Common Council Chambers – City Hall Room 100
7325 W Forest Home Ave, Greenfield, Wisconsin

REVISED SPECIAL COMMON COUNCIL MEETING AGENDA

Tuesday, September 3, 2024 - 6:30 PM

A. Call to Order & Roll Call

B. New Business

1. Letter of resignation received from Arika Norgal on the Park and Recreation Board. (Goergen)
2. Appointment to the Park and Recreation Board:
   a. Council appointment:
      i. A.D. #1
      One member to the Park and Recreation Board for a term to expire 5-31-26 (formerly Arika Norgal)
3. Adopt a Resolution appointing additional election inspectors for 2024-2025. (Goergen)
4. Adopt a Resolution allowing the claim of Tina Mittelstaedt relating to damage to vehicle. (Geary)
5. Consideration and possible action on a "Resolution Creating Tax Incremental District No. 9, Approving its Project Plan and Establishing its Boundaries." (Vlach)
6. Consider/approve City Wise Software LLC city service and licensing agreement. (Geary)
7. Discussion and decision to transfer remaining capitol funds from CE2312 Report Transcription System, to CE 2435 City Emergency Operations Center technologies upgrade (T. Lemmers)
8. Discussion and decision to transfer remaining capitol funds from Gas Mask account (CE2405), to CE 2435 City Emergency Operations Center technologies upgrade (T. Lemmers)
9. Discussion and decision to transfer remaining capitol funds from Wireless AP CE2414 and Replacement servers CE2416, to Replacement PCs and Printers CE2417. (T. Lemmers)
10. Discussion/decision regarding reallocation of Capital Equipment ARPA funds for the Parks and Recreation Department. (Jaquish)
11. Discussion and decision to approve Amendment to Intergovernmental Agreement with West Allis relating to SW Suburban Health Department. (Neitzke)
12. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(e)(f) to consider the following:

    Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds).

    Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations:

a. Ratification of a Resignation Agreement with a Firefighter/Paramedic in the Fire Department (J. Foley)

13. Adjourn closed session and reconvene into open session

14. Decision regarding ratification of a Resignation Agreement with a Firefighter/Paramedic in the Fire Department

C. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.

RESOLUTION NO. ____

RESOLUTION APPOINTING ADDITIONAL ELECTION INSPECTORS FOR 2024-2025

WHEREAS, Wis. Stats. 7.30(4)(a) requires the governing body to appoint election officials no later than the last regular meeting in December of each odd numbered year for the 2024-2025 election cycle; and

WHEREAS, appointments were made, but in addition to the appointments already made, the Common Council desires to add: Cheryl L. Anderson, Richard J. Ban, Amanda L. Barber, Shadwick A. Barry, Jr., Gary J. Durham, Cherie G. Esposito, Jeffrey W. Friedman, Eva M. Gengler, Ivan M. Lappin, Frank Lezala, Mary E. Limon, James Marinkovich, Alice F. McCants, Thomas W. McGee, Eric S. Miller, Karen L. Muna, Veronica Rodriguez-Lewis, Suzanne L. Schwei, Wanda Sheber, Michael J. Wisniewski; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the appointments of the following individuals and adds them to the list of Election Officials for the 2024-2025 election cycle:

Cheryl L. Anderson, 4421 S. 65th St., Greenfield, WI 53220
Richard J. Ban, 3133 W. Bridge St., Greenfield, WI 53221
Amanda L. Barber, 4080 S. 97th St., Greenfield, WI 53228
Shadwick A. Barry, Jr., 4971 W. Maple Leaf Circle, Greenfield, WI 53220
Winston Douglass, 4700 S. Supreme Ct., Greenfield, WI 53228
Gary J. Durham, 10932 W. Cold Spring Rd., Greenfield, WI 53228
Cherie G. Esposito, 4265 S. 68th St., Greenfield, WI 53220
Jeffrey W. Friedman, 4376 S. Placid Dr., Greenfield, WI 53220
Eva M. Gengler, 4554 S. Green Ridge Cir., Greenfield, WI 53220
Ivan M. Lappin, 5064 Wingspan Lane, Greenfield, WI 532228
Frank Lezala, 5316 Sutton Place S., Greenfield, WI 53221
Mary E. Limon, 7007 W. Cold Spring Rd., Greenfield, WI 53220
James Marinkovich, 3938 S. 84th St., Greenfield, WI 5328
Alice F. McCants, 3904 S. Prairie Hill Lane, Greenfield, WI 53228
Thomas W. McGee, 5533 W. Allerton Ave., Greenfield, WI 53220
Eric S. Miller, 3725 S. Rivershire Dr., Greenfield, WI 53228
Karen L. Muna, 4953 S. Heritage Dr., Greenfield, WI 53220
Veronica Rodriguez-Lewis, 5440 S. Honey Creek Dr., Greenfield, WI 53221
Suzanne L. Schwei, 5130 S. 60th St., Greendale, WI 53129
Wanda Sheber, 3904 S. Prairie Hill Lane, Greenfield, WI 53228
Dennis Stowell, 5635 S. 44th St., Greenfield, WI 53220
Michael J. Wisniewski, 6109 S. 38th St., Greenfield, WI 53221

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of September, 2024.

APPROVED:

____

Michael J. Neitzke, Mayor

ATTEST:

____

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. ________

A RESOLUTION ALLOWING THE CLAIM OF TINA MITTELSTAEDT RELATING TO DAMAGE TO VEHICLE

WHEREAS, the Claimant, Tina Mittelstaedt, submitted a claim with the City on July 30, 2024; and,

WHEREAS, the Claimant alleged that, on or about April 3, 2024, a City of Greenfield snowplow, while backing up in the street, struck her unattended vehicle, which was parked in front of 6450 Nowich Avenue, in the City of Greenfield.

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council allow the claim, as set forth below; and,

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to pay the claimed amount of the loss, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim on behalf of Tina Mittelstaedt, received on July 30, 2024, and relating to alleged loss occurring on April 3, 2024, is hereby allowed in an amount not to exceed **$2,901.61**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim to the claimant upon receipt of a signed release of claims from the claimant.

Approved: ______________________________
Michael J. Neitzke, Mayor

Date Approved: ________________________, 2024

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the ____ day of _________________, 2024.

____
Jennifer Goergen, City Clerk

RESOLUTION NO. ___________

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREENFIELD, WISCONSIN

WHEREAS, the City of Greenfield (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. 9 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work 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).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Greenfield School District, and the Milwaukee Area 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, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on August 20, 2024 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; and

WHEREAS, after said public hearing, the CDA designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 9, City of Greenfield", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work 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) The equalized value of the taxable property in 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.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that approximately 26.5% 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).

   (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 9, City of Greenfield" (see Exhibit B) is approved, and the City further finds the 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, 2024, 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.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of ________________, 2024.

APPROVED:

____
Michael J. Neitzke, Mayor

ATTEST:

____
Jennifer Goergen, City Clerk

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 9 CITY OF GREENFIELD

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

August 21, 2024

PROJECT PLAN

City of Greenfield, Wisconsin

Tax Incremental District No. 9

Cold Spring Crossing/Spring Mall

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

PROPOSED KEY DATES

Organizational Joint Review Board Meeting Held:	August 20, 2024
CDA Meeting & Public Hearing Held:	August 20, 2024
Approval by CDA:	August 20, 2024
Adoption by Common Council:	September 3, 2024
Approval by the Joint Review Board:	October 8, 2024

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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 27.7 acres located around the old Spring Mall site, at S. 76th Street, W. Cold Spring Road and W. Forest Home Avenue. The District will be created to pay the costs of development incentives, City infrastructure (streetlights), and on-going City administrative costs needed ("Project") to be developed by The Mandel Group ("Developer"). In addition to the incremental property value that will be created, the City expects the Project will result in the development the Cold Spring Crossing project of 257 market-rate, luxury apartments.

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 $33.5 Million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $32.6 Million in development incentives, $500,000 in City infrastructure improvements (streetlights), and $410,000 in administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $58 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 within 23 of its allowable 27 years. Closure is expected in 2048.

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 City has conducted a review of the Project's sources and uses, and cash flow proforma. The Project's projected internal rate of return on investment over 10 years without TIF assistance is substantially below market rates. The Developer has requested that the City provide incentive payments on a pay as you go (PAYGO) basis. Provision of the requested assistance would improve the Project's return on investment to a rate slightly below a typical return in the range of 11% to 18%. Based on Ehlers review, provision of pay as you go (PAYGO) incentives in the amount requested is necessary to provide an acceptable return on investment, and indicates that "but for" the proposed incentives, the project would not likely proceed.

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 Development will construct 257 market rate, luxury apartments to increase City housing stock.

   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). The old Spring Mall parcel of 23.85 acres or 86% of the area is designated to be in need of rehabilitation or conservation.

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.

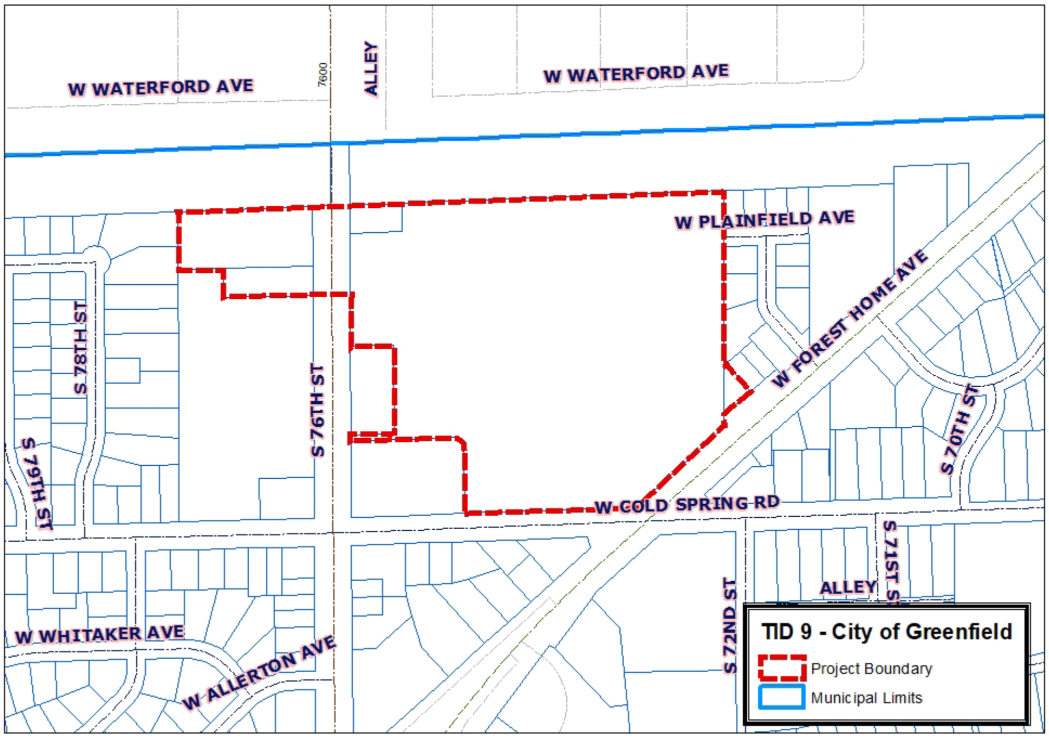
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the 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 approximately 7.33 acres or 26.5% 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 (0) parcels to be included in 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

Maps Found on Following Pages.

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

There are no (0 acres) designated wetlands.


W WATERFORD AVE
7600
ALLEY
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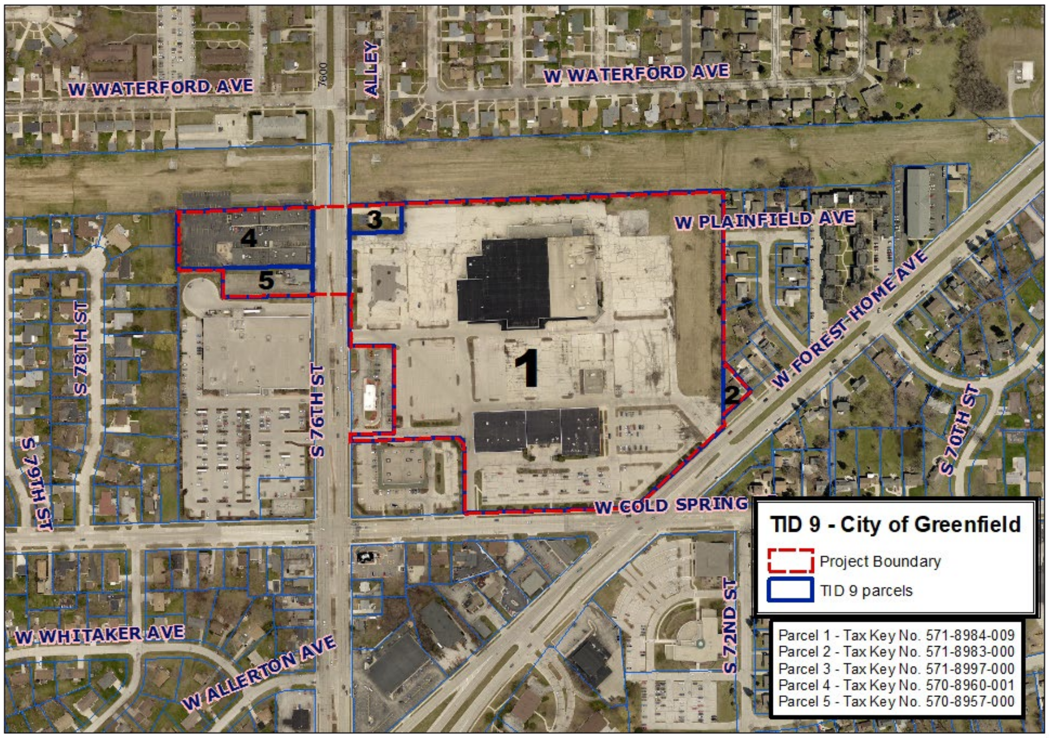
S 70TH ST
W COLD SPRING RD
S 71ST ST
ALLEY
S 72ND ST
W WHITAKER AVE
W ALLERTON AVE
TID 9 - City of Greenfield
Project Boundary
Municipal Limits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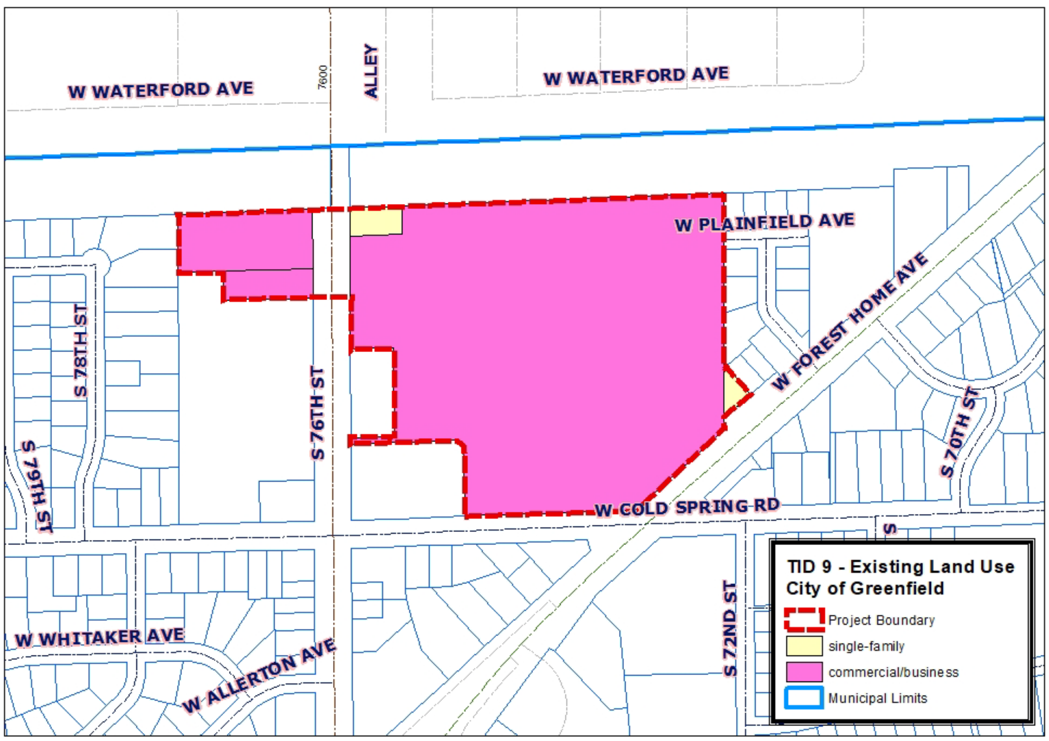
W COLD SPRING
S 72ND ST
W WHITAKER AVE
W ALLERTON AVE
1
2
3
4
5
TID 9 - City of Greenfield
Project Boundary
TID 9 parcels
Parcel 1 - Tax Key No. 571-8984-009
Parcel 2 - Tax Key No. 571-8983-000
Parcel 3 - Tax Key No. 571-8997-000
Parcel 4 - Tax Key No. 570-8960-001
Parcel 5 - Tax Key No. 570-8957-000

SECTION 3:
Map Showing Existing Uses and Conditions

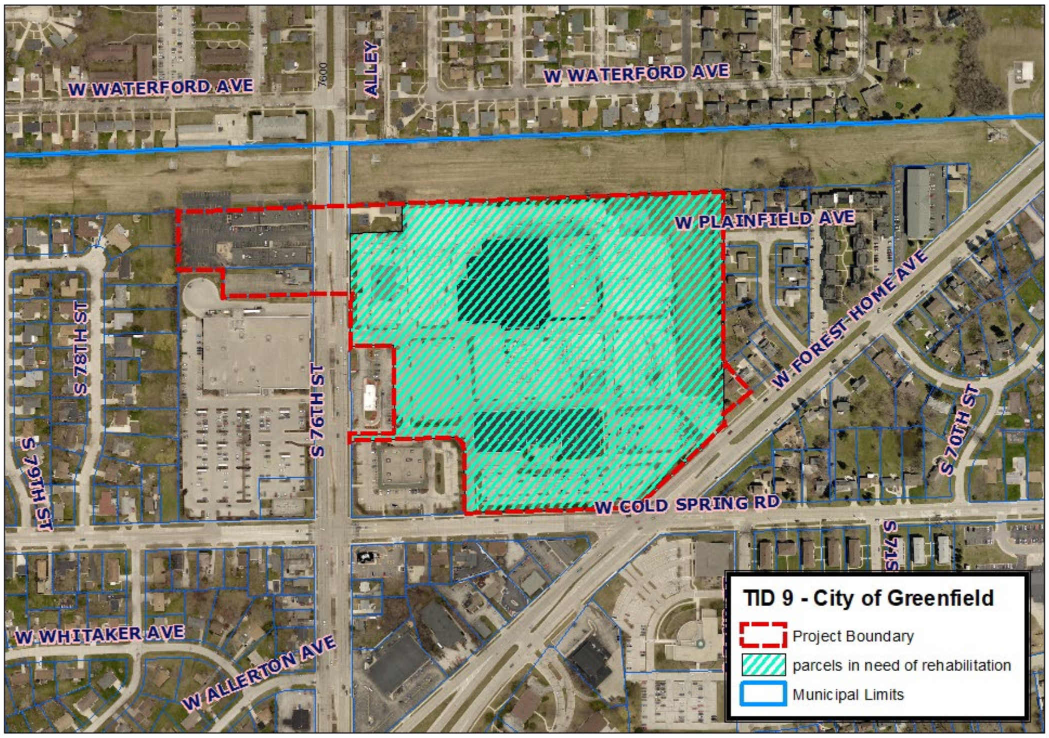
The Existing Land Use Map is below.

The Map designating the parcel in need of rehabilitation or conservation is Found on the Following Page.

A description of the parcel in need of rehabilitation or conservation can be found in Section 4.



Parcel in Need of Rehabilitation or Conservation



SECTION 4:
Preliminary Parcel List and Analysis

The preliminary parcel list and analysis is below and on the following page.

The old Spring Mall on parcel 571-8984-009 has been deemed in need of rehabilitation. The main building for the old Spring Mall has been vacant for a number of years, while the other building on the site has struggled to maintain tenants outside of Meyer's Restaurant. The existing buildings are obsolete and need to be removed to allow for redevelopment and prevent the spread of blight and further deterioration.

A map depicting the parcel in need of rehabilitation can be found in Section 3.

The City purchased the old Spring Mall parcel (#571-8984-009) on June 20, 2023 to help facilitate redevelopment. The City intends to sell the property to The Mandel Group to remove the existing dilapidated buildings and redevelop the site into the Cold Spring Crossing project of 257 market-rate, luxury apartments.

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Designated Acres: Commercial/ Business	Designated Acres: Rehab/ Conservation	Rehab/ Conservation Condition
N/A	ROW Areas - S. 76th St.			0.73			
1	571-8984-009	4200-60 S. 76 St.	City of Greenfield	23.85	4.25	23.85	Condition 2
2	571-8983-000	7154 W. Forest Home Ave.	Steven J. Sokol	0.18	0.18	0.00	
3	571-8997-000	4110 S. 76 St.	Kurt S. Mesterhazy Revocable Trust	0.35	0.35	0.00	
4	570-8960-001	4141 S. 76 St.	Lewenauer Investments	1.94	1.94	0.00	
5	570-8957-000	4171 S. 76 St.	Predrag Maric	0.61	0.61	0.00	
TOTALS				27.66	7.33	23.85	

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)	86%
Percentage of TID Area Not Designated as in Need of Rehabilitation or Conservation	14%
Total Area	100%
Wetland Acreage Removed from District Boundaries	0.00

Rehabilitation Conditions:

Condition 1	Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
Condition 2	Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
Condition 3	Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
Condition 4	The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area. "Urban renewal project" includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking or work

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]			Overlapping TID
Parcel	Land	Improvement	Total	Land	Improvement	Total	
571-8984-009	0	0	**0**	0	0	**0**	No
571-8983-000	47,400	134,800	**182,200**	47,600	135,500	**183,100**	No
571-8997-000	95,800	223,400	**319,200**	96,300	224,600	**320,900**	No
570-8960-001	963,400	756,700	**1,720,100**	968,400	760,700	**1,729,100**	No
570-8957-000	303,700	204,500	**508,200**	305,300	205,600	**510,900**	No
TOTALS	1,410,300	1,319,400	2,729,700	1,417,600	1,326,400	2,744,000	

Notes:

City purchased Spring Mall, Parcel #571-8984-009 on June 20, 2023, to zero out value ($0). 1/1/2023 EV was $4,875,400

Footnotes:

1) Estimated based on values as of January 1, 2023. Actual base value will be as of January 1, 2024.

2) Calculation based on aggregate assessment ratio of 99.48%.

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 equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $301,854,500. This value is less than the maximum of $525,009,396 in equalized value that is permitted for the City.

This leaves the City approximately $223 Million in capacity for additional TIDs before meeting its 12% capacity.

Calculations Found on the Following Page.

City of Greenfield, Wisconsin

Tax Increment District No. 9

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2023)	$	4,375,078,300
TID Valuation Limit @ 12% of Above Value	**$**	**525,009,396**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	2,744,000
Plus: Assumed change for Jan. 1, 2024 assessment	$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	$	299,110,500
Less: Value of Parcels Removed from District	$	-
Less: Value of Underlying TID Parcels	$	-
Total Value Subject to 12% Valuation Limit	**$**	**301,854,500**
Total Percentage of TID IN Equalized Value		6.90%
Residual Value Capacity of TID IN Equalized Value	$	223,154,896

Existing TIDs:	Incremental Value:
TID No. 2	53,794,700
TID No. 4	32,755,900
TID No. 6	190,470,200
TID No. 7	12,752,300
TID No. 8	9,337,400
TOTAL	299,110,500

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

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.

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 riverbanks; 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.

The City anticipates spending approximately $500,000 in streetlighting improvements as part of the TID Project Costs. The streetlight improvements will be both within the District and on adjacent streets within a ½ mile of the District. Streetlight improvements are proposed on S. 76th Street, W. Cold Spring Road and W. Forest Home Avenue.

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.

The City anticipates entering into a Pay As You Go (PAYGO) arrangement and provide a Municipal Revenue Obligation (MRO) to incentivize development. The MRO is anticipated to be negotiated up to 95% of the annual incremental tax revenue generated from the development remaining following the City's administrative costs. The anticipated MRO would be for up to 24 years, from 2024-2048.

The Cold Spring Crossing project proposed by The Mandel Group is expected to begin construction in earnest in 2025. MRO is projected to begin generating incremental tax revenue beginning in 2026. Total MRO payments of up to $32,631,844 are expected between 2024-2048. The MRO payments are expected to be at 0% interest.

The anticipated MRO is for the Cold Spring Crossing project being proposed by The Mandel Group on the old Spring Mall parcel (Parcel #571-8984-009) Additional development incentives on the remaining parcels may be considered on a case-by-case basis in the future as future development is proposed.

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 by the City in the program manual. Any funds returned to the City 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 by the City 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 undertake implementing streetlight improvements in and around the District. That includes adjacent streets within a ½ mile of the District. A map depicting the ½ mile boundary and projects can be found in Section 7 of this Plan. Streetlight improvements are proposed on S. 76th Street, W. Cold Spring Road and W. Forest Home Avenue. A map depicting the streetlighting improvements can be found in Section 7.

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.

The City anticipates incurring approximately $30,000 associated with the development and creation of the District. The City will bill (or forward onto) directly the Developer the City's incurred costs.

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.

On-going City administrative cost associated with the District are projected to be $380,512.

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.

At the present time, the City does not anticipate the need to finance any project costs (outside of the MRO). The City's anticipated $500,000 in eligible streetlight improvements will be initially funded by the City with City cash from other funds that will be repaid with incremental revenues over time.

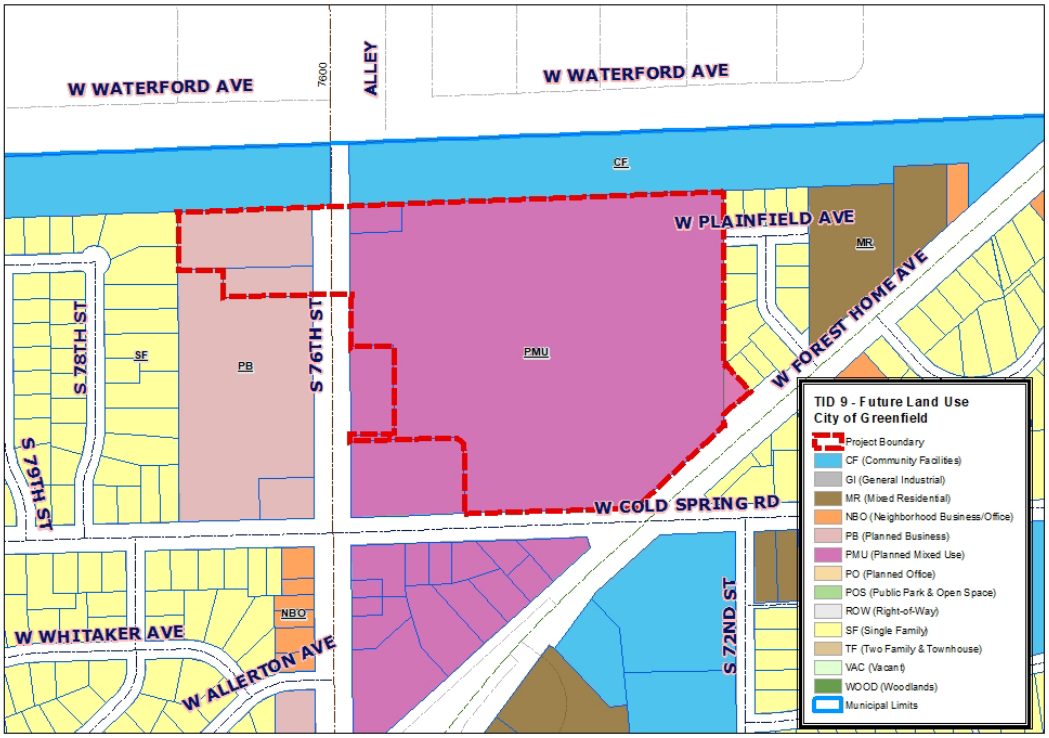
Based on current projections, the District's cumulative fund balance will reach a projected negative value of <$496,990> in 2026, before it begins to build enough incremental revenue to "dig" itself out. The cumulative fund balance is projected to become positive (when the City's upfront funding for the improvements will be fully repaid) in 2035.

The City may incur additional project cost and consider financing them in the future. Interest and other financing costs will be eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

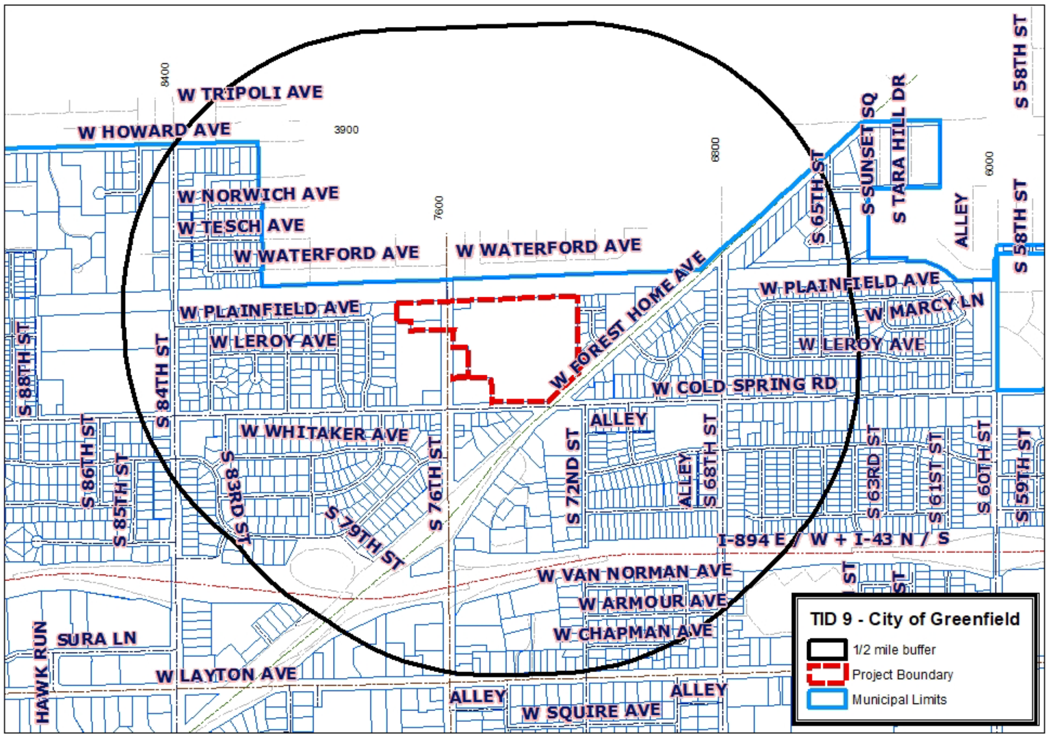
Maps, including ½ mile eligible boundary, and Project Costs (Development Incentives and Streetlighting) can be Found on Following Pages.

Future Land Use

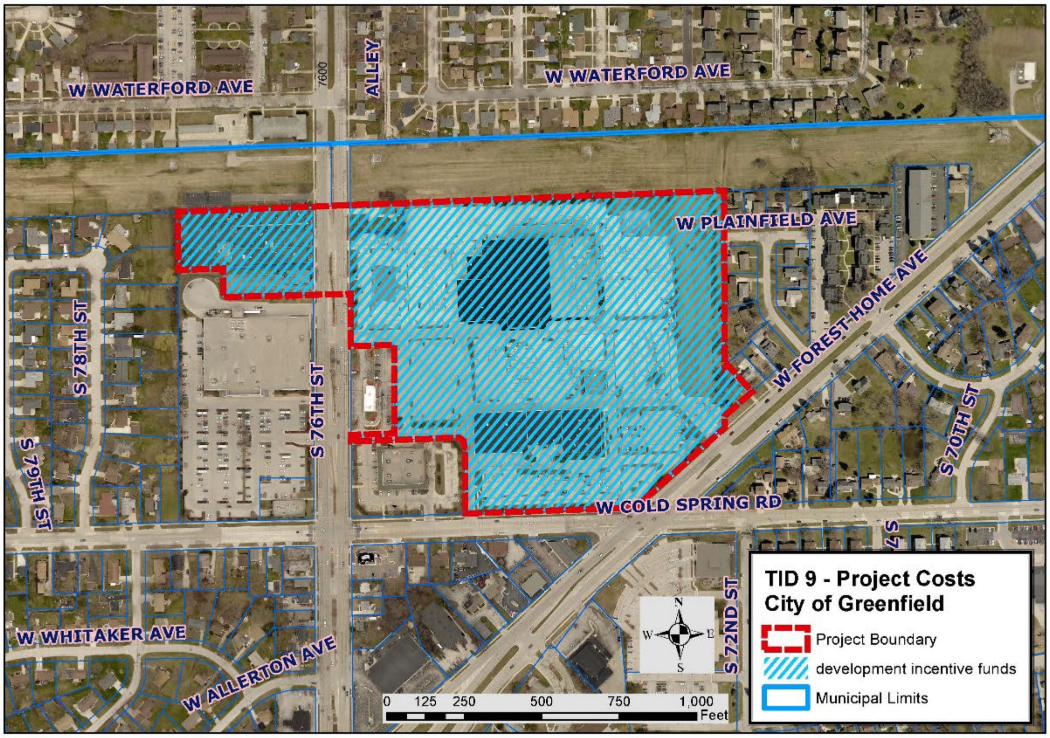


Proposed Cold Spring Crossing Project

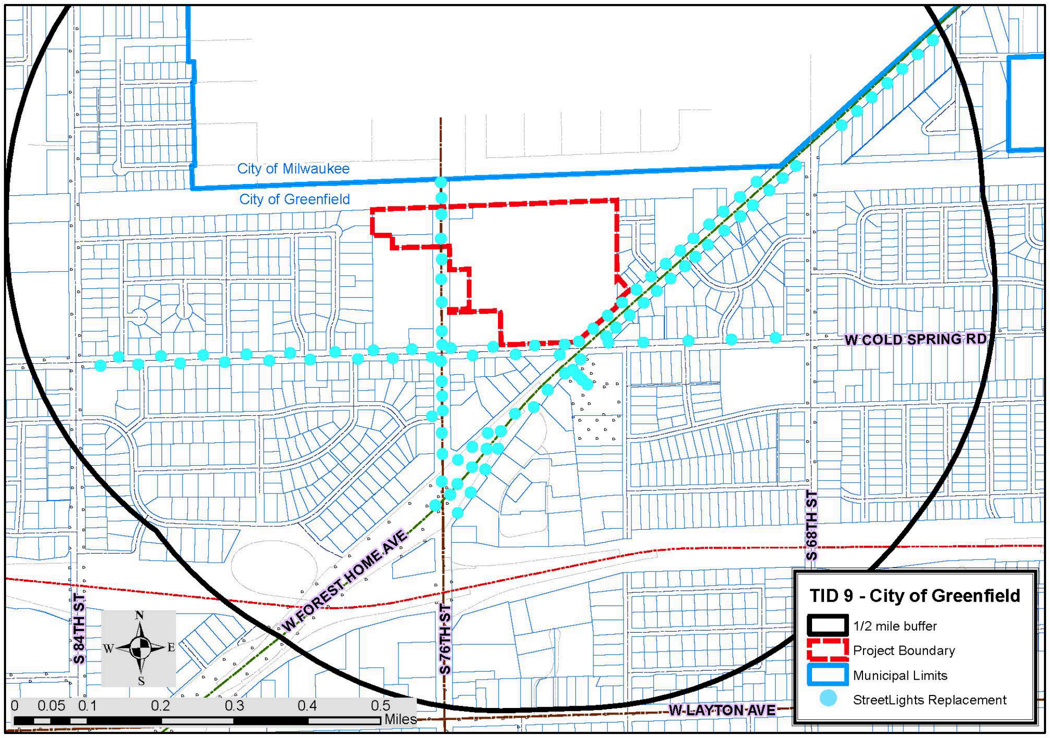
½ Mile Eligible Project Area



City Planned Area for Development Incentives



City Streetlight Improvements – Within District and Within ½ Mile Boundary



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 Greenfield, Wisconsin

Tax Increment District No. 9

Detailed List of Estimated Project Costs

		Est. Cost			
Project ID	**Project Name/Type**	**Phase I**	**Ongoing**	**Totals**	**Est. Timing**
1	Initial TID Development/Creation	30,000		**30,000**	2024
2	Municipal Revenue Obligation (MRO)	32,631,844		**32,631,844**	2026-2048
3	City Infrastructure - Streetlights	500,000		**500,000**	2026
4	Ongoing Planning & Administrative Costs (2024-2052)		380,512	**380,512**	2024-2052
5				**0**	
Total Projects		**33,161,844**	**380,512**	**33,542,356**	

Notes:
Assumes developer pays intial TID development and creation costs with cash
MRO assumes paying 95% of the annual available increment, after paying City Administrative costs
MRO assumes 24-year life (2024-2048) to match Developer's Request.
City Project Costs include streetlight improvements and potentially other eligible project costs
Assumes City fronts City Project Costs with City cash to be reimbursed by the TID over time. Not financed.

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 approximately $58 Million in incremental value by the end of 2026. 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 $20.10 per thousand of equalized value remains constant, and 3% annual economic appreciation for the new incremental development, the Project would generate approximately $62 Million in incremental value and nearly $44 Million in incremental revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Greenfield, Wisconsin

Tax Increment District No. 9

Development Assumptions

	Construction Year	Area A	Annual Total	Construction Year	
		Total Value			
1	2024	4,000,000	**4,000,000**	2024	1
2	2025	26,508,800	**26,508,800**	2025	2
3	2026	27,365,904	**27,365,904**	2026	3
4	2027		**0**	2027	4
5	2028		**0**	2028	5
6	2029		**0**	2029	6
7	2030		**0**	2030	7
8	2031		**0**	2031	8
9	2032		**0**	2032	9
10	2033		**0**	2033	10
11	2034		**0**	2034	11
12	2035		**0**	2035	12
13	2036		**0**	2036	13
14	2037		**0**	2037	14
15	2038		**0**	2038	15
16	2039		**0**	2039	16
17	2040		**0**	2040	17
18	2041		**0**	2041	18
19	2042		**0**	2042	19
20	2043		**0**	2043	20
21	2044		**0**	2044	21
22	2045		**0**	2045	22
23	2046		**0**	2046	23
24	2047		**0**	2047	24
25	2048		**0**	2048	25
26	2049		**0**	2049	26
27	2050		**0**	2050	27
	Totals	**57,874,704**	**57,874,704**		

Notes:
Assumes land purchase of $4.0M in 2024 to return to tax roll in 2025
Development Assumptions net of removing base value of parcels # 571-8983-000 & 571-8997-000
Assumes 257 total units
Developer assumptions - June, 26, 2024

Table 2 – Tax Increment Projection Worksheet

City of Greenfield, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	2,743,969
District Creation Date	September 3, 2024		Economic Change Factor	3.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		2023 Base Tax Rate	$ 20.10
Expenditure Period/Termination	22	9/3/2046	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27	2052		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2024	4,000,000	2025	0	4,000,000	2026	$20.10	**80,400**
2	2025	26,508,800	2026	120,000	30,628,800	2027	$20.10	**615,636**
3	2026	27,365,904	2027	918,864	58,913,568	2028	$20.10	**1,184,158**
4	2027	0	2028	1,767,407	60,680,975	2029	$20.10	**1,219,683**
5	2028	0	2029	1,820,429	62,501,404	2030	$20.10	**1,256,273**
6	2029	0	2030	1,875,042	64,376,446	2031	$20.10	**1,293,961**
7	2030	0	2031	1,931,293	66,307,740	2032	$20.10	**1,332,780**
8	2031	0	2032	1,989,232	68,296,972	2033	$20.10	**1,372,764**
9	2032	0	2033	2,048,909	70,345,881	2034	$20.10	**1,413,947**
10	2033	0	2034	2,110,376	72,456,258	2035	$20.10	**1,456,365**
11	2034	0	2035	2,173,688	74,629,945	2036	$20.10	**1,500,056**
12	2035	0	2036	2,238,898	76,868,844	2037	$20.10	**1,545,058**
13	2036	0	2037	2,306,065	79,174,909	2038	$20.10	**1,591,409**
14	2037	0	2038	2,375,247	81,550,156	2039	$20.10	**1,639,152**
15	2038	0	2039	2,446,505	83,996,661	2040	$20.10	**1,688,326**
16	2039	0	2040	2,519,900	86,516,561	2041	$20.10	**1,738,976**
17	2040	0	2041	2,595,497	89,112,058	2042	$20.10	**1,791,145**
18	2041	0	2042	2,673,362	91,785,419	2043	$20.10	**1,844,880**
19	2042	0	2043	2,753,563	94,538,982	2044	$20.10	**1,900,226**
20	2043	0	2044	2,836,169	97,375,151	2045	$20.10	**1,957,233**
21	2044	0	2045	2,921,255	100,296,406	2046	$20.10	**2,015,950**
22	2045	0	2046	3,008,892	103,305,298	2047	$20.10	**2,076,428**
23	2046	0	2047	3,099,159	106,404,457	2048	$20.10	**2,138,721**
24	2047	0	2048	3,192,134	109,596,591	2049	$20.10	**2,202,883**
25	2048	0	2049	3,287,898	112,884,488	2050	$20.10	**2,268,969**
26	2049	0	2050	3,386,535	116,271,023	2051	$20.10	**2,337,038**
27	2050	0	2051	3,488,131	119,759,154	2052	$20.10	**2,407,150**
	Totals	**57,874,704**		**61,884,450**		**Future Value of Increment**		**43,869,568**

Notes:

Actual results may vary depending on development, inflation, actual future tax rates, etc.

Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

3.0% value inflationary rate utilized by developer for projections

Financing and Implementation

Financing for the Project Plan will be with a combination of a Municipal Revenue Obligation (MRO) for development incentives on a PAYGO basis, and cash for City improvement projects.

The City anticipates entering into a MRO of up to 24-years to provide development incentives to The Mandel Group for the Cold Spring Crossing project. The MRO anticipates providing an incentive back to the developer of up to 95% of the annual incremental tax revenue generated (less any City administrative costs) from their projected $58 Million development on the old Spring Mall parcel. The MRO anticipates making payments beginning in 2026 and running through 2048. The MRO is expected to be interest free (0%).

The total cash value of the MRO is projected to be up to $32,631,844 over the maximum expected 24-year term of the MRO.

The City anticipates "fronting" the cash needed for the expected $500,000 in streetlight improvements in 2026. These funds will be repaid to the City over time from incremental revenues. The City is retaining 5% of the annual incremental tax revenues for City purposes. The $500,000 "loaned" from other City Funds to the streetlight improvements is projected to be repaid by 2035.

The City may decide to finance some or all of the proposed City improvement cost now or at some time in the future. Should the City incur any interest costs associated with financing any of the Project Costs they would be Eligible Expenses to be paid by the District.

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 3)**, the District is projected to accumulate sufficient funds by the year 2048 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 – Cash Flow

City of Greenfield, Wisconsin

Tax Increment District No. 9

Cash Flow Projection

	Projected Revenues			Projected Expenditures				Balances			
Year	Tax Increments	Developer Cash	**Total Revenues**	MRO #1 2024 **Cold Spring Crossing** $32,631,844	City Project Costs	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding (MRO)	Year
2024		30,000	**30,000**	0		30,000	**30,000**	0	0	32,631,844	2024
2025			**0**	0		10,000	**10,000**	(10,000)	(10,000)	32,631,844	2025
2026	80,400		**80,400**	57,190	500,000	10,200	**567,390**	(486,990)	(496,990)	32,574,654	2026
2027	615,636		**615,636**	574,971		10,404	**585,375**	30,262	(466,728)	31,999,683	2027
2028	1,184,158		**1,184,158**	1,114,869		10,612	**1,125,481**	58,677	(408,051)	30,884,815	2028
2029	1,219,683		**1,219,683**	1,148,416		10,824	**1,159,240**	60,443	(347,608)	29,736,399	2029
2030	1,256,273		**1,256,273**	1,182,971		11,041	**1,194,012**	62,262	(285,347)	28,553,428	2030
2031	1,293,961		**1,293,961**	1,218,565		11,262	**1,229,826**	64,135	(221,212)	27,334,863	2031
2032	1,332,780		**1,332,780**	1,255,229		11,487	**1,266,716**	66,065	(155,147)	26,079,635	2032
2033	1,372,764		**1,372,764**	1,292,995		11,717	**1,304,711**	68,052	(87,095)	24,786,640	2033
2034	1,413,947		**1,413,947**	1,331,896		11,951	**1,343,847**	70,100	(16,995)	23,454,744	2034
2035	1,456,365		**1,456,365**	1,371,966		12,190	**1,384,156**	72,209	55,214	22,082,777	2035
2036	1,500,056		**1,500,056**	1,413,241		12,434	**1,425,675**	74,381	129,595	20,669,536	2036
2037	1,545,058		**1,545,058**	1,455,757		12,682	**1,468,439**	76,619	206,214	19,213,780	2037
2038	1,591,409		**1,591,409**	1,499,550		12,936	**1,512,486**	78,924	285,138	17,714,230	2038
2039	1,639,152		**1,639,152**	1,544,659		13,195	**1,557,854**	81,298	366,435	16,169,571	2039
2040	1,688,326		**1,688,326**	1,591,124		13,459	**1,604,583**	83,743	450,179	14,578,447	2040
2041	1,738,976		**1,738,976**	1,638,986		13,728	**1,652,714**	86,262	536,441	12,939,461	2041
2042	1,791,145		**1,791,145**	1,688,286		14,002	**1,702,288**	88,857	625,298	11,251,175	2042
2043	1,844,880		**1,844,880**	1,739,067		14,282	**1,753,350**	91,530	716,828	9,512,108	2043
2044	1,900,226		**1,900,226**	1,791,375		14,568	**1,805,943**	94,283	811,111	7,720,733	2044
2045	1,957,233		**1,957,233**	1,845,255		14,859	**1,860,114**	97,119	908,230	5,875,478	2045
2046	2,015,950		**2,015,950**	1,900,754		15,157	**1,915,910**	100,040	1,008,269	3,974,725	2046
2047	2,076,428		**2,076,428**	1,957,920		15,460	**1,973,380**	103,048	1,111,318	2,016,805	2047
2048	2,138,721		**2,138,721**	2,016,805		**15,769**	**2,032,574**	**106,148**	**1,217,465**	**0**	**2048**
2049	2,202,883		**2,202,883**			16,084	**16,084**	2,186,798	3,404,264	0	2049
2050	2,268,969		**2,268,969**			16,406	**16,406**	2,252,563	5,656,827	0	2050
2051	2,337,038		**2,337,038**			16,734	**16,734**	2,320,304	7,977,131	0	2051
2052	2,407,150		**2,407,150**			27,069	**27,069**	2,380,081	10,357,212	0	2052
(2024 - 2052)	**43,869,568**	**30,000**	**43,899,568**	**32,631,844**	**500,000**	**410,512**	**33,542,356**				**(2024 - 2052)**

Notes:
Assumes developer pays intial TID development and creation costs with cash
MRO assumes 95% of the annual available increment, after paying City Administrative costs
MRO assumes 24-year life (2024-2048) to match Developer's Request.
City Project Costs include streetlight improvements and potentially other eligible project costs
Assumes City fronts City Project Costs with City cash to be reimbursed by the TID over time. Not financed.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD

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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.

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

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 26.5% 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 Planned Mixed Use (PMU) and Planned Business (PB).

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 (in particular the old Spring Mall parcel), 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 providing 257 (projected) market-rate, luxury apartments to the City's housing stock.

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.

At this time, no improvements to be made within the District are expected to directly benefit property outside the District. Furthermore, there are no planned improvements at this time to be made outside the District that would only partially benefit the District.

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.

Pruitt
Ekes
Geary

Pruitt, Ekes & Geary, S.C.

Timothy J. Pruitt
Elaine Sutton Ekes
Christopher A. Geary
Rebecca J. Shepro

Office Administrator:
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245 Main Street, Suite 404, Racine, WI 53403 Phone: 262-456-1216 Facsimile: 262-456-2086 www.peglawfirm.com

August 27, 2024

Michael Neitzke
Mayor
City of Greenfield
7325 West Forest Home Ave., Room 101
Greenfield, WI 53220

RE: Project Plan for Tax Incremental District No. 9 Dated 8/21/24

Dear Mayor Neitzke:

Wisconsin Statute Sec. 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 Sec. 66.1105(4)(f).

As City Attorney for the City of Greenfield, 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 Greenfield Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute Sec. 66.1105.

Sincerely,

PRUITT, EKES & GEARY, S.C.

Christopher A. Geary
City Attorney

CAG:emz

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 Greenfield, Wisconsin

Tax Increment District No. 9

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

Revenue Year	Milwaukee County	Milwaukee County Metro Sewer District	City of Greenfield	Greenfield School District	Milwaukee Area Technical College	Total	Revenue Year
2026	13,102	5,137	28,271	30,543	3,347	80,400	2026
2027	100,325	39,334	216,477	233,874	25,627	615,636	2027
2028	192,972	75,657	416,386	449,849	49,293	1,184,158	2028
2029	198,762	77,927	428,878	463,345	50,771	1,219,683	2029
2030	204,724	80,265	441,744	477,245	52,295	1,256,273	2030
2031	210,866	82,673	454,996	491,563	53,863	1,293,961	2031
2032	217,192	85,153	468,646	506,309	55,479	1,332,780	2032
2033	223,708	87,708	482,706	521,499	57,144	1,372,764	2033
2034	230,419	90,339	497,187	537,144	58,858	1,413,947	2034
2035	237,332	93,049	512,102	553,258	60,624	1,456,365	2035
2036	244,452	95,841	527,466	569,856	62,443	1,500,056	2036
2037	251,785	98,716	543,290	586,951	64,316	1,545,058	2037
2038	259,339	101,677	559,588	604,560	66,245	1,591,409	2038
2039	267,119	104,728	576,376	622,697	68,233	1,639,152	2039
2040	275,132	107,869	593,667	641,378	70,280	1,688,326	2040
2041	283,386	111,105	611,477	660,619	72,388	1,738,976	2041
2042	291,888	114,439	629,821	680,438	74,560	1,791,145	2042
2043	300,645	117,872	648,716	700,851	76,796	1,844,880	2043
2044	309,664	121,408	668,178	721,876	79,100	1,900,226	2044
2045	318,954	125,050	688,223	743,533	81,473	1,957,233	2045
2046	328,523	128,802	708,870	765,838	83,918	2,015,950	2046
2047	338,378	132,666	730,136	788,814	86,435	2,076,428	2047
2048	348,530	136,646	752,040	812,478	89,028	2,138,721	2048
2049	358,985	140,745	774,601	836,852	91,699	2,202,883	2049
2050	369,755	144,967	797,839	861,958	94,450	2,268,969	2050
2051	380,848	149,316	821,774	887,817	97,283	2,337,038	2051
2052	392,273	153,796	846,427	914,451	100,202	2,407,150	2052
Totals	**7,149,059**	**2,802,884**	**15,425,882**	**16,665,595**	**1,826,149**	**43,869,568**	

Committee: Finance & Human Resources | Item Number:

Introduced By: Tim Lemmers

Date Introduced: TBD

RELATING TO: Discussion and decision to transfer remaining capitol funds from CE2312 Report Transcription System, to CE 2435 City Emergency Operations Center technologies upgrade.

SUMMARY: 2024 Capitol Equipment Plan CE2312 $6792.

We have been able to secure pricing for replacement hardware and software licenses much lower than expected for the report transcription system, leaving a balance of $6,792.38. We are requesting to re-distribute these funds to the below projects for the betterment of the city. We have also move funds from other accounts to this EOC project. These added dollars allow us to expand the project.

Justification:

In 2007, the city completed the Law Enforcement Center, housing both the Police Department and Municipal Court. Also housed in the LEC is the City Emergency Operation Center. This room is used in the event of any major city operation from civil unrest, to a natural disaster. The EOC is equipped to be self-sufficient and provide a safe and efficient working space for all critical city staff to manage such problems.
Since being in operation, the EOC has been used a number of times by many city departments. It is physically well maintained and has cosmetic upgrades, but very little has been done to update the technology contained in the room to meet modern day needs.

The Police Department in concert with Information Technologies, would like to move these funds to be used for IT upgrades in the EOC to include: audio/video, lighting, presentation equipment etc.

ATTACHMENTS: **KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___**

MOTION ___ OTHER ___

Committee: Finance & Human Resources Item Number:

Introduced By: Tim Lemmers

Date Introduced: TBD

RELATING TO: Discussion and decision to transfer remaining capitol funds from Gas Mask account (CE2405), to CE 2435 City Emergency Operations Center technologies upgrade.

SUMMARY: 2024 Capitol Equipment Plan CE2405 $4000.

After purchasing required items from the Gas Mask Account there is an available balance of $4000. We are requesting to re-distribute these funds to the below projects for the betterment of the city. We have also move funds from other accounts to this EOC project. These added dollars allow us to expand the project.

Justification:

In 2007, the city completed the Law Enforcement Center, housing both the Police Department and Municipal Court. Also housed in the LEC is the City Emergency Operation Center. This room is used in the event of any major city operation from civil unrest, to a natural disaster. The EOC is equipped to be self-sufficient and provide a safe and efficient working space for all critical city staff to manage such problems.
Since being in operation, the EOC has been used a number of times by many city departments. It is physically well maintained and has cosmetic upgrades, but very little has been done to update the technology contained in the room to meet modern day needs.

The Police Department in concert with Information Technologies, would like to move these funds to be used for IT upgrades in the EOC to include: audio/video, lighting, presentation equipment etc.

ATTACHMENTS: **KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___**

MOTION ___ OTHER ___

Committee: Finance & Human Resources Item Number:

Introduced By: Tim Lemmers

Date Introduced: TBD

RELATING TO: Discussion and decision to transfer remaining capitol funds from Wireless AP CE2414 and Replacement servers CE2416, to Replacement PCs and Printers CE 2417

SUMMARY: 2024 Capitol Equipment from CE2414 and CE2416 in the amount of 2042.88 to CE2417.

After spending funds from the accounts listed below we request that remaining balances be transferred to PC and Printer replacements.

Justification:

The IT department has no further purchases to make in the assigned budget lines. The remaining balances can be used in replacement PCs and printers to help keep up with existing aging equipment.

Wireless Access Points – CE2414	**$1,348.06**
Replacement Servers – CE2416	**$694.82**

ATTACHMENTS: **KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___**

MOTION ___ OTHER ___

Committee: Finance Committee

Item Number:

Introduced by: Scott Jaquish, Director Parks and Recreation
Kent Perleberg, Parks & Facilities Supervisor

Date Introduced: 9/3/24

RELATING TO:
Discussion/decision regarding reallocation of Capital Equipment ARPA funds for the Parks and Recreation Department.

SUMMARY:

Due to more competitive pricing and savings on previous CE (ARPA) purchases the Parks and Recreation Department is requesting to utilize the remaining balance for the purchase of an EXMARK Z-Aerator and a small equipment trailer.

Recommendation:
I urge the Common Council to support this capital equipment purchase to more effectively and efficiently maintain the changing landscape of Park/City grounds.

Thank you,
Scott Jaquish, Director
City of Greenfield Department of Parks and Recreation

ATTACHMENTS: **KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___**

MOTION ___ OTHER _x__