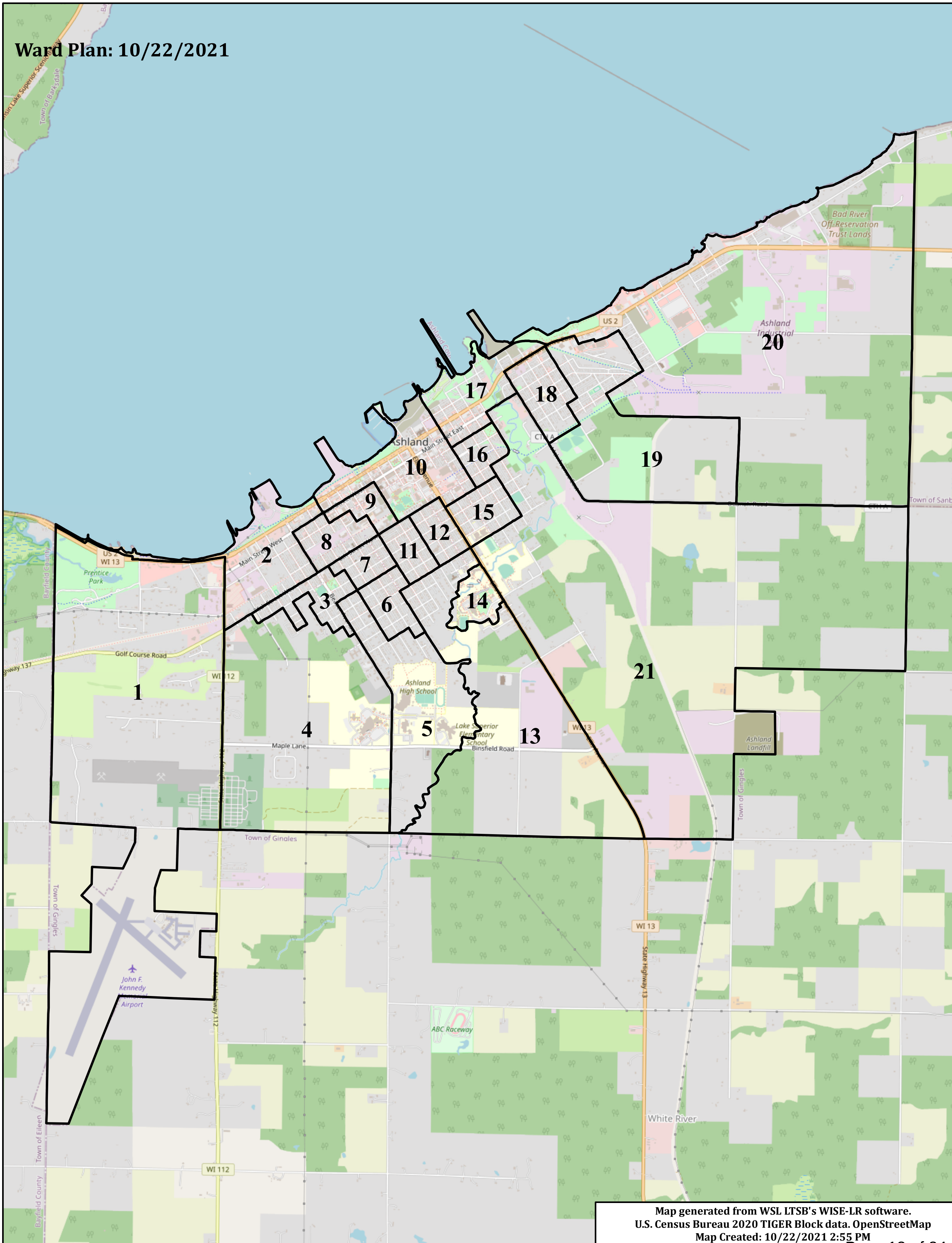
N

0 0.25 0.5 1 Miles

Data & Statistics for 7 Aldermanic Districts

District	Wards	Population	Deviation	% Deviation	Pop 18+	White	Black	Hisp	Asian	Am Indian	% of Pop	Pac Isldr	Other	Multi-Other
1	1 2 8	1,140	11	0.97%	922	915	17	23	14	156	14.70%	1	9	5
2	3 4 5	1,159	30	2.66%	929	960	5	33	11	138	13.01%	0	7	5
3	6 7 11	1,092	-37	-3.28%	807	884	7	39	24	127	11.97%	1	5	5
4	9 10 17	1,132	3	0.27%	995	855	24	39	14	178	16.78%	2	14	6
5	12 13 14	1,046	-83	-7.35%	933	857	37	38	20	79	7.45%	2	5	8
6	15 16 21	1,157	28	2.48%	903	890	8	27	16	197	18.57%	1	16	2
7	18 19 20	1,179	50	4.43%	965	926	11	25	6	186	17.53%	5	13	7
	TOTALS	7,905			6454	6287	109	224	105	1061	100.00%	12	69	38
	Avg	1,129			922	898	16	32	15	152	14%	2	10	5

Ward Plan: 10/22/2021



Map generated from WSL LTSB's WISE-LR software.
U.S. Census Bureau 2020 TIGER Block data. OpenStreetMap
Map Created: 10/22/2021 2:55 PM

SUBJECT: **Approve a Charter Ordinance to Amend Charter Ordinance Chapter 29 (1100) Aldermanic Terms, Ashland City Ordinances *(Clerk)* Roll**

RECOMMENDATION: As Council Desires

DEPARTMENT OF ORIGIN: City Clerk

CLEARANCES: City Attorney

EXHIBITS:
1. Proposed Ordinance - 7 Positions
2. Proposed Ordinances - 9 Positions

EXPENDITURES REQUIRED: NA

AMOUNT BUDGETED:

APPROPRIATION REQUIRED: NA

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH ORD. 51: Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permit the Mayor and/or Clerk to schedule items directly for Council action when a timely decision is needed by the City. The City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to her in Chapter 51, Ashland City Ordinances.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN:

SUMMARY STATEMENT:

The 2020 Census requires all municipalities to redistrict and align municipal wards and aldermanic districts according to any population shifts, and increases and/or reductions. The City of Ashland's Common Council used this event as an opportunity to re-evaluate the number of seats on its board in response to these Census changes.

Once the final number of seats is determined, the City's Charter Ordinance will be amended to reflect changes made in reference to term limits and the election cycle for at-large seats if the Council chooses for this.

At-Large Seats

If Council wishes, there may be at-large seats designated also to be representatives of the City but without defining districts. At-large seats are elected by all eligible voters of the City, not just within their specified alderperson district. The number of at-large seats is at the discretion of Council.

If one at-large seat is approved, the position would be elected during the Spring 2022 Election. The person elected will hold an initial term of one year expiring in April 2023, to be re-elected each odd numbered year thereafter.

Should Council prefer two at-large seats, the second position would be elected during the Spring 2022 Election and hold an initial term of two years expiring in April 2024, to be re-elected each even numbered year thereafter.

Recommendation

Council is asked to determine the number of seats to be held on the Common Council. A two-thirds vote is required to approve the number of members on its board.

As proposed ordinances continue to be reviewed by the City Attorney, they will be provided at the time of the meeting.

Charter Ordinance No. 2021-1951

Chapter No. 29 (1100)

A CHARTER ORDINANCE TO AMEND CHARTER ORDINANCE CHAPTER 29 (1100) ALDERMANIC TERMS, ASHLAND CITY ORDINANCES

A Charter ordinance adopted by the Common Council for the City of Ashland at its regular meeting of November 30, 2021 for the purpose of amending Chapter 29 (1100) Aldermanic Terms to reflect the reduction of the Common Council seats from eleven (11) to seven (7).

SECTION I

Chapter 29 shall be amended and replaced in its entirety as follows:

29.01. Office of Alderpersons. The office of the Alderpersons for the Common Council of the City of Ashland shall continue as two year terms but the terms of the offices shall be staggered as hereinafter provided.

29.02. Elections: Aldermanic Districts

(a) For the aldermanic election in April of each odd-numbered year, the aldermanic offices for Aldermanic Districts 2, 4, 6 and 8 shall have two-year terms expiring the day prior to the Common Council's Reorganizational Meeting on the third Tuesday in April of the next odd-numbered year.

(b) For the aldermanic election in April of each even-numbered year, the aldermanic offices for Aldermanic Districts 1, 3, 5, and 7 shall have two year terms expiring the day prior to the Common Council's Reorganizational Meeting on the third Tuesday in April of the next even-numbered year.

29.03. Polling Place. All elections for Alderpersons to serve on the Common Council shall be conducted at the Bretting Community Center, located at 400 4th Ave. W, unless otherwise designated by resolution of the Common Council pursuant to Sec. 5.25, Wis. Stats., at least thirty (30) days prior to any scheduled election.

SECTION II

This is a Charter Ordinance and shall be effective as provided in Sec. 66.0101(5), Wis. Stats.

PASSED: November 30, 2021
PUBLISHED: December 7, 2021

____
Councilperson

ATTEST: __________________________
Denise Oliphant, City Clerk

____
Debra S. Lewis, Mayor

APPROVED AS TO FORM:

____

Charter Ordinance No. 2021-1951

Chapter No. 29 (1100)

Max Lindsey, City Attorney

Charter Ordinance No. 2021-1951

Chapter No. 29 (1100)

A CHARTER ORDINANCE TO AMEND CHARTER ORDINANCE CHAPTER 29 (1100) ALDERMANIC TERMS, ASHLAND CITY ORDINANCES

A Charter ordinance adopted by the Common Council for the City of Ashland at its regular meeting of November 30, 2021 for the purpose of amending Chapter 29 (1100) Aldermanic Terms to reflect the reduction of the Common Council seats from eleven (11) to seven (7), plus the addition of two (2) at-large alderperson positions.

SECTION I

Chapter 29 shall be amended and replaced in its entirety as follows:

29.01. Office of Alderpersons. The office of the Alderpersons for the Common Council of the City of Ashland shall continue as two year terms but the terms of the offices shall be staggered as hereinafter provided.

29.02. Elections: Aldermanic Districts

(a) For the aldermanic election in April of each odd-numbered year, the aldermanic offices for Aldermanic Districts 2, 4, 6 and 8 shall have two-year terms expiring the day prior to the Common Council's Reorganizational Meeting on the third Tuesday in April of the next odd-numbered year.

(b) For the aldermanic election in April of each even-numbered year, the aldermanic offices for Aldermanic Districts 1, 3, 5, and 7 shall have two year terms expiring the day prior to the Common Council's Reorganizational Meeting on the third Tuesday in April of the next even-numbered year.

29.03. Elections: At-Large Alderpersons. There shall be two (2) At-Large alderpersons elected to the Common Council, to be voted by all registered voters of the City of Ashland, which shall be designated as "At-Large Seat A" and "At-Large Seat B". Each shall have two-year terms but staggered as provided:

(a) Both At-Large Alderpersons shall be elected into office in April 2022.

(b) At-Large Alderman Seat A shall have an initial one-year term to expire the day before the Common Council's Reorganizational Meeting in April, 2023, and then continue two-year terms expiring the next odd-numbered year.

(c) At-Large Alderperson Seat B shall have a term to expire the day before the Common Council's Reorganizational Meeting in April 2024, and then continue two-year terms expiring the next even-numbered year.

29.04. Polling Place. All elections for Alderpersons to serve on the Common Council, including those representing Aldermanic Districts as well as At-Large Alderpersons, shall be conducted at the Bretting Community Center, located at 400 4th Ave. W, unless otherwise designated by resolution of the Common Council pursuant to Sec. 5.25, Wis. Stats., at least thirty (30) days prior to any scheduled election.

SECTION II

Charter Ordinance No. 2021-1951

Chapter No. 29 (1100)

This is a Charter Ordinance and shall be effective as provided in Sec. 66.0101(5), Wis. Stats.

PASSED: November 30, 2021
PUBLISHED: December 7, 2021

____
Councilperson

ATTEST: ______________________________
Denise Oliphant, City Clerk

____
Debra S. Lewis, Mayor

APPROVED AS TO FORM:

____
Max Lindsey, City Attorney

SUBJECT: **Approve a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 10, City of Ashland, Wisconsin *(Planning)* Roll**

RECOMMENDATION: Approval

DEPARTMENT OF ORIGIN: Planning & Development

CLEARANCES: Planning Director

EXHIBITS:
1. Proposed Resolution
2. Exhibit B - Project Plan
3. Resolution No. 17622, signed April 20, 2021

EXPENDITURES REQUIRED:

AMOUNT BUDGETED:

APPROPRIATION REQUIRED:

TREASURER'S CERTIFICATE: NA

COMPLIANCE WITH ORD. 51: Section 51.26 (b) of Chapter 51, Ashland City Ordinances, permit the Mayor and/or Clerk to schedule items directly for Council action when a timely decision is needed by the City. The City Clerk has chosen to direct this item directly to Council pursuant to the authority granted to her in Chapter 51, Ashland City Ordinances.

STATEMENT OF CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed resolution conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan. The proposed resolution is the final piece of documentation needed to record the Tax Incremental District (TID) No. 10 Project Plan and boundary amendments approved by City Council in April, 2021 with the Department of Revenue. These amendments will give the City tools to implement multiple Comp Plan goals including 1) supporting new business development and existing business expansion in the downtown, 2) prompting property owners to invest in preservation of their historical downtown buildings, and 3) investing in infrastructure and amenities that will promote quality of place and vibrancy in the downtown for residents and visitors.

SUMMARY STATEMENT:

The proposed resolution to approve amendments to the Project Plan and boundary of Tax Incremental District (TID) No. 10 is an expansion of Resolution 17622 approved by City Council on April 20, 2021. The new proposed ordinance does not constitute any substantive changes to the project plan or boundary amendments previously approved by City Council, but does provide additional information and clarification that is required for the Department of Revenue to finish processing these TID amendments. This resolution is the last piece of documentation required to finalize the amendments.

The TID amendments previously approved by City Council and proposed in the attached Resolution 1) facilitated the Downtown Building Improvement Grant Program, 2) included properties with current or anticipated future redevelopment projects, and 3) created the capacity for up to three business plan competitions to catalyze economic development and filling vacant storefront spaces.

RESOLUTION NO. 17652

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 10, CITY OF ASHLAND, WISCONSIN

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

WHEREAS**,** Tax Incremental District No. 10 (the "District") was created by the City on May 30, 2017 as a blighted area district and

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

WHEREAS**,** such Amendment will:

a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS**,** an amended Project Plan for the District has been prepared that includes:

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Ashland County, the Ashland School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 6, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS**,** after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the City Council that it amend the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ashland that as agreed according to the minutes adopted for the Council meeting on April 20, 2021:

1. The boundaries of the District named "Tax Incremental District No. 1, City of Ashland", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2021.
3. The City Council finds and declares that:

   a. Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

   b. Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a blighted area district based on the identification and classification of the property included within the District.

   c. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   d. There are no additional improvements as a result of this amendment.

   e. The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   f. That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.

   g. The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   h. Project costs relate directly to promoting elimination of blight within the area consistent with the purpose for which the District was created.

(2467)

4. The Project Plan for "Tax Incremental District No. 1, City of Ashland" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

BE IT RESOLVED by the Common Council as agreed in the minutes adopted on April 20, 2021.

Adopted this 30th day of November, 2021

____
Councilperson

ATTEST: ______________________________ ________________________________
Denise Oliphant, City Clerk Debra S. Lewis, Mayor

APPROVED AS TO FORM:

____
Max Lindsey, City Attorney

(2467)

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF ASHLAND

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 30, 2021

Project Plan Amendment

Tax Incremental District No. 10

City of Ashland, Wisconsin

Organizational Joint Review Board Meeting Held:	April 6, 2021
Public Hearing Held:	April 6, 2021
Approval by Plan Commission:	April 6, 2021
Adoption by Common Council:	April 20, 2021
Approval by the Joint Review Board:	April 28, 2021

Table of Contents

SECTION 1:
Executive Summary

Description of District

Tax Incremental District ("TID") No. 10 ("District") is adding 1.22 acres to the original District. The District was created as a blighted area district created on May 30, 2017 and was created to:

- Provide a funding source for the construction of required public infrastructure improvements in order to allow for development and redevelopment to occur within the District.
- The initial project was construction of a new hotel in the City's downtown section with TID No. 10 providing financial assistance to allow the project to proceed and for the new construction to be aesthetically pleasing and harmonious with the City's downtown area.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").
- Creation of a Downtown Building Improvement Grant Program to be funded by Tax Increment District No. 10 and facilitated by the City of Ashland. This grant program would provide a one-time opportunity to assist property owners of buildings located within ½ mile of the TID in preserving and enhancing the community's downtown historic building stock, and create long-term economic benefits.
- Provide funding to complete three business plan competitions throughout the life of the District, and provide other direct development incentives to fill vacancies, support entrepreneurship, and promote downtown revitalization.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately $1,750,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include development incentives, Downtown Building Improvement Grant funding, and business plan competition funding. Some of the development incentives will occur outside of, but within one-half mile, of the District's boundaries.

Incremental Valuation

The City projects that new land and improvements value of approximately $1,500,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption's as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs by the end of its total life in 2045.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

   The Downtown Building Improvement Program would not be able to be funded without the assistance of tax increment. TID No. 10 has and will have funds available from the successful development of the hotel project. The Program will assist in stimulating additional development in the downtown area and continue the goal of eliminating blight.

   The substantial investment needed to provide the public infrastructure necessary to allow for development within the District and within a half-mile of the District. Absent the use of tax increment financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District, as amended, is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1., or was a blighted area at the time the District was created.

5. Based on the foregoing finding, the District remains designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

SECTION 2:
Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments

<u>Parcels Located within Current and Proposed TID #10 Boundary</u>

1) 201-00207-0000; 818 Main St W
2) 201-00199-0000; 808 Main St W
3) 201-00198-0000; 806 Main St W
4) 201-00197-0000; 802 Main St W
5) 201-00196-0000; 800 Main St W
6) 201-00706-0000; 210 MacArthur Ave
7) 201-00008-0000; 717 Main St W
8) 201-00009-0000; 715 Main St W
9) 201-00012-0000; 709 Main St W
10) 201-00703-0000
11) 201-00702-1000
12) *201-00701-0000; 700 Main St W
13) 201-00763-0000
14) 201-00762-0000
15) 201-00761-0000; 215 Chapple Ave
16) 201-00754-0000; 212 Chapple Ave
17) 201-04312-0000; 612 Main St W
18) 201-04310-0000
19) 201-04229-0000; 601 Main St W
20) 201-04230-0000; 519 Main St W
21) 201-04231-0000
22) 201-04232-0000; 509-515 Main St W
23) *201-04234-0000; 505 Main St W
24) *201-04300-0000; 502 Main St W
25) *201-04299-0000; 501 3rd St W
26) *201-04241-0000; 421 Main St W
27) *201-04242-0000; 419 Main St W
28) *201-04243-0000; 417B Main St W
29) *201-04244-0000; 417 Main St W
30) *201-04245-0000; 415 Main St W
31) *201-04246-0000; 413 Main St W

*Parcels proposed for inclusion in TID #10 through boundary amendment

SECTION 3:
Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments

SECTION 4:

Preliminary Identification of Parcels to be Added

City of Ashland, Wisconsin
Tax Increment District #10
Base Property Information

Property Information					Assessment Information				Equalized Value					District Classification					District Classification		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant
	201-00701-0000	700 Main St. W	Chequamegon Food Cooperative	0.42	49,500	633,800	302,400	985,700	90.30%	54,817	701,883	334,884	1,091,584		0.42			0.42	0.42		0.00
	201-04234-0000	505 Main St. W	Donald E. & Patricia I. Moore Trust	0.32	44,600	178,300	300	223,200	90.30%	49,391	197,453	332	247,176		0.32			0.32	0.32		0.00
	201-04241-0000	421 Main St. W	Vaughn Avenue Properties, LLC	0.16	21,800	91,700	7,600	121,100	90.30%	24,142	101,550	8,416	134,109		0.16			0.16	0.16		0.00
	201-04242-0000	419 Main St. W	Guski, Reuben & Vicki	0.00	11,500	66,700	300	78,500	90.30%	12,735	73,865	332	86,932		0.00			0.00	0.00		0.00
	201-04243-0000	417B Main St. W	Northwoods Dyeworks, LLC	0.04	5,100	27,000		32,100	90.30%	5,648	29,900	0	35,548		0.04			0.04	0.04		0.00
	201-04244-0000	417 Main St. W	Lumi Norr Properties, LLC	0.05	6,500	49,100		55,600	90.30%	7,198	54,374	0	61,573		0.05			0.05	0.05		0.00
	201-04245-0000	415 Main St. W	Porter, Kevin D	0.08	11,500	123,100		134,600	90.30%	12,735	136,323	0	149,059		0.08			0.08	0.08		0.00
	201-04246-0000	413 Main St. W	Hilltop Enterprises LLC	0.16	23,000	47,400	300	70,700	90.30%	25,471	52,492	332	78,295		0.16			0.16	0.16		0.00
			Total Acreage	**1.22**	173,500	1,217,100	310,900	1,701,500		192,137	1,347,841	344,297		0	1.223	0	0	1.223	1.223	0	0
														0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%
												Estimated Base Value	**1,884,275**								

The above values are as of January 1, 2020. Actual base value certification of the territory will be based on January 1, 2021 assessed values.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals $25,365,300. This value is less than the maximum of $56,046,240 in equalized value that is permitted for the City.

City of Ashland, Wisconsin Tax Increment District #10 Valuation Test Compliance Calculation		
District Creation Date		5/30/2017
		Valuation Data Currently Available 2020
Total EV (TID In)		467,052,000
12% Test		56,046,240
Increment of Existing TIDs		
	TID #6	11,626,500
	TID #9	8,414,400
	TID #10	3,933,800
Total Existing Increment		23,974,700
Projected Base of New or Amended District		1,884,275
Less Value of Any Underlying TID Parcels		0
Total Value Subject to 12% Test		25,858,975
Compliance		PASS

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

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on May 30, 2017 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

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

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified in the program manual.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The main street infrastructure project is expected to occur within the District and within one-half mile of the District. The Downtown Building Improvement Program and other Development Incentives are also expected to occur on properties within the District and within one-half mile of the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

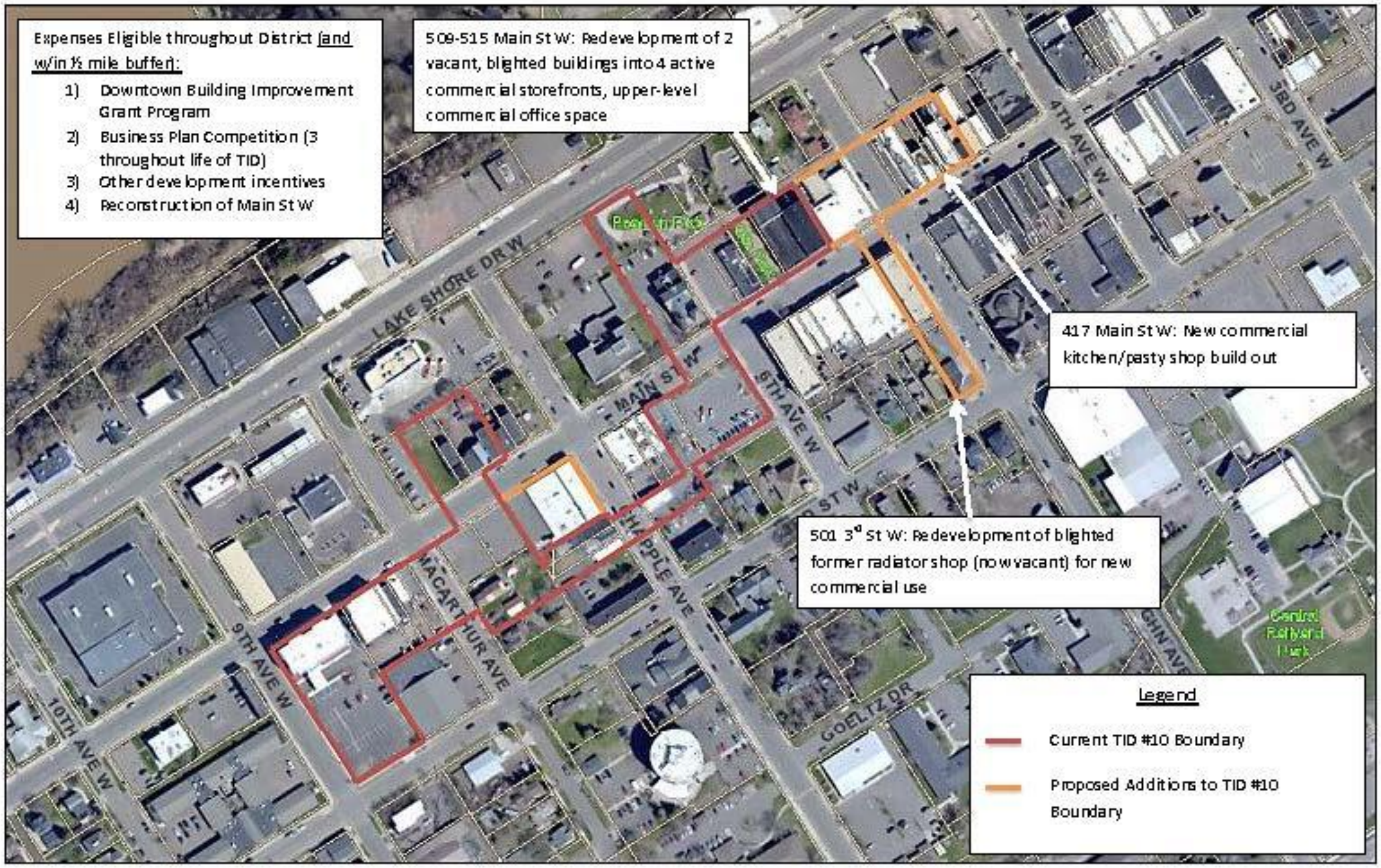
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Ashland, Wisconsin

Tax Increment District #10

Estimated Project List

Project ID	Project Name/Type	Phase I 2021-22	Phase II 2026	Phase III Throughout	Total (Note 1)
1	Downtown Building Improvement Grant Program	350,000			350,000
2	417 Main Street Development Incentive	10,000			10,000
3	501 3rd Street Development Incentive	10,000			10,000
4	509-515 Main Street Development Incentive	50,000			50,000
5	Main Street West Debt		1,000,000		1,000,000
6	Other Development Incentives			300,000	300,000
7	Business Plan Competitions			30,000	30,000
Total Projects		420,000	1,000,000	330,000	1,750,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $1,500,000 in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1.** Assuming the City's current equalized TID Interim tax rate of $25.09 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,314,845 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Ashland, Wisconsin
Tax Increment District #10
Development Assumptions

Construction Year		Actual	509 - 515 Main St. W	Additional Downtown Developmen	Annual Total	Construction Year	
1	2017				0	2017	1
2	2018	4,073,100			4,073,100	2018	2
3	2019	(139,300)			(139,300)	2019	3
4	2020				0	2020	4
5	2021		500,000		500,000	2021	5
6	2022				0	2022	6
7	2023			400,000	400,000	2023	7
8	2024				0	2024	8
9	2025				0	2025	9
10	2026			300,000	300,000	2026	10
11	2027				0	2027	11
12	2028				0	2028	12
13	2029			300,000	300,000	2029	13
14	2030				0	2030	14
15	2031				0	2031	15
16	2032				0	2032	16
17	2033				0	2033	17
18	2034				0	2034	18
19	2035				0	2035	19
20	2036				0	2036	20
21	2037				0	2037	21
22	2038				0	2038	22
23	2039				0	2039	23
24	2040				0	2040	24
25	2041				0	2041	25
26	2042				0	2042	26
27	2043				0	2043	27
	Totals	3,933,800	500,000	1,000,000	5,433,800		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Ashland, Wisconsin

Tax Increment District #10

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	1,539,978
District Creation Date	May 30, 2017	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2017	Base Tax Rate	$25.09
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 5/30/2039		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2017	-	2018	-	-	2019	$25.09	**0**
2	2018	4,073,100	2019	-	4,073,100	2020	$24.38	**99,307**
3	2019	(139,300)	2020	-	3,933,800	2021	$25.09	**98,711**
4	2020	-	2021	-	3,933,800	2022	$25.09	**98,711**
5	2021	500,000	2022	-	4,433,800	2023	$25.09	**111,257**
6	2022	-	2023	-	4,433,800	2024	$25.09	**111,257**
7	2023	400,000	2024	-	4,833,800	2025	$25.09	**121,294**
8	2024	-	2025	-	4,833,800	2026	$25.09	**121,294**
9	2025	-	2026	-	4,833,800	2027	$25.09	**121,294**
10	2026	300,000	2027	-	5,133,800	2028	$25.09	**128,822**
11	2027	-	2028	-	5,133,800	2029	$25.09	**128,822**
12	2028	-	2029	-	5,133,800	2030	$25.09	**128,822**
13	2029	300,000	2030	-	5,433,800	2031	$25.09	**136,350**
14	2030	-	2031	-	5,433,800	2032	$25.09	**136,350**
15	2031	-	2032	-	5,433,800	2033	$25.09	**136,350**
16	2032	-	2033	-	5,433,800	2034	$25.09	**136,350**
17	2033	-	2034	-	5,433,800	2035	$25.09	**136,350**
18	2034	-	2035	-	5,433,800	2036	$25.09	**136,350**
19	2035	-	2036	-	5,433,800	2037	$25.09	**136,350**
20	2036	-	2037	-	5,433,800	2038	$25.09	**136,350**
21	2037	-	2038	-	5,433,800	2039	$25.09	**136,350**
22	2038	-	2039	-	5,433,800	2040	$25.09	**136,350**
23	2039	-	2040	-	5,433,800	2041	$25.09	**136,350**
24	2040	-	2041	-	5,433,800	2042	$25.09	**136,350**
25	2041	-	2042	-	5,433,800	2043	$25.09	**136,350**
26	2042	-	2043	-	5,433,800	2044	$25.09	**136,350**
27	2043	-	2044	-	5,433,800	2045	$25.09	**136,350**
Totals		**5,433,800**		**0**			**Future Value of Increment**	**3,314,845**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

City of Ashland, Wisconsin
Tax Increment District #10
Estimated Financing Plan

	State Trust Fund Loan 2021-22	State Trust Fund Loan 2021-22		G.O. Bond 2026	Totals
Projects					
Phase I	350,000	75,000			425,000
Phase II				1,000,000	1,000,000
Total Project Funds	350,000	75,000		1,000,000	1,425,000
Estimated Finance Related Expenses					
Municipal Advisor	7,500	2,500		18,000	
Bond Counsel				10,000	
Rating Agency Fee				12,000	
Paying Agent					
Disclosure Counsel				6,500	
Miscellaneous				1,000	
Underwriter Discount			10.00	11,450	
Capitalized Interest				85,875	
Total Financing Required	357,500	77,500		1,144,825	
Rounding	0	0		175	
Net Issue Size	357,500	77,500		1,145,000	1,580,000

Note: Total cost of Main St. project is anticipated to be larger than $1,000,000.
Amounts shown here are what will be attributed to TID 10.

Table 4 – Cash Flow

City of Ashland, Wisconsin

Tax Increment District #10

Cash Flow Projection

	Projected Revenues			Expenditures																	Balances			
				State Trust Fund Loan 550,000			State Trust Fund Loan 357,500			State Trust Fund Loan 77,500			G.O. Bond 1,145,000											
				Dated Date:		09/05/18	Dated Date:		06/01/21	Dated Date:		06/01/21	Dated Date:		06/01/26									
Year	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Cap. Int.	Business Plan Competition	Other Development Incentives	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2017																								2017
2018																								2018
2019																								2019
2020																						14,068	2,418,100	2020
2021	98,711		98,711	55,149	4.00%	20,324													15,000	90,473	8,238	22,306	2,362,952	2021
2022	98,711		98,711	57,354	4.00%	18,118	0	0.00%	11,244	7,040	4.00%	2,438							5,000	101,194	(2,484)	19,823	2,298,557	2022
2023	111,257		111,257	59,649	4.00%	15,824	7,007	4.00%	14,300	6,659	4.00%	2,818							5,000	111,257	(0)	19,823	2,225,242	2023
2024	111,257		111,257	61,998	4.00%	13,475	0	0.00%	14,058	6,919	4.00%	2,559					10,000		5,000	114,008	(2,751)	17,071	2,146,326	2024
2025	121,294		121,294	64,515	4.00%	10,958	12,325	4.00%	14,020	7,202	4.00%	2,275						5,000	5,000	121,294	(0)	17,071	2,057,284	2025
2026	121,294		121,294	67,095	4.00%	8,377	12,817	4.00%	13,527	7,490	4.00%	1,987						5,000	5,000	121,294	0	17,071	1,964,881	2026
2027	121,294		121,294	69,779	4.00%	5,694	13,330	4.00%	13,014	7,790	4.00%	1,688			51,525	(51,525)		5,000	5,000	121,294	0	17,071	1,868,982	2027
2028	128,822		128,822	72,562	4.00%	2,910	11,357	4.00%	12,515	8,098	4.00%	1,380			34,350	(34,350)	10,000	5,000	5,000	128,822	0	17,072	1,761,965	2028
2029	128,822		128,822				18,244	4.00%	12,027	8,426	4.00%	1,052	45,000	3.00%	33,675			5,000	5,000	128,423	399	17,471	1,685,296	2029
2030	128,822		128,822				18,973	4.00%	11,297	8,763	4.00%	715	40,000	3.00%	32,400			10,000	5,000	127,148	1,674	19,145	1,607,560	2030
2031	136,350		136,350				19,732	4.00%	10,538	9,113	4.00%	365	50,000	3.00%	31,050			10,000	5,000	135,798	552	19,697	1,518,714	2031
2032	136,350		136,350				20,495	4.00%	9,775				60,000	3.00%	29,400			10,000	5,000	134,670	1,680	21,377	1,428,219	2032
2033	136,350		136,350				21,342	4.00%	8,929				50,000	3.00%	27,750		10,000	10,000	5,000	133,020	3,330	24,707	1,336,878	2033
2034	136,350		136,350				22,175	4.00%	8,075				60,000	3.00%	26,100			15,000	5,000	136,350	0	24,707	1,239,703	2034
2035	136,350		136,350				23,082	4.00%	7,188				60,000	3.00%	24,300			15,000	5,000	134,570	1,780	26,487	1,141,621	2035
2036	136,350		136,350				22,595	4.00%	6,282				65,000	3.00%	22,425			15,000	5,000	136,302	48	26,535	1,039,026	2036
2037	136,350		136,350				24,909	4.00%	5,361				60,000	3.00%	20,550			20,000	5,000	135,820	530	27,065	934,117	2037
2038	136,350		136,350				25,906	4.00%	4,365				60,000	3.00%	18,750			20,000	5,000	134,020	2,330	29,395	828,211	2038
2039	136,350		136,350				26,124	4.00%	3,328				65,000	3.00%	16,875			20,000	5,000	136,328	22	29,417	717,087	2039
2040	136,350		136,350				27,981	4.00%	2,290				60,000	3.00%	15,000			25,000	5,000	135,270	1,080	30,497	604,106	2040
2041	136,350		136,350				29,106	4.00%	1,164				60,000	3.00%	13,200			25,000	5,000	133,470	2,880	33,377	490,000	2041
2042	136,350		136,350										95,000	3.00%	10,875			25,000	5,000	135,875	475	33,852	370,000	2042
2043	136,350		136,350										95,000	3.00%	8,025			25,000	5,000	133,025	3,325	37,177	250,000	2043
2044	136,350		136,350										95,000	3.00%	5,175			30,000	5,000	135,175	1,175	38,352	125,000	2044
2045	136,350		136,350										125,000	3.00%	1,875				5,000	131,875	4,475	42,827	0	2045
Total	3,215,537	0	3,215,537	508,100		95,680	357,500		183,296	77,500		17,276	1,145,000		423,300	(85,875)	30,000	300,000	135,000	3,186,778				Total

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by eliminating blighted areas, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and creation of housing.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-costs:

The Main Street project will benefit TID No. 10 properties and other downtown properties. The portion TID No. 10 will fund benefit properties in TID No. 10 and within one-half mile of TID No. 10.

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

Legal Opinion Found on Following Page:

ANICH, WICKMAN & LINDSEY, S.C.
ATTORNEYS AT LAW
220 SIXTH AVENUE WEST
POST OFFICE BOX 677
ASHLAND, WISCONSIN 54806-0677
TELEPHONE (715) 682-9114
FAX NO. (715) 682-9504

MATTHEW F. ANICH
TYLER W. WICKMAN
MAX T. LINDSEY
ROBERT E. EATON

April 13, 2021

Ashland City Council
601 Main St. W.
Ashland, WI 54806

Deb Lewis
601 Main St. W.
Ashland, WI 54806

RE: Project Plan Amendment for Tax Incremental District No. 10

Greetings:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Ashland, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Ashland Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Yours truly,

ANICH, WICKMAN & LINDSEY, S.C.

Max T. Lindsey

MTL/tab

SECTION 17:

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

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Ashland, Wisconsin

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

Statement of Taxes Data Year:	2020	Percentage
Ashland County	2,928,316	26.34%
City of Ashland	4,173,862	37.54%
Ashland School District	3,849,998	34.63%
Wisconsin Indianhead Tech. College	165,945	1.49%
Total	11,118,121	

Revenue Year	Ashland County	City of Ashland	Ashland School District	Wisconsin Indianhead Tech. College	Total	Revenue Year
2019	0	0	0	0	0	2019
2020	26,156	37,281	34,388	1,482	99,307	2020
2021	25,999	37,057	34,182	1,473	98,711	2021
2022	25,999	37,057	34,182	1,473	98,711	2022
2023	29,303	41,767	38,526	1,661	111,257	2023
2024	29,303	41,767	38,526	1,661	111,257	2024
2025	31,947	45,535	42,002	1,810	121,294	2025
2026	31,947	45,535	42,002	1,810	121,294	2026
2027	31,947	45,535	42,002	1,810	121,294	2027
2028	33,929	48,361	44,609	1,923	128,822	2028
2029	33,929	48,361	44,609	1,923	128,822	2029
2030	33,929	48,361	44,609	1,923	128,822	2030
2031	35,912	51,187	47,216	2,035	136,350	2031
2032	35,912	51,187	47,216	2,035	136,350	2032
2033	35,912	51,187	47,216	2,035	136,350	2033
2034	35,912	51,187	47,216	2,035	136,350	2034
2035	35,912	51,187	47,216	2,035	136,350	2035
2036	35,912	51,187	47,216	2,035	136,350	2036
2037	35,912	51,187	47,216	2,035	136,350	2037
2038	35,912	51,187	47,216	2,035	136,350	2038
2039	35,912	51,187	47,216	2,035	136,350	2039
2040	35,912	51,187	47,216	2,035	136,350	2040
2041	35,912	51,187	47,216	2,035	136,350	2041
2042	35,912	51,187	47,216	2,035	136,350	2042
2043	35,912	51,187	47,216	2,035	136,350	2043
2044	35,912	51,187	47,216	2,035	136,350	2044
2045	35,912	51,187	47,216	2,035	136,350	2045
	873,071	1,244,428	1,147,869	49,476	3,314,845	

Notes:

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

RESOLUTION No. 17622

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

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

WHEREAS, Tax Incremental District No. 10 (the "District") was created by the City on May 30, 2017 as a blighted area district; and

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

WHEREAS, such Amendment will:

a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Ashland County, the Ashland School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 6, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

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

1. It recommends to the City Council that the boundaries of Tax Incremental District No. 1 be amended as designated in Exhibit A of this Resolution.

2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.

3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Kevin Haas
Councilperson

Passed: April, 20, 2021

ATTEST: Denise Oliphant
Denise Oliphant, City Clerk

Debra S. Lewis
Debra S. Lewis, Mayor

APPROVED AS TO FORM:

Max Lindsey, for TWW
Max Lindsey, City Attorney

March 30, 2021

Project Plan Amendment

Tax Incremental District No. 10

City of Ashland, Wisconsin

Organizational Joint Review Board Meeting Held:	April 6, 2021
Public Hearing Held:	April 6, 2021
Approval by Plan Commission:	April 6, 2021
Adoption by Common Council:	April 20, 2021
Approval by the Joint Review Board:	April 28, 2021

EHLERS
PUBLIC FINANCE ADVISORS

BUILDING COMMUNITIES. IT'S WHAT WE DO.
info@ehlers-inc.com 1 (800) 552-1171 www.ehlers-inc.com

Table of Contents

SECTION 1:
Executive Summary

Description of District

Tax Incremental District ("TID") No. 10 ("District") is adding 1.22 acres to the original District. The District was created as a blighted area district created on May 30, 2017 and was created to:

- Provide a funding source for the construction of required public infrastructure improvements in order to allow for development and redevelopment to occur within the District.
- The initial project was construction of a new hotel in the City's downtown section with TID No. 10 providing financial assistance to allow the project to proceed and for the new construction to be aesthetically pleasing and harmonious with the City's downtown area.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").
- Creation of a Downtown Building Improvement Grant Program to be funded by Tax Increment District No. 10 and facilitated by the City of Ashland. This grant program would provide a one-time opportunity to assist property owners of buildings located within ½ mile of the TID in preserving and enhancing the community's downtown historic building stock, and create long-term economic benefits.
- Provide funding to complete three business plan competitions throughout the life of the District, and provide other direct development incentives to fill vacancies, support entrepreneurship, and promote downtown revitalization.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately $1,750,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include development incentives, Downtown Building Improvement Grant funding, and business plan competition funding. Some of the development incentives will occur outside of, but within one-half mile, of the District's boundaries.

Incremental Valuation

The City projects that new land and improvements value of approximately $1,500,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption's as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs by the end of its total life in 2045.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

   The Downtown Building Improvement Program would not be able to be funded without the assistance of tax increment. TID No. 10 has and will have funds available from the successful development of the hotel project. The Program will assist in stimulating additional development in the downtown area and continue the goal of eliminating blight.

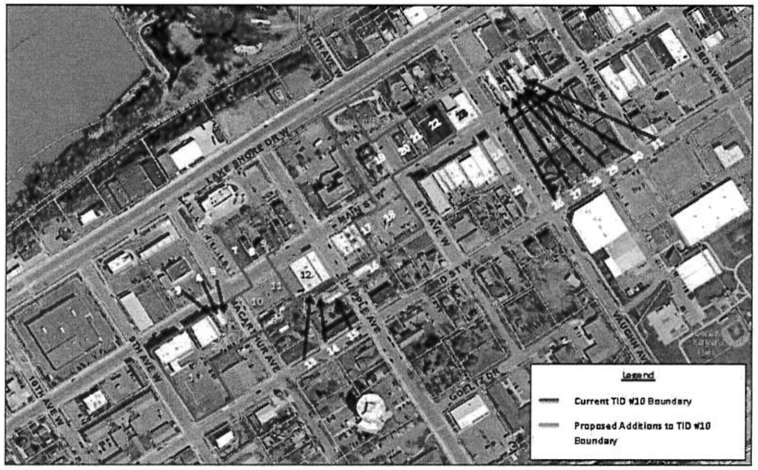
   The substantial investment needed to provide the public infrastructure necessary to allow for development within the District and within a half-mile of the District. Absent the use of tax increment financing, the City is unable to fully fund this program of infrastructure improvements.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1., or was a blighted area at the time the District was created.

5. Based on the foregoing finding, the District remains designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

SECTION 2:
Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments



<u>Parcels Located within Current and Proposed TID #10 Boundary</u>

1) 201-00207-0000; 818 Main St W
2) 201-00199-0000; 808 Main St W
3) 201-00198-0000; 806 Main St W
4) 201-00197-0000; 802 Main St W
5) 201-00196-0000; 800 Main St W
6) 201-00706-0000; 210 MacArthur Ave
7) 201-00008-0000; 717 Main St W
8) 201-00009-0000; 715 Main St W
9) 201-00012-0000; 709 Main St W
10) 201-00703-0000
11) 201-00702-1000
12) *201-00701-0000; 700 Main St W
13) 201-00763-0000
14) 201-00762-0000
15) 201-00761-0000; 215 Chapple Ave
16) 201-00754-0000; 212 Chapple Ave
17) 201-04312-0000; 612 Main St W
18) 201-04310-0000
19) 201-04229-0000; 601 Main St W
20) 201-04230-0000; 519 Main St W
21) 201-04231-0000
22) 201-04232-0000; 509-515 Main St W
23) *201-04234-0000; 505 Main St W
24) *201-04300-0000; 502 Main St W
25) *201-04299-0000; 501 3rd St W
26) *201-04241-0000; 421 Main St W
27) *201-04242-0000; 419 Main St W
28) *201-04243-0000; 417B Main St W
29) *201-04244-0000; 417 Main St W
30) *201-04245-0000; 415 Main St W
31) *201-04246-0000; 413 Main St W

*Parcels proposed for inclusion in TID #10 through boundary amendment

SECTION 3:
Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments

SECTION 4:
Preliminary Identification of Parcels to be Added

City of Ashland, Wisconsin
Tax Increment District #10
Base Property Information

Property Information					Assessment Information			
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total
	201-00701-0000	700 Main St. W	Chequamegon Food Cooperative	0.42	49,500	633,800	302,400	985,700
	201-04234-0000	505 Main St. W	Donald E. & Patricia I. Moore Trust	0.32	44,600	178,300	300	223,200
	201-04241-0000	421 Main St. W	Vaughn Avenue Properties, LLC	0.16	21,800	91,700	7,600	121,100
	201-04242-0000	419 Main St. W	Guski, Reuben & Vicki	0.00	11,500	66,700	300	78,500
	201-04243-0000	417B Main St. W	Northwoods Dyeworks, LLC	0.04	5,100	27,000		32,100
	201-04244-0000	417 Main St. W	Lumi Norr Properties, LLC	0.05	6,500	49,100		55,600
	201-04245-0000	415 Main St. W	Porter, Kevin D	0.08	11,500	123,100		134,600
	201-04246-0000	413 Main St. W	Hilltop Enterprises LLC	0.16	23,000	47,400	300	70,700
			Total Acreage	1.22	173,500	1,217,100	310,900	1,701,500

	Equalized Value					District Classification					District Classification		
Parcel Number	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant
201-00701-0000	90.30%	54,817	701,883	334,884	1,091,584		0.42			0.42	0.42		0.00
201-04234-0000	90.30%	49,391	197,453	332	247,176		0.32			0.32	0.32		0.00
201-04241-0000	90.30%	24,142	101,550	8,416	134,109		0.16			0.16	0.16		0.00
201-04242-0000	90.30%	12,735	73,865	332	86,932		0.00			0.00	0.00		0.00
201-04243-0000	90.30%	5,648	29,900	0	35,548		0.04			0.04	0.04		0.00
201-04244-0000	90.30%	7,198	54,374	0	61,573		0.05			0.05	0.05		0.00
201-04245-0000	90.30%	12,735	136,323	0	149,059		0.08			0.08	0.08		0.00
201-04246-0000	90.30%	25,471	52,492	332	78,295		0.16			0.16	0.16		0.00
		192,137	1,347,841	344,297		0	1.223	0	0	1.223	1.223	0	0
						0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%
				Estimated Base Value	1,884,275								

The above values are as of January 1, 2020. Actual base value certification of the territory will be based on January 1, 2021 assessed values.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals $25,365,300. This value is less than the maximum of $56,046,240 in equalized value that is permitted for the City.

City of Ashland, Wisconsin Tax Increment District #10 Valuation Test Compliance Calculation		
District Creation Date		5/30/2017
		Valuation Data Currently Available 2020
Total EV (TID In)		467,052,000
12% Test		56,046,240
Increment of Existing TIDs		
	TID #6	11,626,500
	TID #9	8,414,400
	TID #10	3,933,800
Total Existing Increment		23,974,700
Projected Base of New or Amended District		1,884,275
Less Value of Any Underlying TID Parcels		0
Total Value Subject to 12% Test		25,858,975
Compliance		PASS

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

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on May 30, 2017 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

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

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified in the program manual.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The main street infrastructure project is expected to occur within the District and within one-half mile of the District. The Downtown Building Improvement Program and other Development Incentives are also expected to occur on properties within the District and within one-half mile of the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

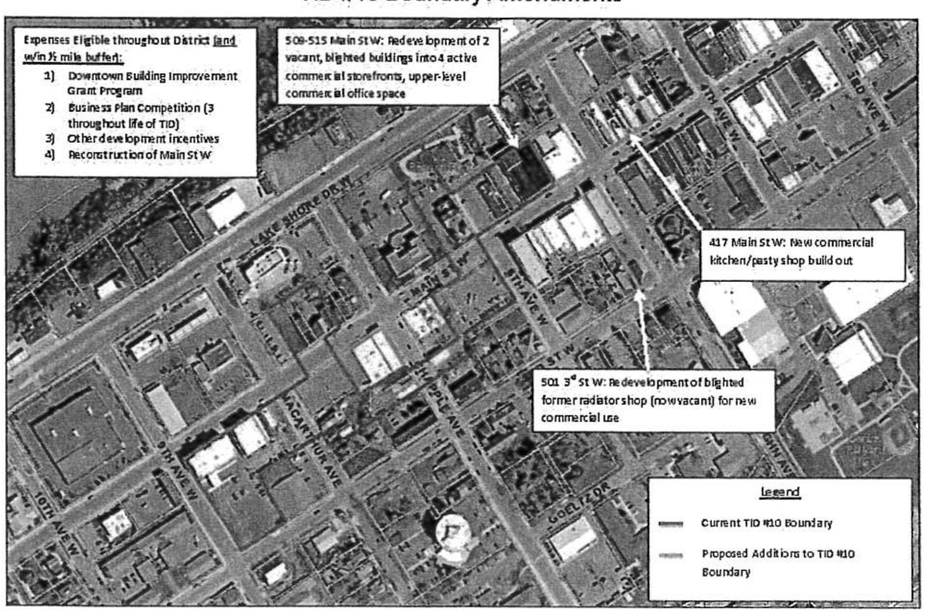
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

TID #10 Boundary Amendments



SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Ashland, Wisconsin
Tax Increment District #10
Estimated Project List

Project ID	Project Name/Type	Phase I 2021-22	Phase II 2026	Phase III Throughout	Total (Note 1)
1	Downtown Building Improvement Grant Program	350,000			350,000
2	417 Main Street Development Incentive	10,000			10,000
3	501 3rd Street Development Incentive	10,000			10,000
4	509-515 Main Street Development Incentive	50,000			50,000
5	Main Street West Debt		1,000,000		1,000,000
6	Other Development Incentives			300,000	300,000
7	Business Plan Competitions			30,000	30,000
Total Projects		420,000	1,000,000	330,000	1,750,000

Notes:
Note 1 Project costs are estimates and are subject to modification

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $1,500,000 in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1.** Assuming the City's current equalized TID Interim tax rate of $25.09 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,314,845 in incremental tax revenue over the 27-year term of the District as shown in **Table 2.**

Table 1 – Development Assumptions

City of Ashland, Wisconsin
Tax Increment District #10
Development Assumptions

	Construction Year	Actual	509 - 515 Main St. W	Additional Downtown Developmen	Annual Total	Construction Year	
1	2017				0	2017	1
2	2018	4,073,100			4,073,100	2018	2
3	2019	[illegible]			(139,300)	2019	3
4	2020				0	2020	4
5	2021		500,000		500,000	2021	5
6	2022				0	2022	6
7	2023			400,000	400,000	2023	7
8	2024				0	2024	8
9	2025				0	2025	9
10	2026			300,000	300,000	2026	10
11	2027				0	2027	11
12	2028				0	2028	12
13	2029			300,000	300,000	2029	13
14	2030				0	2030	14
15	2031				0	2031	15
16	2032				0	2032	16
17	2033				0	2033	17
18	2034				0	2034	18
19	2035				0	2035	19
20	2036				0	2036	20
21	2037				0	2037	21
22	2038				0	2038	22
23	2039				0	2039	23
24	2040				0	2040	24
25	2041				0	2041	25
26	2042				0	2042	26
27	2043				0	2043	27
	Totals	3,933,800	500,000	1,000,000	5,433,800		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Ashland, Wisconsin
Tax Increment District #10
Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	1,539,978
District Creation Date	May 30, 2017		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2017	Base Tax Rate	$25.09
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	5/30/2039		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2017	-	2018	-	-	2019	$25.09	0
2	2018	4,073,100	2019	-	4,073,100	2020	$24.38	99,307
3	2019	(139,300)	2020	-	3,933,800	2021	$25.09	98,711
4	2020	-	2021	-	3,933,800	2022	$25.09	98,711
5	2021	500,000	2022	-	4,433,800	2023	$25.09	111,257
6	2022	-	2023	-	4,433,800	2024	$25.09	111,257
7	2023	400,000	2024	-	4,833,800	2025	$25.09	121,294
8	2024	-	2025	-	4,833,800	2026	$25.09	121,294
9	2025	-	2026	-	4,833,800	2027	$25.09	121,294
10	2026	300,000	2027	-	5,133,800	2028	$25.09	128,822
11	2027	-	2028	-	5,133,800	2029	$25.09	128,822
12	2028	-	2029	-	5,133,800	2030	$25.09	128,822
13	2029	300,000	2030	-	5,433,800	2031	$25.09	136,350
14	2030	-	2031	-	5,433,800	2032	$25.09	136,350
15	2031	-	2032	-	5,433,800	2033	$25.09	136,350
16	2032	-	2033	-	5,433,800	2034	$25.09	136,350
17	2033	-	2034	-	5,433,800	2035	$25.09	136,350
18	2034	-	2035	-	5,433,800	2036	$25.09	136,350
19	2035	-	2036	-	5,433,800	2037	$25.09	136,350
20	2036	-	2037	-	5,433,800	2038	$25.09	136,350
21	2037	-	2038	-	5,433,800	2039	$25.09	136,350
22	2038	-	2039	-	5,433,800	2040	$25.09	136,350
23	2039	-	2040	-	5,433,800	2041	$25.09	136,350
24	2040	-	2041	-	5,433,800	2042	$25.09	136,350
25	2041	-	2042	-	5,433,800	2043	$25.09	136,350
26	2042	-	2043	-	5,433,800	2044	$25.09	136,350
27	2043	-	2044	-	5,433,800	2045	$25.09	136,350
	Totals	5,433,800		0			Future Value of Increment	3,314,845

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

City of Ashland, Wisconsin
Tax Increment District #10
Estimated Financing Plan

	State Trust Fund Loan 2021-22	State Trust Fund Loan 2021-22	G.O. Bond 2026	Totals
Projects				
Phase I	350,000	75,000		425,000
Phase II			1,000,000	1,000,000
Total Project Funds	350,000	75,000	1,000,000	1,425,000
Estimated Finance Related Expenses				
Municipal Advisor	7,500	2,500	18,000	
Bond Counsel			10,000	
Rating Agency Fee			12,000	
Paying Agent				
Disclosure Counsel			6,500	
Miscellaneous			1,000	
Underwriter Discount		10.00	11,450	
Capitalized Interest			85,875	
Total Financing Required	357,500	77,500	1,144,825	
Rounding	0	0	175	
Net Issue Size	357,500	77,500	1,145,000	1,580,000

Note: Total cost of Main St. project is anticipated to be larger than $1,000,000. Amounts shown here are what will be attributed to TID 10.

Table 4 – Cash Flow

City of Ashland, Wisconsin
Tax Increment District #10
Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/(Cost)	Total Revenues	State Trust Fund Loan 550,000 Dated Date: 09/05/18 Principal	Est. Rate	Interest	State Trust Fund Loan 357,500 Dated Date: 06/01/21 Principal	Est. Rate	Interest	State Trust Fund Loan 77,500 Dated Date: 06/01/21 Principal	Est. Rate	Interest	G.O. Bond 1,145,000 Dated Date: 06/01/26 Principal	Est. Rate	Interest	Cap. Int.	Business Plan Competition	Other Development Incentives	Admin.	Total Expenditures	Balances: Annual	Cumulative	Principal Outstanding	Year
2017																								2017
2018																								2018
2019																								2019
2020																						14,068	2,418,100	2020
2021	98,711		98,711	55,149	4.00%	20,324													15,000	90,473	8,238	22,306	2,362,952	2021
2022	98,711		98,711	57,354	4.00%	18,118	0	0.00%	11,244	7,040	4.00%	2,438							5,000	101,194	(2,484)	19,823	2,298,557	2022
2023	111,257		111,257	59,649	4.00%	15,824	7,007	4.00%	14,300	6,659	4.00%	2,818							5,000	111,257	(0)	19,823	2,225,242	2023
2024	111,257		111,257	61,998	4.00%	13,475	0	0.00%	14,058	6,919	4.00%	2,559					10,000		5,000	114,008	(2,751)	17,071	2,146,326	2024
2025	121,294		121,294	64,515	4.00%	10,958	12,325	4.00%	14,020	7,202	4.00%	2,275						5,000	5,000	121,294	(0)	17,071	2,057,284	2025
2026	121,294		121,294	67,095	4.00%	8,377	12,817	4.00%	13,527	7,490	4.00%	1,987						5,000	5,000	121,294	0	17,071	1,964,881	2026
2027	121,294		121,294	69,779	4.00%	5,694	13,330	4.00%	13,014	7,790	4.00%	1,688			51,525	(51,525)		5,000	5,000	121,294	0	17,071	1,868,982	2027
2028	128,822		128,822	72,562	4.00%	2,910	11,357	4.00%	12,515	8,098	4.00%	1,380			34,350	(34,350)	10,000	5,000	5,000	128,822	0	17,072	1,761,965	2028
2029	128,822		128,822				18,244	4.00%	12,027	8,426	4.00%	1,052	45,000	3.00%	33,675			5,000	5,000	128,423	399	17,471	1,685,296	2029
2030	128,822		128,422				18,573	4.00%	11,297	8,763	4.00%	715	40,000	3.00%	32,400			10,000	5,000	127,148	1,674	19,145	1,607,560	2030
2031	136,350		136,350				19,732	4.00%	10,538	9,113	4.00%	365	50,000	3.00%	31,050			10,000	5,000	135,798	552	19,697	1,518,714	2031
2032	136,350		136,350				20,495	4.00%	9,775				60,000	3.00%	29,400			10,000	5,000	134,670	1,680	21,377	1,423,219	2032
2033	136,350		136,350				21,342	4.00%	8,929				50,000	3.00%	27,750		10,000	10,000	5,000	133,020	3,330	24,707	1,336,878	2033
2034	136,350		136,350				22,175	4.00%	8,075				60,000	3.00%	26,100			15,000	5,000	136,350	0	24,707	1,239,703	2034
2035	136,350		136,350				23,062	4.00%	7,188				60,000	3.00%	24,300			15,000	5,000	134,570	1,780	26,487	1,141,621	2035
2036	136,350		136,350				22,595	4.00%	6,282				65,000	3.00%	22,425			15,000	5,000	136,302	48	26,535	1,039,026	2036
2037	136,350		136,350				24,909	4.00%	5,361				60,000	3.00%	20,550			20,000	5,000	135,820	530	27,065	934,117	2037
2038	136,350		136,350				25,906	4.00%	4,365				60,000	3.00%	18,750			20,000	5,000	134,020	2,330	29,395	828,211	2038
2039	136,350		136,350				26,124	4.00%	3,328				65,000	3.00%	16,875			20,000	5,000	136,328	22	29,417	717,087	2039
2040	136,350		136,350				27,981	4.00%	2,290				60,000	3.00%	15,000			25,000	5,000	135,270	1,080	30,497	604,106	2040
2041	136,350		136,350				29,106	4.00%	1,164				60,000	3.00%	13,200			25,000	5,000	133,470	2,880	33,377	490,000	2041
2042	136,350		136,350										95,000	3.00%	10,875			25,000	5,000	135,875	475	33,852	370,000	2042
2043	136,350		136,350										95,000	3.00%	8,025			25,000	5,000	133,025	3,325	37,177	250,000	2043
2044	136,350		136,350										95,000	3.00%	5,175			30,000	5,000	135,175	1,175	38,352	125,000	2044
2045	136,350		136,350										125,000	3.00%	1,875				5,000	131,875	4,475	42,827	0	2045
Total	3,215,537	0	3,215,537	508,100		95,680	357,500		183,296	77,500		17,276	1,145,000		423,100	(85,875)	30,000	300,000	135,000	3,186,778				Total

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by eliminating blighted areas, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and creation of housing.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-costs:

The Main Street project will benefit TID No. 10 properties and other downtown properties. The portion TID No. 10 will fund benefit properties in TID No. 10 and within one-half mile of TID No. 10.

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

Legal Opinion Found on Following Page:

ANICH, WICKMAN & LINDSEY, S.C.
ATTORNEYS AT LAW
220 SIXTH AVENUE WEST
POST OFFICE BOX 677
ASHLAND, WISCONSIN 54806-0677
TELEPHONE (715) 682-9114
FAX NO. (715) 682-9504

MATTHEW F. ANICH
TYLER W. WICKMAN
MAX T. LINDSEY
ROBERT E. EATON

April 13, 2021

Ashland City Council
601 Main St. W.
Ashland, WI 54806

Deb Lewis
601 Main St. W.
Ashland, WI 54806

RE: **Project Plan Amendment for Tax Incremental District No. 10**

Greetings:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Ashland, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Ashland Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Yours truly,

ANICH, WICKMAN & LINDSEY, S.C.

Max T. Lindsey

MTL/tab

SECTION 17:

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

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Ashland, Wisconsin

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

Statement of Taxes Data Year:	2020	Percentage
Ashland County	2,928,316	26.34%
City of Ashland	4,173,862	37.54%
Ashland School District	3,849,998	34.63%
Wisconsin Indianhead Tech. College	165,945	1.49%
Total	11,118,121	

Revenue Year	Ashland County	City of Ashland	Ashland School District	Wisconsin Indianhead Tech. College	Total	Revenue Year
2019	0	0	0	0	0	2019
2020	26,156	37,281	34,388	1,482	99,307	2020
2021	25,999	37,057	34,182	1,473	98,711	2021
2022	25,999	37,057	34,182	1,473	98,711	2022
2023	29,303	41,767	38,526	1,661	111,257	2023
2024	29,303	41,767	38,526	1,661	111,257	2024
2025	31,947	45,535	42,002	1,810	121,294	2025
2026	31,947	45,535	42,002	1,810	121,294	2026
2027	31,947	45,535	42,002	1,810	121,294	2027
2028	33,929	48,361	44,609	1,923	128,822	2028
2029	33,929	48,361	44,609	1,923	128,822	2029
2030	33,929	48,361	44,609	1,923	128,822	2030
2031	35,912	51,187	47,216	2,035	136,350	2031
2032	35,912	51,187	47,216	2,035	136,350	2032
2033	35,912	51,187	47,216	2,035	136,350	2033
2034	35,912	51,187	47,216	2,035	136,350	2034
2035	35,912	51,187	47,216	2,035	136,350	2035
2036	35,912	51,187	47,216	2,035	136,350	2036
2037	35,912	51,187	47,216	2,035	136,350	2037
2038	35,912	51,187	47,216	2,035	136,350	2038
2039	35,912	51,187	47,216	2,035	136,350	2039
2040	35,912	51,187	47,216	2,035	136,350	2040
2041	35,912	51,187	47,216	2,035	136,350	2041
2042	35,912	51,187	47,216	2,035	136,350	2042
2043	35,912	51,187	47,216	2,035	136,350	2043
2044	35,912	51,187	47,216	2,035	136,350	2044
2045	35,912	51,187	47,216	2,035	136,350	2045
	873,071	1,244,428	1,147,869	49,476	3,314,845	

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