

**TAX INCREMENTAL DISTRICT #10**

**MAIN & WASHINGTON  
REDEVELOPMENT DISTRICT**

**TAX INCREMENT FINANCING  
PROJECT PLAN**

**CITY OF OSHKOSH**

**1993**

**Adopted by Council: September 16, 1993**

T.I.F. PROJECT PLAN

TAX INCREMENTAL DISTRICT #10

PROJECT PLAN

CITY OF OSHKOSH

ADOPTED BY THE PLAN COMMISSION  
AUGUST 9, 1993

ADOPTED BY THE COMMON COUNCIL  
SEPTEMBER 16, 1993

PREPARED BY:  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
July, 1993

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## SUMMARY FINDINGS

### CITY OF OSHKOSH TAX INCREMENT DISTRICT #10 PROJECT PLAN

<b>DISTRICT NAME:</b>	City of Oshkosh Tax Increment District #10 - Main & Washington Redevelopment District.
<b>LOCATION</b>	Washington Avenue between Main Street and State Street.
<b>SIZE:</b>	Approximately 0.44 acres.
<b>PURPOSE:</b>	To conserve the Central Business District by facilitating the rehabilitation of a blighted area.
<b>PROPOSED COST:</b>	\$560,000 for acquisition, relocation, and construction associated with the rehabilitation of the District. \$165,000 in TID project costs, and \$395,000 in non-project costs.
<b>PROJECT FINANCING:</b>	\$377,500 borrowing program utilizing the Wisconsin Land Trust, \$100,000 from sale of property, and \$82,500 in Community Development Block Grant (CDBG) funds.
<b>PROJECT REVENUES:</b>	The District is projected to add \$270,000 to the City's tax base during the projected life period (1993-2013). It is estimated that the TID will generate \$188,220 in tax increments during that same period. It is also anticipated that \$471,259 from the City's Parking Fund will be used for the project.
<b>ECONOMIC FEASIBILITY:</b>	Based on planned expenditures and revenue levels, all costs of the TID will be paid off by the end of 2013, the 20th year, and the TID will be dissolved. Beginning with 2014, all taxes generated as a result of development in TID #10 will be apportioned among and directly benefit all taxing entities.

# **TAX INCREMENT DISTRICT #10 PROJECT PLAN**

## **CITY OF OSHKOSH**

### **INTRODUCTION**

Tax Increment District #10 is a portion of the Main and Washington Redevelopment Area. The Redevelopment Area is proposed for the purpose of helping to conserve the City's Central Business District, specifically an area in the general vicinity of North Main Street and Washington Avenue. The project involves the rehabilitation of a structure at 318 North Main Street, and the improvement of Washington Avenue from North Main Street to Jefferson Street. As part of the overall redevelopment project, but not a part of TID #10, several buildings which are a blighting influence to the area will be removed, and a new parking lot constructed that will serve 318 North Main Street , as well as other businesses in the vicinity.

The Tax Incremental Financing (TIF) law provides a mechanism which enables cities and villages to rehabilitate blighted areas, improve business areas, and/or develop industrial sites. The intent is to defray the cost of public improvements in a Tax Increment District by using tax revenues or increments generated from new development. Under Tax Incremental Financing, the tax increment generated from private investment in a tax increment district is applied entirely to the retirement of debt incurred by the municipality in order to make the area attractive to investment or reinvestment. When the cost of public improvements have been recovered, the District is dissolved and all taxing jurisdictions then benefit on the same shared basis as before the creation of the District.

The tax increment law provides benefits to all taxing entities by promoting the development of new taxable value which otherwise would not occur. It provides a tool to municipalities to make feasible the required levels of investment to meet identified needs and to fill legitimate public purpose roles. The Law also recognizes that since municipalities do not share the investment risk with other tax entities, they are entitled, within a prescribed period of time to receive all new tax revenues of the TIF District as the source of paying off all public investment costs. All other taxing entities receive benefits in the future from the increased tax base generated as a result of the city's investment in the TIF District.

Historically, the City of Oshkosh has demonstrated its intention to rehabilitate and conserve its Central Area with the implementation of the Oshkosh Centre, 100 Block, and Algoma/Church Redevelopment Areas. The implementation of TID #10 is consistent with past rehabilitation efforts designed to conserve the vitality and economic viability of the Central Business District.

## **BOUNDARIES/PROPERTY IDENTIFICATION**

Tax Increment District (TID) #10 is a part of Section 24, T18N, R16E, in the second and fourth ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Lots B and C in Block 27 in the H. Priess Addition, and all of lot 25 including that part of Washington Avenue contained in lot 25 and the south 18 feet of Lot 20 and all of Lot 1 of Block 40 of Leach's Map of 1894 and that part of Washington Avenue contained by a line beginning at the northwest corner of Lot C, Block 27, H. Priess Addition, thence easterly along the north line of said lot 113.19 feet to the northeast corner of said lot; thence northerly to the southeast corner of Lot 25 of Block 40 Leach's map; thence westerly along the south line of said Lot 25 125.4 feet to the southwest corner of said lot; thence southerly to the point of beginning.

Total area within the District is estimated at 0.44 acres, and the real property identified as in need of rehabilitation or conservation includes 318 North Main Street, and Washington Avenue from North Main Street to Jefferson Street. These properties are also identified in Figure 1.

## **NAME OF THE DISTRICT**

The name of the TID shall be City of Oshkosh Tax Increment District #10 (TID #10) - Main & Washington Redevelopment Area.

## **CREATION DATE**

The date of creation for the capture of all new taxable value created within TID #10 shall be January 1, 1993. The value established as of this date shall be used as the base in computing any increments that may accrue in the tax base for the District.

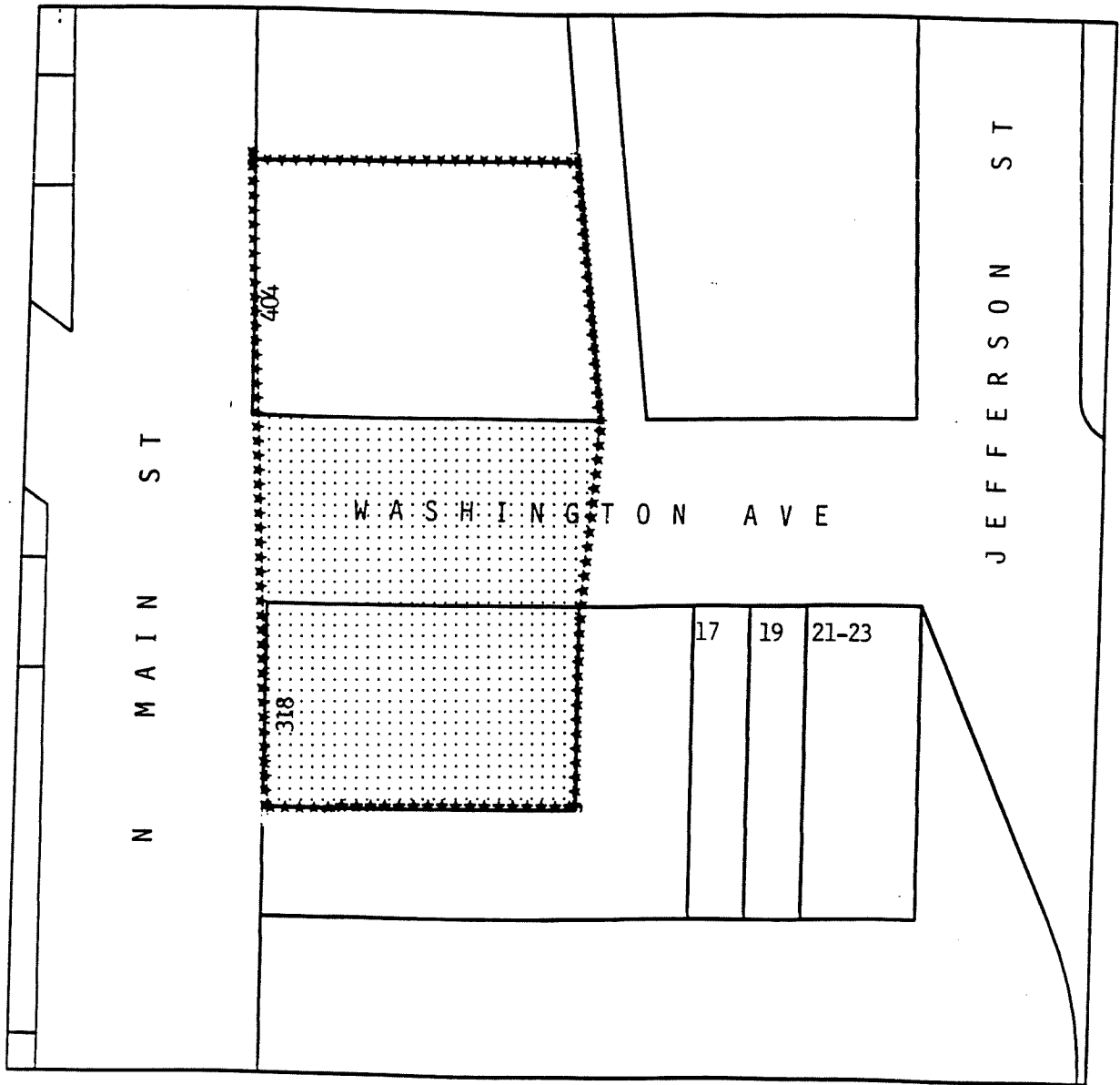
## **PROPOSED IMPROVEMENTS AND PROJECT COSTS**

Table I provides a detailed listing of proposed improvements and project costs related to the development of TID #10. Project costs of an estimated \$165,000 are related to the acquisition and subsequent disposition of the property located at 318 North Main Street, and the rehabilitation of Washington Avenue between North Main and Jefferson Streets.

## **NON-PROJECT COSTS**

Non-project costs associated with the entire Redevelopment Area, but not attributed to TID #10 are estimated at \$395,000. These costs, also illustrated in Table I, are associated with the acquisition of vacant land and several blighted structures to the east of 318 North Main Street. Relocation and demolition costs will be incurred, and a parking lot will be constructed in this portion of the Redevelopment Area.

FIGURE 1



\*\*\*TID 10 Boundaries

..... Property in need of rehabilitation or conservation





**TABLE I  
PROJECTED IMPROVEMENT SCHEDULE  
TID #10  
MAIN & WASHINGTON REDEVELOPMENT AREA**

ACTIVITY	TID PROJECT COST	NONPROJECT COST	TOTAL PROJECT COST
Acquisition of 318 N. Main	\$160,000.00	\$0.00	\$160,000.00
Washington Ave. street repairs	\$5,000.00	\$0.00	\$5,000.00
Acquisition 17 - 23 Washington Ave.	\$0.00	\$250,000.00	\$250,000.00
Relocation	\$0.00	\$35,000.00	\$35,000.00
Demolition	\$0.00	\$50,000.00	\$50,000.00
Construction of parking lot	<u>\$0.00</u>	<u>\$60,000.00</u>	<u>\$60,000.00</u>
TOTAL COST	\$165,000.00	\$395,000.00	\$560,000.00

## **RELOCATION**

No displacement is expected to occur as a result of the creation of TID #10. However if some displacement occurs, the displacement and subsequent relocation will be completed pursuant to the relocation requirements and plans required by the State of Wisconsin.

## **MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS**

The City of Oshkosh Comprehensive Plan has designated the general area for commercial use. The area is zoned C-4 Central Business District, and no change in existing land use, and the zoning, building or other codes are expected as a result of the creation of TID #10. Existing and proposed land uses shown on Figure 2 are consistent with the Master Plan. Proposed project and nonproject improvements are illustrated on Figure 3.

## **ECONOMIC FEASIBILITY**

It is projected that total revenues generated from the property tax increments and funds allocated from the City's Parking Fund will offset total project costs within the maximum allowed 23 year life of TID #10. Consequently, the proposed TID is economically feasible. Projected tax base growth is illustrated in Table II and a financial analysis of the projected debt service is shown in Table III.

The total projected project costs for streets and property acquisition over the 7 year period (1993-2000) are \$165,000. Non-project costs are estimated at \$395,000.

The District is projected to have an equalized value of \$675,000 when costs are paid in full and the TID is terminated at the end of the 23 year period. It will generate \$188,220 in tax increments during the same period.

Based on planned expenditures and revenue levels, all costs of TID #10 will be paid off by the end of 2013, the 20th year, and at that time the TID will be dissolved.

For purposes of this project plan, the following general development and financing assumptions have been applied:

- A tax increment of \$270,000 will be created in 1994, and will remain stable for the life of the TID. All increments received until the District is dissolved, will be used to repay financing and project costs. Increments received following the dissolution of the District will go directly to individual taxing entities based on the respective tax rates at that time.
- All borrowing, \$377,500, for the Redevelopment Project will be through the Wisconsin State Trust Fund.

FIGURE 2

TID #10  
EXISTING AND PROPOSED LAND USES

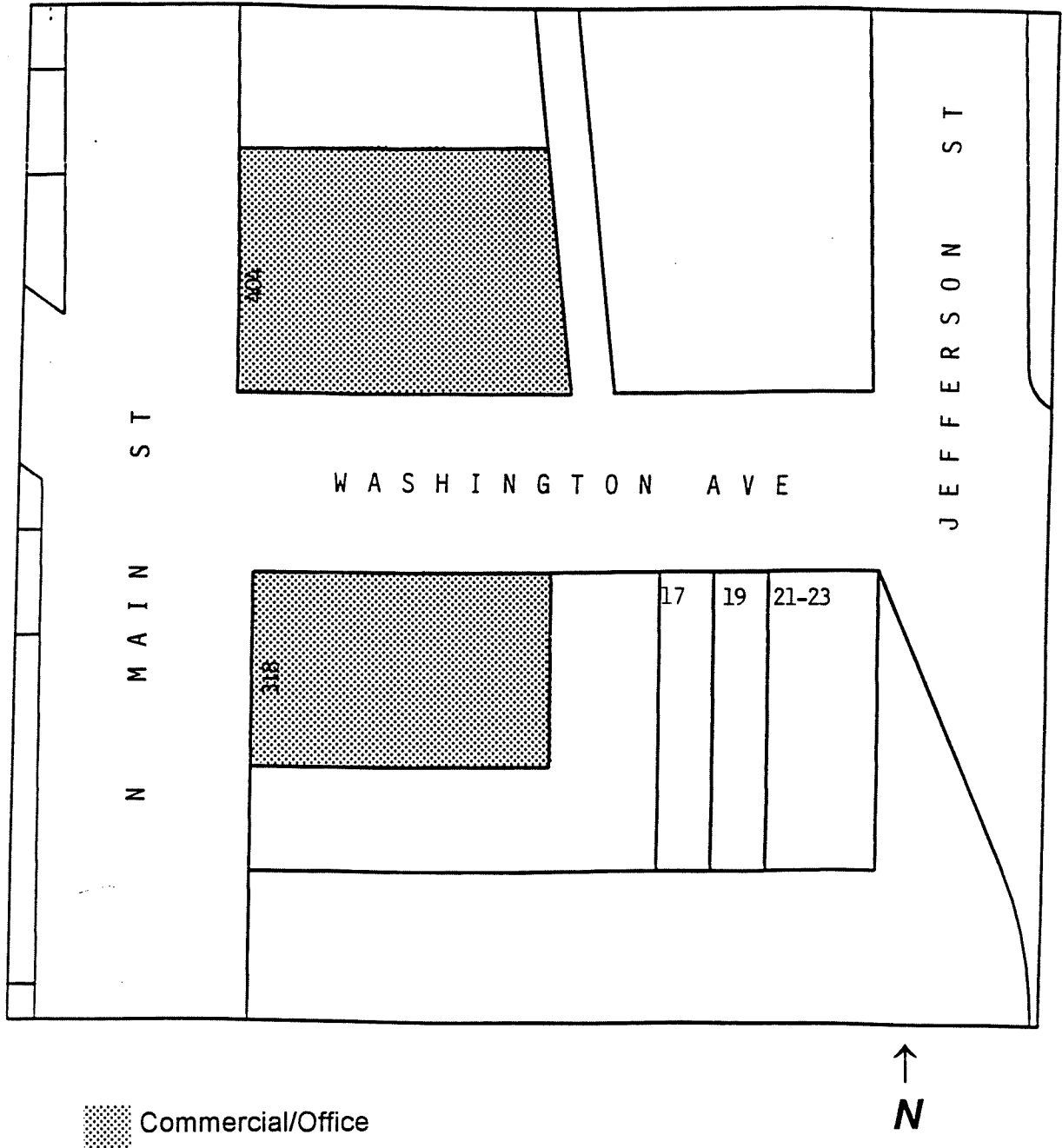
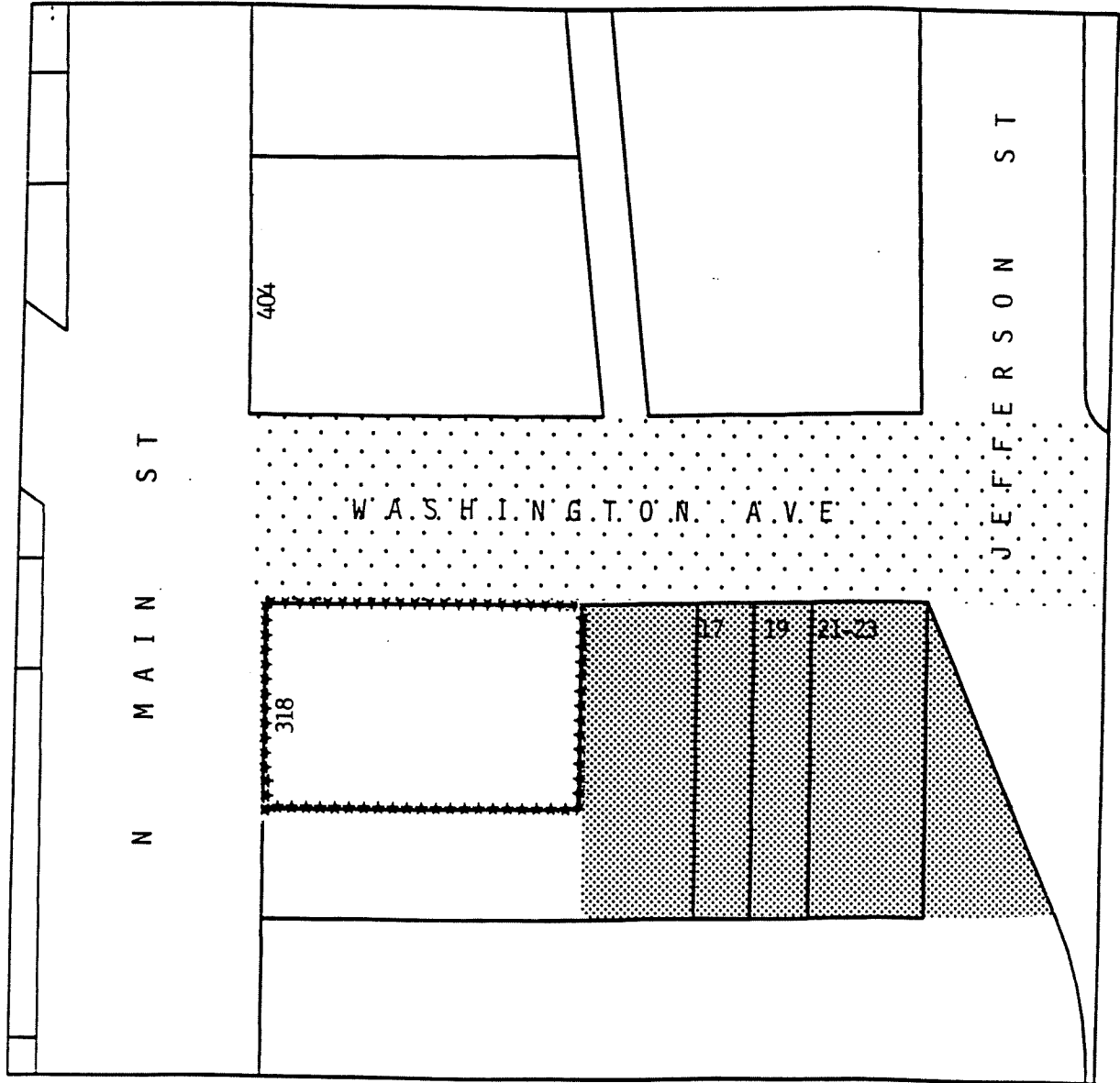


FIGURE 3

TID #10  
PROPOSED IMPROVEMENTS



- ⋯ Street Improvement
- \*\*\* Acquisition/Disposition
- ▨ Nonproject Parking Lot



**TABLE II**  
**PROJECTED INCREMENT**  
**TID #10**  
**MAIN & WASHINGTON**

**Assumptions:**

1. The value of the increment created in 1993 is \$270,000, and does not increase over the life of the TID.
2. The gross tax rate remains stable over the life of the TID.

<b>YEAR</b>	<b>TID INCREMENT CREATED</b>	<b>ANNUAL TID INCREMENT</b>	<b>TAX COLLECTION YEAR</b>	<b>GROSS TAX RATE</b>	<b>INCREMENT AVAILABLE TAX YEAR</b>
1993	\$270,000	\$270,000	1993	\$36.69	\$0
1994	\$0	\$270,000	1994	\$36.69	\$0
1995	\$0	\$270,000	1995	\$36.69	\$9,906
1996	\$0	\$270,000	1996	\$36.69	\$9,906
1997	\$0	\$270,000	1997	\$36.69	\$9,906
1998	\$0	\$270,000	1998	\$36.69	\$9,906
1999	\$0	\$270,000	1999	\$36.69	\$9,906
2000	\$0	\$270,000	2000	\$36.69	\$9,906
2001	\$0	\$270,000	2001	\$36.69	\$9,906
2002	\$0	\$270,000	2002	\$36.69	\$9,906
2003	\$0	\$270,000	2003	\$36.69	\$9,906
2004	\$0	\$270,000	2004	\$36.69	\$9,906
2005	\$0	\$270,000	2005	\$36.69	\$9,906
2006	\$0	\$270,000	2006	\$36.69	\$9,906
2007	\$0	\$270,000	2007	\$36.69	\$9,906
2008	\$0	\$270,000	2008	\$36.69	\$9,906
2009	\$0	\$270,000	2009	\$36.69	\$9,906
2010	\$0	\$270,000	2010	\$36.69	\$9,906
2011	\$0	\$270,000	2011	\$36.69	\$9,906
2012	\$0	\$270,000	2012	\$36.69	\$9,906
2013	\$0	\$270,000	2013	\$36.69	<u>\$9,906</u>
<b>TOTAL INCOME</b>					<b>\$188,220</b>

**TABLE III**  
**PROJECTED EXPENDITURES**  
**TID #10**

**Assumptions:**

1. \$377,500 borrowed at 6%, 19 equal payments beginning March 15, 1995. No prepayment of principal.

YEAR	DEBT/SERVICE PAYMENT	TID INCOME	PARKING UTILITY PAYMENT	TOTAL INCOME	FUND BALANCE
1993					
1994					
1995	\$34,709	\$9,906	\$24,803	\$34,709	\$0
1996	\$34,709	\$9,906	\$24,803	\$34,709	\$0
1997	\$34,709	\$9,906	\$24,803	\$34,709	\$0
1998	\$34,709	\$9,906	\$24,803	\$34,709	\$0
1999	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2000	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2001	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2002	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2003	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2004	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2005	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2006	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2007	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2008	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2009	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2010	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2011	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2012	\$34,709	\$9,906	\$24,803	\$34,709	\$0
2013	\$34,709	<u>\$9,906</u>	<u>\$24,803</u>	<u>\$34,709</u>	\$0
	\$659,478	\$188,220	\$471,259	\$659,478	

## **ECONOMIC FEASIBILITY CONT'D**

- The base value of TID #10 is an estimated \$405,000.
- The City will sell 318 North Main Street for \$100,000. The new owner will rehabilitate the building and the property will have an assessed value of at least \$300,000. The owner of the property at 404 North Main will also invest in that building so the assessed value will be at least \$375,000.
- The City Parking Commission and the Downtown Oshkosh Business Improvement District will guarantee the difference between TID income and the amount of annual debt service needed to retire the indebtedness.

## **FINANCING**

Project costs will be financed through borrowing from the Wisconsin State Trust Fund. Non-project costs will be financed through the Wisconsin State Trust Fund, the sale of 318 North Main Street, and Community Development Block Grant Funds. Repayment of the loan from the Wisconsin Trust Fund will be made from funds generated by the new tax value created in the District, and the City Parking Commission.

## **ORDERLY DEVELOPMENT**

Creation of the Tax Incremental Financing District for the purpose of conserving the Central Business District promotes orderly development by ensuring that buildings are rehabilitated to their highest and best use in a manner consistent with appropriate plans and codes, that adequate public facilities are available to support the development, and that blighting influences on the development are mitigated. Given the difficulties associated with development in central cities, were it not for the TIF financing mechanism, and the support of the City of Oshkosh to undertake a commercial rehabilitation program in the central city, such efforts to conserve and rehabilitate this area might not occur.

The City of Oshkosh, working in cooperation with the Oshkosh Commercial Development Corporation (a non-profit development corporation), is involved in a continuing program to conserve the central city area through the rehabilitation of building and preventing or eliminating slums or blight. These and other efforts are undertaken to promote orderly development in the central city as well as maintaining and improving the overall economic health of the community.

## **FINDINGS**

More than 50 percent of the real property within the TID is in need of rehabilitation or conservation within the meaning of Section 66.435(3), Wis. Stats..

The rehabilitation of buildings, improved road, and new parking lot will have a significant positive impact on the value of substantially all real property in the District.

The primary objective for creating TID #10 is to help rehabilitate and conserve the Central Business District. The project costs identified are consistent with the purpose for which the tax increment district was created.

Based on January 1, 1992 equalized values, the base value of TID #10 is estimated at \$405,000. The equalized value of taxable property in TID #10 plus all existing districts does not exceed 7 percent of the total equalized value of taxable property within the City of Oshkosh. The January 1, 1992 equalized value of all existing TID's including the estimated value of proposed TID #10 is \$59,505,000, or 4.2 percent of the estimated \$1,423,611,500 total equalized value of the City at the time of TID #10's creation.



CITY HALL  
215 Church Avenue  
P. O. Box 1130  
Oshkosh, Wisconsin  
54902-1130

## City of Oshkosh



**OSHKOSH**

414-236-5115

July 29, 1993

Mr. Jackson R. Kinney  
Director of Community Development  
City Hall  
215 Church Avenue  
Oshkosh, WI 54902-1130

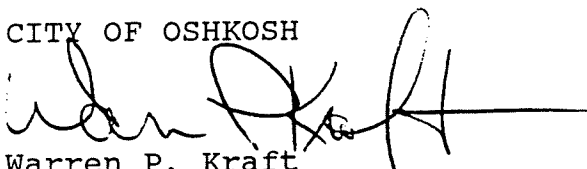
Dear Mr. Kinney:

I have reviewed the Project Plan for City of Oshkosh Tax Increment District #10 - Washburn Street, pursuant to Section 66.46(4)(f) of the Wisconsin Statutes. I find that the Plan includes a statement listing the kind, number and location of the proposed public improvements. It also shows an economic feasibility study, a detailed list of estimated project costs, and a description of the method of financing all estimated project costs and the time when the costs are to be incurred. The Plan also has a map showing existing uses and conditions of the real property in the district and a map showing proposed improvements in the district and which also indicates the zoning of the District. The plan further shows how the district will promote the orderly development of the City.

Upon adoption by the Planning Commission of the Project Plan and their submission of the plan to the City Council, all requirements of Section 66.46(4)(f), Wis. Stats., shall be complete and it is, therefore, my opinion that the Project Plan attached hereto is complete and complies with Sec. 66.46(4)(f), Wis. Stats.

Yours truly,

CITY OF OSHKOSH



Warren P. Kraft  
City Attorney

wpk:lz

# APPENDICES

## APPENDIX A

### COMMON COUNCIL REPORT TO THE JOINT REVIEW BOARD

Section 66.46(4)(i), Wisconsin Statutes, requires the Common Council provide the Joint Review Board with certain information and projections. This Appendix will provide the required information either by reference to its location in the Project Plan, or by separate narrative. All projections and information presented in this report assume TID #10 will be in existence for twenty of the twenty-three years allowed by Statutes.

1. The estimated amount of tax increments to be created over the life of TID #10 are shown on Table II of the Project Plan. Specific projects that may be undertaken in TID #10, and their estimated costs including debt service, are listed in Table III of the Project Plan.
2. The value increment (equalized value of all taxable property minus the tax incremental base) when project costs are paid in full is an estimated \$270,000.
3. Project costs in 1 above are associated with public street improvements, and the acquisition of property. The project costs incurred by the TID should not be paid for by the property owners because, while they will derive some benefit from the improvements, the general public will also benefit from the infrastructure improvements as well as the new tax base.
4. The share of projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district is as follows: School District, \$99,051; City Government, \$48,420; County Government, \$30,350; Fox Valley Technical College, \$10,399. It should be noted that the projected total increment would be collected over twenty years and, per the income projections, the TID fund would have a balance sufficient to pay all debt service prior to the 23rd year.
5. Property owners paying a part of the projected tax increment will accrue benefits in three ways. First, without the TID the rehabilitation of the area to the extent outlined in the project plan would not occur. Second, installation of the public improvements will allow current property owners to develop their property in such a manner as to attract a higher quality development, thereby receiving a higher rate of return. Third, as a redevelopment area, the rights of present and future property owners to conduct their business will be protected by municipal services and land use regulations.

## APPENDIX B

### NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OSHKOSH PLAN COMMISSION

MONDAY, AUGUST 9, 1993  
4:00 PM, Room 404  
City Hall, Oshkosh, WI

The Plan Commission will hear public comments on the designation of a Tax Incremental Financing District. The boundaries to be established will be discussed at this scheduled meeting. A project plan for the district will also be considered. Interested persons are encouraged to attend. Copies of the plan are available upon request. For information call the Planning Division, City of Oshkosh, 236-5055 between 8 AM - 4:30 PM, Monday thru Friday.

The district shall be referred to as follows: Tax Increment District No. 10 - Main and Washington Redevelopment District.

Location: The City is implementing Tax Increment District No. 10 in an area on Washington Avenue between N. Main St. and State St.

Legal Description: The proposed boundaries of Tax Increment District No. 10 are described as follows:

A part of Section 24, T18N, R16E, in the 2nd and 4th Wards of the City of Oshkosh, Winnebago County, Wisconsin, described as follows: Lots B and C in Block 27 in the H. Priess Addition, and all of Lot 25 including all that part of Washington Ave. contained in Lot 25 and the S 18 feet of Lot 20 and all of Lot 1 of Block 40 of Leach's Map of 1894 and that part of Washington Ave. contained by a line beginning at the NW corner of Lot C, Block 27, H. Priess Addition, thence Ely along the N line of said Lot 113.19 ft. to the NE corner of said Lot; thence Nly to the SE corner of Lot 25 of Block 40 Leach's Map; thence Wly along the S line of said Lot 25, 125.4 ft. to the SW corner of said Lot; thence Sly to the point of beginning.

PUBLISHED: July 24 & 31, 1993

(excerpt from August 9, 1993 Plan Commission minutes)

**PLAN COMMISSION MINUTES**

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**AUGUST 9, 1993**

Landolt of Landolt Securities is proposed to be relocated with the assistance of Susan Moore of the City Planning Office.

Chairman Ruppenthal inquired if parking meters would be installed in the proposed parking lot and if parking permits would be issued for the new businesses and Mr. Frueh indicated that they would not. Mr. Frueh stated that the parking lot would be intended for short term parking for customers.

Chairman Ruppenthal stated that Plan Commission member Craig Schwalenberg was unable to attend tonight's Plan Commission meeting, but wished to have it put on the record that he was in opposition of the proposal and inquired as to bonding.

Mr. Frueh stated the only way you create a redevelopment is by the willingness of surrounding property owners to tax themselves for this project. Mr. Giombetti can afford to do this and the Bank president gave the City a letter guaranteeing the terms. Mr. Frueh did not think a bond is necessary.

Mr. Gehling stated that it was his opinion that staff has done a good job with this project. The City needs this type of parking regardless in order to keep business in the downtown area. He went on to say that the proposed area is an ideal location for parking and noted that the commercial stores in that area need that type of parking.

Mr. Frueh stated that there were two parking studies done in the mid 1980's and all indicators point to that location as the best site for parking from their studies.

***Motion by Gehling for approval of the Main & Washington Redevelopment Area boundaries as designated, a declaration that the proposed area is blighted, and the Main & Washington Redevelopment Project Plan. Seconded by Vierthaler. Motion carried 5-0 with two present (Borsuk, Smith).***

**V: PUBLIC HEARING**

The City of Oshkosh Plan Commission will conduct a public hearing on the proposed creation of TID #10 and the project plans associated with the district.

Mr. Steve Landolt, 1513 Clairville, owner of Landolt Securities at 21 Washington Avenue, inquired if the Bank One Building was involved in this project.

Chairman Ruppenthal stated the Bank One Building was not included in the Redevelopment district proposal.

***Public Hearing closed.***

**VI: DESIGNATION OF TAX INCREMENT DISTRICT #10 BOUNDARIES AND THE APPROVAL OF THE TAX INCREMENT FINANCING PROJECT PLAN - City Administration.**

City Administration is requesting the Plan Commission to review and approve the proposed TID #10 boundaries and the TID #10 Main & Washington Tax Incremental Financing Project Plan.

Mr. Vierthaler inquired if the proposed costs were a ball park figure or would the costs pretty much stay within the boundaries proposed.

Mr. Frueh stated that the City may be required to request the Business Improvement District (BID) for more of a commitment.

*Motion by Stenz for approval of TID #10 boundaries as proposed and the TID #10 Main & Washington Tax Incremental Financing Project Plan. Seconded by Vierthaler. Motion carried 5-0 with two present (Borsuk, Smith).*

**VII: OTHER BUSINESS:**

Chairman Ruppenthal stated he received a letter dated August 6, 1993 from John A. Casper, Executive Vice President of The Chamber requesting input from the Plan Commission as to their thoughts on strategic issues that should be addressed in the near future. It was suggested that staff make copies of Mr. Casper's letter to mail to all Plan Commission members in order for the members to jot down their suggestions and bring them up at the next Plan Commission meeting.

There being no further business, the meeting adjourned.

Respectfully submitted,



Bruce A. Roskom  
Principal Planner

AUGUST 9, 1993

RESOLUTION 93-01

WHEREAS, the Plan Commission has held a public hearing on the creation of a Tax Increment District and the proposed boundaries thereof; and

WHEREAS, the Chief Executive Officers of the Oshkosh Area School District, Winnebago County Board, and other entities having power to levy taxes on property located within the proposed TID have been notified including the School Board of any school district which includes property within the proposed District pursuant to Section 66.46(a), Wis. Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oshkosh hereby approves creation of Tax Incremental Financing District No. 10, City of Oshkosh, as described in the attached Exhibit "A".

BE IT FURTHER RESOLVED that the improvements contemplated in TIF No. 10, City of Oshkosh, are likely to significantly enhance the value of substantially all real property in TIF District No. 10.

BE IT FURTHER RESOLVED that the value of equalized, taxable property in TIF District No. 10, City of Oshkosh together with all other established Tax Incremental Finance Districts, does not exceed 7% of the total equalized valued of taxable property within the City of Oshkosh.

BE IT FURTHER RESOLVED that not less than 50% of the real property within TID No. 10 is in need of rehabilitation or conservation within the meaning of Sec. 66.435(3), Wis. Stats.,

BE IT FURTHER RESOLVED, that the project costs are consistent with the purposes for which the Tax Increment District is created with the primary objective being to assist in conserving the central business district by facilitating the rehabilitation of a blighted area.

  
JOHN RUPPENTHAL, Chairman  
City of Oshkosh Plan Commission

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**EXHIBIT "A"**

**TID #10 MAIN & WASHINGTON REDEVELOPMENT AREA**

A part of Section 24, T18N, R16E, in the second and fourth ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Lots B and C in Block 27 in the H. Priess Addition, and all of lot 25 including that part of Washington Avenue contained in lot 25 and the south 18 feet of Lot 20 and all of Lot 1 of Block 40 of Leach's Map of 1894 and that part of Washington Avenue contained by a line beginning at the northwest corner of Lot C, Block 27, H. Priess Addition, thence easterly along the north line of said lot 113.19 feet to the northeast corner of said lot; thence northerly to the southeast corner of Lot 25 of Block 40 Leach's map; thence westerly along the south line of said Lot 25 125.4 feet to the southwest corner of said lot; thence southerly to the point of beginning.



SEPTEMBER 16, 1993

93-336

RESOLUTION

(CARRIED \_\_\_\_\_ LOST \_\_\_\_\_ LAID OVER \_\_\_\_\_ WITHDRAWN \_\_\_\_\_)

PURPOSE: APPROVE TAX INCREMENT DISTRICT NO. 10 PROJECT PLAN;  
CREATE TAX INCREMENTAL FINANCE DISTRICT NO. 10

INITIATED BY: CITY ADMINISTRATION

PLAN COMMISSION RECOMMENDATION: Approved 5-0 w/2 Present

WHEREAS, pursuant to Section 66.46, Wis. Stats., the City of Oshkosh has created Tax Increment District No. 10, City of Oshkosh; and

WHEREAS, the City of Oshkosh Plan Commission has prepared and adopted a project plan for Tax Increment District No. 10, City of Oshkosh, which:

- 1) Includes a statement listing the kind, number and location of all proposed public works or improvements within such District;
- 2) Contains an economic feasibility study;
- 3) Contains a detailed list of estimated project costs;
- 4) Contains a description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- 5) Includes a map showing existing uses and conditions of real property in such District;
- 6) Includes a map showing proposed improvements and uses therein;
- 7) Contains a list of estimated non-project costs;
- 8) Contains a statement of a proposed method for the relocation of any person to be displaced.
- 9) Indicates how the creation of TID No. 10 promotes the orderly development of the City;
- 10) Contains an opinion of the City Attorney that the Plan complies with Section 66.46(4)(f), Wis. Stats.

and

WHEREAS, the Plan Commission has held a public hearing on the creation of a tax increment district and the proposed boundaries thereof and has notified the Chief Executive Officers of all local government entities having the power to levy taxes on property within the District, including the School Board of any school district which includes property within the District pursuant to Section 66.46, Wis. Stats.; and

WHEREAS, the City of Oshkosh Plan Commission has submitted said Project Plan to the Common Council of the City of Oshkosh.

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

- 1) Said Project Plan for Tax Increment District No. 10, City of Oshkosh, is feasible; and
- 2) Said Project Plan is in conformity with the Master Plan of the City of Oshkosh.

SEPTEMBER 16, 1993

93-336

RESOLUTION (cont'd)

BE IT FURTHER RESOLVED that the Common Council of the City of Oshkosh approves said Project Plan for Tax Increment District No. 10, City of Oshkosh, pursuant to the provisions of Section 66.46, Wis. Stats.

BE IT FURTHER RESOLVED that the Common Council of the City of Oshkosh hereby approves creation of Tax Incremental Financing District No. 10, City of Oshkosh, as described below:

A part of Section 24, T18N, R16E, in the second and fourth ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows: Lots B and C in Block 27 in the H. Priess Addition, and all of Lot 25 including all that part of Washington Avenue contained in Lot 25 and the south 18 feet of Lot 20 and all of Lot 1 of Block 40 of Leach's Map of 1894 and that part of Washington Avenue contained by a line beginning at the northwest corner of Lot C, Block 27, H. Priess Addition, thence easterly along the north line of said lot 113.19 feet to the northeast corner of said lot; thence northerly to the southeast corner of Lot 25 of Block 40 Leach's map; thence westerly along the south line of said Lot 25 125.4 feet to the southwest corner of said lot; thence southerly to the point of beginning.

BE IT FURTHER RESOLVED that the improvements contemplated in TIF #10, City of Oshkosh, are likely to significantly enhance the value of substantially all real property in TIF District No. 10.

BE IT FURTHER RESOLVED that the value of equalized, taxable property in TIF District No. 10, together with all other established Tax Incremental Finance Districts, does not exceed 7% of the total equalized value of taxable property within the City of Oshkosh.

BE IT FURTHER RESOLVED that more than 50% of the real property within TID #10 is in need of rehabilitation or conservation within the meaning of Section 66.435(3), Wis. Stats.

BE IT FURTHER RESOLVED that the project costs are consistent with the purposes for which the Tax Increment District is created with the primary objective being to conserve the Central Business District by facilitating the rehabilitation of a blighted area.

STATE OF WISCONSIN )  
COUNTY OF WINNEBAGO )SS  
CITY OF OSHKOSH )

I, DONNA C. SERWAS, Clerk for the City of Oshkosh, Winnebago County, Wisconsin, do hereby certify that the annexed resolution is a true and correct copy of the original on file in my office, adopted by the Common Council of the City of Oshkosh, Wisconsin at a regular meeting held on September 16, 1993.

Witness my hand and the Corporation seal of the City of Oshkosh, Wisconsin, this 21st day of September, 1993.

Donna C. Serwas  
City Clerk of the City of Oshkosh  
Winnebago County, Wisconsin

AUGUST 9, 1993

RESOLUTION 93-02

WHEREAS, pursuant to Section 66.46, Wis. Stats., the City of Oshkosh has created Tax Increment District No. 10, City of Oshkosh; and

WHEREAS, the City of Oshkosh Plan Commission has prepared and adopted a project plan for Tax Increment District No. 10, City of Oshkosh, which:

- 1) Includes a statement listing the kind, number and location of all proposed public works or improvements within such District;
- 2) Contains an economic feasibility study;
- 3) Contains a detailed list of estimated project costs;
- 4) Contains a description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- 5) Includes a map showing existing uses and conditions of real property in such District;
- 6) Includes a map showing proposed improvements and uses therein;
- 7) Contains a list of estimated non-project costs;
- 8) Contains a statement of a proposed method for the relocation of any person to be displaced;
- 9) Indicates how the creation of TID No. 10 promotes the orderly development of the City;
- 10) Contains an opinion of the City Attorney that the Plan complies with Sec. 66.46(4)(f), Wis. Stats.; and


WHEREAS, the Plan Commission has held a public hearing and has notified the Chief Executive Officers of all local government entities having the power to levy taxes on property within the District, including the School Board of any school district which includes property within the District pursuant to Section 66.46(e), Wis. Stats.; and

WHEREAS, the City of Oshkosh Plan Commission has submitted said Project Plan to the Common Council of the City of Oshkosh.

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

- 1) Said Project Plan for Tax Increment District No. 10, City of Oshkosh, is feasible; and
- 2) Said Project Plan is in conformity with the Master Plan of the City of Oshkosh.

BE IT FURTHER RESOLVED that the Plan Commission of the City of Oshkosh approves said Project Plan for Tax Increment District No. 10, City of Oshkosh, pursuant to the provisions of Section 66.46, Wis. Stats.

  
 JOHN RUPPENTHAL, Chairman  
 City of Oshkosh Plan Commission

SEPTEMBER 29, 1993

RESOLUTION 93-01

WHEREAS, on September 16, 1993 the City of Oshkosh Common Council approved a Project Plan for development of TID #10 and created TID #10 (Resolution 93-336); and

WHEREAS, the City has complied with all Statutory requirements relative to creation of said District; and

WHEREAS, the TIF Joint Review Board has received and reviewed copies of the TID #10 Project Plan; and

WHEREAS, quality development of the Main Street/Washington Avenue area could not occur without the ability to successfully implement the TIF mechanism contained in the Project Plan; and

WHEREAS, the economic benefit and increased employment to be derived from the development of the Main and Washington Redevelopment District are sufficient to compensate for the public cost associated with the project; and

WHEREAS, benefits of TID #10 outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED by the TIF Joint Review Board that TID #10, City of Oshkosh - Main & Washington Redevelopment District and said Project Plan are hereby approved.



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TIF JOINT REVIEW BOARD  
CITY OF OSHKOSH

