

March 9, 2022

PROJECT PLAN

City of Shawano, Wisconsin

Tax Incremental District No. 9



Prepared by:

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Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

| | |
|---|------------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for March 30, 2022 |
| Public Hearing Held: | Scheduled for March 30, 2022 |
| Approval by Plan Commission: | Scheduled for March 30, 2022 |
| Adoption by Common Council: | Scheduled for April 13, 2022 |
| Approval by the Joint Review Board: | TBD |

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 47 acres located in the City’s downtown area. The District partially overlays TID No. 4, which was created in 2000 and has a maximum life of 2028, and an expenditure period that ends in 2022. The District will be created to pay the costs of development incentives in the form of grants and low interest loans to allow redevelopment to continue within the downtown area. The plan also includes a portion of the Franklin Park Plaza and associated streetscaping work and additional boat parking in Huckleberry Harbor to allow boat traffic to access the downtown. In addition to the incremental property value that will be created, the City expects the Project will result in additional dining and shopping areas, including additional job growth within the City. Furthermore, apartment and other additional living areas will be developed within the city’s downtown area.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$4.74 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2.74 million in development incentives and grants, \$600,000 in revolving loan funds, \$300,000 for a share of the Franklin Park Plaza Project, \$200,000 for Huckleberry Harbor boat docks as well as TID creation, administration expense and interest expense on long term debt.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$15.10 million 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 assumptions 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 that are debt funded by 2035, and all Project costs including development incentives by 2050.

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 Developer’s representation within the downtown area that redevelopment is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental 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. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

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 is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements 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 of the other real property in the District.
8. The equalized value of taxable property in 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 City estimates that 50% 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).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

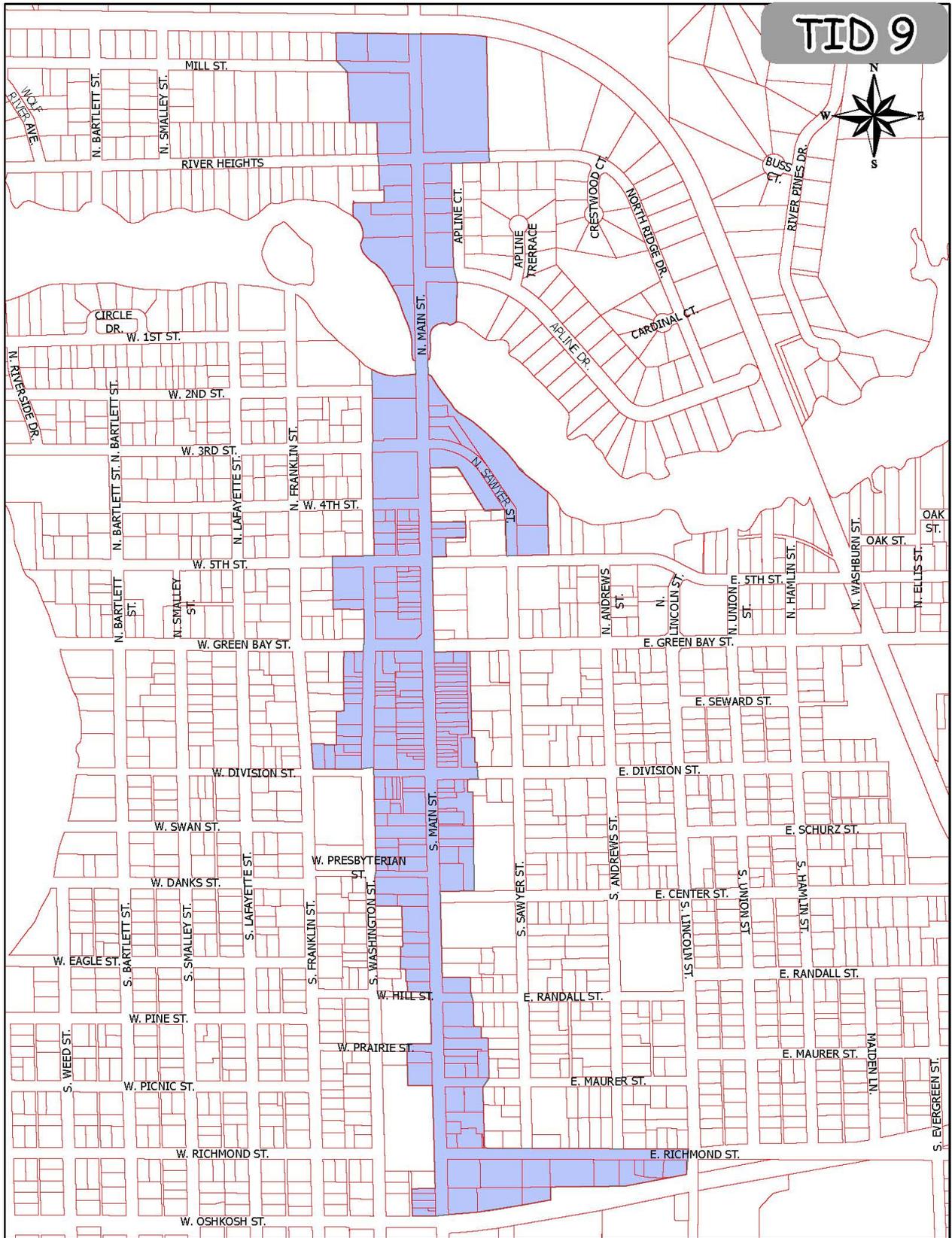
SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

Required Statement if Proposed District Includes Wetlands:

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

MAP TO BE INSERTED

SECTION 4: Preliminary Parcel List and Analysis

| City of Shawano, Wisconsin | | | | | | | | | | | | | | |
|----------------------------|--|--|---------|---------------------------------------|---|---------|---------|-----------------|---------|-----------------------|---------|---------|----|---------|
| Tax Increment District #9 | | | | | | | | | | | | | | |
| Base Property Information | | | | | | | | | | | | | | |
| Property Information | | | | Assessment Information | | | | Equalized Value | | | | | | |
| Parcel Number | Street Address | Owner | Acreage | Annexed Post 1/1/04? ...Indicate date | Part of Existing TID? ...Indicate TID # | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total |
| 281391400020 | 117 MILLS ST | Midwest Properties | 0.75 | | | 38,200 | 210,900 | | 249,100 | 100.01% | 38,195 | 210,874 | 0 | 249,069 |
| 281391400030 | VACANT LOT ON MILLS ST (Owned by Yaakov Bloomberg) | Yaakov Bloomberg | 0.57 | | | 23,500 | 0 | | 23,500 | 100.01% | 23,497 | 0 | 0 | 23,497 |
| 281391400130 | 657 N MAIN ST (Walsh Dental - new building on lot) | Ashley Walsh Investme | 2.02 | | | 90,000 | 155,000 | | 245,000 | 100.01% | 89,989 | 154,981 | 0 | 244,970 |
| 281394100000 | Tax Exempt City Shawano | City of Shawano | 0.56 | | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281400500210 | 103 ALPINE CT | DRJT Properties LLC | 0.36 | | | 32,200 | 69,700 | | 101,900 | 100.01% | 32,196 | 69,691 | 0 | 101,887 |
| 281400500290 | 102 NORTHDRIDGE DR | Divine Savior Luth Chur | 4.98 | | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281400500300 | 500 N MAIN ST; 502 N MAIN ST | Tyler Mark Dillenburg | 0.00 | | | 61,500 | 112,700 | | 174,200 | 100.01% | 61,492 | 112,686 | 0 | 174,179 |
| 281402500030 | 512 N MAIN ST (Note: on map shows 112 Alpine?) | HAI Alpine LLC | 0.63 | | | 42,400 | 105,100 | | 147,500 | 100.01% | 42,395 | 105,087 | 0 | 147,482 |
| 281402500050 | 115 Alpine Court | Alpine Shores Prof Bldg | 0.28 | | | 11,400 | 0 | | 11,400 | 100.01% | 11,399 | 0 | 0 | 11,399 |
| 281402500060 | PARKING LOT - NO ADDRESS | Alpine Shores Prof Bldg | 0.28 | | | 11,400 | 7,500 | | 18,900 | 100.01% | 11,399 | 7,499 | 0 | 18,898 |
| 281402500070 | 115 ALPINE CT | Alpine Shores Prof Bldg | 0.28 | | | 28,400 | 371,000 | | 399,400 | 100.01% | 28,397 | 370,954 | 0 | 399,351 |
| 281404002510 | 320 E RICHMOND ST | Trevor A Clark | 0.25 | | | 20,300 | 26,400 | | 46,700 | 100.01% | 20,298 | 26,397 | 0 | 46,694 |
| 281404002520 | 316 E RICHMOND ST | Trevor A Clark | 0.23 | | | 15,300 | 12,100 | | 27,400 | 100.01% | 15,298 | 12,099 | 0 | 27,397 |
| 281404002530 | 310 E RICHMOND ST | Charter Cable Partners | 0.15 | | | 16,900 | 23,700 | | 40,600 | 100.01% | 16,898 | 23,697 | 0 | 40,595 |
| 281404002540 | 280 E RICHMOND ST | RMG Investments LLC | 0.36 | | | 25,700 | 53,500 | | 79,200 | 100.01% | 25,697 | 53,493 | 0 | 79,190 |
| 281404002550 | 218 E RICHMOND ST | Shawano Food Pantry & | 0.44 | | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281404002560 | 200 E RICHMOND | Curtin Construction LLC | 0.77 | | | 47,000 | 58,700 | | 105,700 | 100.01% | 46,994 | 58,693 | 0 | 105,687 |
| 281404002580 | 604 S MAIN ST | Covantage Credit Unior | 0.61 | | | 52,200 | 457,400 | | 509,600 | 100.01% | 52,194 | 457,344 | 0 | 509,537 |
| 281404002590 | 120/134 E RICHMOND ST (120, 134 E Richmond and 616 S Main Street and lot behind 134 E Richmond (no parcel#) all combined into one lot) | Ardex All American Mir City of Shawano | 1.92 | | | 125,300 | 337,800 | | 463,100 | 100.01% | 125,285 | 337,758 | 0 | 463,043 |
| 281404002630 | Tax Exempt City Shawano | City of Shawano | 0.48 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281404003320 | 344 S MAIN ST | Amber L Arneson | 0.28 | | | 28,600 | 0 | | 28,600 | 100.01% | 28,596 | 0 | 0 | 28,596 |
| 281404003430 | 404 S MAIN ST | Dennis R Cronce/Claytc | 0.48 | | | 46,700 | 91,900 | | 138,600 | 100.01% | 46,694 | 91,889 | 0 | 138,583 |
| 281404003440 | 414 S MAIN ST | RBNEZ LLC | 0.27 | | | 28,200 | 52,100 | | 80,300 | 100.01% | 28,197 | 52,094 | 0 | 80,290 |
| 281404003450 | 418 S MAIN ST | Jason J Radtke | 0.28 | | | 12,000 | 76,800 | | 88,800 | 100.01% | 11,999 | 76,791 | 0 | 88,789 |
| 281404003460 | 426 S MAIN ST | Daniel J Hinkfuss/Enrit | 0.17 | | | 7,500 | 55,000 | | 62,500 | 100.01% | 7,499 | 54,993 | 0 | 62,492 |
| 281404003470 | 422 S MAIN ST | Daniel J Hinkfuss/Enrit | 0.17 | | | 7,500 | 40,000 | | 47,500 | 100.01% | 7,499 | 39,995 | 0 | 47,494 |
| 281404003480 | 430 S MAIN ST | Culligan of Shawano | 0.19 | | | 29,500 | 120,300 | | 149,800 | 100.01% | 29,496 | 120,285 | 0 | 149,782 |
| 281404003490 | 111 E MAURER ST | Toni Properties LLC | 0.12 | | | 5,000 | 51,700 | | 56,700 | 100.01% | 4,999 | 51,694 | 0 | 56,693 |
| 281404003500 | 115 E MAURER ST | Culligan of Shawano | 0.19 | | | 18,100 | 0 | | 18,100 | 100.01% | 18,098 | 0 | 0 | 18,098 |
| 281404003640 | 538 S MAIN ST | Gregg J Arneson/Ambe | 0.10 | | | 18,200 | 42,800 | | 61,000 | 100.01% | 18,198 | 42,795 | 0 | 60,992 |
| 281404003650 | 105 E RICHMOND ST/107 E RICHMOND ST | Shawano Area Matthev | 0.30 | | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281404003660 | 532 S MAIN ST | Robert H Johnson | 0.12 | | | 19,400 | 47,300 | | 66,700 | 100.01% | 19,398 | 47,294 | 0 | 66,692 |
| 281404003670 | 528 S MAIN ST | 528 Main Street LLC | 0.36 | | | 31,900 | 64,700 | | 96,600 | 100.01% | 31,896 | 64,692 | 0 | 96,588 |
| 281404003680 | 520 S MAIN ST | Toni Properties LLC | 0.31 | | | 29,900 | 62,900 | | 92,800 | 100.01% | 29,896 | 62,892 | 0 | 92,789 |
| 281404003690 | 112 E MAURER ST | Toni Properties LLC | 0.42 | | | 34,600 | 165,300 | | 199,900 | 100.01% | 34,596 | 165,280 | 0 | 199,875 |
| 281451500000 | 101 S MAIN ST; 103 S MAIN ST | Warren Nett & Assoc LL | 0.32 | | 4 | 38,100 | 152,000 | | 190,100 | 100.01% | 38,095 | 151,981 | 0 | 190,077 |
| 281451500010 | PARKING LOT (City owned) | City of Shawano | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500020 | 109 S MAIN ST | Riley Courchaine | 0.12 | | 4 | 19,800 | 73,100 | | 92,900 | 100.01% | 19,798 | 73,091 | 0 | 92,889 |
| 281451500030 | 113 S MAIN ST | Number One Propertie | 0.10 | | 4 | 18,500 | 45,300 | | 63,800 | 100.01% | 18,498 | 45,294 | 0 | 63,792 |
| 281451500050 | 117 S MAIN ST | Donald L & Jana Dreier | 0.27 | | 4 | 28,200 | 296,900 | | 325,100 | 100.01% | 28,197 | 296,863 | 0 | 325,060 |
| 281451500120 | PARKING LOT (City owned) | City of Shawano | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500130 | PARKING LOT (City owned) | City of Shawano | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500140 | PARKING LOT (City owned-120 S WASHINGTON ST) | City of Shawano | 0.08 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500150 | PARKING LOT (City owned) | City of Shawano | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500160 | 125 S MAIN ST | Cara Investments LLC | 0.09 | | 4 | 17,800 | 32,400 | | 50,200 | 100.01% | 17,798 | 32,396 | 0 | 50,194 |
| 281451500170 | 127 S MAIN ST | Paul Van Dyck/Julie Va | 0.10 | | 4 | 18,200 | 112,900 | | 131,100 | 100.01% | 18,198 | 112,886 | 0 | 131,084 |
| 281451500180 | 129 S MAIN ST | Charles C Braatz | 0.08 | | 4 | 15,700 | 68,900 | | 84,600 | 100.01% | 15,698 | 68,892 | 0 | 84,590 |

City of Shawano, Wisconsin

Tax Increment District #9

Base Property Information

| Property Information | | | | | Assessment Information | | | | Equalized Value | | | | | |
|----------------------|---|-------------------------|---------|-------------------------------|------------------------|---------|-----|----|-----------------|-----------------------|--------|---------|----|---------|
| Parcel Number | Street Address | Owner | Acreage | Annexed | Total | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total |
| | | | | Post 1/1/04? ...Indicate date | | | | | | | | | | |
| 281451500190 | 131 S MAIN ST; 133 S MAIN ST | Midwest Properties of | 0.26 | 4 | 27,500 | 153,700 | | | 181,200 | 100.01% | 27,497 | 153,681 | 0 | 181,178 |
| 281451500200 | PARKING LOT (City owned) | City of Shawano | 0.25 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500210 | 135 S MAIN ST | Lee A Ebel/Emma Ebel | 0.09 | 4 | 17,000 | 91,500 | | | 108,500 | 100.01% | 16,998 | 91,489 | 0 | 108,487 |
| 281451500220 | 137 S MAIN ST | Lee A Ebel/Emma Ebel | 0.11 | 4 | 18,800 | 81,400 | | | 100,200 | 100.01% | 18,798 | 81,390 | 0 | 100,188 |
| 281451500230 | 141 S MAIN ST | Belt Academy Central v | 0.10 | 4 | 18,600 | 83,100 | | | 101,700 | 100.01% | 18,598 | 83,090 | 0 | 101,687 |
| 281451500240 | 143 S MAIN ST | Dr R C Samanta Roy Inst | 0.24 | 4 | 26,600 | 68,600 | | | 95,200 | 100.01% | 26,597 | 68,592 | 0 | 95,188 |
| 281451500250 | PARKING LOT (City owned) | City of Shawano | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500260 | 134 S WASHINGTON ST | Lisa Gueths Trust | 0.06 | 4 | 8,700 | 57,300 | | | 66,000 | 100.01% | 8,699 | 57,293 | 0 | 65,992 |
| 281451500270 | PARKING LOT (City owned) | City of Shawano | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500280 | 145 S MAIN ST | Dr R C Samanta Roy Inst | 0.07 | 4 | 13,100 | 52,300 | | | 65,400 | 100.01% | 13,098 | 52,294 | 0 | 65,392 |
| 281451500290 | 145 S MAIN ST | Dr R C Samanta Roy Inst | 0.07 | 4 | 13,100 | 52,300 | | | 65,400 | 100.01% | 13,098 | 52,294 | 0 | 65,392 |
| 281451500300 | 149 S MAIN ST | CFQ LLC | 0.05 | 4 | 10,000 | 42,300 | | | 52,300 | 100.01% | 9,999 | 42,295 | 0 | 52,294 |
| 281451500310 | 151 S MAIN ST | Jill Birr | 0.02 | 4 | 4,300 | 37,500 | | | 41,800 | 100.01% | 4,299 | 37,495 | 0 | 41,795 |
| 281451500320 | 153 S MAIN ST | Stuber Properties LLC | 0.22 | 4 | 31,300 | 462,300 | | | 493,600 | 100.01% | 31,296 | 462,243 | 0 | 493,539 |
| 281451500330 | PARKING LOT (City owned) | City of Shawano | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500340 | 137 S WASHINGTON ST | Montour-Engel LLC | 0.09 | | 13,200 | 6,600 | | | 19,800 | 100.01% | 13,198 | 6,599 | 0 | 19,798 |
| 281451500350 | 139 S WASHINGTON ST | Montour-Engel LLC | 0.12 | | 9,000 | 1,800 | | | 10,800 | 100.01% | 8,999 | 1,800 | 0 | 10,799 |
| 281451500360 | 207 W DIVISION ST | Montour-Engel LLC | 0.25 | | 31,100 | 0 | | | 31,100 | 100.01% | 31,096 | 0 | 0 | 31,096 |
| 281451500370 | 142 S FRANKLIN ST; 217 W DIVISION ST | Arland T Dillenburg | 0.20 | | 13,200 | 62,500 | | | 75,700 | 100.01% | 13,198 | 62,492 | 0 | 75,691 |
| 281451500380 | 215 W DIVISION ST | Arland T Dillenburg | 0.16 | | 7,000 | 18,000 | | | 25,000 | 100.01% | 6,999 | 17,998 | 0 | 24,997 |
| 281451500390 | 201 S MAIN ST | Jim's Rentals LLC | 0.17 | 4 | 27,700 | 89,300 | | | 117,000 | 100.01% | 27,697 | 89,289 | 0 | 116,986 |
| 281451500400 | 207 S MAIN ST | Michael W Johnston/Id | 0.06 | 4 | 10,800 | 41,900 | | | 52,700 | 100.01% | 10,799 | 41,895 | 0 | 52,694 |
| 281451500410 | 209 S MAIN ST | United Development LI | 0.31 | 4 | 29,800 | 127,600 | | | 157,400 | 100.01% | 29,796 | 127,584 | 0 | 157,381 |
| 281451500420 | 120 W DIVISION ST | Shasta L Prey | 0.19 | 4 | 35,500 | 84,300 | | | 119,800 | 100.01% | 35,496 | 84,290 | 0 | 119,785 |
| 281451500430 | STORAGE BLDG DEMOLISHED - BEHIND UNITED DEVEL, CITY O | United Development LI | 0.07 | 4 | 10,000 | 12,300 | | | 22,300 | 100.01% | 9,999 | 12,298 | 0 | 22,297 |
| 281451500440 | PARKING LOT (City owned) | City of Shawano | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500450 | 112 W DIVISION ST | Agentjamie LLC | 0.05 | 4 | 7,800 | 20,100 | | | 27,900 | 100.01% | 7,799 | 20,098 | 0 | 27,897 |
| 281451500460 | 114 W DIVISION ST | Agentjamie LLC | 0.06 | 4 | 9,900 | 23,900 | | | 33,800 | 100.01% | 9,899 | 23,897 | 0 | 33,796 |
| 281451500461 | VACANT LOT, NO ADDRESS BEHIND UNITED DEVELOPMENT | | | | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500470 | 116 W DIVISION ST | City of Shawano Redev | 0.11 | 4 | 15,800 | 27,200 | | | 43,000 | 100.01% | 15,798 | 27,197 | 0 | 42,995 |
| 281451500480 | PUBLIC RESTROOM/PARKING LOT OFF S WASHINGTON ST | City of Shawano | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500490 | 219/221 S MAIN ST | John C & Julie May Rev | 0.31 | 4 | 29,900 | 273,800 | | | 303,700 | 100.01% | 29,896 | 273,766 | 0 | 303,663 |
| 281451500500 | 225 S MAIN ST | City of Shawano Senior | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500510 | 228 S WASHINGTON ST | Nikolay Properties - Pa | 0.15 | 4 | 16,500 | 79,900 | | | 96,400 | 100.01% | 16,498 | 79,890 | 0 | 96,388 |
| 281451500520 | 235 S MAIN ST | US Govt Post Office | 0.11 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500530 | 230 S WASHINGTON ST | B & T Rental Properties | 0.20 | 4 | 8,500 | 46,800 | | | 55,300 | 100.01% | 8,499 | 46,794 | 0 | 55,293 |
| 281451500540 | 235 S MAIN ST | US Govt Post Office | 0.23 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500550 | 236 S WASHINGTON ST | Charyl Schelk | 0.12 | 4 | 5,000 | 55,000 | | | 60,000 | 100.01% | 4,999 | 54,993 | 0 | 59,993 |
| 281451500560 | 115 PRESBYTERIAN ST | Roger J Perrault Revoca | 0.10 | 4 | 4,500 | 40,500 | | | 45,000 | 100.01% | 4,499 | 40,495 | 0 | 44,994 |
| 281451500570 | 235 S MAIN ST | US Govt Post Office | 0.25 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500580 | 100 PRESBYTERIAN ST | First Presbyterian Chur | 0.59 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500590 | 15T PRESBYTERIAN CHURCH PARKING LOT | First Presbyterian Chur | 0.00 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500600 | 314 S WASHINGTON ST (PART OF CHURCH PARKING LOT) | First Presbyterian Chur | 0.17 | 4 | 0 | 0 | | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451500610 | 315 S MAIN ST | Rodney J Thiel | 0.48 | 4 | 37,100 | 79,000 | | | 116,100 | 100.01% | 37,095 | 78,990 | 0 | 116,086 |
| 281451500630 | 325 S MAIN ST | Greg Zimmerman/Shav | 0.22 | 4 | 20,600 | 85,500 | | | 106,100 | 100.01% | 20,597 | 85,489 | 0 | 106,087 |
| 281451500680 | 331 S MAIN ST | Rent Me LLC | 0.23 | 4 | 10,000 | 93,000 | | | 103,000 | 100.01% | 9,999 | 92,989 | 0 | 102,987 |
| 281451500690 | 335 S MAIN ST | Susan L Zahn/Eileen Za | 0.24 | 4 | 10,000 | 101,000 | | | 111,000 | 100.01% | 9,999 | 100,988 | 0 | 110,986 |

City of Shawano, Wisconsin

Tax Increment District #9

Base Property Information

| Property Information | | | | | Assessment Information | | | | Equalized Value | | | | | |
|----------------------|---|--------------------------|---------|-------------------------------|------------------------|--------|---------|----|-----------------|-----------------------|--------|---------|----|---------|
| Parcel Number | Street Address | Owner | Acreage | Annexed | Part of Existing TID? | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total |
| | | | | Post 1/1/04? ...Indicate date | | | | | | | | | | |
| 281451500710 | 339 S MAIN ST | Hollis E Hoefl | 0.18 | | 4 | 8,000 | 62,000 | | 70,000 | 100.01% | 7,999 | 61,992 | 0 | 69,991 |
| 281451500740 | 341 S MAIN ST | Nancy F Schmidt | 0.18 | | 4 | 8,000 | 62,000 | | 70,000 | 100.01% | 7,999 | 61,992 | 0 | 69,991 |
| 281451500820 | 501 S MAIN ST; 108 PRAIRIE ST | Warren L Moede Testar | 0.18 | | 4 | 29,000 | 245,100 | | 274,100 | 100.01% | 28,996 | 245,070 | 0 | 274,066 |
| 281451500850 | PARKING LOT BETWEEN CHARLES CTY MKT AND MOEDE BUIL | Warren L Moede Testar | 0.37 | | 4 | 32,300 | 5,400 | | 37,700 | 100.01% | 32,296 | 5,399 | 0 | 37,695 |
| 281451501360 | 105 S WASHINGTON ST; 101 S WASHINGTON ST | Hilgenberg Properties I | 0.14 | | | 31,800 | 206,700 | | 238,500 | 100.01% | 31,796 | 206,675 | 0 | 238,471 |
| 281451501370 | 208 W GREEN BAY ST | DA Chrome Dome LLC | 0.25 | | | 48,700 | 192,300 | | 241,000 | 100.01% | 48,694 | 192,276 | 0 | 240,970 |
| 281451501380 | 111 S WASHINGTON ST | Lasdia LLC | 0.06 | | | 9,900 | 49,400 | | 59,300 | 100.01% | 9,899 | 49,394 | 0 | 59,293 |
| 281451501390 | 119 S WASHINGTON ST | MM Wilken LLC | 0.08 | | | 12,300 | 0 | | 12,300 | 100.01% | 12,298 | 0 | 0 | 12,298 |
| 281451501400 | 119 S WASHINGTON ST | MM Wilken LLC | 0.08 | | | 14,700 | 46,300 | | 61,000 | 100.01% | 14,698 | 46,294 | 0 | 60,992 |
| 281451501410 | 121 S WASHINGTON ST | McDowell Properties LI | 0.09 | | | 17,100 | 57,300 | | 74,400 | 100.01% | 17,098 | 57,293 | 0 | 74,391 |
| 281451501420 | PARKING LOT WEST SIDE OF S WASHINGTON ST (City owned) | City of Shawano | 0.00 | | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281451501430 | 137 S WASHINGTON ST | Montour-Engel LLC | 0.15 | | | 16,500 | 128,600 | | 145,100 | 100.01% | 16,498 | 128,584 | 0 | 145,082 |
| 281451501440 | 137 S WASHINGTON ST | Montour-Engel LLC | 0.20 | | | 18,600 | 31,200 | | 49,800 | 100.01% | 18,598 | 31,196 | 0 | 49,794 |
| 281452000030 | 613 S MAIN ST | Michael J Herrmann | 0.07 | | 4 | 14,100 | 13,300 | | 27,400 | 100.01% | 14,098 | 13,298 | 0 | 27,397 |
| 281452000040 | 615 S MAIN ST | Zachary A Ewert | 0.11 | | | 18,800 | 62,600 | | 81,400 | 100.01% | 18,798 | 62,592 | 0 | 81,390 |
| 281452000050 | 617 S MAIN ST | Reuter Investments LLC | 0.12 | | | 19,300 | 75,700 | | 95,000 | 100.01% | 19,298 | 75,691 | 0 | 94,988 |
| 281452000060 | 635 S MAIN ST | Wholistic Bodywork LLC | 0.12 | | | 19,800 | 29,900 | | 49,700 | 100.01% | 19,798 | 29,896 | 0 | 49,694 |
| 281452000070 | 619 S MAIN ST | Radtke Leasing Inc | 0.02 | | | 2,900 | 17,700 | | 20,600 | 100.01% | 2,900 | 17,698 | 0 | 20,597 |
| 281750520000 | 141 RIVER HEIGHTS | Shawano Investments I | 0.65 | | | 43,000 | 213,200 | | 256,200 | 100.01% | 42,995 | 213,174 | 0 | 256,168 |
| 281750520220 | 519 N MAIN ST | Robert L Eghtner Life Es | 0.90 | | | 92,000 | 106,600 | | 198,600 | 100.01% | 91,989 | 106,587 | 0 | 198,576 |
| 281750520230 | 569 N MAIN ST | Stephen Herber/Barbar | 0.29 | | | 14,500 | 46,200 | | 60,700 | 100.01% | 14,498 | 46,194 | 0 | 60,693 |
| 281750520240 | 531 N MAIN ST | Peter A Hintz/Lori Hintz | 0.33 | | | 16,500 | 66,800 | | 83,300 | 100.01% | 16,498 | 66,792 | 0 | 83,290 |
| 281750520250 | 142 RIVER HEIGHTS | David M Dobberstein/S | 0.45 | | | 22,000 | 81,300 | | 103,300 | 100.01% | 21,997 | 81,290 | 0 | 103,287 |
| 281751000350 | NO ADDRESS TAX EXEMPT SHAWANO COUNTY-SHERIFFS DEP | Shawano County Sherif | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281751000360 | 405 N MAIN ST TAX EXEMPT SHAWAN COUNTY-SHERIFFS DEP | Shawano County Sherif | 0.00 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281751000870 | 311 N MAIN ST | Shawano County Court | 1.34 | | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 |
| 281751000880 | Empty Lot | Midwest Properties of | 0.07 | | | 7,900 | | | 7,900 | 100.01% | 7,899 | 0 | 0 | 7,899 |
| 281751000890 | 104 W 4TH ST | Beversdorf CPA LLC | 0.09 | | | 17,600 | 92,000 | | 109,600 | 100.01% | 17,598 | 91,989 | 0 | 109,587 |
| 281751000900 | 218 N WASHINGTON ST | HS Acquisitions LLC | 0.09 | | | 4,000 | 46,500 | | 50,500 | 100.01% | 4,000 | 46,494 | 0 | 50,494 |
| 281751000910 | 112 W 4TH ST | Shannon Gretzon | 0.08 | | | 3,500 | 41,000 | | 44,500 | 100.01% | 3,500 | 40,995 | 0 | 44,495 |
| 281751000920 | 214 N WASHINGTON ST | Shannon M Weisnicht | 0.17 | | | 7,000 | 73,100 | | 80,100 | 100.01% | 6,999 | 73,091 | 0 | 80,090 |
| 281751000930 | 217 N MAIN ST | Cassie Schroeder | 0.06 | | | 11,400 | 64,000 | | 75,400 | 100.01% | 11,399 | 63,992 | 0 | 75,391 |
| 281751000950 | 215 N MAIN ST | Randall J Nelson | 0.06 | | | 10,900 | 17,700 | | 28,600 | 100.01% | 10,899 | 17,698 | 0 | 28,596 |
| 281751000960 | 201 N MAIN ST | City of Shawano | 0.06 | | | 12,100 | 22,000 | | 34,100 | 100.01% | 12,099 | 21,997 | 0 | 34,096 |
| 281751000970 | 201 N MAIN ST City | City of Shawano | 0.10 | | | 18,300 | 15,000 | | 33,300 | 100.01% | 18,298 | 14,998 | 0 | 33,296 |
| 281751000980 | 202 N WASHINGTON ST | City of Shawano | 0.16 | | | 15,600 | 10,400 | | 26,000 | 100.01% | 15,598 | 10,399 | 0 | 25,997 |
| 281751000990 | 201 N MAIN ST | City of Shawano | 0.16 | | | 27,300 | 95,800 | | 123,100 | 100.01% | 27,297 | 95,788 | 0 | 123,085 |
| 281751001000 | 208 N WASHINGTON ST | Rent Me LLC | 0.16 | | | 7,000 | 97,400 | | 104,400 | 100.01% | 6,999 | 97,388 | 0 | 104,387 |
| 281751001400 | 214 W 5TH ST | BMO Harris Bank NA | 0.69 | | | 69,800 | 88,700 | | 158,500 | 100.01% | 69,791 | 88,689 | 0 | 158,481 |
| 281751001410 | 115 N WASHINGTON ST | Brandon C Koeller | 0.20 | | | 8,500 | 88,800 | | 97,300 | 100.01% | 8,499 | 88,789 | 0 | 97,288 |
| 281751001530 | 139 N MAIN ST | Julie M Bartz | 0.03 | | | 8,100 | 61,400 | | 69,500 | 100.01% | 8,099 | 61,392 | 0 | 69,491 |
| 281751001540 | 106 W 5TH ST | John W Dahlie | 0.03 | | | 7,800 | 45,300 | | 53,100 | 100.01% | 7,799 | 45,294 | 0 | 53,093 |
| 281751001550 | 137 N MAIN ST | RMG Investments LLC | 0.08 | | | 15,700 | 99,200 | | 114,900 | 100.01% | 15,698 | 99,188 | 0 | 114,886 |
| 281751001560 | 135 N MAIN ST | Keith A Baumann/Kelly | 0.07 | | | 14,000 | 87,500 | | 101,500 | 100.01% | 13,998 | 87,489 | 0 | 101,488 |
| 281751001570 | 129 N MAIN ST | Cindy L Burmeister | 0.14 | | | 20,700 | 89,600 | | 110,300 | 100.01% | 20,697 | 89,589 | 0 | 110,286 |
| 281751001590 | 123 N MAIN ST | Keith A Baumann/Kelly | 0.15 | | | 21,500 | 456,000 | | 477,500 | 100.01% | 21,497 | 455,944 | 0 | 477,441 |
| 281751001600 | 117 N MAIN ST | Thomas J Martell | 0.07 | | | 13,400 | 60,200 | | 73,600 | 100.01% | 13,398 | 60,193 | 0 | 73,591 |

City of Shawano, Wisconsin

Tax Increment District #9

Base Property Information

| Property Information | | | | | Assessment Information | | | | Equalized Value | | | | | |
|----------------------|---|-------------------------|--------------|-------------------------------|------------------------|------------|----|------------|-----------------------|-----------|-----------|----|-----------------------------|---|
| Parcel Number | Street Address | Owner | Acreage | Annexed | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | |
| | | | | Post 1/1/04? ...Indicate date | | | | | | | | | | Part of Existing TID? ...Indicate TID # |
| 281751001610 | 115 N MAIN ST | Kerpow LLC | 0.07 | | 13,500 | 56,400 | | 69,900 | 100.01% | 13,498 | 56,393 | 0 | 69,891 | |
| 281751001620 | 111 N MAIN ST; 113 N MAIN ST | David R Winter | 0.11 | | 18,900 | 88,600 | | 107,500 | 100.01% | 18,898 | 88,589 | 0 | 107,487 | |
| 281751001630 | 101 N MAIN ST | BL Branch Group II LLC | 0.71 | | 110,000 | 1,292,200 | | 1,402,200 | 100.01% | 109,986 | 1,292,041 | 0 | 1,402,028 | |
| 281751001640 | PARKING LOT OFF N WASHINGTON ST (Owned by BL Branch (BL Branch Group II LLC | City of Shawano | 0.19 | | 23,700 | 6,600 | | 30,300 | 100.01% | 23,697 | 6,599 | 0 | 30,296 | |
| 281751001650 | PARKING LOT Tax Exempt City Shawano | City of Shawano | 0.00 | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001660 | PARKING LOT Tax Exempt City Shawano | City of Shawano | 0.00 | | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001670 | 222 N SAWYER ST (Huckleberry Harbor - Tax Exempt City Sha | City of Shawano | 2.39 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001680 | VACANT LOT (Part of Huckleberry Harbor - Tax Exempt City S | City of Shawano | 0.23 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001690 | 320 N MAIN ST (Part of Huckleberry Harbor - Tax Exempt City | City of Shawano | 0.36 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001700 | 414 N MAIN ST | Stephanie Berthold | 0.13 | 4 | 10,500 | 84,500 | | 95,000 | 100.01% | 10,499 | 84,490 | 0 | 94,988 | |
| 281751001740 | GREEN SPACE & PARKING LOT (Next to & behind Fire Dept, T | City of Shawano | 0.97 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751001760 | FORMER 214 N MAIN ST (BLDG DEMOLISHED) LOT CHANGED S | Toni Properties LLC | 0.15 | 4 | 21,300 | 36,600 | | 57,900 | 100.01% | 21,297 | 36,595 | 0 | 57,893 | |
| 281751001780 | 107 E 5TH ST | P & D Quality Propertie | 0.37 | 4 | 69,000 | 77,100 | | 146,100 | 100.01% | 68,992 | 77,091 | 0 | 146,082 | |
| 281751001810 | 203 E 5TH ST- Parking lot (Tax Exempt City Shawano) | City of Shawano | 0.59 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751002270 | 117 E DIVISION ST; 115 E DIVISION ST | NIC LLC | 0.25 | 4 | 32,000 | 109,800 | | 141,800 | 100.01% | 31,996 | 109,786 | 0 | 141,783 | |
| 281751002280 | 154 S MAIN ST; 109 E DIVISION ST | Jim's Rentals LLC | 0.08 | 4 | 18,600 | 77,400 | | 96,000 | 100.01% | 18,598 | 77,390 | 0 | 95,988 | |
| 281751002290 | 152 S MAIN ST | Jim's Rentals LLC | 0.06 | 4 | 12,400 | 22,600 | | 35,000 | 100.01% | 12,398 | 22,597 | 0 | 34,996 | |
| 281751002300 | 148 S MAIN ST | 148 South Main LLC | 0.05 | 4 | 9,400 | 57,100 | | 66,500 | 100.01% | 9,399 | 57,093 | 0 | 66,492 | |
| 281751002310 | 146 S MAIN ST | Thomas C Norton/Caro | 0.05 | 4 | 9,000 | 61,100 | | 70,100 | 100.01% | 8,999 | 61,092 | 0 | 70,091 | |
| 281751002320 | 144 S MAIN ST | Bruce L Koenig | 0.07 | 4 | 13,300 | 57,200 | | 70,500 | 100.01% | 13,298 | 57,193 | 0 | 70,491 | |
| 281751002330 | 142 S MAIN ST | Kasey Hohn | 0.06 | 4 | 11,000 | 38,700 | | 49,700 | 100.01% | 10,999 | 38,695 | 0 | 49,694 | |
| 281751002340 | 140 S MAIN ST | Gingerly Salon LLC | 0.05 | 4 | 10,200 | 43,900 | | 54,100 | 100.01% | 10,199 | 43,895 | 0 | 54,093 | |
| 281751002350 | 138 S MAIN ST | Wholistic Bodywork LL | 0.07 | 4 | 13,500 | 32,400 | | 45,900 | 100.01% | 13,498 | 32,396 | 0 | 45,894 | |
| 281751002360 | 136 S MAIN ST | J Doggs LLC | 0.13 | 4 | 7,000 | 50,000 | | 57,000 | 100.01% | 6,999 | 49,994 | 0 | 56,993 | |
| 281751002370 | 134 S MAIN ST | James Veri/Pamela J V | 0.10 | 4 | 18,200 | 84,700 | | 102,900 | 100.01% | 18,198 | 84,690 | 0 | 102,887 | |
| 281751002380 | 130 S MAIN ST; 132 S MAIN ST | Coffee and Café Co LLC | 0.19 | 4 | 23,500 | 181,000 | | 204,500 | 100.01% | 23,497 | 180,978 | 0 | 204,475 | |
| 281751002390 | 128 S MAIN ST | Fannita Bakery LLC | 0.10 | 4 | 18,400 | 123,700 | | 142,100 | 100.01% | 18,398 | 123,685 | 0 | 142,083 | |
| 281751002400 | 126 S MAIN ST | Paul J Hansen/Kathy He | 0.10 | 4 | 18,700 | 75,800 | | 94,500 | 100.01% | 18,698 | 75,791 | 0 | 94,488 | |
| 281751002410 | 124 S MAIN ST | Ann E Peebles | 0.10 | 4 | 18,500 | 52,300 | | 70,800 | 100.01% | 18,498 | 52,294 | 0 | 70,791 | |
| 281751002420 | 122 S MAIN ST | FHF Properties LLC | 0.08 | 4 | 15,900 | 51,400 | | 67,300 | 100.01% | 15,898 | 51,394 | 0 | 67,292 | |
| 281751002430 | 120 S MAIN ST | Bob Dumke Trust | 0.07 | 4 | 13,800 | 43,200 | | 57,000 | 100.01% | 13,798 | 43,195 | 0 | 56,993 | |
| 281751002440 | 118 S MAIN ST | Bob Dumke Trust | 0.10 | 4 | 18,600 | 33,400 | | 52,000 | 100.01% | 18,598 | 33,396 | 0 | 51,994 | |
| 281751002450 | 116 S MAIN ST | Domenico Badalament | 0.10 | 4 | 18,300 | 59,600 | | 77,900 | 100.01% | 18,298 | 59,593 | 0 | 77,890 | |
| 281751002460 | 114 S MAIN ST | Law Suites LLC | 0.15 | 4 | 21,300 | 108,100 | | 129,400 | 100.01% | 21,297 | 108,087 | 0 | 129,384 | |
| 281751002470 | 110 S MAIN ST | Law Suites LLC | 0.08 | 4 | 15,800 | 47,500 | | 63,300 | 100.01% | 15,798 | 47,494 | 0 | 63,292 | |
| 281751002480 | 108 S MAIN ST | Law Suites LLC | 0.09 | 4 | 17,300 | 41,700 | | 59,000 | 100.01% | 17,298 | 41,695 | 0 | 58,993 | |
| 281751002490 | 106 S MAIN ST | 106 S Main Street LLC | 0.05 | 4 | 9,900 | 72,900 | | 82,800 | 100.01% | 9,899 | 72,891 | 0 | 82,790 | |
| 281751002500 | 102 E GREEN BAY ST | Hilgenberg & Associate | 0.13 | 4 | 29,600 | 110,300 | | 139,900 | 100.01% | 29,596 | 110,286 | 0 | 139,883 | |
| 281751002510 | SE CORNER MAIN & GREEN BAY ST-CITY OWNED NO ADDRESS | City of Shawano | 0.00 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751003380 | 204 S MAIN ST; 206 S MAIN ST; 108 E DIVISION ST | FHR Properties LLC | 0.09 | 4 | 22,600 | 49,500 | | 72,100 | 100.01% | 22,597 | 49,494 | 0 | 72,091 | |
| 281751003390 | 208 S MAIN ST | Dennis L Zopp | 0.05 | 4 | 9,000 | 34,500 | | 43,500 | 100.01% | 8,999 | 34,496 | 0 | 43,495 | |
| 281751003400 | 210 S MAIN ST-VACANT LOT | City of Shawano | 0.07 | 4 | 13,500 | 0 | | 13,500 | 100.01% | 13,498 | 0 | 0 | 13,498 | |
| 281751003410 | 112 E DIVISION ST; 110 E DIVISION ST | Jill M Wagner | 0.08 | 4 | 12,600 | 41,800 | | 54,400 | 100.01% | 12,598 | 41,795 | 0 | 54,393 | |
| 281751003450 | 214 S MAIN ST (BLDG DEMOLISHED) | City of Shawano Redev | 0.47 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751003470 | 216 S MAIN ST (BLDG DEMOLISHED) | City of Shawano Redev | 0.05 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751003480 | 220 S MAIN ST | Saint Gambrinus Prope | 0.24 | 4 | 26,300 | 390,700 | | 417,000 | 100.01% | 26,297 | 390,652 | 0 | 416,949 | |
| 281751003520 | 232 S MAIN ST | Dennis R Cronce/Jeann | 0.17 | 4 | 7,500 | 61,000 | | 68,500 | 100.01% | 7,499 | 60,992 | 0 | 68,492 | |
| 281751003540 | 244 S MAIN ST | Evangelical Lutheran Cl | 0.00 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| 281751003541 | VACANT LOT - NO ADDRESS | City of Shawano | 0.21 | 4 | 0 | 0 | | 0 | 100.01% | 0 | 0 | 0 | 0 | |
| Total Acreage | | | 46.58 | | 3,251,500 | 13,512,600 | | 16,764,100 | | 2,184,431 | 8,004,715 | 0 | | |
| | | | | | | | | | | | | | Estimated Base Value | 16,762,038 |

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 in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 4 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$70.62 million. This value is less than the maximum of \$71.10 million in equalized value that is permitted for the City.

| City of Shawano, Wisconsin | |
|--|---|
| Tax Increment District #9 | |
| Valuation Test Compliance Calculation | |
| District Creation Date | 4/13/2022 |
| | Valuation Data Currently Available 2021 |
| Total EV (TID In) | 592,502,700 |
| 12% Test | 71,100,324 |
| Increment of Existing TIDs | |
| TID #4 | 12,057,600 |
| TID #5 | 5,296,300 |
| TID #6 | 7,040,900 |
| TID #7 | 36,814,300 |
| TID #8 | 0 |
| Total Existing Increment | 61,209,100 |
| Projected Base of New or Amended District | 16,762,038 |
| Less Value of Any Underlying TID Parcels | 7,355,895 ▼ |
| Total Value Subject to 12% Test | 70,615,243 |
| 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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

Property, Right-of-Way and Easement Acquisition

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.

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.

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.

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 are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

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 RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA 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, through its RDA, 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 by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

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 City intends to make the following project cost expenditures outside the District:

Franklin Park Plaza Project

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**

Map Found on Following Page.

Map to be Inserted

SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 Shawano, Wisconsin | | | |
|--|-------------------------------------|------------------|---------------------|
| Tax Increment District #9 | | | |
| Estimated Project List | | | |
| Project ID | Project Name/Type | Phase I 2022 | Phase II Ongoing |
| | | | |
| | | Total (Note 1) | |
| 1 | Franklin Park Plaza & Streetscaping | 300,000 | 300,000 |
| 2 | Huckleberry Harbor Boat Dock | 200,000 | 200,000 |
| 3 | Revolving Loan Fund | 600,000 | 600,000 |
| 4 | Development Incentives | | 2,740,885 |
| 5 | TID Creation | 25,000 | 25,000 |
| 6 | Interest on Long Term Debt | | 604,165 |
| 7 | Administration Expense | | 277,884 |
| Total Projects | | <u>1,125,000</u> | <u>3,622,934</u> |
| Total (Note 1): <u>4,747,934</u> | | | |
| 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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$15.13 million in incremental value by 2050. 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 \$25.12 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$7.42 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of Shawano, Wisconsin

Tax Increment District #9

Development Assumptions

| Construction Year | | Commerical Development | Retail/Bar/Restaurant | Apartments | Retail/Dining | Annual Total | Construction Year | |
|-------------------|------|------------------------|-----------------------|------------------|------------------|------------------|-------------------|----|
| 1 | 2022 | 800,000 | | | | 800,000 | 2022 | 1 |
| 2 | 2023 | | 1,500,000 | | 1,500,000 | 3,000,000 | 2023 | 2 |
| 3 | 2024 | | | 4,000,000 | | 4,000,000 | 2024 | 3 |
| 4 | 2025 | | | | | 0 | 2025 | 4 |
| 5 | 2026 | | | | | 0 | 2026 | 5 |
| 6 | 2027 | | | | | 0 | 2027 | 6 |
| 7 | 2028 | | | | | 0 | 2028 | 7 |
| 8 | 2029 | | | | | 0 | 2029 | 8 |
| 9 | 2030 | | | | | 0 | 2030 | 9 |
| 10 | 2031 | | | | | 0 | 2031 | 10 |
| 11 | 2032 | | | | | 0 | 2032 | 11 |
| 12 | 2033 | | | | | 0 | 2033 | 12 |
| 13 | 2034 | | | | | 0 | 2034 | 13 |
| 14 | 2035 | | | | | 0 | 2035 | 14 |
| 15 | 2036 | | | | | 0 | 2036 | 15 |
| 16 | 2037 | | | | | 0 | 2037 | 16 |
| 17 | 2038 | | | | | 0 | 2038 | 17 |
| 18 | 2039 | | | | | 0 | 2039 | 18 |
| 19 | 2040 | | | | | 0 | 2040 | 19 |
| 20 | 2041 | | | | | 0 | 2041 | 20 |
| 21 | 2042 | | | | | 0 | 2042 | 21 |
| 22 | 2043 | | | | | 0 | 2043 | 22 |
| 23 | 2044 | | | | | 0 | 2044 | 23 |
| 24 | 2045 | | | | | 0 | 2045 | 24 |
| 25 | 2046 | | | | | 0 | 2046 | 25 |
| 26 | 2047 | | | | | 0 | 2047 | 26 |
| 27 | 2048 | | | | | 0 | 2048 | 27 |
| Totals | | <u>800,000</u> | <u>1,500,000</u> | <u>4,000,000</u> | <u>1,500,000</u> | <u>7,800,000</u> | | |

Notes:

Table 1 - Development Assumptions

City of Shawano, Wisconsin

Tax Increment District #9

Tax Increment Projection Worksheet

| | | | |
|--------------------------------|----------------|--------------------------|------------|
| Type of District | Rehabilitation | Base Value | 16,762,038 |
| District Creation Date | April 13, 2022 | Appreciation Factor | 1.00% |
| Valuation Date | Jan 1, 2022 | Base Tax Rate | \$25.12 |
| Max Life (Years) | 27 | Rate Adjustment Factor | |
| Expenditure Period/Termination | 22 4/13/2044 | Tax Exempt Discount Rate | 2.75% |
| Revenue Periods/Final Year | 27 2050 | Taxable Discount Rate | 4.25% |
| Extension Eligibility/Years | Yes 3 | | |
| Eligible Recipient District | Yes | | |

* Apply to Base Value

| Construction Year | Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment | Tax Exempt | | |
|----------------------|------------------|-------------------|------------------------|--------------------|----------------------------------|----------|------------------|--------------------|----------------------------|-----------|
| | | | | | | | | NPV Calculation | Taxable NPV Calculation | |
| 1 | 2022 | 800,000 | 2023 | 167,620 | 967,620 | 2024 | \$25.12 | 24,309 | 22,409 | 21,456 |
| 2 | 2023 | 3,000,000 | 2024 | 177,297 | 4,144,917 | 2025 | \$25.12 | 104,132 | 115,832 | 109,617 |
| 3 | 2024 | 4,000,000 | 2025 | 209,070 | 8,353,987 | 2026 | \$25.12 | 209,875 | 299,085 | 280,060 |
| 4 | 2025 | 0 | 2026 | 251,160 | 8,605,147 | 2027 | \$25.12 | 216,185 | 482,796 | 448,471 |
| 5 | 2026 | 0 | 2027 | 253,672 | 8,858,819 | 2028 | \$25.12 | 222,558 | 666,860 | 614,777 |
| 6 | 2027 | 0 | 2028 | 256,209 | 9,115,027 | 2029 | \$25.12 | 228,994 | 851,179 | 778,918 |
| 7 | 2028 | 0 | 2029 | 258,771 | 9,373,798 | 2030 | \$25.12 | 235,495 | 1,035,658 | 940,837 |
| 8 | 2029 | 0 | 2030 | 261,358 | 9,635,156 | 2031 | \$25.12 | 242,061 | 1,220,205 | 1,100,485 |
| 9 | 2030 | 0 | 2031 | 263,972 | 9,899,128 | 2032 | \$25.12 | 248,693 | 1,404,733 | 1,257,821 |
| 10 | 2031 | 0 | 2032 | 266,612 | 10,165,740 | 2033 | \$25.12 | 255,391 | 1,589,160 | 1,412,807 |
| 11 | 2032 | 0 | 2033 | 269,278 | 10,435,018 | 2034 | \$25.12 | 262,156 | 1,773,405 | 1,565,413 |
| 12 | 2033 | 0 | 2034 | 271,971 | 10,706,988 | 2035 | \$25.12 | 268,989 | 1,957,392 | 1,715,612 |
| 13 | 2034 | 0 | 2035 | 274,690 | 10,981,678 | 2036 | \$25.12 | 275,890 | 2,141,049 | 1,863,385 |
| 14 | 2035 | 0 | 2036 | 277,437 | 11,259,116 | 2037 | \$25.12 | 282,860 | 2,324,307 | 2,008,714 |
| 15 | 2036 | 0 | 2037 | 280,212 | 11,539,327 | 2038 | \$25.12 | 289,899 | 2,507,098 | 2,151,589 |
| 16 | 2037 | 0 | 2038 | 283,014 | 11,822,341 | 2039 | \$25.12 | 297,009 | 2,689,360 | 2,292,000 |
| 17 | 2038 | 0 | 2039 | 285,844 | 12,108,185 | 2040 | \$25.12 | 304,190 | 2,871,034 | 2,429,943 |
| 18 | 2039 | 0 | 2040 | 288,702 | 12,396,887 | 2041 | \$25.12 | 311,443 | 3,052,060 | 2,565,417 |
| 19 | 2040 | 0 | 2041 | 291,589 | 12,688,476 | 2042 | \$25.12 | 318,769 | 3,232,386 | 2,698,426 |
| 20 | 2041 | 0 | 2042 | 294,505 | 12,982,981 | 2043 | \$25.12 | 326,168 | 3,411,959 | 2,828,973 |
| 21 | 2042 | 0 | 2043 | 297,450 | 13,280,431 | 2044 | \$25.12 | 333,640 | 3,689,475 | 3,082,742 |
| 22 | 2043 | 0 | 2044 | 300,425 | 13,580,856 | 2045 | \$25.12 | 341,188 | 3,872,290 | 3,213,734 |
| 23 | 2044 | 0 | 2045 | 303,429 | 13,884,285 | 2046 | \$25.12 | 348,811 | 4,054,187 | 3,342,193 |
| 24 | 2045 | 0 | 2046 | 306,463 | 14,190,748 | 2047 | \$25.12 | 356,510 | 4,235,123 | 3,468,135 |
| 25 | 2046 | 0 | 2047 | 309,528 | 14,500,276 | 2048 | \$25.12 | 364,286 | 4,415,058 | 3,591,578 |
| 26 | 2047 | 0 | 2048 | 312,623 | 14,812,899 | 2049 | \$25.12 | 372,140 | 4,593,953 | 3,712,541 |
| 27 | 2048 | 0 | 2049 | 315,749 | 15,128,649 | 2050 | \$25.12 | 380,073 | 4,771,770 | 3,831,046 |
| Totals | 7,800,000 | | 7,328,649 | | Future Value of Increment | | 7,421,713 | | | |

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).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

It is anticipated that the City may borrow for the portion of the Franklin Park Plaza project along with the improvements to Huckleberry Harbor. The City may also choose to borrow to fund a revolving loan program within the TID for property redevelopment. Furthermore, the City may choose to fund development incentives either with upfront cash within the TID, or through the issuance of a Municipal Revenue Obligation (MRO) on a Pay as You Go Basis. **Table 3.** provides a summary of the District’s financing plan.

| City of Shawano, Wisconsin | | |
|------------------------------------|---|------------------|
| Tax Increment District #9 | | |
| Estimated Financing Plan | | |
| | State Trust Fund Loan 2022 | Totals |
| Projects | | |
| Phase I | 1,100,000 | 1,100,000 |
| Total Project Funds | 1,100,000 | 1,100,000 |
| Estimated Finance Related Expenses | | |
| Municipal Advisor | 7,500 | |
| Bond Counsel | | |
| Rating Agency Fee | | |
| Paying Agent | | |
| Underwriter Discount | 0.00 | 0 |
| Debt Service Reserve | | |
| Capitalized Interest | 96,304 | |
| Total Financing Required | 1,203,804 | |
| Estimated Interest | 0.00% | 0 |
| Assumed spend down (months) | 0 | |
| Rounding | | (1) |
| Net Issue Size | 1,203,803 | 1,203,803 |
| Notes: | | |

Table 3 - 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 2035 to pay off all estimated debt financed Project cost liabilities and obligations, however the TID's actual life may extend out as far as 2050 depending on the structure and timing of the development incentives. 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.

City of Shawano, Wisconsin

Tax Increment District #9

Cash Flow Projection

| Year | Projected Revenues | | | Expenditures | | | | | | Balances | | | Year | |
|--------------|--------------------|-------------------------|-------------------|------------------------------------|-----------|----------------|---|-------------------------|---------------|-----------------------|------------------|------------|-----------|--------------------------|
| | Tax Increments | Capitalized Interest | Total Revenues | State Trust Fund Loan 1,203,803 | | | Available for Development Incentives/Grants | TID Creation Expense | Admin. | Total Expenditures | Annual | Cumulative | | Principal Outstanding |
| | | | | Dated Date: | Est. Rate | Interest | | | | | | | | |
| 2022 | | | 0 | | | | | 25,000 | 0 | 25,000 | (25,000) | (25,000) | 1,203,803 | 2022 |
| 2023 | | 48,152 | 48,152 | | 4.00% | 48,152 | 30,000 | | 7,500 | 85,652 | (37,500) | (62,500) | 1,203,803 | 2023 |
| 2024 | 24,309 | 48,152 | 72,461 | | 4.00% | 48,152 | 0 | | 7,650 | 55,802 | 16,659 | (45,841) | 1,203,803 | 2024 |
| 2025 | 104,132 | | 104,132 | 46,940 | 4.00% | 48,152 | 0 | | 7,803 | 102,895 | 1,236 | (44,605) | 1,156,863 | 2025 |
| 2026 | 209,875 | | 209,875 | 48,818 | 4.00% | 46,275 | 53,412 | | 7,959 | 156,463 | 53,412 | 8,807 | 1,108,045 | 2026 |
| 2027 | 216,185 | | 216,185 | 50,771 | 4.00% | 44,322 | 56,487 | | 8,118 | 159,698 | 56,487 | 65,294 | 1,057,274 | 2027 |
| 2028 | 222,558 | | 222,558 | 52,801 | 4.00% | 42,291 | 59,592 | | 8,281 | 162,965 | 59,592 | 124,886 | 1,004,473 | 2028 |
| 2029 | 228,994 | | 228,994 | 54,913 | 4.00% | 40,179 | 62,728 | | 8,446 | 166,266 | 62,728 | 187,614 | 949,559 | 2029 |
| 2030 | 235,495 | | 235,495 | 57,110 | 4.00% | 37,982 | 65,894 | | 8,615 | 169,601 | 65,894 | 253,508 | 892,449 | 2030 |
| 2031 | 242,061 | | 242,061 | 59,394 | 4.00% | 35,698 | 69,091 | | 8,787 | 172,971 | 69,091 | 322,599 | 833,055 | 2031 |
| 2032 | 248,693 | | 248,693 | 61,770 | 4.00% | 33,322 | 72,319 | | 8,963 | 176,374 | 72,319 | 394,917 | 771,285 | 2032 |
| 2033 | 255,391 | | 255,391 | 64,241 | 4.00% | 30,851 | 75,578 | | 9,142 | 179,813 | 75,578 | 470,495 | 707,044 | 2033 |
| 2034 | 262,156 | | 262,156 | 66,811 | 4.00% | 28,282 | 78,869 | | 9,325 | 183,287 | 78,869 | 549,364 | 640,233 | 2034 |
| 2035 | 268,989 | | 268,989 | 69,483 | 4.00% | 25,609 | 82,192 | | 9,512 | 186,796 | 82,192 | 631,557 | 570,750 | 2035 |
| 2036 | 275,890 | | 275,890 | 72,262 | 4.00% | 22,830 | 85,548 | | 9,702 | 190,342 | 85,548 | 717,104 | 498,487 | 2036 |
| 2037 | 282,860 | | 282,860 | 75,153 | 4.00% | 19,939 | 88,936 | | 9,896 | 193,924 | 88,936 | 806,040 | 423,334 | 2037 |
| 2038 | 289,899 | | 289,899 | 78,159 | 4.00% | 16,933 | 92,356 | | 10,094 | 197,543 | 92,356 | 898,396 | 345,175 | 2038 |
| 2039 | 297,009 | | 297,009 | 81,285 | 4.00% | 13,807 | 95,810 | | 10,296 | 201,199 | 95,810 | 994,207 | 263,890 | 2039 |
| 2040 | 304,190 | | 304,190 | 84,537 | 4.00% | 10,556 | 99,298 | | 10,502 | 204,892 | 99,298 | 1,093,505 | 179,353 | 2040 |
| 2041 | 311,443 | | 311,443 | 87,918 | 4.00% | 7,174 | 102,820 | | 10,712 | 208,624 | 102,820 | 1,196,324 | 91,435 | 2041 |
| 2042 | 318,769 | | 318,769 | 91,435 | 4.00% | 3,657 | 106,375 | | 10,926 | 212,394 | 106,375 | 1,302,699 | 0 | 2042 |
| 2043 | 326,168 | | 326,168 | | | | 157,512 | | 11,145 | 168,656 | 157,512 | 1,460,211 | | 2043 |
| 2044 | 333,640 | | 333,640 | | | | 161,136 | | 11,367 | 172,504 | 161,136 | 1,621,348 | | 2044 |
| 2045 | 341,188 | | 341,188 | | | | 164,797 | | 11,595 | 176,391 | 164,797 | 1,786,144 | | 2045 |
| 2046 | 348,811 | | 348,811 | | | | 168,492 | | 11,827 | 180,319 | 168,492 | 1,954,636 | | 2046 |
| 2047 | 356,510 | | 356,510 | | | | 172,223 | | 12,063 | 184,287 | 172,223 | 2,126,860 | | 2047 |
| 2048 | 364,286 | | 364,286 | | | | 175,991 | | 12,305 | 188,295 | 175,991 | 2,302,850 | | 2048 |
| 2049 | 372,140 | | 372,140 | | | | 179,795 | | 12,551 | 192,345 | 179,795 | 2,482,645 | | 2049 |
| 2050 | 380,073 | | 380,073 | | | | 183,636 | | 12,802 | 196,437 | 183,636 | 2,666,281 | | 2050 |
| Total | 7,421,713 | 96,304 | 7,518,018 | 1,203,803 | | 604,165 | 2,740,885 | | 25,000 | 277,884 | 4,851,737 | | | Total |

Notes:

1. The development incentives identified represent 50% of the remaining TID increment after paying debt service and TID administration expense, with the exception of 2023 when there is a known development grant.

Projected TID Closure

Table 4 - Cash Flow

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 property within the proposed District boundary 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 50% 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 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a combination of commercial and residential 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 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 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 Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, providing necessary public infrastructure improvements, 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 the continued re-development of the downtown area.

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-project costs:

1. Franklin Park Plaza Project

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.

Insert Signed Legal Opinion

SAMPLE

Mayor
City of Shawano
213 E Green Bay St
Shawano, Wisconsin 54166

RE: Project Plan for Tax Incremental District No. 9

Dear Mayor:

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 Shawano, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Shawano Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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.

| 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 | |
| Shawano County | | 2,700,154 | | | 18.88% | |
| City of Shawano | | 6,142,272 | | | 42.94% | |
| School District of Shawano | | 5,041,922 | | | 35.25% | |
| Northeast Wisconsin Technical College | | 418,625 | | | 2.93% | |
| Total | | 14,302,973 | | | | |
| Revenue Year | Shawano County | City of Shawano | School District of Shawano | Northeast Wisconsin Technical College | Total | Revenue Year |
| 2024 | 4,589 | 10,439 | 8,569 | 711 | 24,309 | 2024 |
| 2025 | 19,658 | 44,718 | 36,707 | 3,048 | 104,132 | 2025 |
| 2026 | 39,621 | 90,129 | 73,983 | 6,143 | 209,875 | 2026 |
| 2027 | 40,812 | 92,838 | 76,207 | 6,327 | 216,185 | 2027 |
| 2028 | 42,015 | 95,575 | 78,453 | 6,514 | 222,558 | 2028 |
| 2029 | 43,230 | 98,339 | 80,722 | 6,702 | 228,994 | 2029 |
| 2030 | 44,457 | 101,131 | 83,014 | 6,893 | 235,495 | 2030 |
| 2031 | 45,697 | 103,951 | 85,329 | 7,085 | 242,061 | 2031 |
| 2032 | 46,949 | 106,799 | 87,666 | 7,279 | 248,693 | 2032 |
| 2033 | 48,213 | 109,675 | 90,028 | 7,475 | 255,391 | 2033 |
| 2034 | 49,491 | 112,580 | 92,412 | 7,673 | 262,156 | 2034 |
| 2035 | 50,780 | 115,515 | 94,821 | 7,873 | 268,989 | 2035 |
| 2036 | 52,083 | 118,478 | 97,253 | 8,075 | 275,890 | 2036 |
| 2037 | 53,399 | 121,471 | 99,710 | 8,279 | 282,860 | 2037 |
| 2038 | 54,728 | 124,494 | 102,192 | 8,485 | 289,899 | 2038 |
| 2039 | 56,070 | 127,548 | 104,698 | 8,693 | 297,009 | 2039 |
| 2040 | 57,426 | 130,632 | 107,230 | 8,903 | 304,190 | 2040 |
| 2041 | 58,795 | 133,746 | 109,787 | 9,115 | 311,443 | 2041 |
| 2042 | 60,178 | 136,892 | 112,369 | 9,330 | 318,769 | 2042 |
| 2043 | 61,575 | 140,070 | 114,977 | 9,546 | 326,168 | 2043 |
| 2044 | 62,986 | 143,279 | 117,611 | 9,765 | 333,640 | 2044 |
| 2045 | 64,410 | 146,520 | 120,272 | 9,986 | 341,188 | 2045 |
| 2046 | 65,849 | 149,793 | 122,959 | 10,209 | 348,811 | 2046 |
| 2047 | 67,303 | 153,100 | 125,673 | 10,434 | 356,510 | 2047 |
| 2048 | 68,771 | 156,439 | 128,414 | 10,662 | 364,286 | 2048 |
| 2049 | 70,254 | 159,812 | 131,183 | 10,892 | 372,140 | 2049 |
| 2050 | 71,751 | 163,218 | 133,979 | 11,124 | 380,073 | 2050 |
| | 1,401,091 | 3,187,182 | 2,616,218 | 217,222 | 7,421,713 | |

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