

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, July 13, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dave Cihasky. Also attending were City Planner Jayson Smith and Alderperson John Monarski.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the June 8, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
2. The Plan Commission considered the vice-chairperson position. Commissioner Tzanakis nominated current Plan Commission Vice-Chairperson Tom Hubbard for vice-chairperson of the Plan Commission. **Motion** by Smith, seconded by Rubenzer to close nominations and cast a unanimous ballot for Tom Hubbard for vice-chairperson of the Plan Commission. **All present voting aye. Motion carried.**
3. City Planner Jayson Smith presented the attached project plan and associated documents for the creation of Tax Incremental Finance District #14. Mr. Smith reviewed authority for Tax Incremental Finance districts, presented the Tax Incremental District #14 Boundary Map and cash flow chart and detailed the Valuation Test. Commissioner Tzanakis asked who determined the equalized value and Mr. Smith responded the City assessor and the State Department of Revenue. He noted that the City Common Council has the final authority on the district even though Chippewa County is the owner/seller of the Tax Incremental District #14 property. Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2015-04. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Varga to approve Plan Commission Tax Incremental District Resolution No. 2015-04, (attached), designating proposed boundaries and approving a project plan for Tax Incremental District #14 in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**
4. Planner Smith provided the attached project plan amendment to allow Tax Incremental District #14 to become a donor to Tax Incremental Districts #4, #5 and #12. In response to questions, Mr. Smith stated that Tax Incremental District #4 was the State Highway #178/Seymour Cray Sr. Blvd. area, Tax Incremental District #5 was the Riverside Industrial Park and Chippewa Crossing Development area and Tax Incremental District #12 was the Downtown Entrance area. Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2015-05. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing. **Motion** by Tzanakis, seconded by Hubbard to approve Plan Commission Tax Incremental District Resolution No. 2015-05, (attached), approving a project plan amendment for Tax Incremental District #14 in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**
5. **Motion** by Varga, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:55 P.M.

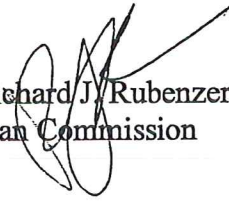
  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission

Please note, these are draft minutes and may be amended until approved by the Common Council.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JUNE 8, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 8, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Dan Varga, Beth Arneberg, , Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Mike Tzanakis and Jerry Smith. Also attending were Wes and Karen Mueller, 3963 138<sup>th</sup> Street, Chippewa Falls.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 11, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached plat of Maple Leaf Townhomes. Secretary Rubenzer noted that the plat would replace the certified survey map, (previously approved by the Plan Commission and Common Council), in the approved Conditional Use Permit Resolution No. 2015-01, granted to Maple Leaf Townhomes developer Mark and Barbara Mueller. The Plan Commission also discussed labeling the plat with utility easements for city sanitary sewer and water.  
**Motion** by Hubbard, seconded by Cihasky to recommend the Common Council approve the attached Plat of Maple Leaf Townhomes and corresponding resolution. **All present voting aye. Motion carried.**
  
3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.

  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission





**EHLERS**  
LEADERS IN PUBLIC FINANCE

**City of Chippewa Falls, WI**  
Creation of Tax Increment District No. 14  
Project Plan Amendment to TID No. 14 – Donor to TIDs 4, 5 & 12

Organizational JRB Meeting  
Plan Commission Public Hearing



7/13/2015





## Agenda

- **Joint Review Board Formation (x2)**
  - Appoint Public Member
  - Appoint Chair
  - Discuss Actions and Responsibilities
- **Review of Tax Incremental Financing**
- **TID 14**
  - Creation
  - Project Plan Amendment – Donor TID
- **Process / Next Steps**







## Tax Incremental Financing

- Tax Incremental Financing (TIF) is authorized under Section 66.1105, WI Statutes, to provide for public improvements or other incentives necessary to promote industrial and mixed-use development, redevelopment, conservation, or blight elimination
- TID creations subject to certain valuation limitations and required findings



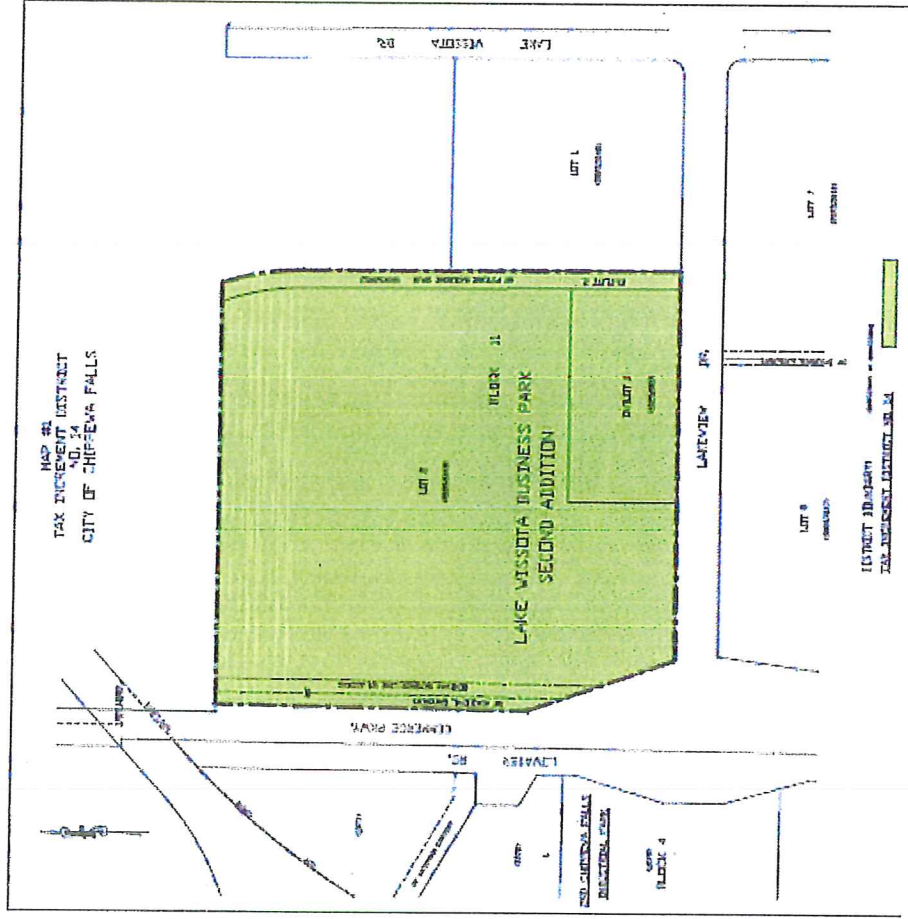
## TID No. 14

- Proposed to be created as “Industrial” District
- 20-year maximum, un-extended life (2035)
- District being created for the purpose of facilitating industrial/manufacturing development in Lake Wissota Business Park
  - Land write down
  - Infrastructure installation
- Not less than 50% (by area) of TID must be suitable for “industrial” use
  - Zoning must remain in tact for life of TID
- District also being amended subsequent to creation to provide for donor status to other eligible TIDs (more later)






# TID No. 14 – Proposed Boundaries



Zoning = 100% industrial



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## Valuation Test Requirements

- Creation of new TID requires compliance with “12%” test
  - Value of existing total City value increment + value of boundary area of new TID cannot exceed 12% of total EV
- TID 13 newly created - - does not count towards test
- TIDs 6 & 9 recently terminated by action of Council





# Valuation Test - Actual

City of Chippewa Falls, Wisconsin		7/27/2015
Tax Increment District No. 14		Valuation Data
Valuation Test Compliance Calculation		Currently Available
Creation Date		2014
Total EV (TID In)		817,664,900
12% Test		98,119,788
Increment of Existing TIDs		
TID #4		3,706,700
TID #5		16,383,600
TID #7		4,762,200
TID #8		1,870,500
TID #10		2,596,700
TID #11		63,649,000
TID #12		1,469,800
Total Existing Increment		94,238,500
Projected Base of New or Amended District		0
Total Value Subject to 12% Test		94,238,500
Compliance		<b>PASS</b>

- Both lots owned by Chippewa County and are exempt for valuation purposes
- Base value = \$0
- City complies with valuation requirement under statute

Note:

1. Value(s) reported for the base area are as of 1/1/2014. The properties are currently unoccupied and in need of rehabilitation. The City's assessor currently estimates the value for taxes payable 2016 to be \$3.5 million.



# TID No. 14 – List of Projects

## City of Chippewa Falls, Wisconsin

Tax Increment District No. 14

Estimated Project List

Project ID	Project Name/Type	2015	2016	Ongoing	Total (Note 1)
1	Land Write Down/Development Incentive	350,000			350,000
2	Utility/Municipal Infrastructure Extensions		150,000		150,000
3	Creation and Administrative Expenses	8,000		50,000	58,000
Total Projects		<u>358,000</u>	<u>150,000</u>	<u>50,000</u>	<u>558,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Projects 1 & 2 will occur in the form of a reimbursement on a pay-as-you-basis

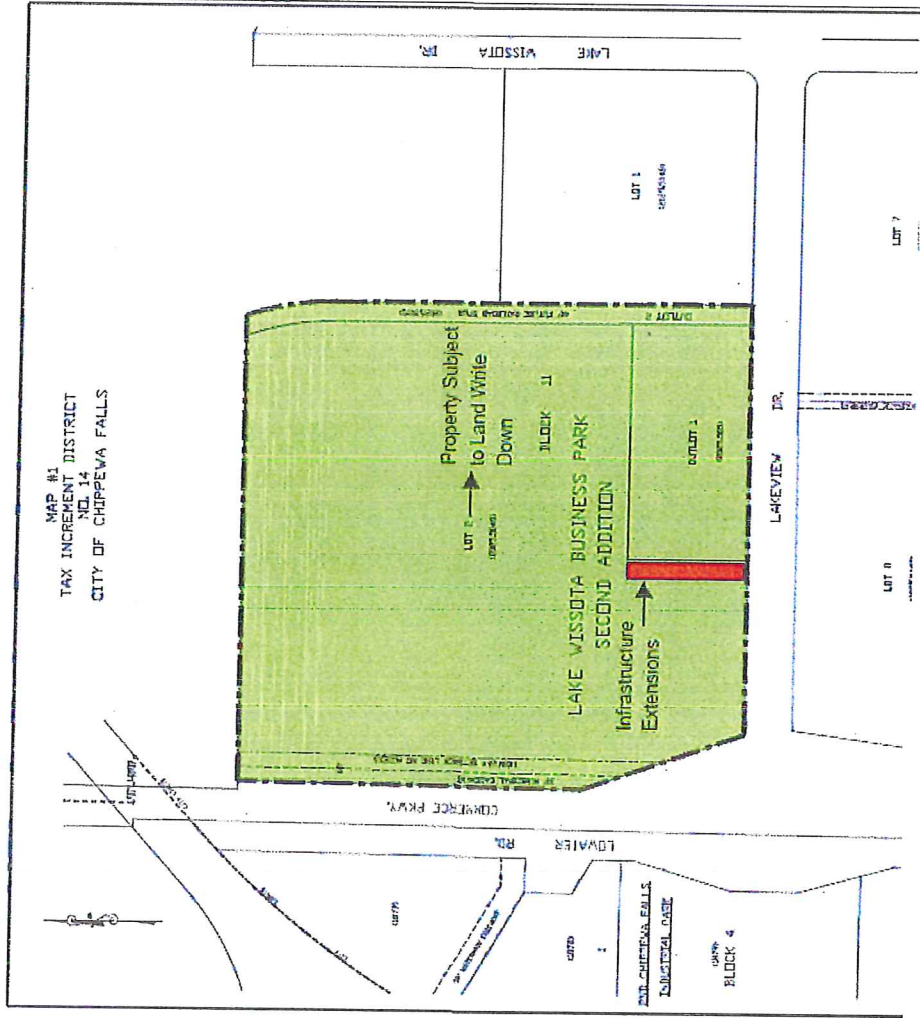
- Council must approve all project cost expenses (other than admin.)
  - Adoption of the Plan is not an appropriation of funds
  - Project list does not include increment allocated to other TIDs as donor



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# TID No. 14 – Proposed Project Map



# TID No. 14 – Projected Cash Flow

City of Chippewa Falls, Wisconsin Tax Increment District No. 14 Cash Flow Projection							Balances			Year	
Year	Projected Revenues			Expenditures			Total Expenditures	Annual	Cumulative	Obligation Outstanding	Year
	Tax Increments	Other Revenue	Total Revenues	Reimbursement \$500,000	Creation & Admin.	Total Expenditures					
2015			0			0		0	0	500,000	2015
2016			0		10,500	10,500		(10,500)	(10,500)	500,000	2016
2017		0	0		2,500	2,500		(2,500)	(13,000)	500,000	2017
2018	167,705		167,705	165,000	2,500	167,500		205	(12,795)	335,000	2018
2019	167,705		167,705	165,000	2,500	167,500		205	(12,590)	170,000	2019
2020	167,705		167,705	165,000	2,500	167,500		205	(12,385)	5,000	2020
2021	167,705		167,705	5,000	2,500	7,500		160,205	147,820	0	2021
2022	167,705		167,705		2,500	2,500		165,205	313,025	0	2022
2023	167,705		167,705		2,500	2,500		165,205	478,230	0	2023
2024	167,705		167,705		2,500	2,500		165,205	643,435	0	2024
2025	167,705		167,705		2,500	2,500		165,205	808,640	0	2025
2026	167,705		167,705		2,500	2,500		165,205	973,845	0	2026
2027	167,705		167,705		2,500	2,500		165,205	1,139,050	0	2027
2028	167,705		167,705		2,500	2,500		165,205	1,304,254	0	2028
2029	167,705		167,705		2,500	2,500		165,205	1,469,459	0	2029
2030	167,705		167,705		2,500	2,500		165,205	1,634,664	0	2030
2031	167,705		167,705		2,500	2,500		165,205	1,799,869	0	2031
2032	167,705		167,705		2,500	2,500		165,205	1,965,074	0	2032
2033	167,705		167,705		2,500	2,500		165,205	2,130,279	0	2033
2034	167,705		167,705		2,500	2,500		165,205	2,295,484	0	2034
2035	167,705		167,705		2,500	2,500		165,205	2,460,689	0	2035
2036	167,705		167,705		2,500	2,500		165,205	2,625,894	0	2036
Total	3,186,394	0	3,186,394	500,000	60,500	560,500					Total



Cash flow does not include allocation of increment to other TIDs (sharing)



# TID 14 – Project Plan Amendment to Become Donor

- TID 14 to be amended upon creation to allow for the allocation of positive tax increments to:

- TID 4 – blighted-area district
- TID 5 – distressed
- TID 12 – blighted-area district

Eligible Recipient Districts

- DOR prefers the two actions be separated and acted on independently (creation/donor)
- *City does not intend to extend the life of TID 14 as a donor to a distressed TID*





# TID 14 – Revised Cash Flow with Revenues Available for Sharing

City of Chippewa Falls, Wisconsin Tax Increment District No. 14 Cash Flow Projection										
Year	Projected Revenues			Expenditures			Balances			
	Tax Increments	Other Revenue	Total Revenues	Reimbursement \$500,000	Possible Transfers to Other TIDs	Creation & Admin.	Total Expenditures	Annual Cumulative	Principal Outstanding	Year
2015			0				0	0	500,000	2015
2016			0		0	10,500	10,500	(10,500)	500,000	2016
2017			0		0	2,500	2,500	(2,500)	500,000	2017
2018	167,705		167,705	165,000	0	2,500	167,500	205	385,000	2018
2019	167,705		167,705	165,000	0	2,500	167,500	205	170,000	2019
2020	167,705		167,705	165,000	0	2,500	167,500	205	(12,385)	2020
2021	167,705		167,705	5,000	145,000	2,500	152,500	15,205	2,820	2021
2022	167,705		167,705		160,000	2,500	162,500	5,205	8,025	2022
2023	167,705		167,705		160,000	2,500	162,500	5,205	13,230	2023
2024	167,705		167,705		160,000	2,500	162,500	5,205	18,435	2024
2025	167,705		167,705		160,000	2,500	162,500	5,205	23,640	2025
2026	167,705		167,705		160,000	2,500	162,500	5,205	28,845	2026
2027	167,705		167,705		160,000	2,500	162,500	5,205	34,049	2027
2028	167,705		167,705		160,000	2,500	162,500	5,205	39,254	2028
2029	167,705		167,705		160,000	2,500	162,500	5,205	44,459	2029
2030	167,705		167,705		160,000	2,500	162,500	5,205	49,664	2030
2031	167,705		167,705		160,000	2,500	162,500	5,205	54,869	2031
2032	167,705		167,705		160,000	2,500	162,500	5,205	60,074	2032
2033	167,705		167,705		160,000	2,500	162,500	5,205	65,279	2033
2034	167,705		167,705		160,000	2,500	162,500	5,205	70,484	2034
2035	167,705		167,705		160,000	2,500	162,500	5,205	75,689	2035
2036	167,705		167,705		160,000	2,500	162,500	5,205	80,894	2036
Total	3,186,394	0	3,186,394	500,000	2,545,000	60,500	3,105,500			Total

Notes:

1. Transfers expected to be made to other TIDs depending on annual need and the City's long-term goals related to TID closure and General Fund advance recovery

Actual amount of transfers/sharing will depend on need and other fiscal matters that cannot be known at this time



## TID 14 – Other Considerations

- Amending TID 14 to allow for sharing of increment will reduce overall risk profile of City, allow for additional development/redevelopment opportunities in the affected TIDs, with potential for earlier termination of recipient districts & return of tax base to general tax rolls
- Existing cash flow projections for each TID available upon request





## Process/Next Steps

- **Today:** Organizational JRB meeting and Plan Commission public hearing
- **July 28th:** Council consideration
- If adopted by Council, JRB must meet within 30 days of notice and conduct vote
- If approved by all parties, amendments and creation effective as of July 28th





**PC TID RESOLUTION NO. 2015-04**

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES  
AND APPROVING A PROJECT PLAN  
FOR TAX INCREMENTAL DISTRICT NO. 14,  
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (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. 14 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a 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 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 the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley 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 July 13, 2015 held a public hearing concerning the project plan and boundaries and proposed creation 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 Chippewa Falls that:


1. It recommends to the Common Council that Tax Incremental District No. 14 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Varga

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 13, 2015, by a vote of 10 ayes, 0 nays, and 0 abstentions.

Adopted this 13th day of July, 2015.

  
Richard J. Rubenzer, PE, Secretary  
Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 14  
CITY OF CHIPPEWA FALLS**

**THIS CAN BE FOUND IN THE PROJECT PLAN**



**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY

**PC TID RESOLUTION NO. 2015-05**

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 14  
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (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. 14 (the "District") is simultaneously being created by the City as an industrial district; and,

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

WHEREAS, such amendment will allow for the Donor District to share surplus increments with Recipient Tax Incremental District No. 4 under the provisions of Wisconsin Statutes Section 66.1105(6)(f) ; and,

WHEREAS, such amendment will allow for the Donor District to share surplus increments with Recipient Tax Incremental District No. 5 under the provisions of Wisconsin Statutes Section 66.1105(4e)(d). On June 21, 2011 the Council approved an amendment to this district in order designate the District as distressed under Sec. 66.1105(4e), Wis. Stats; and,

WHEREAS, such amendment will allow for the Donor District to share surplus increments with Recipient Tax Incremental District No. 12 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

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 the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley 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 July 13, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

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


1. The boundaries of Tax Incremental District No. 14 remain unchanged as specified 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 Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

MOTION: Tzanakis

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 13, 2015, by a vote of 10 ayes, 0 nays, and 0 abstentions.

Adopted this 13th day of July, 2015.

  
Richard J. Rubenzer, PE, Secretary  
Plan Commission



**EXHIBIT A -**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 14  
CITY OF CHIPPEWA FALLS**

**THIS CAN BE FOUND IN THE PROJECT PLAN**

**EXHIBIT B -**

**PROJECT PLAN**

THIS WILL BE HANDED OUT SEPARATELY