

**AGENDA
CITY OF MENOMONIE
JOINT REVIEW BOARD MEETING**

MEETING: Joint Review Board Tax Incremental District #17 Amendment No. 1
Annual Report Review of Tax Incremental Districts #13, #14, #15, #16,
#17, & #18

PLACE: Menomonie City Hall
Common Council Chambers
800 Wilson Avenue
Menomonie, WI 54751

DATE: August 25, 2025

TIME: 2:00 P.M.

1. Call to order.
2. Roll call to determine quorum present representing the City of Menomonie, Dunn County, Menomonie School District, and Chippewa Valley Technical College
3. Consideration and appointment of the Joint Review Board's public member at large
4. Selection of Chairperson
5. Approval of Minutes – October 29, 2024
6. Review the 2024 TID Annual Reports, performance, and status of the City of Menomonie Tax Incremental Districts #13, #14, #15, #16, #17, & #18
7. Discuss & review Project Plan Amendment No. 1 of Tax Incremental District #17
8. Confirm next meeting date
9. Adjourn

Dated: August 20, 2025
Catherine Martin, City Clerk
City of Menomonie

City of Menomonie

Annual Joint Review Board Meeting for TIDs #12, #13, #14, #15, #16 & #17

JOINT REVIEW BOARD MINUTES

A meeting of the Joint Review Board was called to order at 1:00 PM on October 29, 2024 in Conference Room 58, Lower Lever, City Hall, 800 Wilson Ave.

Members present included:

Kris Korpela - Dunn County
Abe Smith - Menomonie School District
Dan Lytle, Chairman – Chippewa Valley Technical College
Eric Atkinson – City of Menomonie
Robert Schultz – Member at Large

Others Present:

Josh Miller – Cedar Corporation
Dan Dunbar – Dunn County

Schultz announced his retirement and that he would be resigning from the JRB following the annual meeting. Members of the JRB thanked him for his efforts in the community and serving on the JRB.

Cedar provided a review of the 2023 annual reports, performance, and status for the City of Menomonie Tax Incremental Districts #12, #13, #14, #15, #16 & #17. Lytle said he appreciated the new Net New Construction tables on the Annual Reports. Atkinson provided the following updates:

TID #17 has a lot of debt, but the projected increment will likely retire that debt quickly. There are developers looking for additional parcels for housing. With the new increment values, the City will be getting closer to the 12% limit and may look to downsize TID #17 at a future date.

TID #15 the debt will be paid off soon. The City is working on a new Development Agreement for a redevelopment project downtown. The new Cedar Corporation headquarters has started construction. Burger King might also be a potential redevelopment site. TID #15 could be a donor to TID #19 as there are a number of projects in TID #19 such as beautification projects, lead and asbestos abatement, ADA improvements, trail project, and land acquisition that might need funding.

TID #13 might have a future business expansion.

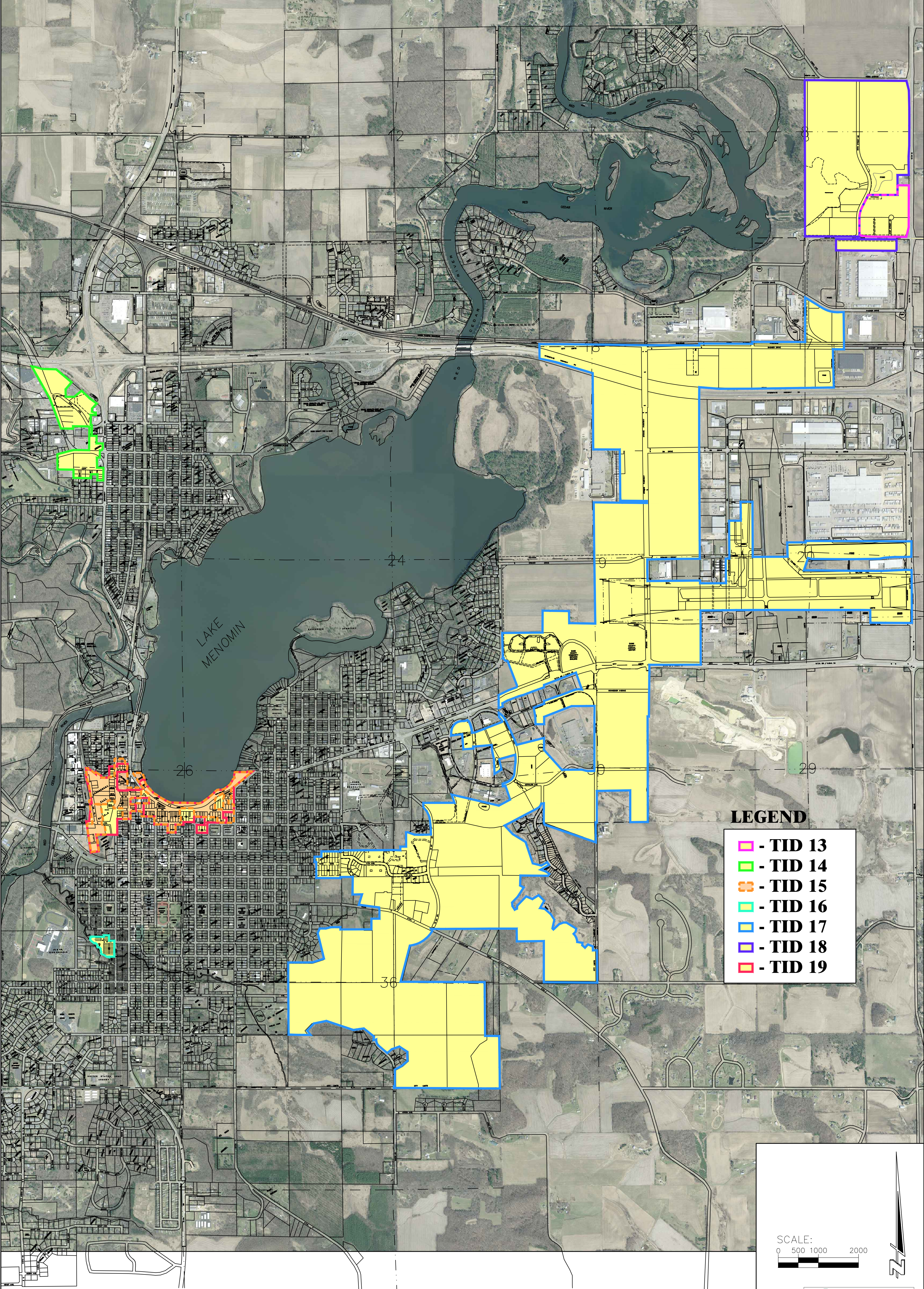
TID #16 might payoff the PayGo early and the City may look to do some projects within a ½ mile of the District boundary.

The City will reach out to the members to schedule a meeting in the event there is an amendment or creation of a new district. No future meeting date was set.

With no further business to address, Chairman Lytle adjourned the meeting at 1:28 PM. Meeting adjourned.

Respectfully Submitted,

Josh Miller
Recording Secretary



Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 013	TID type 4D	TID name N/A	Creation date 12/10/2003	Mandatory termination date 12/10/2036	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-549,885

Section 3 – Revenue	Amount
Tax increment	\$385,969
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$385,969

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$3,526
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$70,275
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Ellsworth Cooperative Creamery	\$50,000
Developer name ELH Holdings	\$100,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$223,951

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-387,867
Future costs	\$525,240
Future revenue	\$1,326,354
Surplus or deficit	\$413,247

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name ROB GANSCHOW	Contact title PARTNER
Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 014	TID type 2	TID name N/A	Creation date 09/07/2004	Mandatory termination date 12/10/2036	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$310,195

Section 3 – Revenue	Amount
Tax increment	\$183,841
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$5,783
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$189,624

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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,341
Interest and fiscal charges	\$14,250
DOR fees	\$255
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$45,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$61,846

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$437,973
Future costs	\$736,615
Future revenue	\$1,407,089
Surplus or deficit	\$1,108,447

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name ROB GANSCHOW	Contact title PARTNER
Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 015	TID type 2	TID name N/A	Creation date 02/07/2005	Mandatory termination date 02/07/2032	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$107,202

Section 3 – Revenue	Amount
Tax increment	\$467,866
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$13,413
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$481,279

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Section 4 – Expenditures	Amount
Capital expenditures	\$62,075
Administration	
Professional services	\$23,509
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$120,206
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Grant Expense	\$27,000
Transfer to other funds	
Fund Business Improvement District	\$40,000
Other expenditures	
Name	
Total Expenditures	\$272,940

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$315,541
Future costs	\$929,031
Future revenue	\$4,175,231
Surplus or deficit	\$3,561,741

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

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Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 016	TID type 2	TID name N/A	Creation date 04/01/2019	Mandatory termination date 04/01/2047	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$47,444

Section 3 – Revenue	Amount
Tax increment	\$124,907
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$124,907

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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$3,130
Interest and fiscal charges	\$11,698
DOR fees	\$208
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$80,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Menomonie Heights, LLC	\$74,409
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$169,445

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,906
Future costs	\$863,266
Future revenue	\$3,152,457
Surplus or deficit	\$2,292,097

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

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Section 7 – Contact Information	
Contact name ROB GANSCHOW	Contact title PARTNER
Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 017	TID type 6	TID name N/A	Creation date 10/17/2022	Mandatory termination date 10/17/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	\$505,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source Transfer From TID11	\$1,425,943
Grants	
Source Intergovernmental Grants	\$341,009
Other revenue	
Source Refund of prior year expenditures	\$113,914
Total Revenue (deposits)	\$2,385,866

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Section 4 – Expenditures	Amount
Capital expenditures	\$1,299,203
Administration	
Professional services	\$14,082
Interest and fiscal charges	\$15,288
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Engineering - Economic Development	\$207,646
Developer name Town of Red Cedar	\$1,953
Developer name Stout Construction	\$17,741
Developer name Menomonie Development LLC	\$375,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$1,931,063

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$454,803
Future costs	\$1,629,064
Future revenue	\$3,662,262
Surplus or deficit	\$2,488,001

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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name ROB GANSCHOW	Contact title PARTNER
Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 17251	Municipality MENOMONIE		County DUNN	Due date 07/01/2025	Report type ORIGINAL
TID number 018	TID type 5	TID name N/A	Creation date 09/18/2023	Mandatory termination date 09/18/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number 013	\$2,228,583
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source Refund from prior year expenditures	\$11,025
Source Sale of Land	\$81,273
Total Revenue (deposits)	\$2,320,881

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$5,349
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Engineering - Economic Development	\$26,087
Transfer to other funds	
Fund	
Other expenditures	
Name Land transferred to general fixed assets	\$653,885
Total Expenditures	\$685,471

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,635,410
Future costs	\$165,543
Future revenue	\$1,701,317
Surplus or deficit	\$3,171,184

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
013	\$4,866,900	\$0	\$-9,300	\$4,857,600
014	\$0	\$0	\$1,400	\$1,400
015	\$1,600	\$0	\$-65,800	\$-64,200
016	\$0	\$0	\$217,100	\$217,100
017	\$9,375,200	\$0	\$0	\$9,375,200
018	\$5,765,200	\$0	\$0	\$5,765,200
Total	\$20,008,900	\$0	\$143,400	\$20,152,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
013	\$4,857,600	\$1,681,990,300	0.29	\$6,785,192	\$19,677
014	\$1,400	\$1,681,990,300	0.00	\$6,785,192	\$0
015	\$-64,200	\$1,681,990,300	0.00	\$6,785,192	\$0
016	\$217,100	\$1,681,990,300	0.01	\$6,785,192	\$679
017	\$9,375,200	\$1,681,990,300	0.56	\$6,785,192	\$37,997
018	\$5,765,200	\$1,681,990,300	0.34	\$6,785,192	\$23,070
Total	\$20,152,300	\$1,681,990,300	1.20	\$6,785,192	\$81,422

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$81,422	\$0.81422

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	012	\$1,657,400	\$1,441,068,800	0.12	\$6,685,642	\$8,023
2023	013	\$5,544,100	\$1,441,068,800	0.38	\$6,685,642	\$25,405
2023	014	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	015	\$65,800	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	016	\$0	\$1,441,068,800	0.00	\$6,685,642	\$0
2023	Total	\$7,267,300	\$1,441,068,800	0.50	\$6,685,642	\$33,428

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name ROB GANSCHOW	Contact title PARTNER
Contact email RGANSCHOW@WIPFLI.COM	Contact phone (715) 858-6642

City of Menomonie, WI

Tax Increment Forecast

TID No. 13

District Classification	Original Industrial	Distressed Industrial
Creation Year	2004	2004
Creation Date	12/10/2003	12/10/2003
End of Expenditure Period	12/10/2021	12/10/2021
Maximum Life of District (Final Year)	12/10/2026	12/10/2036
Final Revenue Year	2027	2036

2024 PE-300
Ending Fund Balance: (\$387,687)

YEAR			REVENUE															BALANCE		
Construction Year	Valuation Year	Revenue Year	New Valuation	TID Value Increment	Tax Rate	Projected Tax Revenue	Projected Transfer from TID No. 12	Projected Land Sale and Other Revenues	Total Projected Revenue	2015B G.O. Bonds	2017 G.O. Bonds	Projected Creamery Incentives	Transfer to TID 13	Estimated Distribution to Taxing Jurisdictions	Estimated Affordable Housing Extension	Other Expenses	Total Projected Expenses	Annual Balance	Interest 5.50%	Cumulative Balance
2022	2023	2024				-			-	58,450	15,025	50,000				5,000	-	-	(21,323)	(387,687)
2023	2024	2025		21,458,300	15.49	332,424			332,424	60,900	14,725	50,000				5,000	128,475	203,949	(21,323)	(205,061)
2024	2025	2026		21,239,000	15.49	329,027			329,027		170,313					5,000	130,625	198,402	(11,278)	(17,937)
2025	2026	2027		21,239,000	15.49	329,027			329,027					134,791		5,000	310,103	18,924	(987)	(0)
2026	2027	2028		21,239,000	15.49	329,027			329,027						329,027		329,027	-		(0)
2027	2028	2029				-			-											
2028	2029	2030																		
2029	2030	2031																		
2030	2031	2032																		
2031	2032	2033																		
2032	2033	2034																		
2033	2034	2035																		
2034	2035	2036																		

Notes:
1. District can remain open as late as 2036 due to distressed designation

Exhibit 3

City of Menomonie, WI

Tax Increment Forecast

TID No. 14

District Classification	Blight
Creation Year	2004
Creation Date	9/7/2004
End of Expenditure Period	9/7/2026
Maximum Life of District (Final Year)	9/7/2031
Final Revenue Year	2032

2024 PE-300	
-	
Ending Fund Balance:	437,973
Total:	\$437,973

YEAR			REVENUE						EXPENSES					BALANCE	
Construction Year	Valuation Year	Revenue Year						Total Projected Revenue	2017		2019		Total Projected Expenses	Annual Balance	Cumulative Balance
			New Valuation	TID Value Increment	Tax Rate	Projected Tax Revenue	Other Revenues		G.O. Bonds	G.O. Bonds	Advance Repayment	Other Expenses			
2022	2023	2024	-						\$3,250,000	\$7,020,000					437,973
2023	2024	2025		10,772,500	15.49	166,884		166,884	50,500	12,400	-	5,000	67,900	98,984	536,957
2024	2025	2026		11,458,800	15.49	177,516		177,516	49,300	12,100	-	5,000	66,400	111,116	648,072
2025	2026	2027	-	11,458,800	15.49	177,516		177,516	48,100	11,800	206,915	5,000	271,815	(94,299)	553,773
2026	2027	2028	-	11,458,800	15.49	177,516		177,516	51,900	11,500	-	5,000	68,400	109,116	662,889
2027	2028	2029	-	11,458,800	15.49	177,516		177,516	50,550	11,200	-	5,000	66,750	110,766	773,654
2028	2029	2030	-	11,458,800	15.49	177,516		177,516	49,200	10,900	-	5,000	65,100	112,416	886,070
2029	2030	2031	-	11,458,800	15.49	177,516		177,516	47,850	10,600	-	5,000	63,450	114,066	1,000,135
2030	2031	2032	-	11,458,800	15.49	177,516		177,516	51,500	10,300	-	5,000	66,800	110,716	1,110,851

City of Menomonie, WI

Tax Increment Forecast

TID No. 15

District Classification	Blight
Creation Year	2005
Creation Date	2/7/2005
End of Expenditure Period	2/7/2027
Maximum Life of District (Final Year)	2/7/2032
Final Revenue Year	2032

2024 PE-300	
-	
Ending Fund Balance:	315,541
Total:	\$315,541

YEAR			REVENUE					EXPENSES					BALANCE			
Construction Year	Valuation Year	Revenue Year				Projected Tax Revenue	Total Projected Revenue	2015A	2016	2019				Total Projected Expenses	Annual Balance	Cumulative Balance
			New Valuation	TID Value Increment	Tax Rate			Prom. Notes \$2,105,000	G.O. Bonds \$4,855,000	G.O. Bonds \$7,020,000	Advance Repayment	Other Expenses				
2022	2023	2024	-	-	-	-	-	-	-	-	-	-	-	-	315,541	
2023	2024	2025	-	32,654,500	15.49	505,872	505,872	57,464	47,885	12,550	-	5,000	122,899	382,973	698,514	
2024	2025	2026	-	33,633,500	15.49	521,038	521,038	-	46,685	12,250	-	5,000	63,935	457,103	1,155,617	
2025	2026	2027	-	33,633,500	15.49	521,038	521,038	-	45,885	11,950	-	5,000	62,835	458,203	1,613,819	
2026	2027	2028	-	33,633,500	15.49	521,038	521,038	-	45,085	11,650	347,852	5,000	409,587	111,451	1,725,271	
2027	2028	2029	-	33,633,500	15.49	521,038	521,038	-	49,285	11,350	-	5,000	65,635	455,403	2,180,673	
2028	2029	2030	-	33,633,500	15.49	521,038	521,038	-	48,340	11,050	-	5,000	64,390	456,648	2,637,321	
2029	2030	2031	-	33,633,500	15.49	521,038	521,038	-	52,350	10,750	-	5,000	68,100	452,938	3,090,259	
2030	2031	2032	-	33,633,500	15.49	521,038	521,038	-	51,200	15,450	-	5,000	71,650	449,388	3,539,647	

City of Menomonie, WI

Tax Increment Forecast - Menomonie Heights

TID No. 16 - Blight Elimination District

Creation Year 2019
End of Expenditure Period 2041
Maximum Life of District (Final Year) 2046
Final Revenue Collection Year 2047

Inflation Factor: 0.00%

2024 PE-300	
Ending Fund Balance:	-
Total:	2,906
	\$2,906

			REVENUES					EXPENSES								
Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	City 5% Allocation	2020 \$2,330,000 Tax. G.O. Prom. Notes	Projected Remaining Tax Increment	Beginning Amount	Pay as you Go Payment The Heights Portion	Ending Balance	Annual Balance	Cumulative Balance	
2022	2023	2024	-		7,782,900	16.05	124,907	6,245	91,698	26,964	250,000	26,964	223,036	-	2,906	
2023	2024	2025	-		9,054,000	15.49	140,261	7,013	95,418	37,831	223,036	40,737	182,300	(2,906)	-	
2024	2025	2026	-		9,063,100	15.49	140,402	7,020	93,973	39,410	182,300	39,410	142,890	-	-	
2025	2026	2027	-		9,063,100	15.49	140,402	7,020	97,443	35,940	142,890	35,940	106,950	-	-	
2026	2027	2028	-		9,063,100	15.49	140,402	7,020	95,733	37,650	106,950	37,650	69,301	-	-	
2027	2028	2029	-		9,063,100	15.49	140,402	7,020	93,933	39,450	69,301	39,450	29,851	-	-	
2028	2029	2030	-		9,063,100	15.49	140,402	7,020	96,021	37,361	29,851	29,851	-	7,510	7,510	
2029	2030	2031	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	147,912	
2030	2031	2032	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	288,314	
2031	2032	2033	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	428,717	
2032	2033	2034	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	569,119	
2033	2034	2035	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	709,521	
2034	2035	2036	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	849,923	
2035	2036	2037	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	990,326	
2036	2037	2038	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,130,728	
2037	2038	2039	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,271,130	
2038	2039	2040	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,411,532	
2039	2040	2041	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,551,934	
2040	2041	2042	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,692,337	
2041	2042	2043	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,832,739	
2042	2043	2044	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	1,973,141	
2043	2044	2045	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	2,113,543	
2044	2045	2046	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	2,253,946	
2045	2046	2047	-		9,063,100	15.49	140,402			140,402	-	-	-	140,402	2,394,348	

City of Menomonie, WI

Tax Increment Forecast

TID No. 17 - Mixed-Use

Creation Year	2022
End of Expenditure Period	2037
Maximum Life of District (Final Year)	2042
Final Revenue Collection Year	2043

2024 PE-300	
	-
Ending Fund Balance:	454,803
Total:	\$454,803

Inflation Factor: 0.00%

			REVENUES					EXPENSES						
Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	Estover 2023 State Trust Fund Loan \$505,000	Estover Development Agreement Payments	Menomonie Cottages Development Agreement Payments	Advance Repayment	Total Expenses	Annual Balance	Cumulative Balance
2022	2023	2024	-				-					-	-	454,803
2023	2024	2025	-		13,133,500	15.49	203,459	41,796	34,877			76,673	126,786	581,589
2024	2025	2026	-		21,571,700	15.49	334,181	41,796	34,877	31,692		108,365	225,816	807,405
2025	2026	2027	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,001,530
2026	2027	2028	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,195,654
2027	2028	2029	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,389,779
2028	2029	2030	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,583,903
2029	2030	2031	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,778,028
2030	2031	2032	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,972,152
2031	2032	2033	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,166,276
2032	2033	2034	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,360,401
2033	2034	2035	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,554,525
2034	2035	2036	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,748,650
2035	2036	2037	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,942,774
2036	2037	2038	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,136,899
2037	2038	2039	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,331,023
2038	2039	2040	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,525,147
2039	2040	2041	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,719,272
2040	2041	2042	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,913,396
2041	2042	2043	-		21,571,700	15.49	334,181	41,796	34,877	63,383	909,643	1,049,700	(715,519)	3,197,878

City of Menomonie, WI

Tax Increment Forecast

TID No. 18 - Industrial

Creation Year 2023
End of Expenditure Period 9/18/2038
Maximum Life of District (Final Year) 2043
Final Revenue Collection Year 2043

Inflation Factor: 0.00%

2024 PE-300	
	-
Ending Fund Balance:	1,635,410
Total:	\$1,635,410

Construction Year	Valuation Year	Revenue Year	REVENUES				EXPENSES				Annual Balance	Cumulative Balance
			Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	Transfer from TID 13	Total Revenues	Total Expenses		
2022	2023	2024	#REF!				-			-	-	1,635,410
2023	2024	2025	-		5,780,100	15.49	89,543			-	89,543	1,724,953
2024	2025	2026	-		6,187,200	15.49	95,850			-	95,850	1,820,803
2025	2026	2027	-		6,187,200	15.49	95,850			-	95,850	1,916,653
2026	2027	2028	-		6,187,200	15.49	95,850			-	95,850	2,012,503
2027	2028	2029	-		6,187,200	15.49	95,850			-	95,850	2,108,353
2028	2029	2030	-		6,187,200	15.49	95,850			-	95,850	2,204,202
2029	2030	2031	-		6,187,200	15.49	95,850			-	95,850	2,300,052
2030	2031	2032	-		6,187,200	15.49	95,850			-	95,850	2,395,902
2031	2032	2033	-		6,187,200	15.49	95,850			-	95,850	2,491,752
2032	2033	2034	-		6,187,200	15.49	95,850			-	95,850	2,587,602
2033	2034	2035	-		6,187,200	15.49	95,850			-	95,850	2,683,452
2034	2035	2036	-		6,187,200	15.49	95,850			-	95,850	2,779,301
2035	2036	2037	-		6,187,200	15.49	95,850			-	95,850	2,875,151
2036	2037	2038	-		6,187,200	15.49	95,850			-	95,850	2,971,001
2037	2038	2039	-		6,187,200	15.49	95,850			-	95,850	3,066,851
2038	2039	2040	-		6,187,200	15.49	95,850			-	95,850	3,162,701
2039	2040	2041	-		6,187,200	15.49	95,850			-	95,850	3,258,551
2040	2041	2042	-		6,187,200	15.49	95,850			-	95,850	3,354,401
2041	2042	2043	-		6,187,200	15.49	95,850			-	95,850	3,450,250

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY
AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT (TID) #17
CITY OF MENOMONIE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Menomonie will hold an organizational Joint Review Board (JRB) meeting on Monday, August 25, 2025, at 2:00 p.m. in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID #17 Amendment No. 1, appoint a member at large, select a chairperson, and review the TID Annual Reports, performance, and status for Tax Incremental Districts #13, #14, #15, #16, #17, and #18. The meeting is open to the public.

Copies of the TID Annual Report(s) are available for review in the City Clerk's office located at 800 Wilson Ave, Menomonie, WI 54751 and will be provided upon request. Arrangements for either inspection or receipt of a copy of the annual report(s) may be made by contacting Catherine Martin, City Clerk, 800 Wilson Ave, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

NOTICE IS HEREBY GIVEN, that the Plan Commission, of the City of Menomonie, will hold a public hearing on Monday, August 25, 2025, at 7:00 p.m., in the Common Council Chambers at the Menomonie City Hall, located at 800 Wilson Ave, Menomonie, WI 54751 regarding the proposed boundary and Project Plan Amendment for TID #17 in the City. The proposed amendment will add territory and subtract territory to the District boundaries and update the financial feasibility analysis to the District Project Plan.

City of Menomonie TID #17 is generally located on the east and southeast side of the City, located within the City limits. The amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94 and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr, as shown in the map below.

There are no additional or updated projects costs in this amendment.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID #17 Project Plan Amendment No. 1 is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan Amendment may be made by contacting Catherine Martin, City Clerk, 800 Wilson Avenue, Menomonie, WI 54751, during regular office hours; phone: (715) 232-2221 Extension 1006.

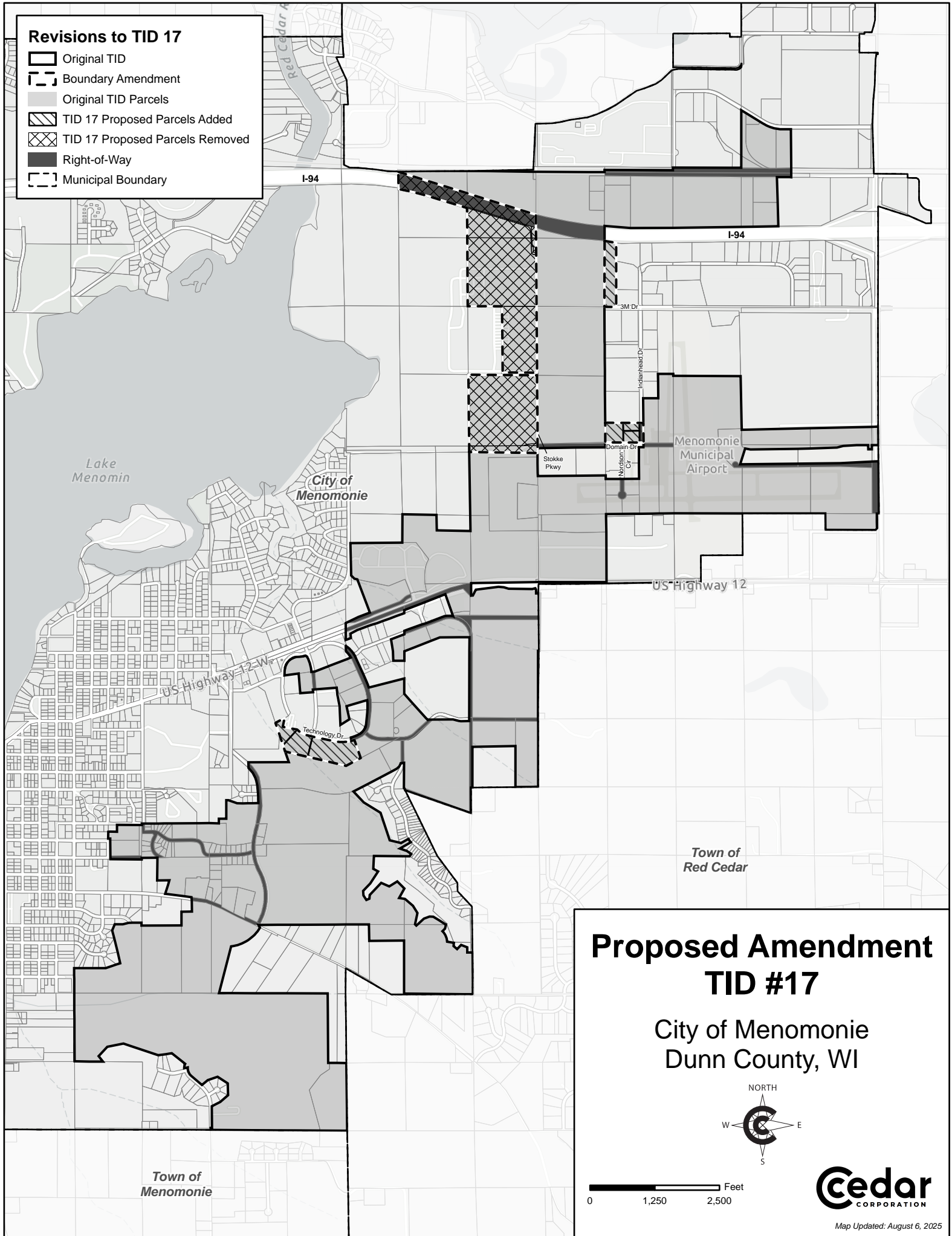
[Insert Map Here]

Dated: August 7, 2025
Published: August 13, 2025

Catherine Martin
City Clerk, City of Menomonie

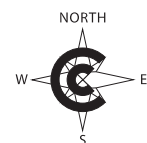
Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way
- Municipal Boundary



Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



0 1,250 2,500 Feet

Cedar
CORPORATION

Map Updated: August 6, 2025

Amendment No. 1 Project Plan For Tax Incremental District #17

August 25, 2025

Prepared by the
City of Menomonie, Wisconsin

With assistance from



Initial Joint Review Board:	August 25, 2025
Plan Commission Approval:	August 25, 2025
Council Approval:	September 8, 2025
Joint Review Board Approval:	September 24, 2025

Amendment No. 1 to the Original Project Plan for Tax Incremental District #17

City of Menomonie

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1. Introduction

The City of Menomonie's amended Tax Incremental District (TID) #17 is located east and southeast side of the City. The proposed District is a mix of industrial, commercial, residential, vacant woodlands and farmland and was established and will continue to remain a Mixed-Use District.

TID #17 is generally located on the east and southeast side of the City, located within the City limits. This amendment includes removing parcels west of Stokke Pkwy between Domain Dr and I-94, and adding parcels along Technology Dr E, at the intersection of Domain Dr and Indianhead Dr, and north of 3M Dr.

The City would like to continue to increase its employment base and residential housing stock, by providing land, incentives, and expanding infrastructure to accommodate new or expanding industrial, commercial, and residential development in Menomonie. This land and infrastructure will allow the City to remain competitive with surrounding communities that are seeking to promote expansion. The industrial, commercial, and residential development would increase the tax base and will continue to assist in stimulating positive economic activity in TID #17 and the community as a whole.

The Common Council established the Tax Incremental Plan to provide overall infrastructure improvements. The City also considered incentives that may include, among other things, site development and potential reimbursement of land development costs to a developer.

The City recognizes that without the creation of TID #17 they would not have sufficient financial resources to complete public infrastructure improvement projects within the District. Furthermore, the City recognizes that by using tax increment financing to offset some costs, the municipality may convince developers and property owners to make improvements to private development within the District that may not otherwise occur. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community. It is for these reasons that the City of Menomonie created TID #17.

The City now proposes to amend TID #17 by updating its Project Plan as well as adding and subtracting territory to the District. To address a potential development project adjacent to the District, the amendment to TID #17 is needed to add territory to the District to accommodate a potential future business expansion as well as potential future development on other vacant parcels within the District. Additionally, the City desires to remove some large base values from the District. Furthermore, the TID boundary must contain whole,

contiguous parcels and the added territory is needed for the district to remain contiguous and to expand the boundary to include whole parcels due to a parcel reconfiguration. There are no new or additional proposed project costs proposed for this amendment.

Keeping in mind that a positive increment must exist before any revenue is generated, the City will stage any potential public improvements proposed to be paid for with tax incremental financing so that relative certainty of economic feasibility exists. Accordingly, any City improvements will not be commenced until construction of private investments is imminent or has started.

The Project Plan Amendment for TID #17 in the City of Menomonie, Wisconsin, has been prepared in compliance with Section 66.1105, Wis. Stats. The Project Plan Amendment establishes the need for the TID Amendment, updates the financial feasibility based on the revised cash flow, as well as adds and subtracts territory. The Project Plan Amendment is to be adopted by resolution of the Joint Review Board and City Council on the recommendation from the City's Planning Commission as the official plan and guide for public and private sector development activities within the boundaries of TID #17.

2. Purpose of Tax Incremental District

The purpose of this Tax Incremental District was to assist in furthering the employment goals of the area as noted previously, and to provide incentive for private investment in the City of Menomonie. The incentive will be provided through the Tax Incremental District in reducing the costs to the development normally associated with the construction and reconstruction of streets, sanitary sewer, watermain, storm drainage, trail, municipal well, and site improvement projects required for new development. These efforts, combined with privately financed development plans in the District, will continue to provide new tax base, expanded employment opportunities, and residential development.

A portion of the TID #17 no longer overlaps with TID #12 as TID #12 has been closed.

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

- Update the financial feasibility analysis to the Project Plan in the District as permitted under Wis. Stat. §66.1105(4)(h)1
- Add and subtract territory to the District as permitted under Wis. Stat. §66.1105(4)(h)2.
- Modify the TID boundary to include whole parcels and ensure the district is contiguous.

3. Benefits and Promotion of Orderly Development

Section 3 of the original Project Plan is adopted by reference. No other changes are proposed.

4. Existing and Proposed Land Use

The original TID boundary is being modified and therefore the Amendment will update the existing and proposed land use maps and information. The proposed District consists of a total of approximately 1,526 acres including rights-of-way (excluding all wetlands) and is a mix of open or vacant land, industrial development, commercial, and residential development. The District is proposed to develop over time with a mix of industrial and commercial development as shown on the Proposed Future Land Use Map (Appendix A). Nearly 67% of the district is zoned and suitable for residential, commercial, and industrial development. The added territory is suitable for industrial development.

Table 1: Acreage based on Suitability (excluding wetlands)

Category	Acreage	Percent
Commercial	207.60	13.60%
Industrial	469.22	30.73%
Institutional	435.30	28.51%
Newly Platted Residential	260.57	17.07%
Residential	82.29	5.39%
ROW	71.84	4.71%
Total	1526.82	100.00%

5. Project Plan of Tax Incremental District #17

Section 5 of the original Project Plan is adopted by reference. All the previously listed project costs are still planned for but no additional project costs are proposed. No other changes are proposed.

6. Economic Feasibility Study

Appendix B includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining project costs will be financed, and a projected cash flow demonstrating the District remains economically viable. Section 6 of the original Project Plan is adopted by reference.

The Common Council and Plan Commission have reviewed the areas available for commercial and industrial development in the amended area and have determined that the proposed development in the District is feasible from an economic and land use standpoint. The City has the resources to finance proposed projects and currently has 70% (approximately \$62 million) remaining in available borrowing capacity. See Appendix B for the financial analysis regarding TID #17's feasibility.

7. Method of Financing and Projected Tax Increment Revenue

Section 7 of the original Project Plan is adopted by reference. No other changes are proposed.

8. Master Plan, Building Codes and City Ordinances

The proposed Project Plan Amendment is feasible and in general conformance with the City's Comprehensive (Master) Plan, Building Codes, Ordinances, and promotes orderly development. In areas where the zoning does not align with the Future Land Use Plan or this Project Plan, the zoning code may be changed to meet the goals and objectives of the Tax Incremental District Project Plan as needed. The amended Tax Incremental District is generally compatible with the existing and future projected development of the property within the City. No changes to the Comprehensive Plan or existing regulations are proposed or needed at this time.

Appendix A contains a Zoning Map of the Tax Incremental District. The majority of the property in the District is suitable for, or currently zoned commercial, industrial, or residential, and is suitable for expanded commercial and industrial use which supports a basic element of the District plan. The rest of the zoning remains the same from the original Project Plan.

9. Financing of Public Improvement Non-Project Costs

Section 10 of the original Project Plan is adopted by reference. No other changes are proposed.

10. Relocation

There are no changes to the original Project Plan regarding relocation efforts, and the Plan Amendment does not propose relocation of any displaced persons by the City of Menomonie. Should any relocation requirements occur, it will be necessary to develop and file a Relocation Plan with the State of Wisconsin comply with Sec. 32.19 Wis. Stats., and keep records as required in Sec. 32.27 Wis. Stats. Any costs incurred for relocation would be considered an eligible project cost under this plan.

11. Equalized Value Test

The following calculations demonstrate that the City is compliant with Wisconsin Statute Section 66.1105(4) (gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. Tables 2 and 3 below along with the maps and tables in Appendix A illustrate the calculations for the most current TID real estate valuations.

Table 2: Calculation of Maximum Equalized Property Value Allowed within Tax Incremental Districts within the City of Menomonie.

Total Equalized Value (as of January 1, 2025)	Maximum %	Maximum Allowable TID Property Value
\$1,848,890,500	12%	\$221,866,860

Table 3: Calculation of Incremental Value of Existing Tax Incremental Districts plus Base of Proposed Amended District.

Tax Incremental Districts	Value
Total Increment of All Municipal TID's	\$108,959,000
Estimated Net Proposed Amendment for TID #17 Territory (assessed base value less original base value)	-\$6,326,100
Equalized Ratio	68.75%
Estimated Proposed Base Value Change for TID #17 Territory (equalized)	-\$9,201,600
Total Increment plus Proposed Base equalized)	\$99,757,400
Approximate Available Room to remain below 12%	\$122,109,460

Based upon figures effective January 1, 2025, the equalized value of the increment of the existing Tax Incremental Districts within the City, plus the base value of the proposed District Amendment is less than the maximum in equalized value that is permitted for the

City of Menomonie. The actual figures for the Proposed Base will be based on values as of January 1, 2025 and prorated by the Assessor. Based on the available room remaining under the 12% limit, and the 2025 equalized value for the Base, the City remains in compliance with the statutory equalization test and may proceed with the amendment of this District.

12. Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

13. 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. No parcels included in the added territory have been annexed within the last three years.

14. Amendments.

The City has the ability to amend the District up to four times to revise its boundaries; however, there is no limit on the number of Project Plan amendments during a TID's life. This is the first amendment to the District boundaries and Project Plan.

15. Schedule

Wisconsin State Statute §66.1105 prescribes the process for amending a Tax Increment District (TID). The law requires public input in the TID amendment process, including a public hearing held by the Planning Commission at which TID information is discussed and citizens can reasonably voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to amend the TID including approval by the Planning Commission, City Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Menomonie TID #17 amendment process.

- | | |
|--------------------------------|--------------------|
| • Initial Joint Review Board: | August 25, 2025 |
| • Plan Commission Approval: | August 25, 2025 |
| • Council Approval: | September 8, 2025 |
| • Joint Review Board Approval: | September 24, 2025 |

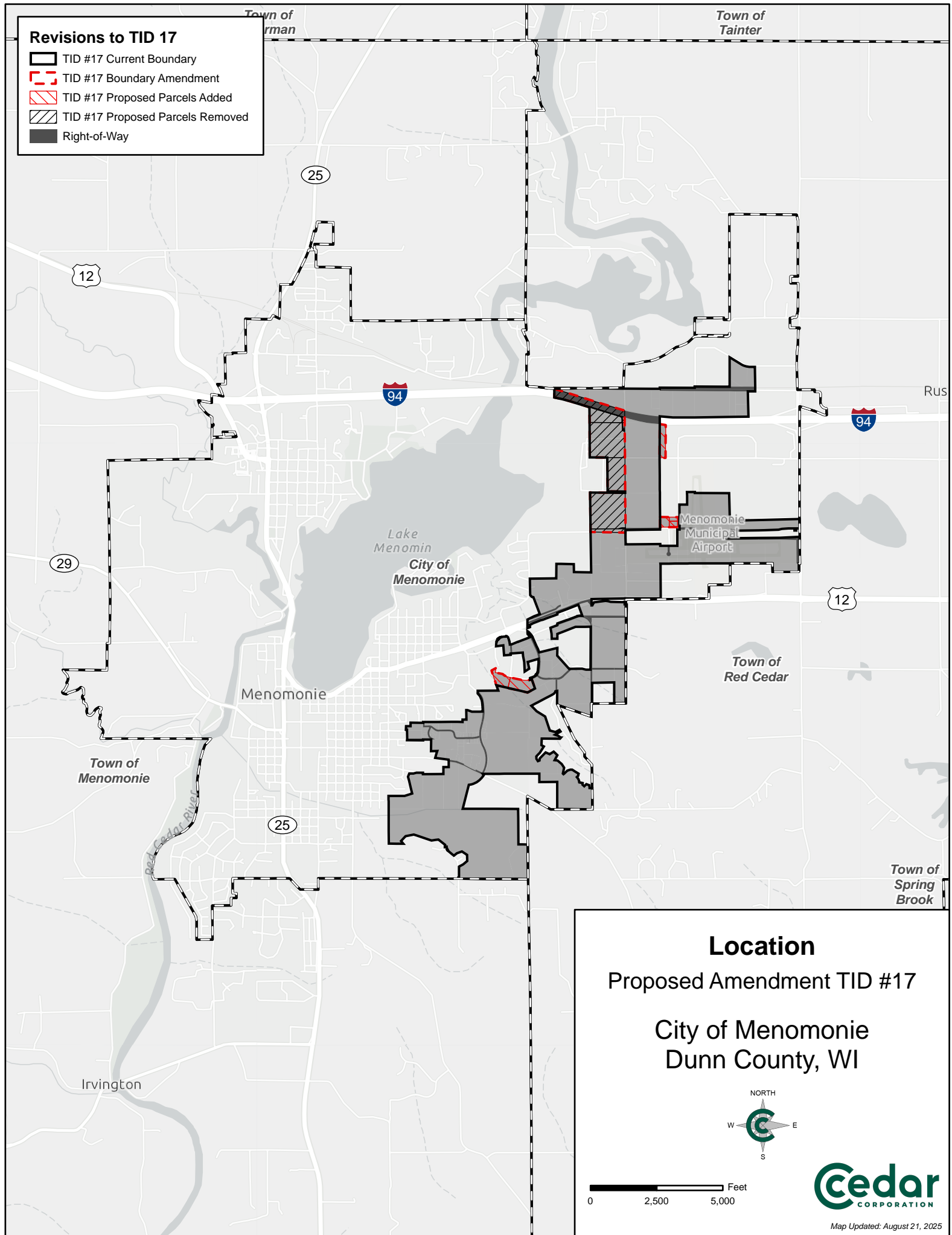
Appendix A:

Project Plan Maps & Parcel Information

1. Location Map
2. TID Boundary Map
3. ½ Mile Radius Map
4. Existing Uses and Conditions Map
5. Future Uses Map
6. Zoning Map
7. Tax Parcel Map
8. Parcel List
9. Legal Description

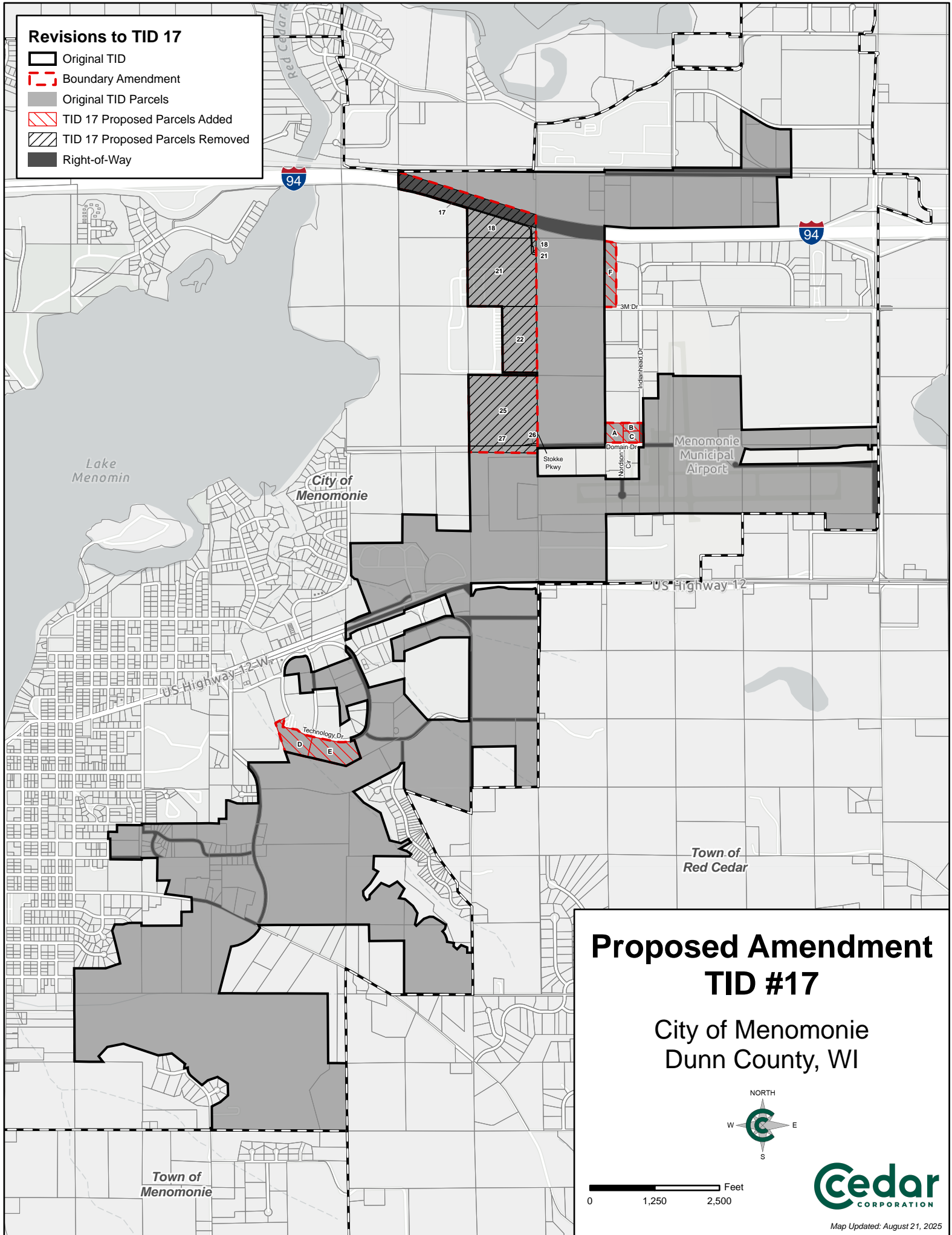
Revisions to TID #17

- TID #17 Current Boundary
- TID #17 Boundary Amendment
- TID #17 Proposed Parcels Added
- TID #17 Proposed Parcels Removed
- Right-of-Way



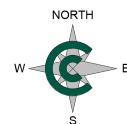
Revisions to TID 17

- Original TID
- Boundary Amendment
- Original TID Parcels
- TID 17 Proposed Parcels Added
- TID 17 Proposed Parcels Removed
- Right-of-Way



Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



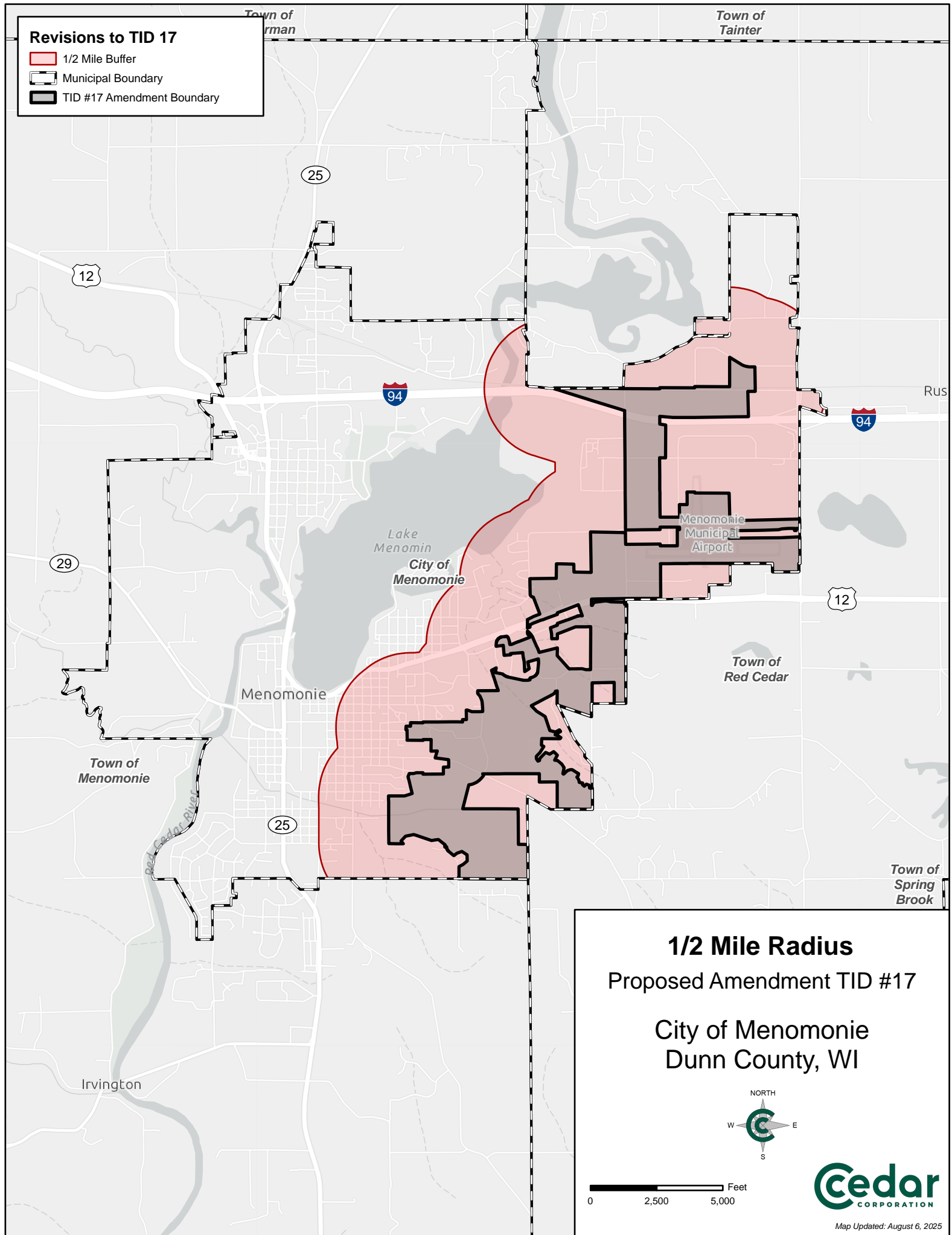
0 1,250 2,500 Feet

Cedar
CORPORATION

Map Updated: August 21, 2025

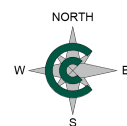
Revisions to TID 17

- 1/2 Mile Buffer
- Municipal Boundary
- TID #17 Amendment Boundary



1/2 Mile Radius Proposed Amendment TID #17

City of Menomonie
Dunn County, WI



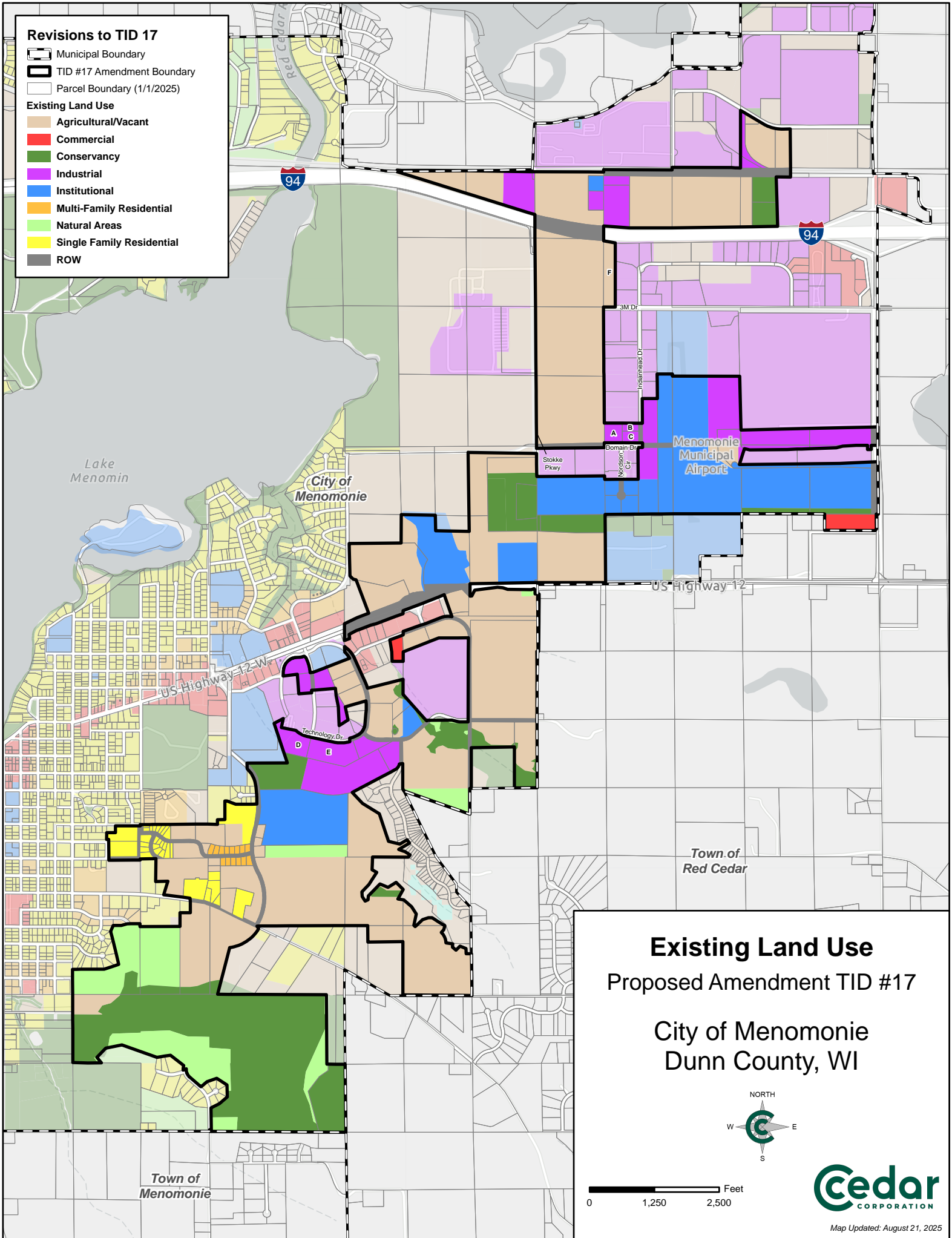
0 2,500 5,000 Feet

Cedar
CORPORATION

Map Updated: August 6, 2025

Revisions to TID 17

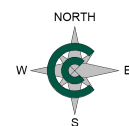
- Municipal Boundary
- TID #17 Amendment Boundary
- Parcel Boundary (1/1/2025)
- Existing Land Use**
 - Agricultural/Vacant
 - Commercial
 - Conservancy
 - Industrial
 - Institutional
 - Multi-Family Residential
 - Natural Areas
 - Single Family Residential
 - ROW



Existing Land Use

Proposed Amendment TID #17

City of Menomonee
Dunn County, WI






0 1,250 2,500 Feet



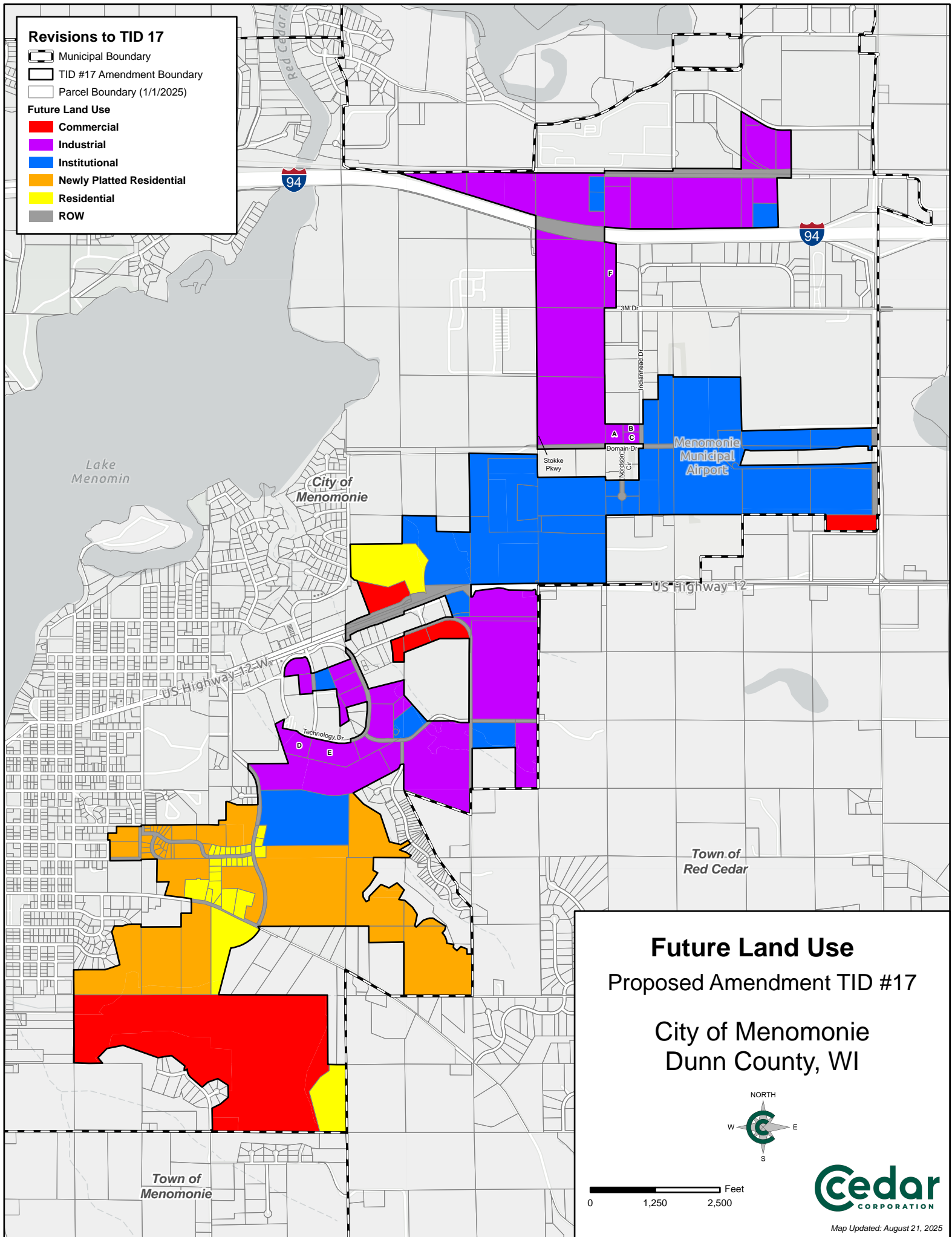
Map Updated: August 21, 2025

Revisions to TID 17

-  Municipal Boundary
-  TID #17 Amendment Boundary
-  Parcel Boundary (1/1/2025)

Future Land Use

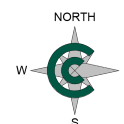
-  Commercial
-  Industrial
-  Institutional
-  Newly Platted Residential
-  Residential
-  ROW



Future Land Use

Proposed Amendment TID #17

City of Menomonie
Dunn County, WI






0 1,250 2,500 Feet







Cedar
CORPORATION

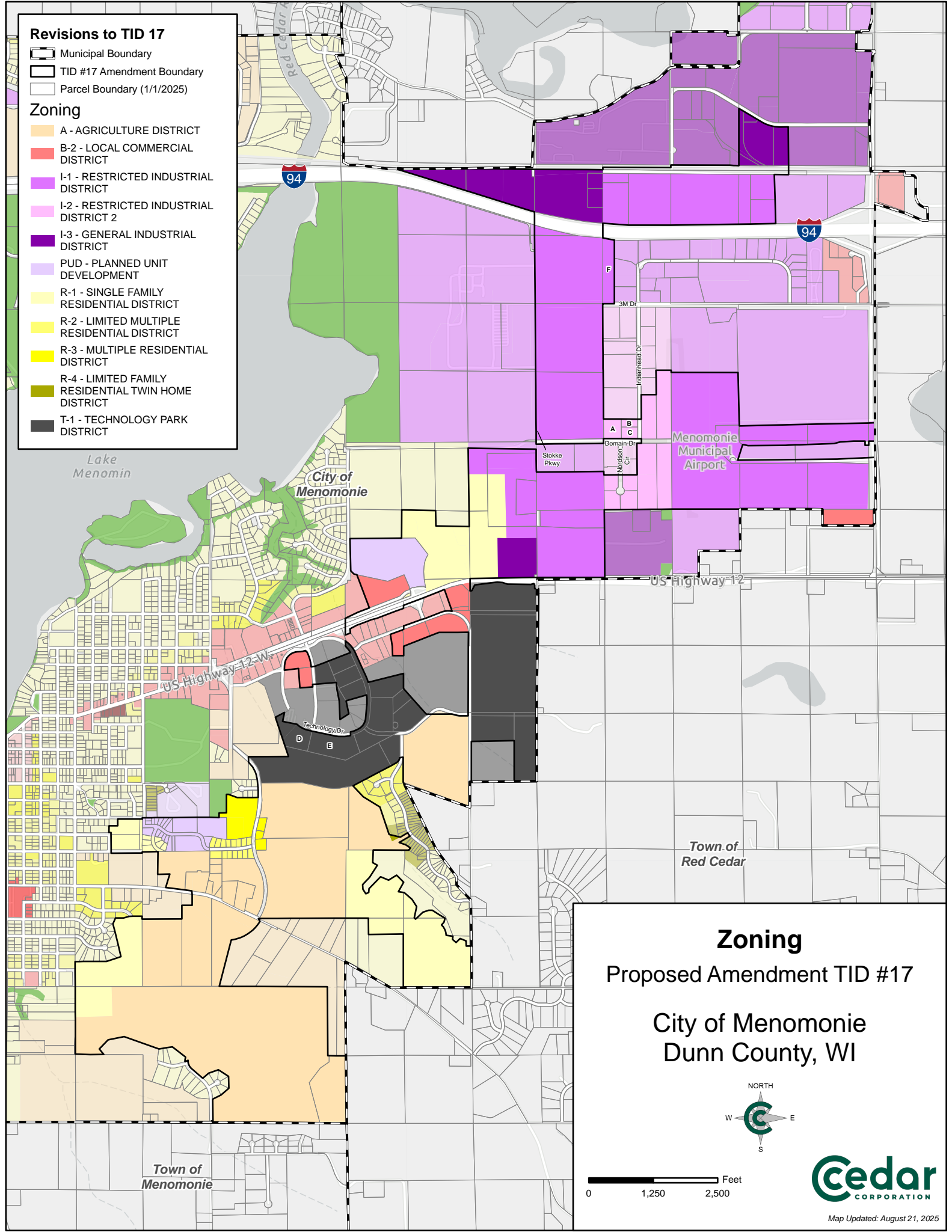
Map Updated: August 21, 2025

Revisions to TID 17

-  Municipal Boundary
-  TID #17 Amendment Boundary
-  Parcel Boundary (1/1/2025)

Zoning

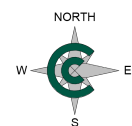
-  A - AGRICULTURE DISTRICT
-  B-2 - LOCAL COMMERCIAL DISTRICT
-  I-1 - RESTRICTED INDUSTRIAL DISTRICT
-  I-2 - RESTRICTED INDUSTRIAL DISTRICT 2
-  I-3 - GENERAL INDUSTRIAL DISTRICT
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
-  R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT
-  R-3 - MULTIPLE RESIDENTIAL DISTRICT
-  R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT
-  T-1 - TECHNOLOGY Park DISTRICT



Zoning

Proposed Amendment TID #17

City of Menomonee
Dunn County, WI








0 1,250 2,500 Feet



Map Updated: August 21, 2025

Revisions to TID 17

-  Municipal Boundary
-  TID #17 Amendment Boundary
-  TID 17 Proposed Parcels Added
-  TID 17 Proposed Parcels Removed
-  Parcel Boundary (1/1/2025)

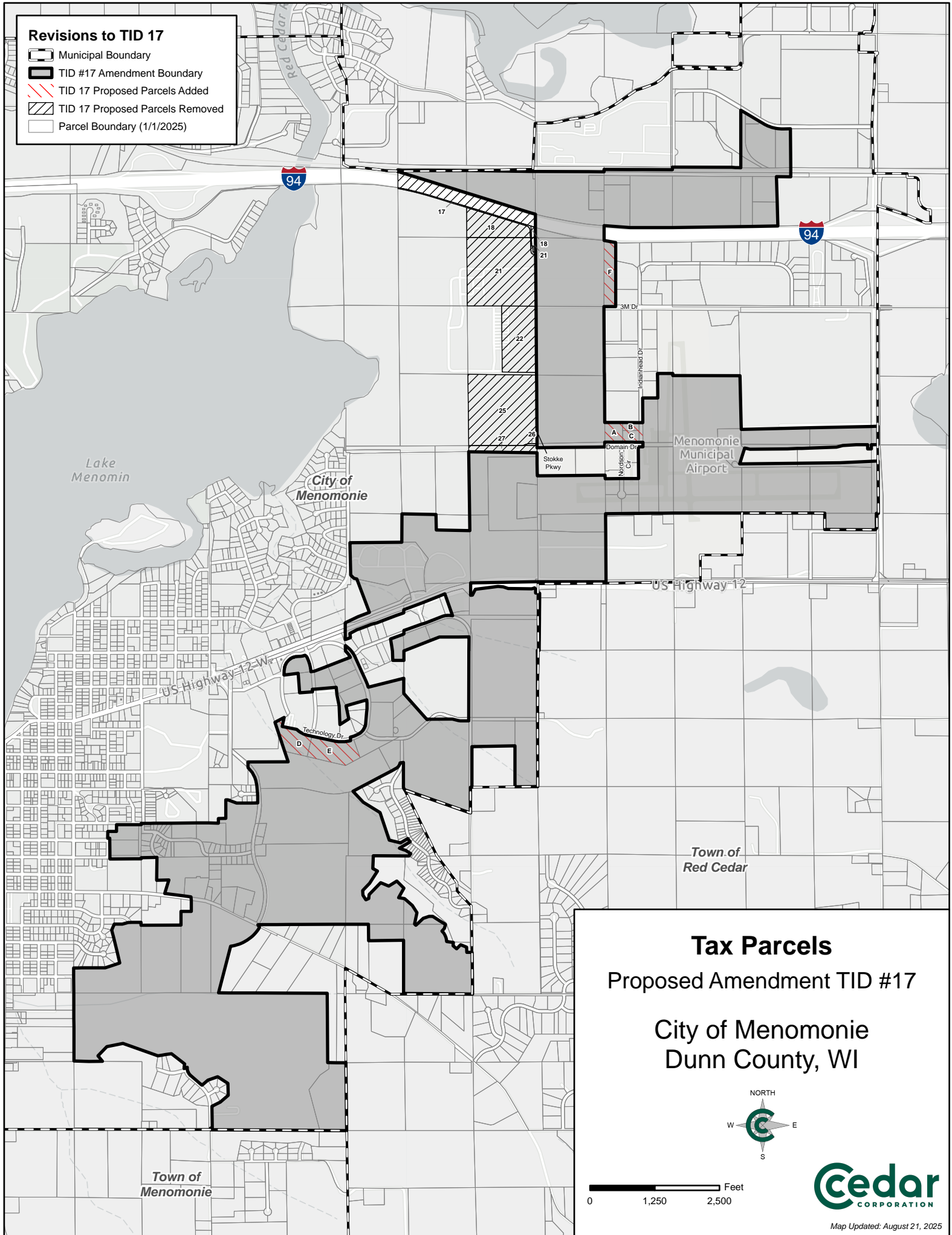


Table 4 Parcel List

Map No.	Parcel ID	Owner	Total Value
Removed			
17	1725122812183100000	City of Menomonie	\$0
18	1725122812184200007	3M	\$2,200
21	1725122812184300002	3M	\$12,281,100
22	1725122812191200002	3M	\$750,000
25	1725122812191300001	3M	\$7,400
Personal Property			\$668,400
Total Removed			\$13,709,100
Added			
F	1725122812173300001	3M	\$1,300
B	1725122812202300009	PWH Properties LLC	\$697,600
C	1725122812202300010	PWH Properties LLC	\$557,800
A	1725122812202300007	TRI-MART COMPANY, LLC	\$1,133,900
D	1725122813354100026	PHILLIPS PLASTICS CORP	\$4,992,400
E	1725122813254100005	PHILLIPS PLASTICS CORP	\$272,400
F	1725122813251300020	PHILLIPS PLASTICS CORP	\$4,992,400
Total Added			\$7,383,000
Net Base Value Reduction			\$6,326,100

Legal Description

TID #17 Boundary Description, Updated in 2025

Excludes all wetlands within TID #17 project boundary.

To be added after Plan Commission approval, before submittal to the Common Council

Appendix B:

Economic Feasibility

Projected Tax Incremental Revenue

A forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed demonstrates that the District is economically feasible. These forecasts are from the original TID creation, but the cash flow projections have been updated to reflect current activities. The rest of the numbers below restate the projections developed as part of the creation of the District.

The Project Costs the City plans to make are expected to create an estimated \$73 million in incremental value over the 20-year life of the District. Estimated project valuations and timing for construction are included in Table B-3. Assuming a projected equalized TID Interim tax rate of \$14.24 per thousand of equalized value in TID #17 could generate as much as \$21.4 million in tax incremental revenue over its 20 year life as shown in Table B-4.

The proposed development would not happen without the creation of the District and the proposed new street will open up more land for additional residential development in the community. The City is in a strong economic condition to have the capacity to finance capital costs for this project and is in need of additional tax base to grow. The impact of the development could spur additional commercial and industrial development in the District. The City has identified a need for industrial and commercial growth. Without the City's assistance, these projects would not happen as proposed.

The initial infrastructure projects are anticipated over the life of the expenditure period. These will likely be financed through the General Obligation Debt. Additional infrastructure projects may be added as more development occurs within the District. Other project costs may be extended throughout the expenditure period or life of the District in the case of financing and administrative costs.

The City of Menomonie anticipates making total expenditures of approximately \$20.5 million over the life of TID #17 on identified project costs. Eligible project expenditures can be made only during the first 15 years of the TID's life. Development incentive payments, if used, will be paid from tax increments as they are collected on a "Pay-As-You-Go" basis, when feasible. Administrative expenses will be paid from the collected tax increments, or from advances from other City fund accounts if those costs exceed cash amounts available. The City will recover any amounts advanced to the District as cash flows permit and may charge interest to the District.

The City anticipates that the District will need to remain open for its entire 20-year life to generate enough tax increment to pay all Project Costs, however this is dependent on the nature and timing of development projects. Note that the assumptions used to create the following table illustrate that the Project Plan is feasible and that the anticipated revenues are sufficient to cover anticipated expenditures. Any annual shortfalls in the TID Fund Balance are anticipated to be recovered within

the TID's maximum life.

The increment value of the District when it terminates in 2042 is projected to be \$73,000,000 of equalized value. This development would likely not occur or would likely occur at significantly lower values but for the creation of the District. TID #17 is a mechanism to make improvements in an area of Menomonie which is in need of mixed use developments and the construction of associated public infrastructure. All taxing jurisdictions will benefit from the increased property values, job creation, creation of developable lots where none currently exist, other economic activity, public safety, and community vitality which will result from the projects and development planned in TID #17. For these reasons the project costs shown in this Project Plan should not be paid by the owners of property that benefit from improvements within the District, or exclusively by the City, but should be shared among all taxing jurisdictions.

Table B-1 Analysis of Impact of Overlying Taxing Jurisdictions

Entity	Name	Rate*	Percent of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportional Share of Tax Increment Diverted Over Life of District
City	Menomonie	0.004713553	33.10%	\$207,461	\$551,551	\$344,089	\$7,075,641
County	Dunn	0.004352513	30.57%	\$191,571	\$509,304	\$317,733	\$6,533,674
School District	Menomonie	0.004510759	31.68%	\$198,536	\$527,821	\$329,285	\$6,771,222
Technical College	CVTC	0.000662780	4.65%	\$29,171	\$77,554	\$48,383	\$994,917
Total		0.014239605	100.00%	\$626,739	\$1,666,230	\$1,039,491	\$21,375,454

*From 2024 Tax Increment Worksheet

City of Menomonie, WI

Tax Increment District #17

Estimated Project List

Project ID	Project Name/Type	Phase I 2023	Phase II 2024	Phase III 2025	Phase IV 2027	Phase V 2028	Total (Note 1)
1	Schneider Ave Extension - Storm Sewer	192,650					192,650
2	Schneider Ave Extension - Sanitary Sewer	185,300					185,300
3	Schneider Ave Extension - Water Main	303,200					303,200
4	Schneider Ave Extension - Street Construction	1,937,050					1,937,050
5	Schneider Ave Extension - 29th St Right-of-Way - Street Construction	118,350					118,350
6	New Municipal Well Engineering	752,300					752,300
7	11th Ave E - Sidewalk Extension		51,086				51,086
8	CTH B - Water Main Extension		205,500				205,500
9	CTH B - Sanitary Sewer Extension		117,400				117,400
10	CTH B - Street Construction		38,400				38,400
11	New Municipal Electric and Natural Gas Installation		158,500				158,500
12	Stokke Pkwy Trail - Domain Dr to I-94		107,481				107,481
13	USH 12/Stokke Pkwy Trail - Connection		638,220				638,220
14	New Municipal Well			5,516,500			5,516,500
15	<i>New Municipal Well Anticipated Grant</i>			<i>(2,500,000)</i>			<i>(2,500,000)</i>
16	18th St - 17th St to CTH J - Street Extension				2,288,950		2,288,950
17	21st St - 17th St to CTH J - Street Extension				577,460		577,460
18	Mill and Overlay Projects					1,120,000	1,120,000
Total Projects		<u>3,488,850</u>	<u>1,316,587</u>	<u>3,016,500</u>	<u>2,866,410</u>	<u>1,120,000</u>	<u>11,808,347</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

City of Menomonie, WI

Tax Increment District #17

Development Assumptions

Construction Year		Actual	Residential	Commercial	Industrial	Annual Total	Construction Year	
1	2023		6,500,000		3,000,000	9,500,000	2023	1
2	2024		2,500,000	4,000,000		6,500,000	2024	2
3	2025		2,500,000		4,000,000	6,500,000	2025	3
4	2026		2,500,000	4,000,000		6,500,000	2026	4
5	2027		5,000,000		4,000,000	9,000,000	2027	5
6	2028			4,000,000		4,000,000	2028	6
7	2029				4,000,000	4,000,000	2029	7
8	2030		3,000,000	4,000,000		7,000,000	2030	8
9	2031				4,000,000	4,000,000	2031	9
10	2032			4,000,000		4,000,000	2032	10
11	2033				4,000,000	4,000,000	2033	11
12	2034			4,000,000		4,000,000	2034	12
13	2035				4,000,000	4,000,000	2035	13
14	2036					0	2036	14
15	2037					0	2037	15
16	2038					0	2038	16
17	2039					0	2039	17
18	2040					0	2040	18
19	2041					0	2041	19
Totals		0	22,000,000	24,000,000	27,000,000	73,000,000		

City of Menomonie, WI

Tax Increment District #17

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0
District Creation Date	October 17, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2023	Base Tax Rate	\$20.98
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 10/17/2037		
Revenue Periods/Final Year	20 2044		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	
Eligible Recipient District	No	Taxable Discount Rate	1.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2023	9,500,000	2024	0	9,500,000	2025	\$20.98	199,280
2	2024	6,500,000	2025	0	16,000,000	2026	\$20.98	335,630
3	2025	6,500,000	2026	0	22,500,000	2027	\$20.98	471,980
4	2026	6,500,000	2027	0	29,000,000	2028	\$20.98	608,330
5	2027	9,000,000	2028	0	38,000,000	2029	\$20.98	797,122
6	2028	4,000,000	2029	0	42,000,000	2030	\$20.98	881,030
7	2029	4,000,000	2030	0	46,000,000	2031	\$20.98	964,937
8	2030	7,000,000	2031	0	53,000,000	2032	\$20.98	1,111,775
9	2031	4,000,000	2032	0	57,000,000	2033	\$20.98	1,195,683
10	2032	4,000,000	2033	0	61,000,000	2034	\$20.98	1,279,590
11	2033	4,000,000	2034	0	65,000,000	2035	\$20.98	1,363,498
12	2034	4,000,000	2035	0	69,000,000	2036	\$20.98	1,447,406
13	2035	4,000,000	2036	0	73,000,000	2037	\$20.98	1,531,313
14	2036	0	2037	0	73,000,000	2038	\$20.98	1,531,313
15	2037	0	2038	0	73,000,000	2039	\$20.98	1,531,313
16	2038	0	2039	0	73,000,000	2040	\$20.98	1,531,313
17	2039	0	2040	0	73,000,000	2041	\$20.98	1,531,313
18	2040	0	2041	0	73,000,000	2042	\$20.98	1,531,313
19	2041	0	2042	0	73,000,000	2043	\$20.98	1,531,313
Totals		73,000,000		0		Future Value of Increment		21,375,454

Notes:

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

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

City of Menomonie, WI
Tax Increment District #17
Estimated Financing Plan

	G.O. Bond 2023	G.O. Bond 2024	Clean Water Fund Loan 2025	G.O. Bond 2027	G.O. Bond 2028	Totals
Projects						
Phase I	3,488,850					3,488,850
Phase II		1,316,587				1,316,587
Phase III			3,016,500			3,016,500
Phase IV				2,866,410		2,866,410
Phase V					1,120,000	1,120,000
Total Project Funds	<u>\$3,488,850</u>	<u>\$1,316,587</u>	<u>\$3,016,500</u>	<u>\$2,866,410</u>	<u>1,120,000</u>	<u>\$11,808,347</u>
Estimated Finance Related Expenses						
Municipal Advisor	29,700	21,500	15,000	26,500	19,400	
Bond Counsel	13,000	12,000	10,000	13,000	12,000	
Rating Agency Fee	14,000	14,000		14,000	14,000	
Paying Agent	900	900		900	900	
Underwriter Discount	12.50 51,313	12.50 19,750	12.50 37,000		0	
Debt Service Reserve						
Capitalized Interest	503,537	191,656				
Total Financing Required	4,101,300	1,576,393	3,041,500	2,957,810	1,166,300	
Rounding	3,701	3,607	0	2,190	20,100	
Net Issue Size	\$4,105,000	\$1,580,000	\$3,041,500	\$2,960,000	1,185,000	\$12,871,500

City of Menomonie, WI

Tax Increment Forecast

TID No. 17 - Mixed-Use

Creation Year	2022
End of Expenditure Period	2037
Maximum Life of District (Final Year)	2042
Final Revenue Collection Year	2043

2024 PE-300	
	-
Ending Fund Balance:	454,803
Total:	\$454,803

Inflation Factor: 0.00%

			REVENUES					EXPENSES						
Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Annual Tax Increment	Estover 2023 State Trust Fund Loan \$505,000	Estover Development Agreement Payments	Menomonie Cottages Development Agreement Payments	Advance Repayment	Total Expenses	Annual Balance	Cumulative Balance
2022	2023	2024	-				-					-	-	454,803
2023	2024	2025	-		13,133,500	15.49	203,459	41,796	34,877			76,673	126,786	581,589
2024	2025	2026	-		21,571,700	15.49	334,181	41,796	34,877	31,692		108,365	225,816	807,405
2025	2026	2027	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,001,530
2026	2027	2028	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,195,654
2027	2028	2029	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,389,779
2028	2029	2030	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,583,903
2029	2030	2031	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,778,028
2030	2031	2032	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	1,972,152
2031	2032	2033	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,166,276
2032	2033	2034	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,360,401
2033	2034	2035	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,554,525
2034	2035	2036	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,748,650
2035	2036	2037	-		21,571,700	15.49	334,181	41,796	34,877	63,383		140,056	194,124	2,942,774
2036	2037	2038	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,136,899
2037	2038	2039	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,331,023
2038	2039	2040	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,525,147
2039	2040	2041	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,719,272
2040	2041	2042	-		21,571,700	15.49	334,181	41,796	34,877	63,383	-	140,056	194,124	3,913,396
2041	2042	2043	-		21,571,700	15.49	334,181	41,796	34,877	63,383	909,643	1,049,700	(715,519)	3,197,878

Appendix C:

Public Hearing Notices & Approval Documentation

To be added after final approval, before submittal to Department of Revenue

Plan Commission Resolution

Joint Review Board Meeting #2 Notice

Joint Review Board Meeting #2 Affidavit

Joint Review Board Resolution

Appendix D:

City Attorney's Opinion

To be added after final approval, before submittal to Department of Revenue

City Attorney's Opinion