

**TAX INCREMENT DISTRICT #11**

**OSHKOSH OFFICE CENTER**



**TAX INCREMENTAL FINANCING  
PROJECT PLAN**

**CITY OF OSHKOSH**

**1994**

**ADOPTED BY COUNCIL: JANUARY 10, 1995**

T.I.F. PROJECT PLAN

TAX INCREMENTAL DISTRICT #11

PROJECT PLAN

CITY OF OSHKOSH

ADOPTED BY THE PLAN COMMISSION  
DECEMBER 6, 1994

ADOPTED BY THE COMMON COUNCIL  
JANUARY 10, 1995

PREPARED BY:  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
November, 1994

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**SUMMARY FINDINGS**  
**CITY OF OSHKOSH**  
**TAX INCREMENT DISTRICT #11 PROJECT PLAN**

**DISTRICT NAME:** City of Oshkosh Tax Increment District #11 - Oshkosh Officer Center.

**LOCATION** Corner of Washington Avenue and Court Street.

**SIZE:** Approximately 0.34 acres.

**PURPOSE:** To conserve the Central Business District by rehabilitating a building and eliminating a blighting influence in the area.

**PROPOSED COST:** \$180,000 for acquisition, demolition, and construction associated with the removal of a blighted building and the construction of new parking lot that will serve the TID..

**PROJECT FINANCING:** \$133,000 borrowing program utilizing the Wisconsin Land Trust, and \$47,000 in Community Development Block Grant (CDBG) funds.

**PROJECT REVENUES:** The District is projected to add \$250,000 to the City's tax base during the projected life period (1995-2015). It is estimated that the TID will generate \$156,550 in tax increments during that same period. It is also anticipated that lease payments from the adjacent parking lot will generate \$82,000. for the project.

**ECONOMIC FEASIBILITY:** Based on planned expenditures and revenue levels, all costs of the TID will be paid off by the end of 2015, the 20th year, and the TID will be dissolved. Beginning with 2016, all taxes generated as a result of development in TID #11 will be apportioned among and directly benefit all taxing entities.

**TAX INCREMENT DISTRICT #11  
PROJECT PLAN**

**CITY OF OSHKOSH**

**INTRODUCTION**

Tax Increment District (TID) #11 is located on the corner of Washington Avenue and Court Street.. The TID is proposed for the purpose of helping to conserve the City's Central Business District. The project will leverage the private rehabilitation of a structure at 219 Washington Avenue, and as part of the overall redevelopment project, but not physically included as part of TID #11, a building which is a blighting influence to the area will be removed, and a new parking lot constructed that will serve the District. As a result of the new parking lot a new business will relocate to 219 Washington and initially 50 to 60 new jobs will be created

The Tax Incremental Financing (TIF) law provides a mechanism enabling 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 development of new taxable value which otherwise would not occur. It provides a tool to municipalities to make feasible required levels of investment to meet identified needs and 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, Algoma/Church and Main and Washington redevelopment Areas. The implementation of TID #11 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 #11 is a part of Section 24, T18N, R16E, in the second ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Lot 8 Block 26, L. M. Miller's First Addition, also Lots G,H,I,J,K,L,&M, Block 26 of G. Papendieks Plat.

Total area within the District is estimated at 0.34 acres. The real property identified as in need of rehabilitation or conservation, 219 Washington Avenue, is identified in Figure 1.

## **NAME OF THE DISTRICT**

The name of the TID shall be City of Oshkosh Tax Increment District #11 (TID #11) - Oshkosh Office Center.

## **CREATION DATE**

The date of creation for the capture of all new taxable value created within TID #11 shall be January 1, 1995. 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 #11. Project costs of an estimated \$180,000 are related to acquisition, demolition, and creation of a new parking located adjacent to 219 Washington Avenue.

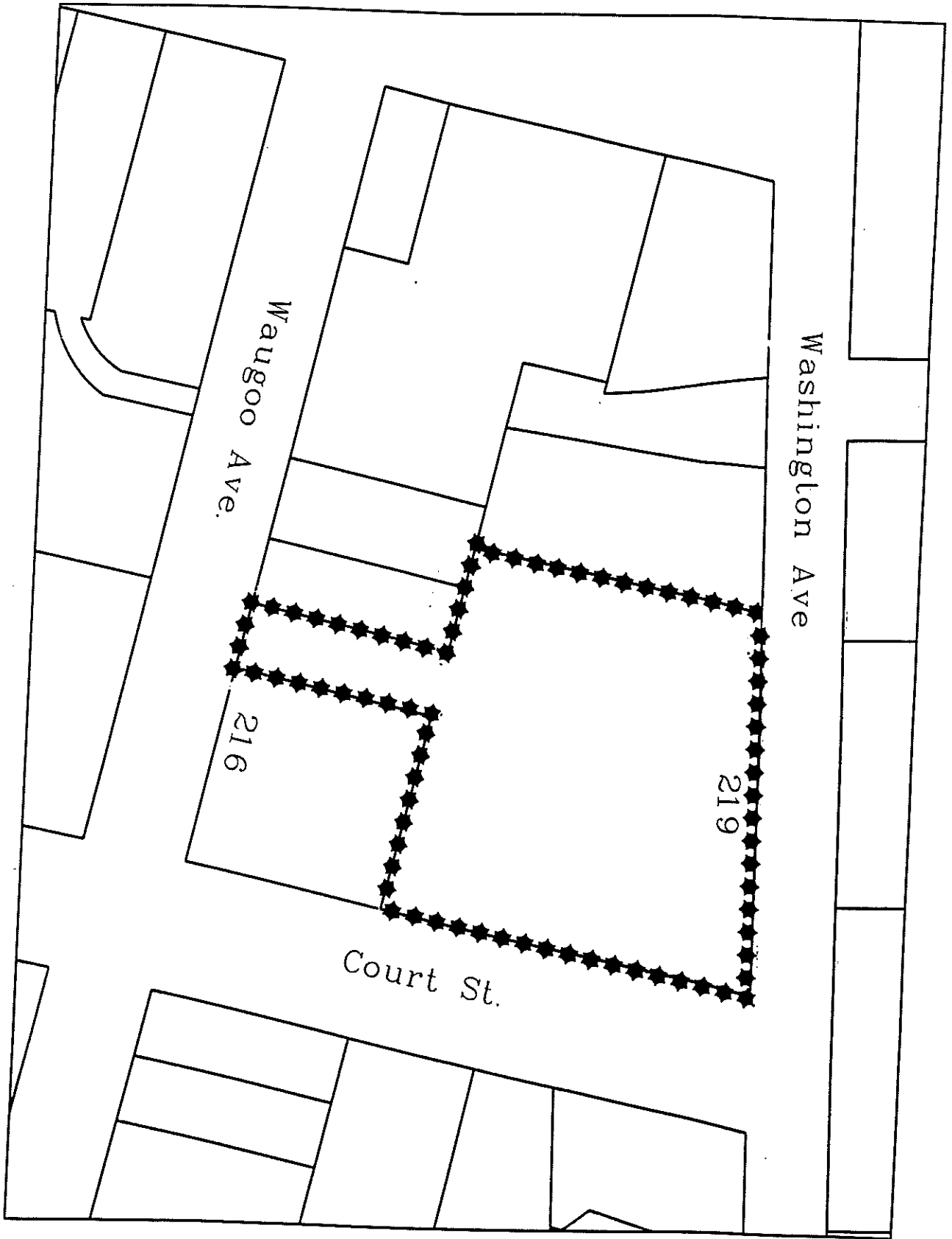
## **RELOCATION**

No displacement is expected to occur as a result of the creation of TID #11. However if some displacement occurs, the displacement and subsequent relocation will be completed pursuant to 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 #11. Existing and proposed land uses shown on Figure 2 are consistent with the Master Plan. Proposed project improvements are illustrated on Figure 3.

Figure 1



◆◆ TID 11 Boundaries  
◆◆◆◆ Property in need of rehabilitation or conservation



**TABLE I  
PROJECTED IMPROVEMENT SCHEDULE  
TID #11  
OSHKOSH OFFICE CENTER**

<b>ACTIVITY</b>	<b>TID PROJECT COST</b>
Acquisition of 216 Waugoo Avenue	\$125,000.00
Demolition	\$30,000.00
Construction of Parking Lot	\$25,000.00
TOTAL COST	\$180,000.00

Figure 2

TID #11 EXISTING & PROPOSED LAND USE

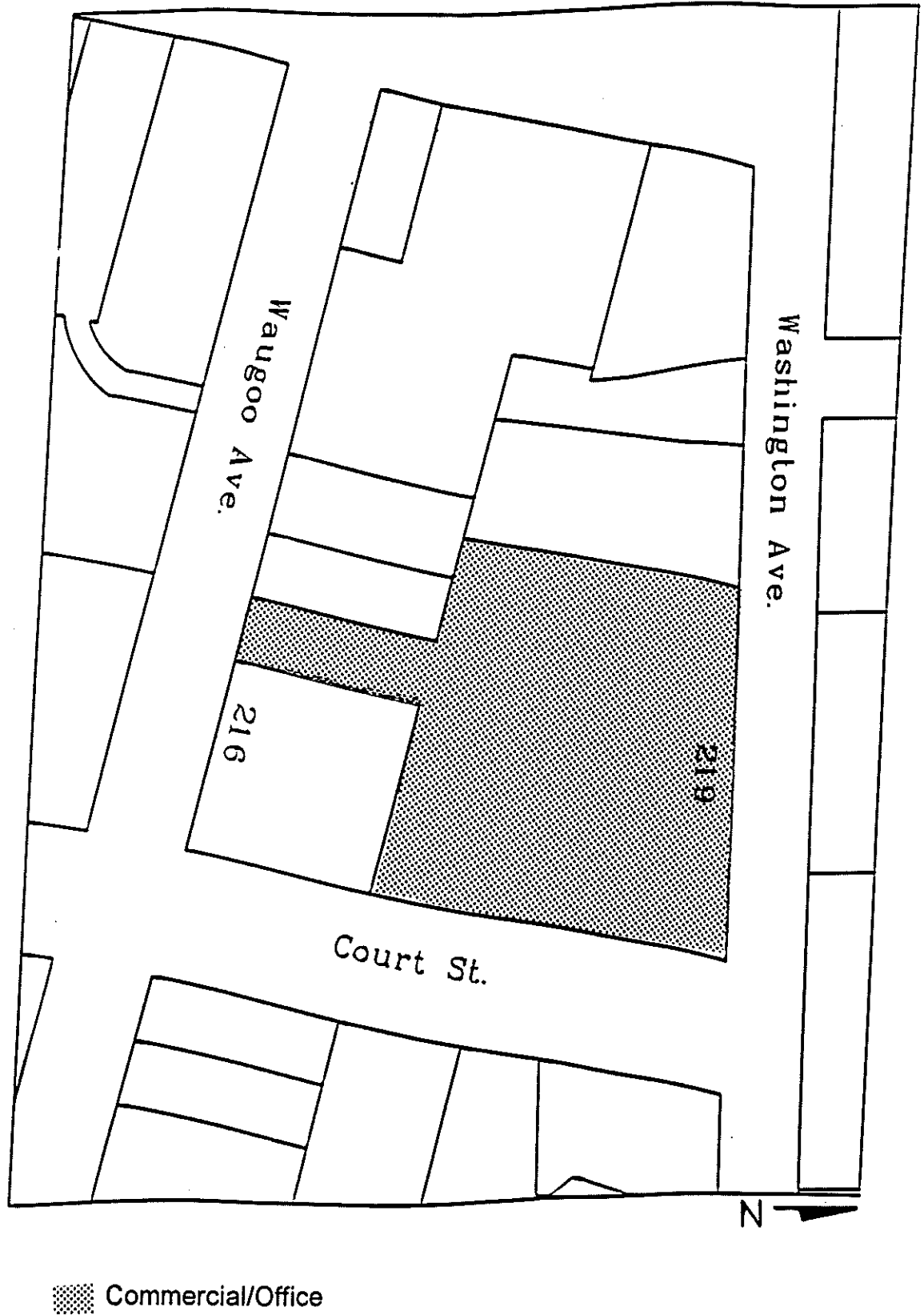
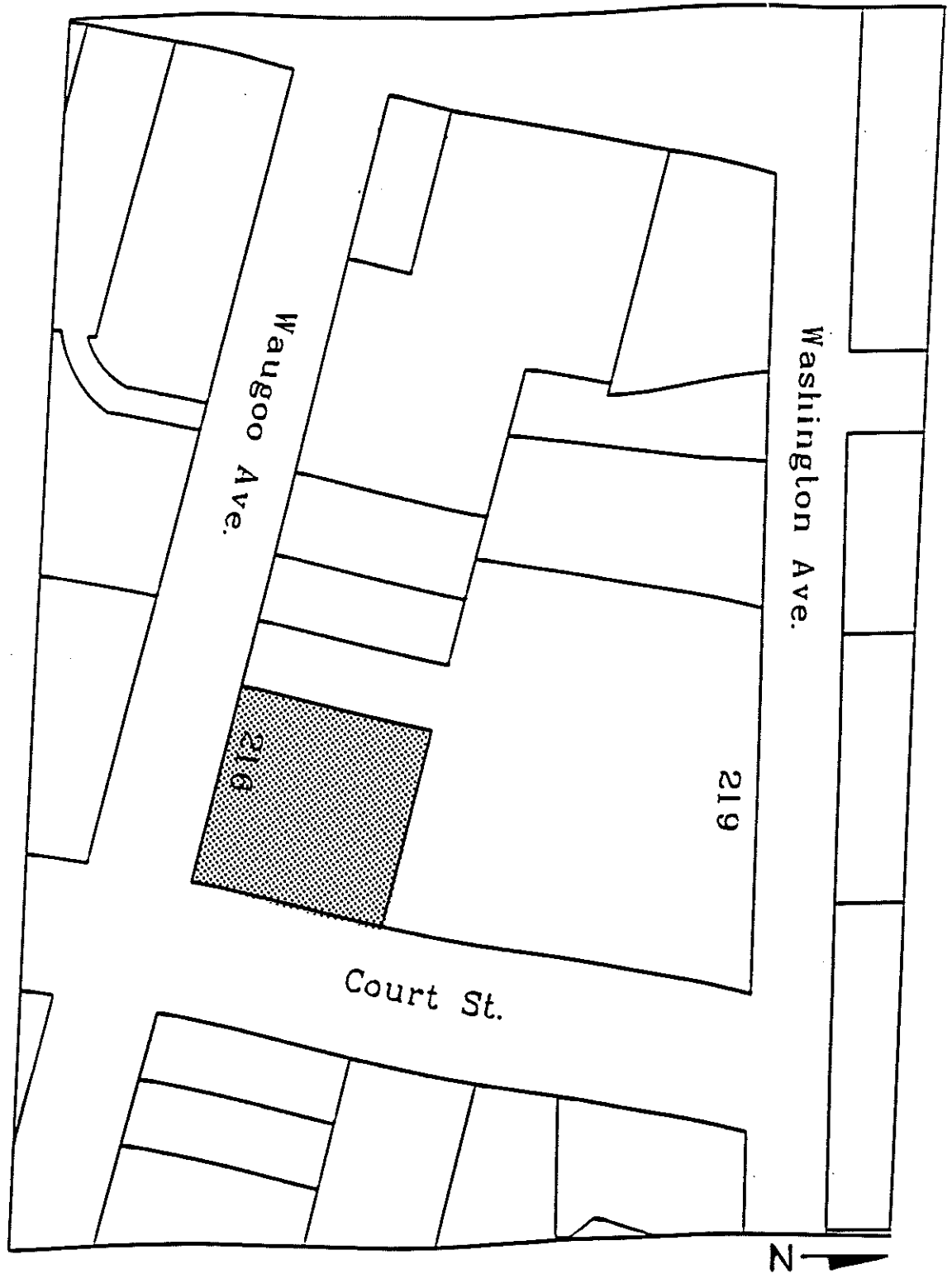



Figure 3

TID #11 PROPOSED PROJECT IMPROVEMENTS



 Acquisition, demolition and construction of new parking lot

## **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 #11. 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 estimated projected project costs over the 7 year period (1995-2002) are \$180,000.

The District is projected to have an equalized value of \$1,344,745 when costs are paid in full and the TID is terminated at the end of the 23 year period. It will generate \$156,550 in tax increments during the same period.

Based on planned expenditures and revenue levels, all costs of TID #11 will be paid off by the end of 2015, 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 \$250,000 will be created in 1995, 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 for the TID, \$133,000, will be through the Wisconsin State Trust Fund.
- The base value of TID #11 is an estimated \$1,094,745.
- The owners of 219 Washington Avenue shall lease the adjacent parking at a rate of \$4,000 per year.

## **FINANCING**

Project costs will be financed through borrowing from the Wisconsin State Trust Fund and the City's Community Development Block Grant Program. Payment of the loan from the Wisconsin State Trust Fund will be made from funds generated by the new tax value created in the District, and the lease arrangement with the owners of 219 Washington Avenue.

**TABLE II**  
**PROJECTED INCREMENT**  
**TID #11**  
**OSHKOSH OFFICE CENTER**

**ASSUMPTIONS:**

1. The equalized value of the TID increment created in 1995 is \$250,000, and does not increase over the life of the TID.
2. The equalized 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>EQUALIZED TAX RATE</b>	<b>INCREMENT AVAILABLE TAX YEAR</b>
1995	\$250,000.00	\$250,000.00	1995	\$31.31	
1996		\$250,000.00	1996	\$31.31	\$7,827.50
1997		\$250,000.00	1997	\$31.31	\$7,827.50
1998		\$250,000.00	1998	\$31.31	\$7,827.50
1999		\$250,000.00	1999	\$31.31	\$7,827.50
2000		\$250,000.00	2000	\$31.31	\$7,827.50
2001		\$250,000.00	2001	\$31.31	\$7,827.50
2002		\$250,000.00	2002	\$31.31	\$7,827.50
2003		\$250,000.00	2003	\$31.31	\$7,827.50
2004		\$250,000.00	2004	\$31.31	\$7,827.50
2005		\$250,000.00	2005	\$31.31	\$7,827.50
2006		\$250,000.00	2006	\$31.31	\$7,827.50
2007		\$250,000.00	2007	\$31.31	\$7,827.50
2008		\$250,000.00	2008	\$31.31	\$7,827.50
2009		\$250,000.00	2009	\$31.31	\$7,827.50
2010		\$250,000.00	2010	\$31.31	\$7,827.50
2011		\$250,000.00	2011	\$31.31	\$7,827.50
2012		\$250,000.00	2012	\$31.31	\$7,827.50
2013		\$250,000.00	2013	\$31.31	\$7,827.50
2014		\$250,000.00	2014	\$31.31	\$7,827.50
2015		\$250,000.00	2015	\$31.31	\$7,827.50
<b>TOTAL TID INCOME</b>					<b>\$156,550.00</b>

**TABLE III  
PROJECTED EXPENDITURES  
TID #11**

**ASSUMPTIONS:**

1. \$133,000 borrowed at 6.25%, 20 equal payments beginning 1996.  
No prepayment of principal.
  
2. Annual lease payment of \$4,000.

YEAR	DEBT/SERVICE PAYMENT	TID INCOME	LEASE INCOME	TOTAL INCOME	FUND BALANCE
1995			\$2,000.00	\$2,000.00	\$2,000.00
1996	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,995.50
1997	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,991.00
1998	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,986.50
1999	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,982.00
2000	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,977.50
2001	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,973.00
2002	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,968.50
2003	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,964.00
2004	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,959.50
2005	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,955.00
2006	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,950.50
2007	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,946.00
2008	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,941.50
2009	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,937.00
2010	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,932.50
2011	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,928.00
2012	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,923.50
2013	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,919.00
2014	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,914.50
2015	\$11,832.00	\$7,827.50	\$4,000.00	\$11,827.50	\$1,910.00
	\$224,808.00	\$148,722.50	\$82,000.00	\$238,550.00	

## **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 development, and that blighting influences on the TID are mitigated. Given the difficulties associated with development in central cities, were it not for the TIF financing mechanism, and 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 rehabilitation of buildings 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, and adjacent 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 #11 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, 1993 equalized values, the base value of TID #11 is estimated at \$1,094,745. The equalized value of taxable property in TID #11 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, 1993 equalized value of all existing TID's including the estimated value of proposed TID #11 is \$76,566,345, or 4.7 percent of the estimated \$1,639,978,900 total equalized value of the City at the time of TID #11's creation.

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

City of Oshkosh



City Attorney's Office  
Phone: (414) 236-5115  
Fax: (414) 236-5039

November 16, 1994


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 #11 - Oshkosh Office Center, 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.

Sincerely,  
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 #11 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 #11 are shown on Table II of the Project Plan. Specific projects that may be undertaken in TID #11, 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 \$250,000.
3. Project costs in 1 above are associated with public 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 to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district is estimated as follows: School District, \$82,388; City Government, \$40,276; County Government, \$25,248 Fox Valley Technical College, \$8,638. 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, an adjacent property that is a blighting influence on the area will be removed and the property improved.

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

TUESDAY, DECEMBER 6, 1994

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. 11 - Oshkosh Office Center.

Location: The City is implementing Tax Increment District No. 11 on the corner of Washington Avenue and Court Street.

Legal Description: The proposed boundaries of Tax Increment District No. 11 are described as follows:

A part of Section 24, T18N, R16E, 2nd Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows: Lot 8, Block 26, LM Millers 1st Addition, also Lots G, H, I, J, K, L & M, Block 26, G. Papendieks Plat.

PUBLISHED: Nov. 19 & 26, 1994

(excerpt from City of Oshkosh Plan Commission minutes of December 6, 1994)

***Motion by Vierthaler for approval/acceptance of the agreement to allow the City of Oshkosh the right to enter railroad right-of-way owned by the Fox Valley & Western Ltd., Railroad as proposed. Seconded by Smith. Motion carried 5-0.***

**ITEM V: DESIGNATION OF TAX INCREMENT DISTRICT #11 BOUNDARIES AND THE APPROVAL OF THE TAX INCREMENT FINANCING PROJECT PLAN - City Administration**

City Administration request the Plan Commission review and approve the proposed TID #11 boundaries and the TID #11 Oshkosh Office Center Tax Incremental Financing Project Plan.

Vice Chairperson Schwalenberg inquired if there was any underground tank exposure.

Mr. William Frueh, City Manager, stated that the purchase is contingent only upon the site having a clean bill of health in that regard. Mr. Frueh then gave a brief overview of the whole project relative to costs and sources of payment for this \$180,000. project.

The public hearing portion closed with no comments being made by the public.

***Motion by Vierthaler for approval of the boundaries of TID # 11 - Oshkosh Office Center and the project plan for TID #11. Seconded by Fonstad. Motion carried 5-0.***

**VI: APPROVAL OF COMPREHENSIVE PLAN IMPLEMENTATION REPORT - Comprehensive Plan Implementation Committee Request**

The Plan Commission is asked to approve the Comprehensive Plan Implementation Report for 1995. The report was reviewed and recommended by the Comprehensive Plan Implementation Committee at it's meeting of November 29, 1994.

Mrs. Fonstad inquired if a reference prohibiting double frontage should be included in the Plan.

Mr. Kinney stated that would be included in the Plan eventually. The intent is to do a general update and bring the whole Plan back section by section to the Plan Commission for review and approval.

Mrs. Fonstad also suggested that with respect to the UW-Oshkosh parking situation, to see an analysis of the City making a ramp right across from the Polk Library with the revenues from the parking ramp given back to the City.

Mr. Kinney stated staff will be looking at any and all alternatives.

***Motion by Vierthaler for approval of the Comprehensive Plan Implementation Report and that the Department of Community Development pursue the activities listed as part of it's 1995 work program. Seconded by Stenz. Motion carried 5-0.***

There being no further business, the meeting adjourned.

Respectfully submitted,



Bruce A. Roskom  
Principal City Planner

APPENDIX D

December 6, 1994

Resolution 94-01

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.

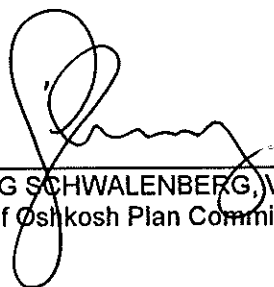
NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oshkosh hereby approves creation of Tax Incremental Financing District No. 11, City of Oshkosh, as described in the attached Exhibit "A".

BE IT FURTHER RESOLVED that the improvements contemplated in TIF No. 11, City of Oshkosh, are likely to significantly enhance the value of substantially all real property in TIF District No. 11.

BE IT FURTHER RESOLVED that the value of equalized, taxable property in TIF District No. 11, 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 more than 50% of the real property within TID No. 11 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 to assist in conserve the central business district by facilitating the rehabilitation of a blighted area.

  
CRAIG SCHWALENBERG, Vice-Chairman  
City of Oshkosh Plan Commission

tif.pc

EXHIBIT "A"

Tax Increment District #11 is a part of Section 24, T18N, R16E, in the second ward of the City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Lot 8 Block 26, L. M. Miller's First Addition, also Lots G,H,I,J,K,L,&M, Block 26 of G. Papendieks Plat.

JANUARY 10, 1995

95-05

RESOLUTION

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

PURPOSE: APPROVE TAX INCREMENT DISTRICT NO. 11 PROJECT PLAN;  
CREATE TAX INCREMENTAL FINANCE DISTRICT NO. 11

INITIATED BY: CITY ADMINISTRATION

PLAN COMMISSION RECOMMENDATION:

WHEREAS, pursuant to Section 66.46, Wis. Stats., the City of Oshkosh proposes to create Tax Increment District No. 11, City of Oshkosh; and

WHEREAS, the City of Oshkosh Plan Commission has prepared and adopted a project plan for Tax Increment District No. 11, 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. 11 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

JANUARY 10, 1995

95-05

RESOLUTION  
(CONT'D)

WHEREAS, the City of Oshkosh Plan Commission has found that:

- 1) Said Project Plan for Tax Increment District No. 11, City of Oshkosh, is feasible; and
- 2) Said Project Plan is in conformity with the Master Plan of the City of Oshkosh.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Oshkosh approves said Project Plan for Tax Increment District No. 11, 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. 11, City of Oshkosh, as described below:

A part of Section 24, T18N, R16E, 2nd Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows: Lot 8, Block 26, LM Millers 1st Addition, also Lots G, H, I, J, K, L & M, Block 26, G. Papendieks Plat.

BE IT FURTHER RESOLVED that the improvements contemplated in TIF #11, City of Oshkosh, are likely to significantly enhance the value of substantially all real property in TIF District No. 11.

BE IT FURTHER RESOLVED that the value of equalized, taxable property in TIF District No. 11, 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 #11 is blighted and 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 January 10, 1995.

Witness my hand and the Corporation seal of the City of Oshkosh, Wisconsin, this 12th day of January, 1995.

  
\_\_\_\_\_  
City Clerk of the City of Oshkosh  
Winnebago County, Wisconsin

DECEMBER 6, 1994

RESOLUTION 94-02

WHEREAS, the Plan Commission has held a public hearing on the proposed creation of Tax Increment District #11 - Oshkosh Office Center (TID #11), and the proposed boundaries of TID #11 as ; and

WHEREAS, the City of Oshkosh Plan Commission has prepared a project plan for Tax Increment District No. 11, 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. 11 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 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. 11, 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. 11, City of Oshkosh, pursuant to the provisions of Section 66.46, Wis. Stats.

  
 CRAIG SCHWALENBERG, Vice-Chairman  
 City of Oshkosh Plan Commission

tifplan.pc

JANUARY 23, 1995

RESOLUTION 95-01

WHEREAS, on January 10, 1995 the City of Oshkosh Common Council approved a Project Plan for development of TID #11 and created TID #11 (Resolution 95-05); 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 #11 Project Plan; and

WHEREAS, quality development of the Oshkosh Office Center 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 Oshkosh Office Center are sufficient to compensate for the public cost associated with the project; and

WHEREAS, benefits of TID #11 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 #11, City of Oshkosh - Oshkosh Office Center and said Project Plan are hereby approved.



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TIF JOINT REVIEW BOARD  
CITY OF OSHKOSH

