Exhibit B

VILLAGE OF HARRISON, WISCONSIN

TAX INCREMENTAL DISTRICT NO. 1
PROJECT PLAN

VILLAGE OF

HARRISON

Draft: July 2013

Tax Incremental District No. 1 Project Plan

Village of Harrison Officials

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TABLE OF CONTENTS

Section

1 ..... Executive Summary
2 ..... Type & General Description of District
3 ..... Proposed District Boundary
4 ..... Existing Uses and Conditions
5 ..... Preliminary Parcel List and Analysis
6 ..... Equalized Value Test
7 ..... Statement of Kind, Number, and Location of Proposed Public Works and Other Projects
8 ..... Proposed Improvements and Uses
9 ..... Detailed List of Project Costs
10 ..... Economic Feasibility Study and Description of the Methods of Financing and the Time When Such Costs or Monetary Obligations Related Are to be Incurred
11 ..... Annexed Property
12 ..... Estimate of Property to be Devoted to Retail Business
13 ..... Proposed Changes in Zoning Ordinances
14 ..... Proposed Changes in Master Plan, Map, Building Codes and Village Ordinances
15 ..... Relocation
16 ..... Orderly Development of the Village
17 ..... List of Estimated Non-Project Costs

Exhibit

A ..... Opinion of Attorney for Village Advising that Plan is Complete and Complies with Wisconsin Statutes, Section 66.1105
B ..... TID #1 Boundary Legal Description

Map

1 ..... Boundary & Parcel Map
2 ..... Existing Conditions & Land Uses Map
3 ..... Future Land Uses Map
4 ..... Proposed Project Improvement Locations Map

Table

1 ..... Preliminary Parcel List
2 ..... Project Costs
3 ..... Development Assumptions
4 ..... Development & Tax Increment Projections
5 ..... Expenditure Analysis
6 ..... Income & Fund Balance Analysis
7 ..... Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Section 1. EXECUTIVE SUMMARY

Tax Incremental District Number 1 (TID #1) is on the southwestern portion of the Village, at the northeast corner of Highway 10/114 and County LP. TID #1 includes approximately 140-acres of land. There are a several different property owners and a few existing homes and businesses within the TID #1 boundary. The boundary of TID #1 is illustrated on Map 1 and described in Exhibit B.

TID #1 is being created to advance the Village's vision to achieve well-planned, high quality growth, economic diversification, and development at a prominent location in the Village. TID #1 will:

- Fund necessary infrastructure improvement to allow and served planned development. Desired infrastructure includes transportation, utility, and communication networks necessary for the successful development of a mixed use area, which is not feasible without such support.
- Attract, through financial incentives, business and other development that will provide desired value, employment opportunities, and aesthetic qualities; and potential voluntary acquisition of existing homes for redevelopment.
- Help advance recreation goals of connecting the Village trail system to the regional network. This system will ultimately connect to the statewide Friendship Trail (Stevens Point to Manitowoc) and to the regional Paper Trail (loop around the Fox Cities), and will provide alternate transportation access to businesses and development within TID #1.
- Work to grow the economic base of the Village while providing necessary services and opportunities to the community.

Summary of Findings

As required by Wisconsin Statues 66.1105, and as documented in this Project 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 Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** The developer(s) have represented to the Village that the development will not proceed until street access, sewer & water, stormwater management, and other infrastructure are present.
2) **The economic benefits of the Tax Increment 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 following information has been considered:
    a. As demonstrated in the Economic Feasibility Section of this Project Plan, the Tax increments projected to be collected are more than sufficient to pay for the proposed project costs.
    b. The development expected to occur within the District would create additional jobs and residential units.

3) **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** If approved, the District's creation would become effective for valuation purposes as of January 1, 2013. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation, or appreciation of property values occurring after January 1, 2013 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District. Since the development expected to occur is unlikely to take place or take place in the same manner without the use of TIF and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the Village reasonable concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would in fact be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes 66.1104(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 jurisdiction has been made and can be found in Table 7 of the Project Plan.
4) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures if based on the finding that the development has a residential housing density of at least 3-units per acre as defined in Wisconsin Statute 66.1105(2)(f)3.a.
5) The District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
6) The project cots relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7) The improvement of such are is likely to enhance significantly the value of substantially all of the other real property in the District.
8) The equalized value of taxable property of the District does not exceed 12% of the total equalized value of taxable property within the Village.
9) The Project Plan for the District in the Village is feasible.

Section 2. TYPE & GENERAL DESCRIPTION OF DISTRICT

The District is being created by the Village under the authority provided by Wisconsin Statute 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes 66.1105(2)(cm) (See Table 1 for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise approximately 7% of the area of the District, which is less than the 35% permitted. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3-units per acre as required by Wisconsin Statutes 66.1105(2)(f)3.a.

Maps 1-3 depict the boundaries, and proposed uses, within the District. The Village intends that TIF will be used to assure that a combination of private commercial and residential development occurs within the District consistent with the Village's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs include in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Section 3. PROPOSED DISTRICT BOUNDARY

The boundary of TID #1 includes the area around the northeast corner of Highway 10/114 and County LP. Generally the boundary runs along County LP to Woodland Road; then east along Woodland Road for approximately ½ mile, including lands approximately 10-acres in size between Blackoak Street and Willow Lane on the north side of Woodland Road; then south along the property lines, which runs approximately with a drainageway; then west along Highway 10/114 to the intersection with County LP. Map 1 illustrates the boundaries of TID #1.

Section 4. EXISTING USES AND CONDITIONS

Most of TID #1 is undeveloped. There are existing homes and farm buildings scattered around the edges of the District. At the corner of Highway 10/114 and County LP are Fire Station #70 and the offices of the Waverly Sanitary District. While the Village supports the continued occupation and operation of these existing homes and business, over time there may be interest among the property owners and the Village for land use changes and reinvestment in this area. There may be opportunities for voluntary property sales in order to further the planned development of the area. Map 2 illustrates the existing conditions of TID #1.

Section 5. PRELIMINARY PARCEL LIST AND ANALYSIS

There are fourteen (14) parcels within TID #1. Much of the District is either zoned or designated for future commercial or multiple-family development. Approximately 92% of the District is suitable for commercial or business uses and approximately 7% is suitable for newly platted residential uses. Map 3 illustrates the future land use designation of property within TID #1. Table 1 illustrates the amount of property with the District that is suitable for mixed-use development.

Section 6. EQUALIZED VALUE TEST

If adopted as planned, TID #1 has a 2012 assessed base value of $737,400 and a 2012 equalized value of $708,770, based on the Village's 2012 equalization ratio of 1.04%. The 2013 assessed and equalized values will not be available until late 2013.

State law permits the Village to create new TIDs as long as the equalized value of the new TIDs, plus the value increment in all other existing TIDs, does not exceed 12% of its total equalized value. According to the Wisconsin Department of Revenue, the Village's total 2012 municipal equalized value for real estate was $482,195,200 and personal property was $1,196,200 for a total equalized value of $483,391,400, with 12% being $58,006,968. As of 2012, there was no value increment in the Village since there are currently no TIDs. As planned, TID #1 will account for less than one percent of the Village's equalized value, which meets the statutory requirement.

Section 7. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other project are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way, and Easement Acquisition

1. **Acquisition of Rights-of-Way**. The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management, continuation of development, parkland, and/or other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.
2. **Acquisition of Easements**. The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire easement rights are eligible Project Costs.
3. **Relocation Costs**. If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. Theses costs may include, but are not limited to, preparation of a relocation plan, allocation of staff time, legal fees, publication of notices, obtaining appraisals, and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation

1. **Environmental Audits and Remediation**. There have been no known environmental studies completed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.
2. **Site Grading**. Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

1. **Sanitary Sewer System Improvements**. There are areas of the District that are inadequately served by sanitary sewer facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the District. Eligible Project Cost 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 station; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation

of cost 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 Village construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the District. That portion of the cost of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

2. **Water System Improvements**. There are areas of the District that are inadequately served by water distribution facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Cost 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 Village will make an allocation of cost 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 Village construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the cost of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
3. **Stormwater Management System Improvements**. Development within the District will cause storm water runoff and pollution. To manage this storm water runoff, the village may need to construct, alter, rebuild, or expand storm water management infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: storm water collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipers; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent storm water management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost 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 Village construct, alter, rebuild, or expand storm water management system infrastructure located outside of the District. That portion of the cost of storm water management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

<u>Streets</u>

1. **Street Improvements**. There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, access drive, and parking areas. Eligible Project Costs

included, 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 multi-use trails; installation of crosswalks; installation of culverts, box culverts, and bridges; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; and installation of fences, berms, and landscaping.

2. **Streetscaping and Landscaping**. In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities included, 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 crossing. These and any other similar amenities installed by the village are eligible Project Costs.

Miscellaneous

1. **Cash Grants (Development Incentives)**.The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of 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 Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.
2. **Projects Outside the Tax Increment District**. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District provide that: 1) the project are is located within the Village'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 my include any project cost that would otherwise be eligible if undertaken within the District The project cost expenditures outside the District that the Village intends to make are found on the Table 2.
3. **Professional Service and Organizational Costs**. The costs of profession 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. Profession 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.
4. **Administrative Costs**. The village may charge to the District as eligible Project Costs reasonable allocation of administrative cost, included, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spend by Village employees in connection with the implementation of the Plan.

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

With all projects, 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 Village ordinance and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public work project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of the Village Attorney or a court of record so rules in a final order, then such project or projects shall be deleted therefrom and the remainder of the projects herein shall be deemed the entirety of the projects for purposes of the Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by an income, special assessment, or other revenues, including user fees or charges. To the extent the costs benefit the Village 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 is completed. Proration's of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies, and user fee adjustments.

Section 8. PROPOSED IMPROVEMENTS AND USES

TID #1 is envisioned as a mix of commercial/business uses and residential development serving the needs of the local community and the region. Full build out of TID #1 will create employment opportunities, increase property values, diversify Harrison's economy, and contribute of the long-term economic health of Harrison and the surrounding Fox Cities region.

In order to support the proposed uses in the area, TID #1 will install infrastructure improvements including, new roads to access and service properties within the area; sewer & water utilities; recreational trails to provide alternate transportation and recreation opportunities; financial incentives to obtain the desired aesthetic quality of the area; and voluntary demolition and acquisition opportunities of existing properties to further develop the area in a planned manner. Map 4 illustrates the proposed project improvements within TID #1. Table 2 lists the proposed projects and projects costs.

Section 9. DETAILED LIST OF PROJECT COSTS

All costs are based on 2013 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2013 and the time of construction. The Village also reserves the right to increase certain project costs to the extent another is reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan. The detail description in Table 2 is a shortened version of eligible project costs identified in Section 7.

This Plan is not meant to be a budget nor an appropriation of fund for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best available information. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Section 10. ECONOMIC FEASIBILITY STUDY AND DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.
- The Village expects to complete the project in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section and table identifying: 1) the development expected to occur, 2) a projection of tax increment to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that he projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligation the Village may choose to utilize.

- **General Obligation (G.O.) Bonds or Notes.** The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater that five-percent (5%) of its total equalized value (including increment values). For the Village, this amounts to $24,169,570. The Village currently has $263,000 of general obligation debt, which is only 1% of allowable G.O. debt. However, the entire $263,000 will be paid off in full in August 2013, leaving the Village debt free.
- **Bonds Issued to Developers ("Pay as You Go" Financing).** The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligation are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other

obligation issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village's statutory borrowing capacity.

- **Tax Increment Revenue Bonds.** The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.
- **Utility Revenue Bonds.** If the Village were to create a Utility, the Village could issue revenue bonds to be repaid from revenues of the utility. Statutory requirements would need to be reviewed under this method.
- **Special Assessment "B" Bonds.** The Village has the ability to levy special assessments against benefited properties to pay part of the cost for street, curb and gutter, sewer and water, storm sewers, and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment "B" Bonds pledging revenue from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Economic Feasibility

The preliminary economic feasibility analysis supports the feasibility of TID #1. This is based on a comparison of proposed expenditures summarized in Table 5 with projected land and building development in the TID, and the tax increment it is expected to generate. Specifically, the development increment, as outlined in Table 4, is project to be sufficient to cover the projected TID expenditures (principal and interest) listed in Table 5. Therefore, the TID debt/bonding is projected to be retired within the 20-year required timeframe. The economic feasibility is also based on current legislation and development assumptions, as found in Table 6.

The Village will be cautious to spend at or below the levels projected in Table 6. The Village may also perform an annual analysis of the fiscal conditions of TID #1, and how well the development projections are being reached. Decisions to continue spending may be based on the state of the District from time to time, and time to correspond to the extent practical with actual commitments to add increment to the district.

The tools selected for financing the projects should be decided in advance of project commencement. As of the date of this plan, it was anticipated that borrowing for projects would take place on at least six separate occasions, 2013-2018. It is estimated that eh borrowing interest rate will be at 5 percent, depending on the length of borrowing and debt type, and the

effective mill rate will be $19.62 per $1,000 of value for all years. The borrowings will likely be taxable General Obligation Notes and Bonds.

The financial projections included in the Project Plan were based on the following assumptions:

- The property tax mill rate was projected to remain similar to the 2012 rate ($19.62/$1,000).
- All projected expenses and revenues were in 2013 dollars.
- The borrowing rate for debt was projected at 5 percent. Actual future borrowing rates may vary based on market conditions, and borrowing may be timed to best achieve favorable rates.
- Interest income was not factored into the revenue analysis.
- Though described in this Project Plan, funds obtainable through potential grants that the Village may apply for or receive were also not factored into the revenue analysis.
- Projected private development values were based on actual values from a sample of expected comparable projects throughout Harrison and the surrounding area.
- No appreciation growth of developed properties during life of the TID was assumed.

Most of these assumptions are conservative, and therefore further support the projected financial viability of the TID.

Plan Implementation

Project identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in Table 2. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligation are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 11. ANNEXED PROPERTY

There are no lands currently proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

Section 12. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wisconsin Statutes Section 66.1105(5)(b), the Village 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.

Section 13. PROPOSED CHANGES IN ZONING ORDINANCES

Changes to the Zoning Map, in the form of rezonings, will be necessary to reflect the future land use designation of the area as identified in the Harrison Comprehensive Plan. The Village does not anticipate that the District will require any text changes to the zoning ordinance.

Section 14. PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES

It is expected that this Plan will complement the Harrison Comprehensive Plan and Village ordinances. Changes to the Master Plan/Comprehensive Plan may include designating the existing Fire Station #70 property, on the northeast corner of Hwy 10/114 and County LP, from institutional to commercial, if the Fire Station is relocated to another area of the Village. Other changes to the Master Plan/Comprehensive Plan, map, building codes, or other Village ordinances are not anticipated to implement this Plan.

Section 15. RELOCATION

It is anticipated that there will be no displaced person from project activities as currently contemplated. It is possible that future business needs and development activities in the area may require acquisition of existing residences. If relocation occurs, the Village will conform to the State of Wisconsin Relocation Laws. It is anticipated that property acquisition will occur with negotiations of the property owner and not be eminent domain. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will flow applicable state statutes as required in Wisconsin Statute Chapter 32.

Section 16. ORDERLY DEVELOPMENT OF THE VILLAGE

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities, and overall economic activity. The Plan identifies projects that will assist the development of the Village that is consistent with the Harrison Comprehensive Plan.

Section 17. LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project Costs are public works project that only partly benefit the District or are not eligible to be paid with tax increments, or cost not eligible to be paid with TIF funds. Examples include:

- 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 cost allocable to properties outside of the District would be a non-project cost.
- Project undertaken within the District as part of the implementation of this Project Plan, the cost of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The District includes several projects that are not located within the TID #1 boundary but are essential for the planned development of the area, including road access and utilities. These projects benefit property within the District, but also benefit property outside the District. It is estimated that 50% of the projects will benefit TID #1 due to access to Eisenhower Drive, a future regional collector street and potential freight route. Table 2 list the proposed projects and estimated non-projects costs will be the same as the project costs.

Exhibit A. OPINION OF ATTORNEY FOR VILLAGE ADVISING THAT PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105

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Oshkosh
920.385.0616

July 23, 2013

Jim Salm, Village President
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

RE: Village of Harrison, Wisconsin
Tax Incremental District #1

Dear President Salm:

I was asked to review the Project Plan for the above-referenced proposed TID.

Wisconsin Statute §66.1105(4)(f) contains certain criteria that all Project Plans for proposed TIDs must contain. One such requirement is that a Village attorney provide an opinion letter, stating that the Project Plan complies with all criteria of §66.1105(f).

In my opinion, the proposed Project Plan for the Creation of Tax Incremental District No. 1 is in compliance with §66.1105.

Specifically, I note the following:

- Section 7 contains a statement listing the kind, number and location of all proposed public works or improvements within the district.
- Section 10 contains an economic feasibility study, although I recommend that you also incorporate the Ehlers study by reference.
- Section 9 contains a detailed list of project costs.
- Section 10 contains a description of the methods of financing and Table 2 referenced therein provides an estimated timeframe for when the related costs or monetary obligations are to be incurred.
- Section 4 contains a description of the existing uses and conditions of real property in the district, which are illustrated by Map 2.

John D. CLAYPOOL
Greg P. CURTIS
Richard T. ELROD
Paula A. HAMER
Charles J. HARTZHEIM
Kelly S. KELLY
Kristen S. KNUTSON
Charles D. KOEHLER
Kevin LONERGAN
Robert B. LOOMIS
Michael C. MENGHINI
Andrew J. ROSSMEISSL
Michael S. SIDDALL
OF COUNSEL
Don R. HERRLING
Roger W. CLARK

- Section 8 describes proposed improvements and uses in the district, which are illustrated by Table 2 referenced therein.
- Section 13, describes proposed changes in zoning ordinances, which the Village does not anticipate.
- Section 14, describes proposed changes to the Village's master plan, map, building codes, and village ordinances.
- Section 17, along with Table 2 referenced therein, contains a list of estimated non-project costs.
- Section 15, states that it does not anticipated that persons will be displaced by activities contemplated in the TID.
- Section 16, explains how the TID will contribute the orderly development of the Village and the fact that the Project Plan is consistent with the Harrison Comprehensive Plan.

I should note that I have not been actively involved in the creation of the proposed TID, and I am not in a position to provide an opinion as to whether the proper procedures have been followed. However, I believe that that is beyond the scope of the attorney's opinion required in §66.1105(4)(f).

In summary, I believe that the Project Plan meets the minimum requirements of §66.1105.

Very truly yours,

Andrew J. Rossmeissl
Direct Dial: (920) 882-3219

AJR/smw

Exhibit B. TID #1 BOUNDARY LEGAL DESCRIPTION

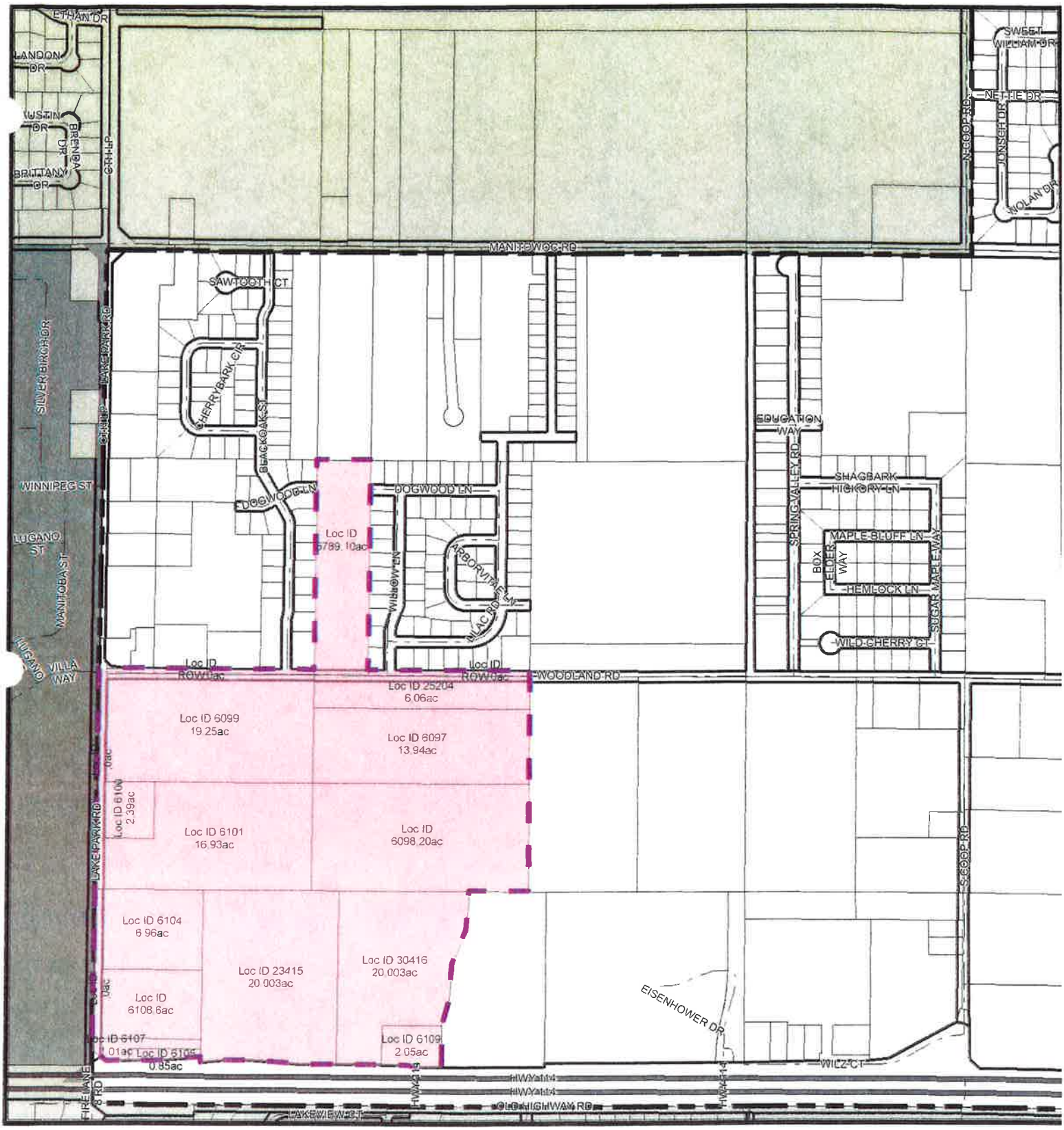
All of Lot 1 Certified Survey Map No. 1875 recorded in Volume 13 of Survey Maps on Page 210 as Document No. 255350, Located in the Southeast 1/4 of the Southwest 1/4 of Section 9, and all Lot 1 Certified Survey Map No. 1915 recorded in Volume 13 of Survey Maps on Page 341 as Document No. 259090, Lot 1 Certified Survey Map No. 1988 recorded in Volume 14 of Survey Maps on Page 153 as Document No. 266766, Lot 1 Certified Survey Map No. 2130 recorded in Volume 15 of Survey Maps on Page 203 as Document No. 282258, and all of Lot 1 and a part of Lot 2 Certified Survey Map No. 2258 recorded in Volume 16 of Survey Maps on Page 305 as Document No. 299973, and all of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, and Part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, all in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 144.729 acres and described as follows:

Commencing at the West 1/4 corner of said Section 16; Thence N00°36'55"E, 307.22 feet along the West line of the Southwest 1/4 of the Northwest 1/4 to the Point of Beginning; Thence continue N00°36'55"E, 2326.95 feet along the West line of the Northwest 1/4 to the Northwest corner of said Section 16; Thence N00°38'30"E, 33.00 feet along the West line of the Southwest 1/4 of said Section 9 to the North right-of-way line of Woodland Road; Thence S89°44'02"E, 1313.97 feet along said North right-of-way line to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the Southwest corner of Lot 1 of said Certified Survey Map No. 1875; Thence N00°28'24"E, 1283.18 feet along the East line of Oakwood Estates to the Northeast corner of Lot 52, Oakwood Estates and along the West line of said Lot 1 to the Northwest corner thereof; Thence S89°44'48"E, 332.84 feet along the North line of the of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the North line of said Lot 1 to the Northeast corner thereof; Thence S00°32'42"W, 1283.26 feet along the East line of said Lot 1 to the Southeast corner thereof and the North right-of-way line of Woodland Road; Thence S89°44'02"E, 982.82 feet along said North right-of-way line to the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; Thence S00°28'35"W, 33.00 feet along said East line to the South 1/4 corner of said Section 9; Thence S00°26'37"W, 1314.80 feet along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Southeast corner thereof; Thence N89°47'04"W, 357.21 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Northeast corner of Parcel B Document No. 416261 Calumet County Registry; Thence S03°39'22"W, 239.41 feet along the East line of said Parcel B; Thence S22°09'03"W, 219.97 feet along the East line of said Parcel B; Thence S04°56'21"W, 222.51 feet along the East line of said Parcel B; Thence S15°08'44"W, 165.37 feet along the East line of said Parcel B to the Northeast corner of of Lot 1 of Certified Survey Map No. 2258; Thence S00°16'53"W, 251.31 feet along the East line of Lot 1 of Certified Survey Map No. 2258 to the Southeast corner thereof and the North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°44'24"W, 142.17 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N81°53'09"W, 70.02 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°43'05"W, 630.61 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N85°33'39"W, 300.73 feet along said North right-of-way line; Thence N89°45'22"W, 200.00 feet along said North right-of-way line; Thence S83°24'15"W, 124.52 feet along said North right-of-way line to the Southwest corner of Lot 2 of Certified Survey Map No. 2258; Thence continue S83°24'15"W, 228.15 feet along said North right-of-way line; Thence N89°45'22"W, 346.74 feet along said North right-of-way line; Thence N48°24'31"W, 113.53 feet along said North right-of-way line to the point of beginning.

Map 1. BOUNDARY & PARCEL MAP

Village of Harrison TIF No. 1

Boundary & Parcel Map



Legend

- TID #1
- Parcels
- RailRoads

Road Centerline

- Local
- Federal
- State
- County
- Private
- RoadROW

Municipal Boundary

- Village of Harrison
- Town of Harrison
- City of Menasha
- City of Kaukauna

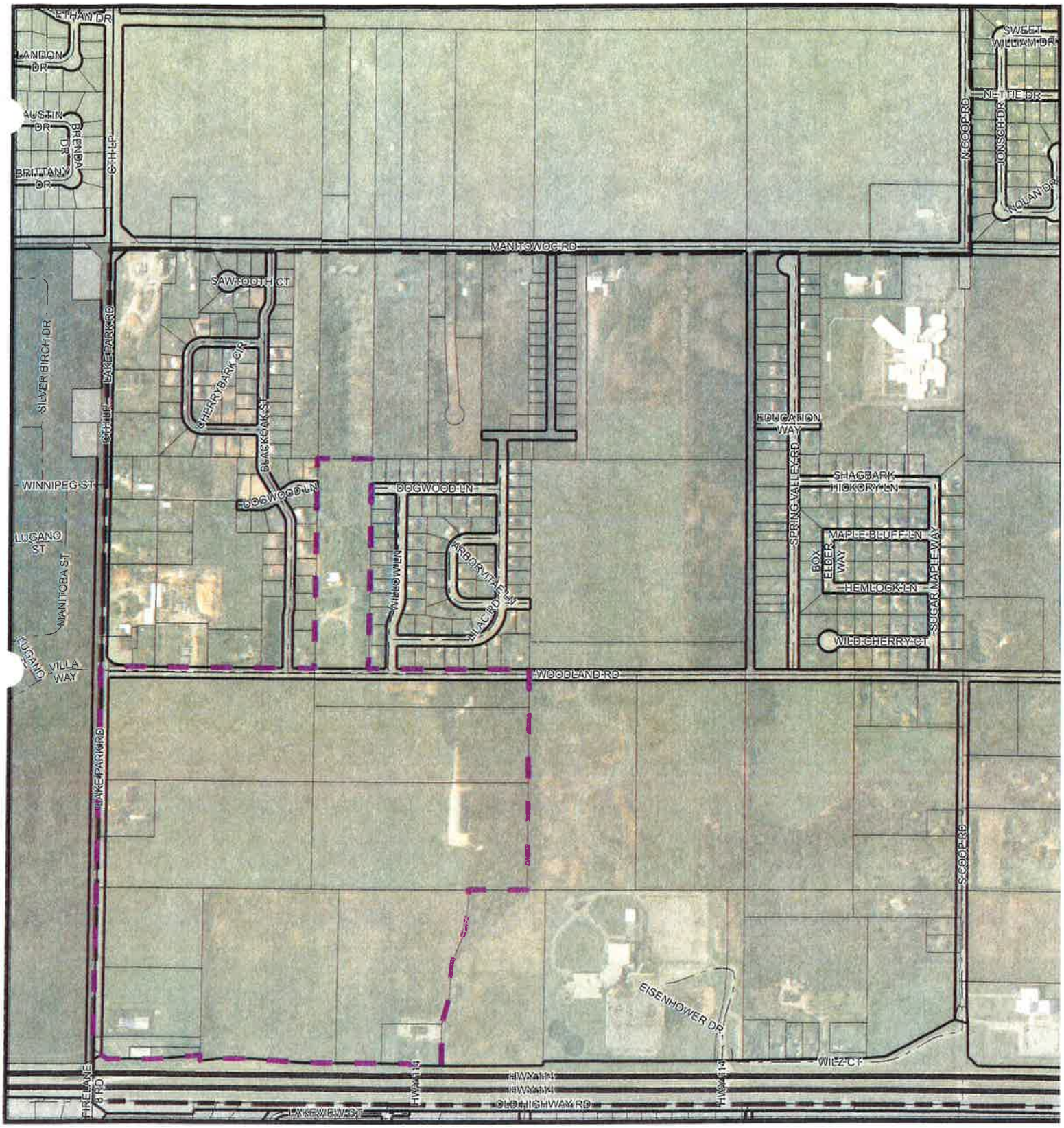
N W E S

0 300 600 1,200 Fee

Map 2. EXISTING CONDITIONS & LAND USES MAP

Village of Harrison TIF No. 1

Existing Conditions & Land Uses



Legend

- TID #1
- Parcels
- RailRoads

Road Centerline

- Local
- Federal
- State
- County
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- RoadROW

Municipal Boundary

- Village of Harrison
- Town of Harrison
- City of Menasha
- City of Kaukauna

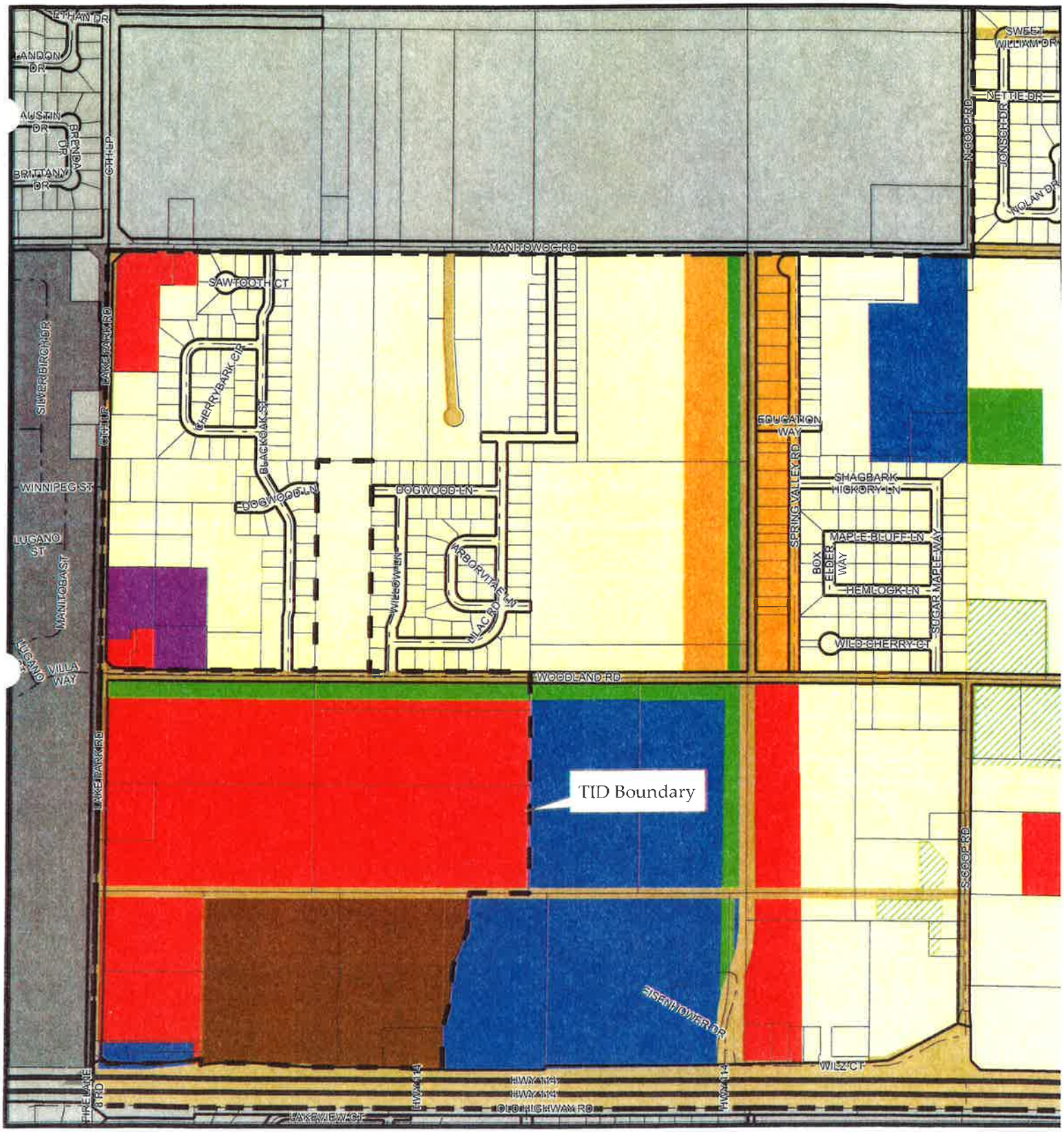
N W E S

0 300 600 1,200 Fee

Map 3. FUTURE LAND USES MAP

Village of Harrison TIF No. 1

Future Land Uses



Legend

- TID #1
- Parcels
- RailRoads

Road Centerline

- Local
- Federal
- State
- County
- Private
- RoadROW

Municipal Boundary

- Village of Harrison
- Town of Harrison
- City of Menasha
- City of Kaukauna

Future Land Use

- Single Family Resiential (sewered)
- Two Family Residential
- Multi-Family Residential
- Agricultural, Vacant, and Undeveloped
- Commercial
- Industrial
- Public/Institutional
- Parks and Recreation

N W E S

0 300 600 1,200 Fee

Map 4. PROPOSED PROJECT IMPROVEMENT LOCATIONS MAP

Village of Harrison TIF No. 1 — Proposed Project Improvement Locations

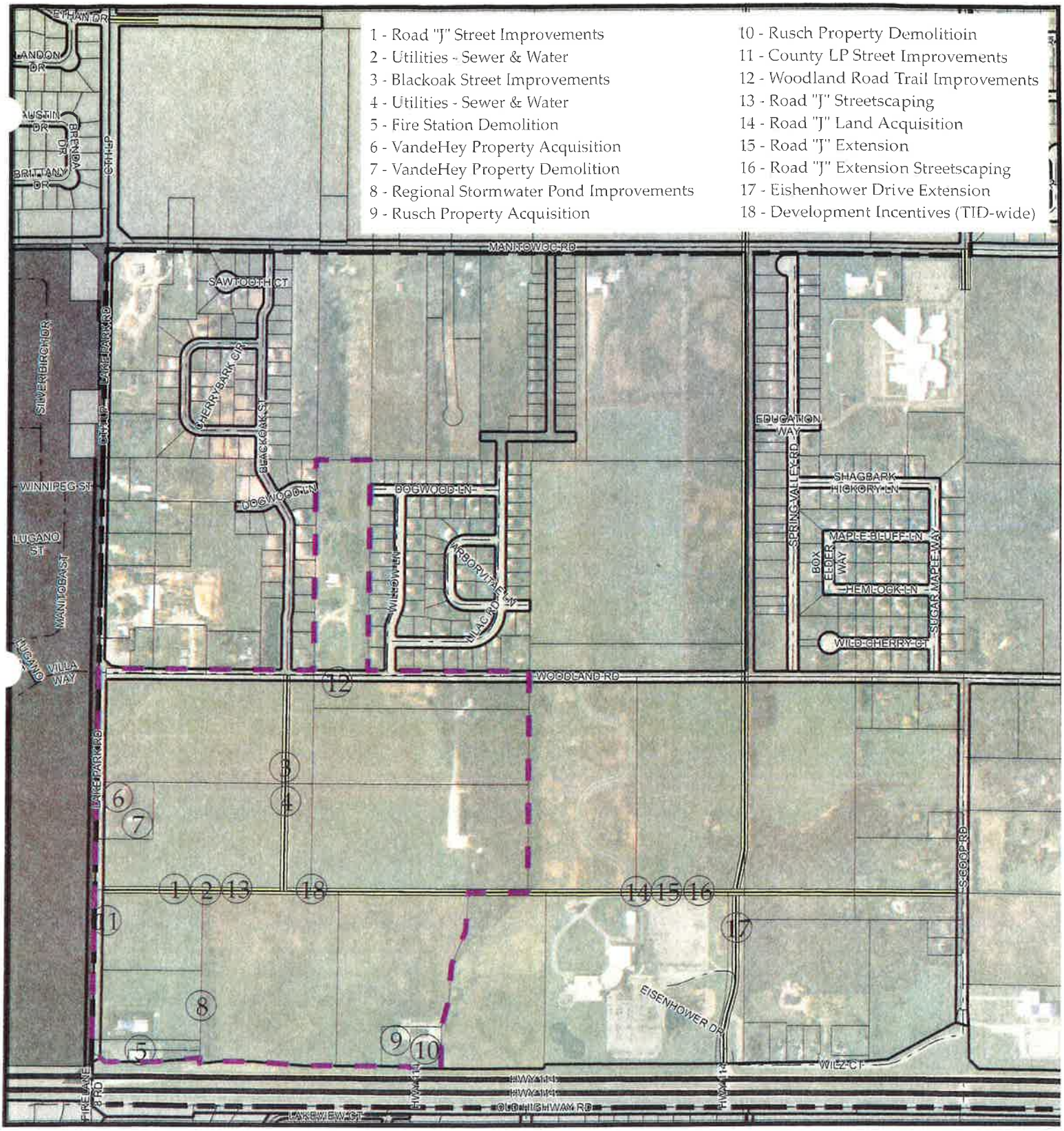


Table 1. PRELIMINARY PARCEL LIST

Table 1: Preliminary Parcel List

Loc. ID	Owner	Physical Address	2012 Assessed Value - Improvements	2012 Assessed Value - Land	2012 Assessed Value - Total	2012 Assessed Value - Personal Property	Equalized Value	Acres	Acres Zoned or Suitable for Industrial Use	Acres Zoned or Suitable for Commercial/ Business Use	Acres Zoned or Planned for Newly Platted Residential Uses	Total Acres Suitable for Mixed-Use Development
5789	EDGEWATER GARDENS LLC	W6390 WOODLAND RD	$ 58,400	$ 21,800	$ 80,200	$ -	$ 77,086	10.00	0.00	0.00	10.00	10.00
6097	VANDEHEY GORDON A&VERONA M LT	W6333 WOODLAND RD	$ 164,700	$ 31,000	$ 195,700	$ -	$ 188,102	13.81	0.00	13.81	0.00	13.81
6098	VANDEHEY GORDON A&VERONA M LT	W6333 WOODLAND RD	$ 247,000	$ 30,100	$ 277,100	$ -	$ 266,342	19.86	0.00	19.86	0.00	19.86
6099	VANDEHEY GORDON A&VERONA M LT	-	$ -	$ 3,900	$ 3,900	$ -	$ 3,749	19.17	0.00	19.17	0.00	19.17
6100	VANDEHEY CHESTER	N8836 COUNTY LP	$ 61,100	$ 21,600	$ 82,700	$ -	$ 79,489	2.41	0.00	2.41	0.00	2.41
6101	VANDEHEY GORDON A&VERONA M LT	COUNTY LP	$ -	$ 3,400	$ 3,400	$ -	$ 3,268	17.09	0.00	17.09	0.00	17.09
6104	CONVENIENCE STORE AUTOMAT INC	COUNTY LP	$ -	$ 1,400	$ 1,400	$ -	$ 1,346	6.85	0.00	6.85	0.00	6.85
6105	TOWN OF HARRISON FIRE STA #2	-	$ -	$ -	$ -	$ -	$ -	0.65	0.00	0.00	0.00	0.00
6107	TOWN OF HARRISON FIRE STA #2	N8714 COUNTY LP	$ -	$ -	$ -	$ -	$ -	1.26	0.00	0.00	0.00	0.00
6108	WAVERLY SANITARY DISTRICT	N8722 COUNTY LP	$ -	$ -	$ -	$ -	$ -	5.92	0.00	5.92	0.00	5.92
6109	RUSCH WALLACE A & FAYE A	W6350 HWY 10 & 114	$ 129,200	$ 20,400	$ 149,600	$ -	$ 143,792	2.07	0.00	2.07	0.00	2.07
23415	GRIFFIN CO OF LITTLE CHUTE INC	HWY 10 & 114	$ -	$ 4,000	$ 4,000	$ -	$ 3,845	20.00	0.00	20.00	0.00	20.00
25204	VANDEHEY GORDON A&VERONA M LT	WOODLAND RD	$ 11,100	$ 5,500	$ 16,600	$ -	$ 15,956	6.03	0.00	6.03	0.00	6.03
30416	GRIFFIN CO OF LITTLE CHUTE INC	HWY 10 & 114	$ -	$ 3,000	$ 3,000	$ -	$ 2,884	15.20	0.00	15.20	0.00	15.20
	TOTALS		**$ 671,500**	**$ 146,100**	**$ 817,600**	**$ -**	**$ 785,857**	**140.32**	**0.00**	**128.41**	**10.00**	**138.41**

Estimated Base Value	Total District Acreage	Total Industrial Acreage	Total Commercial Acreate	Total Newly Platted Residential Acreage	Total Mixed Use Acreage
2012		0%	92%	7%	99%

Table 2. PROJECT COSTS

Table 2: Project Costs

Map #	Project Outside TID Boundary*	Project Name	Location	Description	Cost Estimate	Estimated Construction/ Expenditure Period	Estimated Non-Project Cost
1		Road "J"	Road "J" right-of-way	Construct new road from County LP to the east between Woodland Road and Highway 10/114. Project may be completed in phases as development occurs along the roadway. Project may include, but not limited to, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	$ 585,000	2013-2018	
2		Utilities - Sewer & Water	Road "J" right-of-way	Installation of sewer & water facilities.	$ 254,000	2013-2018	
3		Blackoak Street	Extension of Blackoak Street South from Woodland Road to Road "J"	Acquire right-of-way and construct new road from Woodland Road to Road "J". Project may included, but not limited to, grading, gravel, curb & gutter, pavement, any pedestrian/bicycle improvements, and any other work necessary to complete the project.	$ 325,000	2016	
4		Utilities - Sewer & Water	Extension of Blackoak Street South from Woodland Road to Road "J"	Installation of sewer & water facilities.	$ 115,000	2016	
5		Fire Station Demolition	Fire Station #70	Demolish Fire Station #70 in order to make site attractive for development.	$ 25,000	Anytime over live of TID	
6		Acquisition of VandeHey Property	VandeHey Property	Acquire property to combine with the surrounding land to make a larger development site.	$ 100,000	2016	
7		Demolition of VandeHey Property	VandeHey Property	Demolish existing buildings in order to make site attractive for development.	$ 15,000	2013	
8		Storm Water Pond West	East of County LP North of Hwy 10	Acquire land and construct a Storm Water Mangement Facility.	$ 770,000	2014	
9		Acquisition of Rusch Property	Rusch Property	Acquire property to combine with the surrounding land to make a larger development site.	$ 200,000	2015	
10		Demolition of Rusch Property	Rusch Property	Demolish existing buildings in order to make site attractive for development.	$ 15,000	2015	

Map #	Project Outside TID Boundary*	Project Name	Location	Description	Cost Estimate	Estimated Construction/ Expenditure Period	Estimated Non-Project Cost
11		County LP	County LP right-of-way	Partner in the reconstruction of County LP.	$ 1,000,000	2017	
12		Woodland Road Trail	Woodland Road right-of-way	Construct recreational trail along Woodland Road, including storm sewer installation, filling the ditch, and any other work necessary to complete the project.	$ 390,000	2016-2020	
13		Road "J" Streetscaping	Road "J"	Installation of landscaping and buffering along the roadway. Project may include, but not limited to, decorative street lights, banners, wayfinding signage, street trees, landscape berms, noise barriers, and other projects to encourage a higher-end business environment.	$ 100,000	2013-2018	
14	*	Land Acquisition	Road "J" right-of-way	Land acquisition for future extension of Road "J".	$ 30,000	2014	$ 30,000
15	*	Road "J" Extenstion	Road "J" right-of-way	Extend Road "J" from TID boundary to the future extenstion of Eisenhower Drive. Project may include, but not limited to, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	$ 160,000	2013-2018	$ 160,000
16	*	Road "J" Streetscaping	Road "J"	Installation of landscaping and buffering along the roadway. Project may include, but not limited to, decorative street lights, banners, wayfinding signage, street trees, landscape berms, noise barriers, and other projects to encourage a higher-end business environment.	$ 25,000	2013-2018	$ 25,000
17	*	Eisenhower Drive	Eisenhower Drive right-of-way	Extend Eisenhower Drive from current terminus north to the future extension of Road "J". Project may include, but not limited to, environmental assessment, wetland delineation, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	$ 250,000	2014-2018	$ 250,000
18		Development Incentives	TID-wide	Cash Grants to Development for aesthetics, particularly for building exterior materials, but could include any aesthetic improvement that will add tax value to the property.	$ 100,000	2014	

Map #	Project Outside TID Boundary*	Project Name	Location	Description	Cost Estimate	Estimated Construction/ Expenditure Period	Estimated Non-Project Cost
		General Administration, Planning, Legal, Engineering	TID-wide	General administration, planning, legal, engineering, etc.	$ 300,000	Life of TID	
		Financing (Interest on Debt)	TID-wide	Financing	$ 1,723,750	Life of TID	
Total Estimated Costs					**$ 6,482,750**		

Notes:

* Project located outside, or partially outside, but within 1/2 mile of the proposed District Boudary and an eligbile project cost per WI Stats. 66.1105(2)(f)1.n.

Table 3. DEVELOPMENT ASSUMPTIONS

Table 3: Development Assumptions

Year	Sportz Zone	Griffin Property	VandeHey Property	Platted Residential	Annual Total
2013	$ 1,500,000	$ -			$ 1,500,000
2014	$ 1,500,000	$ 2,500,000		$ 1,800,000	$ 5,800,000
2015	$ -	$ 2,500,000		$ 1,125,000	$ 3,625,000
2016	$ -	$ 2,500,000		$ 1,125,000	$ 3,625,000
2017	$ -	$ 2,500,000	$ 6,000,000	$ 450,000	$ 8,950,000
2018	$ -	$ 2,500,000			$ 2,500,000
2019	$ -		$ 3,000,000		$ 3,000,000
2020	$ -				$ -
2021	$ -		$ 3,000,000		$ 3,000,000
2022	$ -				$ -
2023	$ -				$ -
2024					$ -
2025	$ -				$ -
2026	$ -				$ -
2027	$ -				$ -
2028	$ -				$ -
2029	$ -				$ -
2030	$ -				$ -
2031	$ -				$ -
2032	$ -				$ -
Totals	**$ 3,000,000**	**$ 12,500,000**	**$ 12,000,000**	**$ 4,500,000**	**$ 32,000,000**

Table 4. DEVELOPMENT & TAX INCREMENT PROJECTIONS

Village of Harrison, WI

Tax Increment District No. 1
Tax Increment Projection Worksheet

Type of District	Mixed Use
Anticipated Creation Date	8/30/2013
Valuation Date	Jan. 1, 2013
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	20 / 2034
End of Expenditure Period	8/30/2028
Latest Termination Date	8/30/2033
Eligible for Extension/No. of Years	Yes / 3
Eligible Recipient District	No

		Apply Inflation Factor to Base?
Projected Base Value	785,857	
Pre-Amendment Base Value (Actual)	NA	
Property Appreciation Factor	0.00%	X
Current Tax Rate (Per $1,000 EV)	$19.62	
Tax Rate Adjustment Factor (Next 2 Years)	0.00%	
Tax Rate Adjustment Factor (Following 2 Years)	0.00%	
Tax Rate Adjustment Factor (Thereafter)	0.00%	
Discount Rate 1 for NPV Calculation	5.00%	
Discount Rate 2 for NPV Calculation	7.00%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	Net Present Value Calculation: Cumulative @ 5.00%	Cumulative @ 7.00%
1	2013	1,500,000	2014	0	1,500,000	2015	19.62	29,430	25,423	24,024
2	2014	5,800,000	2015	0	7,300,000	2016	19.62	143,226	143,255	133,290
3	2015	3,625,000	2016	0	10,925,000	2017	19.62	214,349	311,203	286,118
4	2016	3,625,000	2017	0	14,550,000	2018	19.62	285,471	524,226	476,339
5	2017	8,950,000	2018	0	23,500,000	2019	19.62	461,070	851,899	763,470
6	2018	2,500,000	2019	0	26,000,000	2020	19.62	510,120	1,197,169	1,060,365
7	2019	3,000,000	2020	0	29,000,000	2021	19.62	568,980	1,563,938	1,369,852
8	2020	0	2021	0	29,000,000	2022	19.62	568,980	1,913,243	1,659,093
9	2021	3,000,000	2022	0	32,000,000	2023	19.62	627,840	2,280,328	1,957,375
10	2022	0	2023	0	32,000,000	2024	19.62	627,840	2,629,933	2,236,143
11	2023	0	2024	0	32,000,000	2025	19.62	627,840	2,962,890	2,496,675
12	2024	0	2025	0	32,000,000	2026	19.62	627,840	3,279,991	2,740,162
13	2025	0	2026	0	32,000,000	2027	19.62	627,840	3,581,993	2,967,720
14	2026	0	2027	0	32,000,000	2028	19.62	627,840	3,869,614	3,180,391
15	2027	0	2028	0	32,000,000	2029	19.62	627,840	4,143,538	3,379,149
16	2028	0	2029	0	32,000,000	2030	19.62	627,840	4,404,419	3,564,904
17	2029	0	2030	0	32,000,000	2031	19.62	627,840	4,652,877	3,738,507
18	2030	0	2031	0	32,000,000	2032	19.62	627,840	4,889,503	3,900,753
19	2031	0	2032	0	32,000,000	2033	19.62	627,840	5,114,861	4,052,385
20	2032	0	2033	0	32,000,000	2034	19.62	627,840	5,329,488	4,194,096
		32,000,000		0						

Future Value of Increment: 10,315,706

EHLERS

1ST DRAFT

Prepared by Ehlers and Associates, Inc.
Leaders in Public Finance

Table 5. EXPENDITURE ANALYSIS

Village of Harrison, WI

Tax Increment District No. 1
Estimated Project Costs & Financing Plan

EHLERS

1ST DRAFT

		G.O. Bond		G.O. Bond		G.O. Promissory Note	Total Project Costs
		Phase 1 -2014		Phase 2 -2016		Phase 3 -2018	All Phases
Projects							
Infrastructure Improvements (2013-2015)		1,969,000					1,969,000
Infrastructure Improvements (2016-2017)				1,725,000			1,725,000
Infrastructure Improvements (2018-2020)						665,000	665,000
Subtotal Needed for Projects		1,969,000		1,725,000		665,000	**4,359,000**
Finance Related Expenses							
Financial Advisor		19,100		18,400		11,200	
Bond Counsel (Estimate)		9,500		9,500		8,500	
Max. Underwriter's Discount	$12.50	26,813	$12.50	23,875	$10.00	6,950	
Capitalized Interest		121,718		134,804		0	
Total Financing Required		**2,146,806**		**1,912,254**		**692,325**	
Estimated Interest Earnings		(2,500)		(2,500)		(1,000)	
Rounding		694		247		3,675	
NET ISSUE SIZE		**2,145,000**		**1,910,000**		**695,000**	

Prepared by Ehlers and Associates, Inc.
Leaders in Public Finance

Village of Harrison, WI

Tax Increment District No. 1

Cash Flow Pro Forma

EHLERS

1ST DRAFT

Year	Revenues: Tax Increments	Revenues: Investment Earnings	Revenues: Capitalized Interest	Revenues: Total Revenues	Expenditures: G.O. Bond $2,145,000 Dated 3/1/2014			Expenditures: G.O. Bond $1,910,000 Dated 3/1/2016			Expenditures: G.O. Promissory Note $695,000 Dated 3/1/2018			Expenditures: Development Incentives	Expenditures: Planning & Admin.	Expenditures: Total Expenditures	Balances: Annual	Balances: Cumulative	Project Cost Principal Outstanding	Year
		0.25%			Prin (3/1)	Est. Rate	Interest	Prin (3/1)	Est. Rate	Interest	Prin (3/1)	Est. Rate	Interest							
2013		0		**0**											15,000	**15,000**	(15,000)	(15,000)	4,750,000	2013
2014		0	40,573	**40,573**	0		40,573								15,000	**55,573**	(15,000)	(30,000)	4,750,000	2014
2015	29,430	0	81,146	**110,576**	0		81,146								15,000	**96,146**	14,430	(15,570)	4,750,000	2015
2016	143,226	0	44,935	**188,161**	20,000	1.070%	81,039	0		44,935					15,000	**160,973**	27,188	11,618	4,730,000	2016
2017	214,349	29	89,869	**304,247**	75,000	1.460%	80,384	0		89,869				20,000	15,000	**280,253**	23,994	35,611	4,655,000	2017
2018	285,471	89		**285,560**	75,000	1.850%	79,143	0		89,869	0		15,403	20,000	15,000	**294,415**	(8,854)	26,757	4,580,000	2018
2019	461,070	67		**461,137**	75,000	2.200%	77,624	75,000	2.900%	88,782	55,000	3.1500%	29,939	20,000	15,000	**436,345**	24,792	51,549	4,375,000	2019
2020	510,120	129		**510,249**	80,000	2.600%	75,759	75,000	3.300%	86,457	60,000	3.5500%	28,008	20,000	15,000	**440,224**	70,025	121,574	4,160,000	2020
2021	568,980	304		**569,284**	90,000	2.920%	73,405	80,000	3.620%	83,771	60,000	3.8700%	25,782	20,000	15,000	**447,958**	121,326	242,900	3,930,000	2021
2022	568,980	607		**569,587**	100,000	3.220%	70,481	85,000	3.920%	80,657	65,000	4.1700%	23,266		15,000	**439,404**	130,184	373,084	3,680,000	2022
2023	627,840	933		**628,773**	105,000	3.420%	67,076	90,000	4.120%	77,137	70,000	4.3700%	20,381		15,000	**444,594**	184,179	557,263	3,415,000	2023
2024	627,840	1,393		**629,233**	110,000	3.600%	63,300	95,000	4.300%	73,241	70,000	4.5500%	17,259		15,000	**443,800**	185,434	742,696	3,140,000	2024
2025	627,840	1,857		**629,697**	115,000	3.770%	59,152	100,000	4.470%	68,963	75,000	4.7200%	13,897		15,000	**447,012**	182,685	925,381	2,850,000	2025
2026	627,840	2,313		**630,153**	120,000	3.950%	54,615	110,000	4.650%	64,171	75,000	4.9000%	10,289		15,000	**449,074**	181,079	1,106,461	2,545,000	2026
2027	627,840	2,766		**630,606**	125,000	4.100%	49,682	120,000	4.800%	58,733	80,000	5.0500%	6,432		15,000	**454,847**	175,760	1,282,220	2,220,000	2027
2028	627,840	3,206		**631,046**	130,000	4.240%	44,364	125,000	4.940%	52,766	85,000	5.1900%	2,206		15,000	**454,335**	176,711	1,458,931	1,880,000	2028
2029	627,840	3,647		**631,487**	135,000	4.340%	38,678	130,000	5.040%	46,402						**350,080**	281,407	1,740,339	1,615,000	2029
2030	627,840	4,351		**632,191**	140,000	4.410%	32,662	140,000	5.110%	39,549						**352,211**	279,980	2,020,319	1,335,000	2030
2031	627,840	5,051		**632,891**	150,000	4.480%	26,215	150,000	5.180%	32,087						**358,302**	274,589	2,294,908	1,035,000	2031
2032	627,840	5,737		**633,577**	160,000	4.540%	19,223	165,000	5.240%	23,879						**368,102**	265,476	2,560,384	710,000	2032
2033	627,840	6,401		**634,241**	165,000	4.570%	11,820	180,000	5.270%	14,813						**371,633**	262,608	2,822,992	365,000	2033
2034	627,840	7,057		**634,897**	175,000	4.600%	4,025	190,000	5.300%	5,035						**374,060**	260,837	3,083,829	0	2034
Total	**10,315,706**	**45,937**	**256,522**	**10,618,165**	**2,145,000**		**1,130,362**	**1,910,000**		**1,121,113**	**695,000**		**192,861**	**100,000**	**240,000**	**7,534,336**	3,083,829			

Projected TID Closure

NOTES:

1. **2014 G.O. Bonds based on MMD "A" Scale of 7/16/2013 plus 50 basis points.**
2. **2016 G.O. Bonds based on MMD "A" Scale of 7/16/2013 plus 75 basis points.**
2. **2018 G.O. Bonds based on MMD "A" Scale of 7/16/2013 plus 100 basis points.**

Table 7. CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Table 7: Tax Increment Share by Taxing Jurisdication

Year	Village	County	School District	Technical College	Total
2014	$ 4,036	$ 7,433	$ 15,132	$ 2,836	$ 29,437
2015	$ 19,644	$ 36,176	$ 73,641	$ 13,800	$ 143,261
2016	$ 29,398	$ 54,141	$ 110,210	$ 20,652	$ 214,400
2017	$ 39,153	$ 72,105	$ 146,778	$ 27,505	$ 285,540
2018	$ 63,236	$ 116,458	$ 237,065	$ 44,423	$ 461,182
2019	$ 69,963	$ 128,847	$ 262,284	$ 49,149	$ 510,244
2020	$ 78,036	$ 143,714	$ 292,548	$ 54,820	$ 569,118
2021	$ 78,036	$ 143,714	$ 292,548	$ 54,820	$ 569,118
2022	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2023	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2024	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2025	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2026	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2027	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2028	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2029	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2030	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2031	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2032	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
2033	$ 86,109	$ 158,581	$ 322,811	$ 60,491	$ 627,992
Totals	**$ 1,414,805**	**$ 2,605,565**	**$ 5,303,940**	**$ 993,896**	**$ 10,318,207**
Percentage	14%	25%	51%	10%	100%

PLAN COMMISSION
MEETING MINUTES- JULY 23, 2013

1) Call to Order - Meeting called to order in the Harrison Town Hall by Chair Joe Sprangers at 7:02 pm.

2) Pledge of Allegiance: pledge was recited.

3) Roll Call: Members present were Matt Lancaster, Joe Sprangers, Scott Isaacs, and Jim Fochs. Commissioners John Slotten and Jason Wachtendonk were excused. Staff Present: Planner Mark Mommaerts.

4) Approve Minutes
   - June 18, 2013

   Motion (Isaacs /Fochs) to approve the June 18th minutes. Motion carried unanimously.

5) Convene Meeting and Enter Public Hearing
   a. Floodplain Zoning Ordinance: Mark Mommaerts explained the ordinance. There were no public comments.
   b. Conditional Use Permit – Lake Park Sportz Zone – County LP: Indoor/outdoor recreational use building, Phase I & Phase II were explained. The owner further explained the project, mini golf and landscaping. They are working through the details on the tenant space. There was a question on the water balloon area. It will have fixed stations in a circle and a water balloon launcher will be used in an enclosed area. The inflatables will also be in an enclosed area. They will be turned off at the end of the business day. They are looking at different companies for the inflatables. There were no public comments. Written comments from neighbors - would like to see some additional screening so the outdoor lighting does not go into their property. There is currently an existing tree line. Not sure the quality of the trees. Some type of fence or berm with evergreen trees will be constructed, this will be discussed further.
   c. Conditional Use Permit – Ten & N Storage – County: Mini warehousing facility and a business office. It is zoned neighborhood and commercial. A revised site plan was handed out at the meeting. 1200 – 1300 square foot office that serves the management along with the drafting and design company. Would like to expand to 1 -2 employees in the future. The buildings will be laid out so all the doors will be facing in. The buildings will be constructed of 3 foot wanes coating and metal panels. He is still talking to neighbor about the location of the buildings and pond. Proposing Building C to be built first to have funds for the building of the office. Joe Sprangers indicated a change to this timeline. Owner proposed to change Building C be built the first year. Building B would be built the following year. Randy Moore, neighbor spoke - he owns approximately 5 acres of property around the proposed mini warehousing project. He is concerned with the architecture and putting this many buildings so close to his property. He would like the board to consider some extra space between his house and the mini warehousing. He is also concerned with flooding. A lighting plan was discussed between the neighbors. Jenny Roberts spoke. Her mother is currently the owner of the property. They have been trying to sell this property. She is in favor of Brian Van Lanen building

the warehouses. Brian is proposing to give Randy 15 feet of property to build a mound system on.

d. Map Amendment (Rezoning) – Woodland Trails Investments – Spring Valley Road - 7 family lots and 3 duplex lots rezone from 2 family residential to RS-2 zoning district. Dave Schmalz, McMahon- explained the future plans. These lots have been trying to sell as duplex lots. They would like to sell as single family lots.

e. Tax Incremental Financing District #1 – Mark explained what a TIF District was. There were no public comments.

6) Closed Public Hearing and Reconvened Regular Meeting at 8:05 pm.

7) Items for Discussion and Possible Action

a. Certified Survey Map – Ronald Senuik – W6477 Old Highway Road: The applicant is proposing a 4-lot Certified Survey Map. Property is currently zoned Single-Family Residential. Motion (Lancaster/Fochs) to approve CSM. Motion carried unanimously.

b. Certified Survey Map – Francis Sprangers – N8220 County M: The applicant is proposing a 2-lot Certified Survey Map. The property is currently zoned General Agricultural. The purpose is to split the existing house and garage from the remaining agricultural lands. Motion (Fochs/Isaacs) to approve CSM. Motion carried unanimously.

c. Certified Survey Map – Gayle Pompa – N9477 N Harwood Road: The applicant is proposing a 2-lot Certified Survey Map. The property is currently zoned General Agricultural. The purpose is to split Lot 2 from the property in order to create a home site for Lot 2. The Road Superintendent expressed concern over safety issues with access to Lot 2. Due to the topography of the ravine and roadway, the concern is for vehicles entering and exiting a future driveway on Lot 2 may cause safety issues due to lack of visibility. He recommends the existing driveway be used as a shared driveway. This would reduce the safety concern. Gayle indicated she would not put in another driveway; it would be shared with the owner of Lot 2 which is her sister Jill. Motion (Isaacs/Fochs) to approve CSM with the following conditions:

   1. A sanitary permit shall be obtained from Calumet County.
   2. An access easement shall be obtained from the owner of Lot 1 CSM 3002 in order to provide residential access to Lot 2.

   Motion carried unanimously.

d. Accessory Building on Back Lot – Jim Valentine – Harrison Road: The applicant wishes to construct an accessory building on a Back Lot along Harrison Road. The size of the building meets the requirements based on the surrounding community. Motion (Isaacs/Fochs) to approve with the condition that within 6 months the existing building to come down after completion. Motion carried unanimously

e. Conditional Use Permit – Lake Park Sportz Zone – County LP: The applicant is proposing an indoor/outdoor commercial recreation business and a sports clinic. Chairman Sprangers had a concern about the stormwater facility; can it be on the southeast side of property? Applicant stated that this would have to be discussed with the Fire Chief regarding fire access to the back of the building. The East property line of 30 feet was discussed. The dumpsters would be enclosed (fenced in). Mark questioned if the existing trees would stay or be cut down. They will stay. Motion (Fochs/Isaacs) to approve with staff recommendations:

1. All necessary permits shall be obtained, including but not limited to, site plan review; zoning; building; and erosion control & stormwater management.
2. All exterior lighting shall be direct cut-off fixtures to minimize light trespass onto adjacent properties.

Motion carried unanimously

f. Conditional Use Permit – Ten & N Storage – County N: The applicant is proposing a business office and mini-warehousing/storage facility. Staff has concerns about safety and people coming to the warehouses at all times of the night. Brian Van Lanen said he would sign up to have Sheriff's Department drive through each night. More information was given on the "Water to Randy Moore" note. The applicant is going to be giving Randy Moore 15 feet of land. Mark Mommaerts advised that they need at least a 25 foot setback along County N. Randy had asked for trees on the side of his home to cover the storage buildings. Brian agreed to do this. Matt Lancaster would like to see the office building included in Phase I. The exterior building material was discussed by Brian. Motion (Lancaster/Fochs) to approve with staff recommendations and year round landscape screening along the south line:

1. All necessary permits of the Conditional Use Permit with the following conditions: zoning; building; and erosion control & stormwater management.
2. An access permit shall be obtained from the Calumet County Highway Department.
3. A sanitary permit shall be obtained from the Calumet County Resource Management Department for the business office, or proof that the existing sanitary system can serve the business.
4. The Office portion of Building A shall be built in Phase 1.
5. All mini-warehousing units shall be for storage only, no business operation may occur within the units.
6. The building setback along County N is 25-feet.
7. All exterior lighting shall be direct cut-off fixtures to minimize light trespass onto adjacent properties.
8. Landscaping and screening along the south property line shall be utilized as a buffer for the residential lands to the south.
9. Landscaping along the west property line shall be utilized to help screen the west building elevation.
10. All parking areas and driving lanes shall be paved.
11. No outside storage of any equipment, materials, vehicles, or products shall be allowed.
12. All signage, building and freestanding, shall be reviewed and approved by the Plan Commission.

Motion carried unanimously.

g. Map Amendment (Rezoning) – Woodland Trails Investments – Spring Valley Road: Postponed to August meeting. Motion (Fochs/Isaacs) to postpone item. Motion carried unanimously.

h. Certified Survey Map (3-lots) – Woodland Trails Investments – Spring Valley Road: Postponed to August meeting. Motion (Fochs/Isaacs) to postpone item. Motion carried unanimously.

i. Certified Survey Map (2-lots) – Woodland Trails Investments – Spring Valley Road: Postponed to August meeting. Motion (Fochs/Isaacs) to postpone item. Motion carried unanimously.

j. Floodplain Zoning Ordinance: In order for property owners to qualify for flood insurance through the National Flood Insurance Program (NFIP), the Village must adopt floodplain

management regulations. Motion (Isaacs/Fochs) to approve ordinance. Motion carried unanimously.

k. Tax Incremental Financing District #1 Project Plan & Boundaries: The Village of Harrison intends to create a Tax Incremental Financing (TIF or TID) District along Hwy 10.114 and County LP. Mark handed out copies of Village of Harrison Plan Commission Resolution 2013-01, A Resolution recommending the designation of the boundaries of tax increment district No 1 and adopting a project plan therefor, Village of Harrison, Wisconsin. A letter from Andrew J. Rossmeissl, attorney with Herrling/Clark Law Firm and a Tax Increment District No. 1 Estimated Project Costs & Financing Plan. Discussion was held. Motion (Fochs/Isaacs) to approve adoption of resolution 2013-01 including boundaries as printed and project plan. Roll call vote - unanimous

8) Items for Discussion

   a. Report: Zoning Permits single family permits are in the 20s. Mark said there should be some commercial building projects coming up.

9) Public Comments: None

10) Announcements / Correspondence / Meeting Attendance: None

11) Set Next Meeting Date
   - Tuesday, August 20, 2013 at 7:00pm.

12) Adjourn: Motion (Fochs/Isaacs) to adjourn. Motion carried unanimously at 9:21 pm.

Prepared by: Cathy Bolwerk

Dated: July 25, 2013

RESOLUTION V2013-07

ADOPTING THE PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #1, VILLAGE OF HARRISON, CALUMET & OUTAGAMIE COUNTIES, WISCONSIN

WHEREAS, the Village of Harrison intends to promote mixed-use development for the purpose of stabilizing and expanding the community's economic base; and

WHEREAS, the Wisconsin Legislature has established legislations allowing municipalities to create Tax Increment Financing Districts in order to encourage development by allowing municipalities to recover associated project costs before overlying taxing authorities benefit from the additional values created; and

WHEREAS, the Harrison Plan Commission has prepared and adopted a Project Plan, which has the purpose of stimulating the desired mixed-use development and encouraging the orderly growth and development of the Village; and

WHEREAS, the Project Plan provides for utilization of vacant land through mixed-use development of the land; and

WHEREAS, said Project Plan specifies the kind, number, and location of all proposed public improvements and contains a detailed listing of estimated project costs; and

WHEREAS, it has been demonstrated in said Project Plan that the creation and operation of the Tax Incremental Financing District is economically feasible; and

WHEREAS, included in the Project Plan is a description of the methods of financing all estimated project cots and the time when costs or monetary obligations related thereto are to be incurred; and

WHEREAS, the Project Plan also includes appropriate maps showing existing uses and conditions of real property in the District, as well as proposed improvements and land uses in the District; and

WHEREAS, The Project Plan demonstrated that the creation and operation of the District will promote the orderly development of the Village of Harrison; and

WHEREAS, the Harrison Plan Commission has conducted a public hearing at which interested parties were afforded an opportunity to express their views on the proposed Project Plan and the boundaries of said District; and

WHEREAS, the Village of Harrison has complied withal provisions of Wisconsin Statutes §66.1105 and other relevant laws in the preparation of the Project Plan and the creation of the District and said Plan includes the Village Attorney's opinion stating that the Plan is complete and complies with the law.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Harrison hereby adopts the Project Plan for Tax Incremental Financing District #1; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to implement the various provisions of the Project Plan based on a periodic review of said Plan; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to comply with all relevant laws pertaining to the implementation of said Plan, including the completion of required audits, the publication of annual reports, and necessary cooperation with the Wisconsin Department of Revenue.

Adopted by the Board of Trustees of the Village of Harrison this 13th day of August, 2013.

By: James Salm

James Salm, Village President

Attest: Jennifer Weyenberg

Jennifer Weyenberg, Clerk

RESOLUTION V2013-08

CREATION OF TAX INCREMENT FINANCING DISTRICT #1, VILLAGE OF HARRISON, CALUMET & OUTAGAMIE COUNTIES, WISCONSIN.

WHEREAS, the Village Board of the Village of Harrison has adopted Resolution V13-07 endorsing a Project Plan for Tax Increment Financing District #1; and

WHEREAS, the boundaries for Tax Increment Financing District #1 have been defined by the Harrison Plan Commission and is part of the District Plan and so described in the attached legal description, Exhibit A; and

WHEREAS, the principal objectives of Tax Increment Financing District #1 is to promote community development and encourage the orderly growth and development of the Village; and

WHEREAS, it has been determined that not less than 50%, by area, of the real property within the proposed mixed-use District is residential and commercial land uses and are suitable for such development as required by Wisconsin Statute §66.1105; and

WHEREAS, the boundaries of Tax Increment Financing District #1 includes only those whole units of property as are assessed for general property tax purposes; and

WHEREAS, it has been determined that the improvements are likely to enhance significantly the value of substantially all of the real property in said District; and

WHEREAS, the aggregate value of equalized taxable property of said District plus the equalized increment of all other TIDs does not exceed twelve percent (12%) of the total value of equalized property within the Village of Harrison; and

WHEREAS, the Harrison Plan Commission has conducted a public hearing at which interested parties ere afforded an opportunity to express their views on the boundaries of Tax Increment Financing District #1 and the Project Plan which is used as a guide for development and expenditures in said District; and

WHEREAS, the Harrison Plan Commission and Village Board have complied with all legal requirements and other relevant laws in the preparation and adoption of the Project Plan and creation of Tax Increment Financing District #1.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Harrison hereby finds as follows:

1. That the boundaries contained in the Plan are as shown in the attached legal description.
2. That the name of the Plan shall be the Village of Harrison Tax Increment Financing District #1 (TID #1).
3. That this Resolution shall be effective January 1, 2013.
4. That this Plan is economically feasible.
5. That not less than 50% of the real property within the boundaries of TID #1 is suitable for

mixed-use development.

6. That not more than 35% of the area within the boundaries of TID #1 consists of property proposed for newly platted residential use.
7. That improvement to be made to the area will significantly enhance the value of substantially all of the property in the District.
8. That the total equalized value of property in TID #1 and the equalized increment of all other Tax Increment Districts in the Village of Harrison does not exceed 12% of the total equalized value of the Village; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of Harrison hereby creates by name Tax Increment Financing District #1 (TID #1) with an effective date of January 1, 2013; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to implement the various provisions of the Project Plan for Tax Increment Financing District #1 based on a period review of said plan; and

BE IT FURTHER RESOLVED, that the Village of Harrison intends to comply with all relevant laws pertained to the implementation of said Plan, including the completion of required audits, the publication of annual reports, and necessary cooperation with the Department of Revenue.

Adopted by the Board of Trustees of the Village of Harrison this 13th day of August, 2013.

By: James Salm

James Salm, Village President

Attest: Jennifer Weyenberg

Jennifer Weyenberg, Clerk

Exhibit A

Tax Increment Financing District #1 Boundary

All of Lot 1 Certified Survey Map No. 1875 recorded in Volume 13 of Survey Maps on Page 210 as Document No. 255350, Located in the Southeast 1/4 of the Southwest 1/4 of Section 9, and all Lot 1 Certified Survey Map No. 1915 recorded in Volume 13 of Survey Maps on Page 341 as Document No. 259090, Lot 1 Certified Survey Map No. 1988 recorded in Volume 14 of Survey Maps on Page 153 as Document No. 266766, Lot 1 Certified Survey Map No. 2130 recorded in Volume 15 of Survey Maps on Page 203 as Document No. 282258, and all of Lot 1 and a part of Lot 2 Certified Survey Map No. 2258 recorded in Volume 16 of Survey Maps on Page 305 as Document No. 299973, and all of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, and Part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, all in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 144.729 acres and described as follows:

Commencing at the West 1/4 corner of said Section 16; Thence N00°36'55"E, 307.22 feet along the West line of the Southwest 1/4 of the Northwest 1/4 to the Point of Beginning; Thence continue N00°36'55"E, 2326.95 feet along the West line of the Northwest 1/4 to the Northwest corner of said Section 16; Thence N00°38'30"E, 33.00 feet along the West line of the Southwest 1/4 of said Section 9 to the North right-of-way line of Woodland Road; Thence S89°44'02"E, 1313.97 feet along said North right-of-way line to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the Southwest corner of Lot 1 of said Certified Survey Map No. 1875; Thence N00°28'24"E, 1283.18 feet along the East line of Oakwood Estates to the Northeast corner of Lot 52, Oakwood Estates and along the West line of said Lot 1 to the Northwest corner thereof; Thence S89°44'48"E, 332.84 feet along the North line of the of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the North line of said Lot 1 to the Northeast corner thereof; Thence S00°32'42"W, 1283.26 feet along the East line of said Lot 1 to the Southeast corner thereof and the North right-of-way line of Woodland Road; Thence S89°44'02"E, 982.82 feet along said North right-of-way line to the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; Thence S00°28'35"W, 33.00 feet along said East line to the South 1/4 corner of said Section 9; Thence S00°26'37"W, 1314.80 feet along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Southeast corner thereof; Thence N89°47'04"W, 357.21 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Northeast corner of Parcel B Document No. 416261 Calumet County Registry; Thence S03°39'22"W, 239.41 feet along the East line of said Parcel B; Thence S22°09'03"W, 219.97 feet along the East line of said Parcel B; Thence S04°56'21"W, 222.51 feet along the East line of said Parcel B; Thence S15°08'44"W, 165.37 feet along the East line of said Parcel B to the Northeast corner of of Lot 1 of Certified Survey Map No. 2258; Thence S00°16'53"W, 251.31 feet along the East line of Lot 1 of Certified Survey Map No. 2258 to the Southeast corner thereof and the North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°44'24"W, 142.17 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N81°53'09"W, 70.02 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°43'05"W, 630.61 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N85°33'39"W, 300.73 feet along said North right-of-way line; Thence N89°45'22"W, 200.00 feet along said North right-of-way line; Thence S83°24'15"W, 124.52 feet along said North right-of-way line to the Southwest corner of Lot 2 of Certified Survey Map No. 2258; Thence continue S83°24'15"W, 228.15 feet along said North right-of-way line; Thence N89°45'22"W, 346.74 feet along said North right-of-way line; Thence N48°24'31"W, 113.53 feet along said North right-of-way line to the point of beginning.

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STATE OF WISCONSIN
OUTAGAMIE COUNTY

HARRISON, TOWN OF
W5298 STATE ROAD 114
MENASHA, WI 549529637

NOTICE OF MEETING

TIF JOINT REVIEW BOARD VILLAGE OF

HARRISON
Calumet & Outagamie Counties, Wisconsin

NOTICE IS HEREBY GIVEN that a TIF Joint Review Board (JRB) meeting of the Village of Harrison, Calumet & Outagamie Counties, Wisconsin will take place on Tuesday, August 20, 2013, at 11:00am at the Harrison Town Hall, W5298 Hwy 114, Menasha. The purpose of the meeting is to consider the adoption by the Harrison Village Board of the TID #1 Project Plan and creation resolutions.

Dated this 8th day of August, 2013.
Jennifer Weyenberg, Clerk

RUN: August 13, 2013
WNAXLP

Being duly sworn, doth depose and say that she is an authorized representative of the Appleton Post Crescent, a newspaper published at Appleton, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on

Account Number: 1028853

Ad Number: 6847970
Published Date: August 13, 2013
Total Ad Cost: $15.91

(Signed) Renee Kone Advertising Assistant **(Date)** 8/13/13

Signed and sworn before me

Notary Public, Outagamie County, Wisconsin

My commission expires 3-27-16

HARRISON, TOWN OF
Re Ad#: 6847970

NOTICE OF MEETING
TIF JOINT REVIEW BOARD
VILLAGE OF HARRISON
Calumet & Outagamie Counties, Wisconsin

NOTICE IS HEREBY GIVEN that a TIF Joint Review Board (JRB) meeting of the Village of Harrison, Calumet & Outagamie Counties, Wisconsin will take place on Tuesday, August 20, 2013, at 11:00am at the Harrison Town Hall, W5298 Hwy 114, Menasha. The purpose of the meeting is to consider the adoption by the Harrison Village Board of the TID #1 Project Plan and creation resolutions.

Dated this 8th day of August, 2013.
Jennifer Weyenberg, Clerk

Clerk's note:
Publish August 13, 2013

JOINT REVIEW BOARD
RESOLUTION 2013-01

APPROVING THE CREATION OF TAX INCREMENT FINANCING DISTRICT #1 (TID #1), VILLAGE OF HARRISON, WISCONSIN

WHEREAS, on August 13, 2013, the Village Board of the Village of Harrison, Wisconsin adopted Resolution V2013-07, approving the boundaries and project plan for TID #1, and Resolution V2013-08, creating Tax Increment District #1 (TID #1) pursuant to Section §66.1105(4), Wisconsin Statutes, to expand opportunities for mixed-use development in the District; and

WHEREAS, the Joint Review Board, which was established pursuant to Section §66.1105(4m), Wisconsin Statutes, has reviewed Resolution V2013-08 creating TID #1 and has considered the public record and planning documents pursuant to Section §66.1105(4m)(b)1, Wisconsin Statutes; and

WHEREAS, the Joint Review Board has considered the criteria set forth in Section §66.1105(4m)(c)1, Wisconsin Statutes, and has determined the following:

1. The development expected in TID #1 would not occur without the use of tax incremental financing; and
2. The economic benefits of TID #1, as measure by increased employment, business and personal income and property value, are sufficient to compensate for the cost of improvements in TID #1; and
3. The benefits of creating TID #1 outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED, that this Joint Review Board approves Resolution V2013-08 Creating Tax Increment Financing District #1, Village of Harrison, Wisconsin and the Project Plan and Boundary related thereto.

Adopted this 20th day of August, 2013.

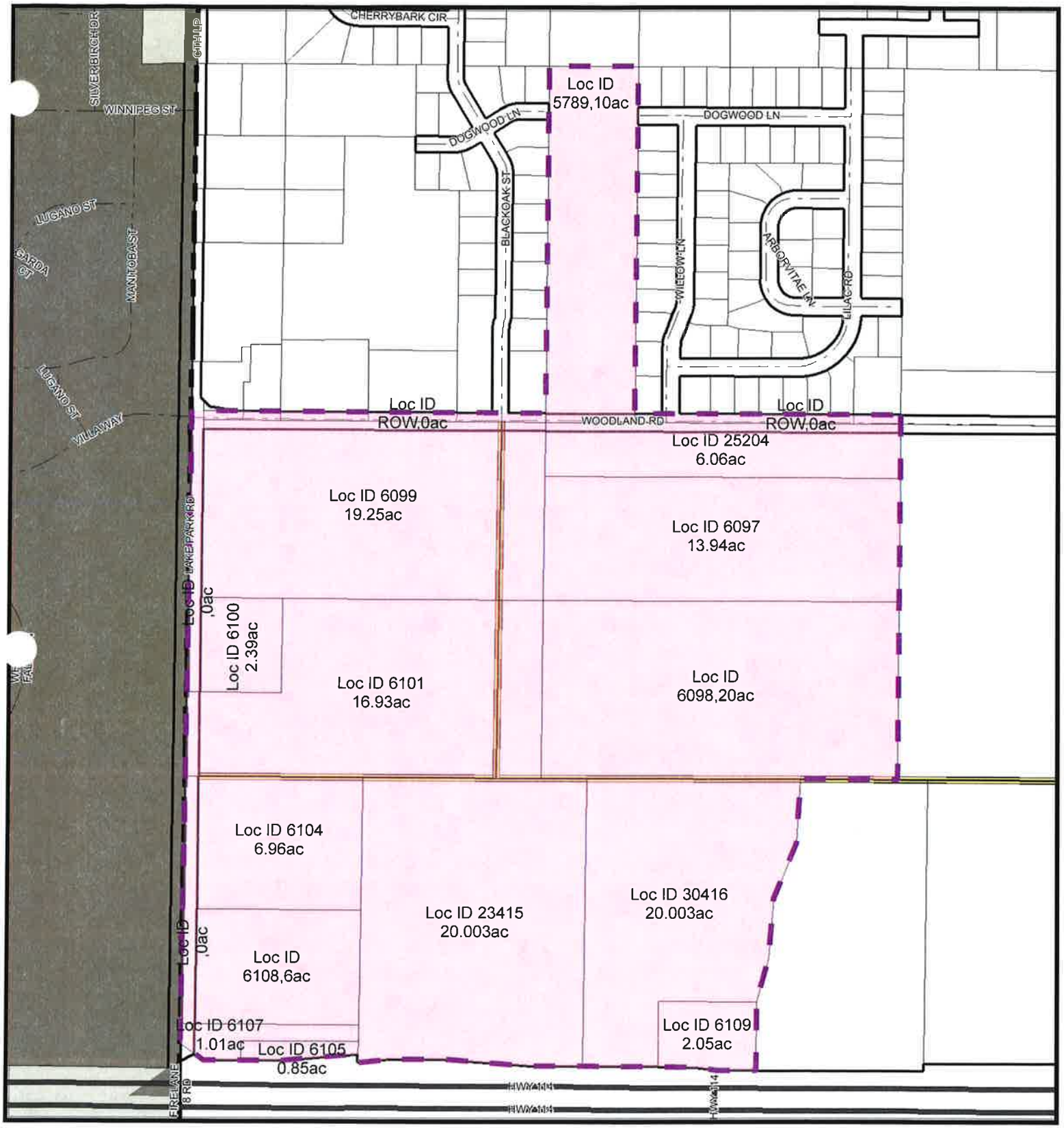
Motion for adoption moved by Bob Mayfield.
Motion for adoption seconded by Jim Lincoln.
Voting Aye: 4 Nay: 1

James Salm
Joint Review Board Chair

Attest:

Mark J. Mommaerts, AICP
Planner, Village of Harrison

Village of Harrison TIF No. 1



Legend

- TID #1
- Parcels
- RailRoads
- Future Roads

Road Centerline

- Local
- Federal
- State
- County
- Private
- RoadROW

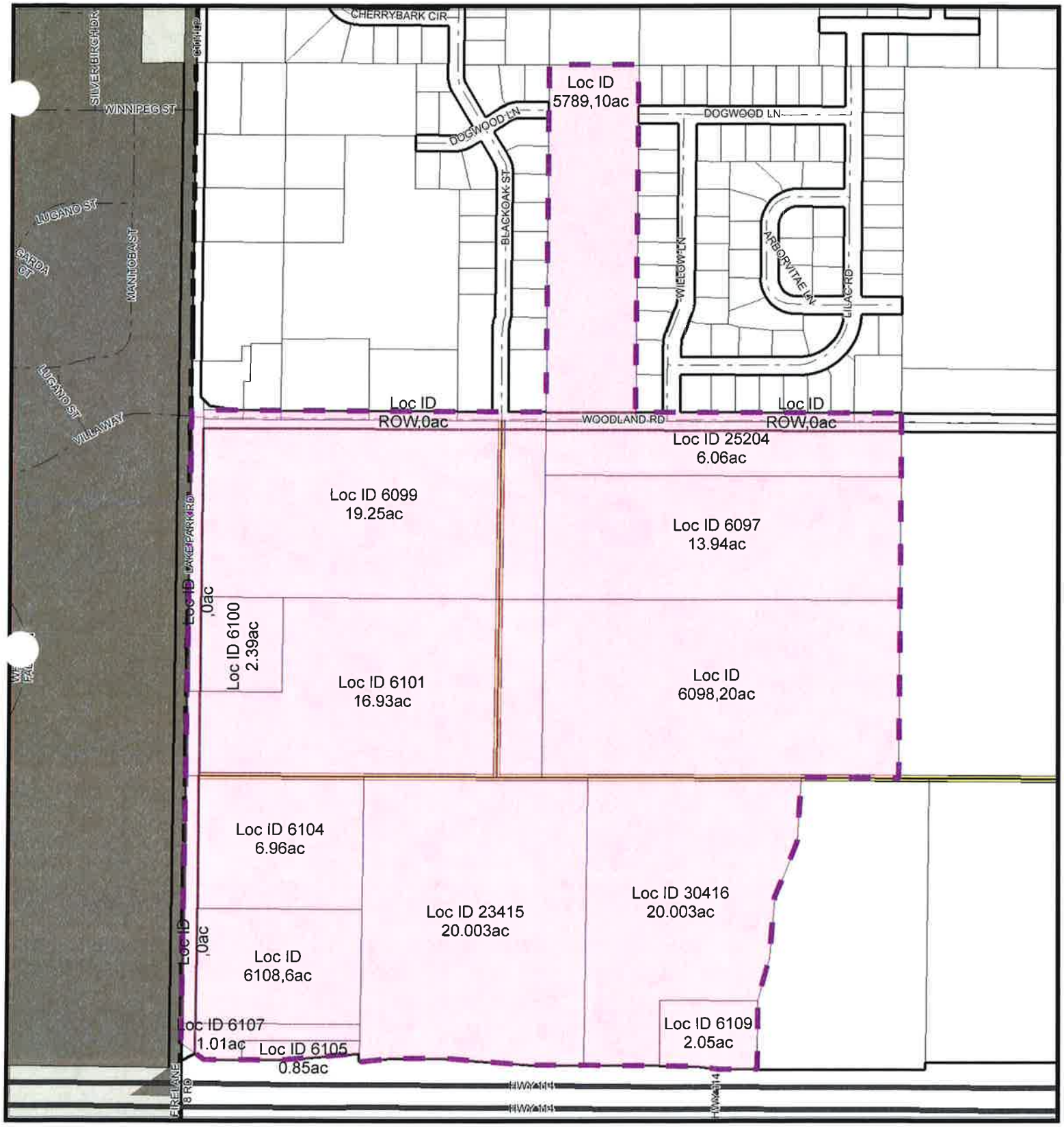
Municipal Boundary

- Village of Harrison
- Town of Harrison
- City of Menasha
- City of Kaukauna

N W E S

0 300 600 1,200 Feet

Village of Harrison TIF No. 1



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TOWN OF HARRISON

W5298 HWY 114 • MENASHA, WI 54952
TOWN HALL: 920-989-1062 • TOWN GARAGE: 920-989-1139
FAX: 920-989-1077
WWW.TOWNOFHARRISON.ORG

September 18, 2013

Marissa Heimerl, Real Property Lister
Treasurer Office
Calumet County
206 Court Street
Chilton, WI 53014

Dear Ms. Heimerl:

I am writing to inform you that the Village of Harrison created Tax Incremental Financing District #1 (TID #1). The TID was created prior to September 30, 2013 in order to obtain a base value as of January 1, 2013. The following is a list of parcels that are included in TID #1:

- 5789
- 6097
- 6098
- 6099
- 6100
- 6101
- 6104
- 6105
- 6107
- 6108
- 6109
- 23415
- 25204
- 30416

Attached to this letter is a legal description of TID #1 and a scale map. This correspondence is forwarded to you in writing in accordance with the Wisconsin Department of Revenue TID Application Checklist.

Sincerely,

Jennifer Weyenberg
Village Clerk

Enclosure: Scale Map
Legal Description

Copies: Mark Mommaerts, Village Planner
Lee DeGroot, Accurate Appraisal

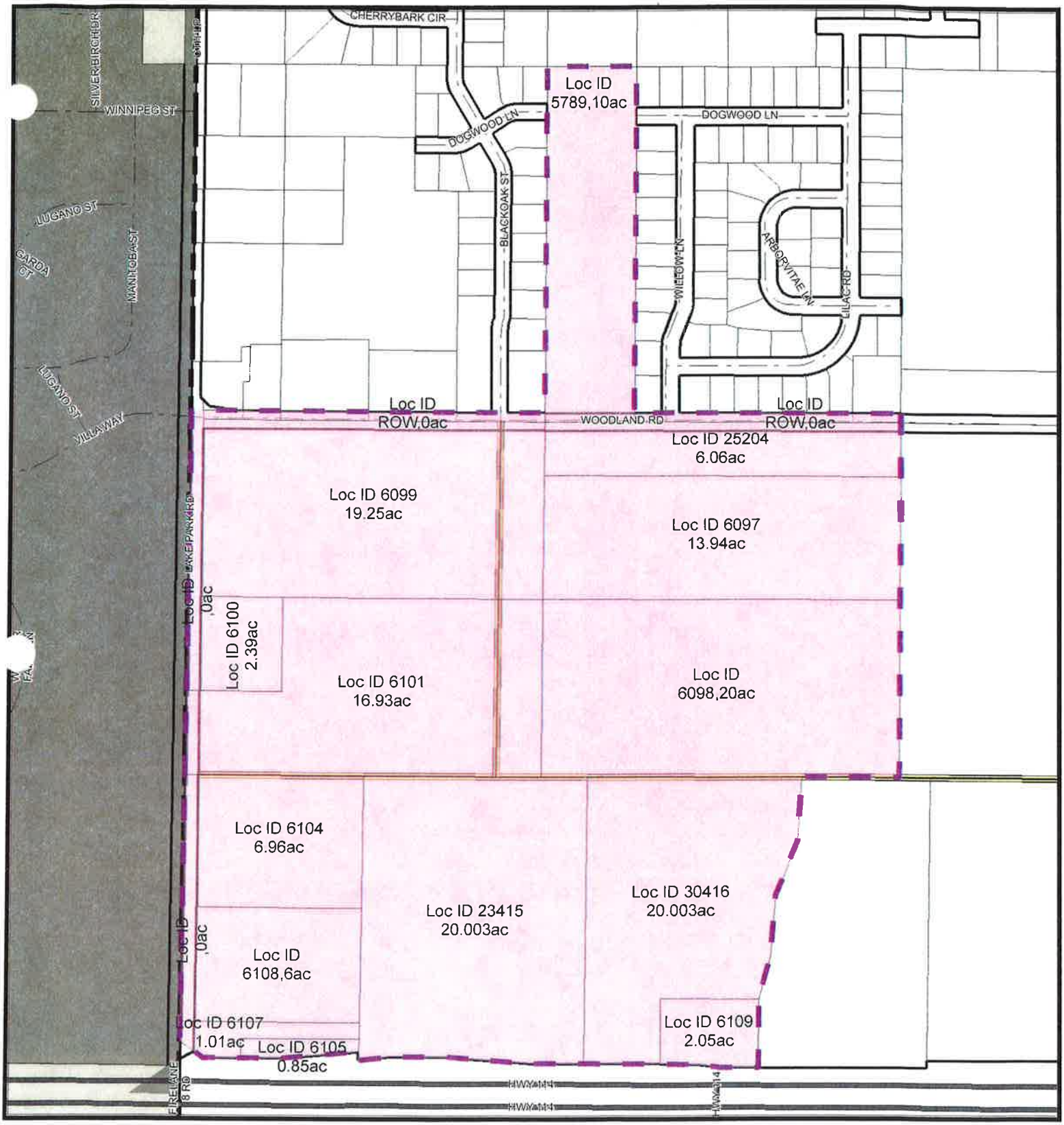
Exhibit A

Tax Increment Financing District #1 Boundary

All of Lot 1 Certified Survey Map No. 1875 recorded in Volume 13 of Survey Maps on Page 210 as Document No. 255350, Located in the Southeast 1/4 of the Southwest 1/4 of Section 9, and all Lot 1 Certified Survey Map No. 1915 recorded in Volume 13 of Survey Maps on Page 341 as Document No. 259090, Lot 1 Certified Survey Map No. 1988 recorded in Volume 14 of Survey Maps on Page 153 as Document No. 266766, Lot 1 Certified Survey Map No. 2130 recorded in Volume 15 of Survey Maps on Page 203 as Document No. 282258, and all of Lot 1 and a part of Lot 2 Certified Survey Map No. 2258 recorded in Volume 16 of Survey Maps on Page 305 as Document No. 299973, and all of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, and Part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, all in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 144.729 acres and described as follows:

Commencing at the West 1/4 corner of said Section 16; Thence N00°36'55"E, 307.22 feet along the West line of the Southwest 1/4 of the Northwest 1/4 to the Point of Beginning; Thence continue N00°36'55"E, 2326.95 feet along the West line of the Northwest 1/4 to the Northwest corner of said Section 16; Thence N00°38'30"E, 33.00 feet along the West line of the Southwest 1/4 of said Section 9 to the North right-of-way line of Woodland Road; Thence S89°44'02"E, 1313.97 feet along said North right-of-way line to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the Southwest corner of Lot 1 of said Certified Survey Map No. 1875; Thence N00°28'24"E, 1283.18 feet along the East line of Oakwood Estates to the Northeast corner of Lot 52, Oakwood Estates and along the West line of said Lot 1 to the Northwest corner thereof; Thence S89°44'48"E, 332.84 feet along the North line of the of the Southeast 1/4 of the Southwest 1/4 of said Section 9 and the North line of said Lot 1 to the Northeast corner thereof; Thence S00°32'42"W, 1283.26 feet along the East line of said Lot 1 to the Southeast corner thereof and the North right-of-way line of Woodland Road; Thence S89°44'02"E, 982.82 feet along said North right-of-way line to the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; Thence S00°28'35"W, 33.00 feet along said East line to the South 1/4 corner of said Section 9; Thence S00°26'37"W, 1314.80 feet along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Southeast corner thereof; Thence N89°47'04"W, 357.21 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 16 to the Northeast corner of Parcel B Document No. 416261 Calumet County Registry; Thence S03°39'22"W, 239.41 feet along the East line of said Parcel B; Thence S22°09'03"W, 219.97 feet along the East line of said Parcel B; Thence S04°56'21"W, 222.51 feet along the East line of said Parcel B; Thence S15°08'44"W, 165.37 feet along the East line of said Parcel B to the Northeast corner of of Lot 1 of Certified Survey Map No. 2258; Thence S00°16'53"W, 251.31 feet along the East line of Lot 1 of Certified Survey Map No. 2258 to the Southeast corner thereof and the North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°44'24"W, 142.17 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N81°53'09"W, 70.02 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N89°43'05"W, 630.61 feet along said North right-of-way line of U.S.H. "10" and S.T.H. "114"; Thence N85°33'39"W, 300.73 feet along said North right-of-way line; Thence N89°45'22"W, 200.00 feet along said North right-of-way line; Thence S83°24'15"W, 124.52 feet along said North right-of-way line to the Southwest corner of Lot 2 of Certified Survey Map No. 2258; Thence continue S83°24'15"W, 228.15 feet along said North right-of-way line; Thence N89°45'22"W, 346.74 feet along said North right-of-way line; Thence N48°24'31"W, 113.53 feet along said North right-of-way line to the point of beginning.

Village of Harrison TIF No. 1



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