



January 23, 2018

Project Plan for the Creation of Tax Incremental District No. 35 (Oshkosh Avenue Corridor)



Organizational Joint Review Board Meeting:	January 2, 2018
Public Hearing:	January 2, 2018
Approval by Plan Commission:	January 2, 2018
Adoption by Common Council:	January 23, 2018
Approval by the Joint Review Board:	January 30, 2018



Tax Incremental District No. 35 Creation Project Plan

City of Oshkosh Officials

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Steve Cummings

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Deputy Mayor

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Mark Rohloff, City Manager

Mark Harris, County Executive

Melissa Kohn, Director – Oshkosh Campus

Allison Garner, School Board President

To Be Appointed

City Representative

Winnebago County

Fox Valley Technical College District

Oshkosh School District

Public Member



Table of Contents

EXECUTIVE SUMMARY.....	4
TYPE AND GENERAL DESCRIPTION OF DISTRICT.....	6
PRELIMINARY MAPS OF PROPOSED DISTRICT BOUNDARY.....	7
MAPS SHOWING EXISTING USES AND CONDITIONS.....	10
PRELIMINARY PARCEL LIST AND ANALYSIS.....	13
EQUALIZED VALUE TEST.....	15
STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS.....	16
MAP SHOWING PROPOSED IMPROVEMENTS AND USES.....	21
DETAILED LIST OF PROJECT COSTS.....	23
ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED.....	24
ANNEXED PROPERTY.....	28
ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS.....	28
PROPOSED ZONING ORDINANCE CHANGES.....	28
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF OSHKOSH ORDINANCES.....	28
RELOCATION.....	29
ORDERLY DEVELOPMENT OF THE CITY OF OSHKOSH.....	29
LIST OF ESTIMATED NON-PROJECT COSTS.....	29
OPINION OF ATTORNEY FOR THE CITY OF OSHKOSH ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105.....	30
CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS.....	32
PLAN COMMISSION PUBLIC HEARING/MINUTES OF JANUARY 2, 2018.....	33
COMMON COUNCIL CREATION RESOLUTION OF JANUARY 23, 2018.....	36
JOINT REVIEW BOARD RESOLUTION OF JANUARY 30, 2018.....	47

SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 35 (“District”) is a proposed district “in need of rehabilitation or conservation” comprising 65.56 acres located generally along Oshkosh Avenue between Interstate 41 and the Fox River. The District will be created to pay the costs of public infrastructure and other costs needed to facilitate redevelopment along this corridor that is expected to occur because of the construction of Oshkosh Corporation’s new global headquarters on a portion of the Lakeshore Municipal Golf Course to the immediate north of the District.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$12.25 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$10.25 million in funding for public infrastructure including: street improvements; water and sanitary sewer system improvements; storm water management improvements; environmental contingency; streetscaping and landscaping; and a traffic impact analysis. Public infrastructure identified in the Plan is expected to be installed in 2018, except for the Sawyer Street extension which is projected to be constructed in 2026 based on cash flow. Remaining costs include: \$1.6 million to cash fund a loan and grant program for rehabilitation projects and \$436,000 for administrative costs to be incurred over the life of the District.

Incremental Valuation

The City projects that new land and improvements value of approximately \$28.5 million will result from redevelopment activity within the District. This redevelopment activity is likely to include construction of a hotel, convenience store, office building, restaurant, a branch bank and multi-tenanted retail space. (“Project”). This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the development timing and associated values is included in Section 10 of this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within this Plan the District is projected to close in 2043, three years prior to the end of its statutory maximum life of 27-years.

Summary of Findings

As required by Wis. Stat. § 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 City.** In reaching this determination, the City has considered the substantial investment that is needed to rehabilitate the infrastructure within this corridor to accommodate the traffic and utility requirements associated with both anticipated redevelopment in the District as well as the construction of Oshkosh Corporation’s new global headquarters which will be accessed via roads connecting to Oshkosh Avenue. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

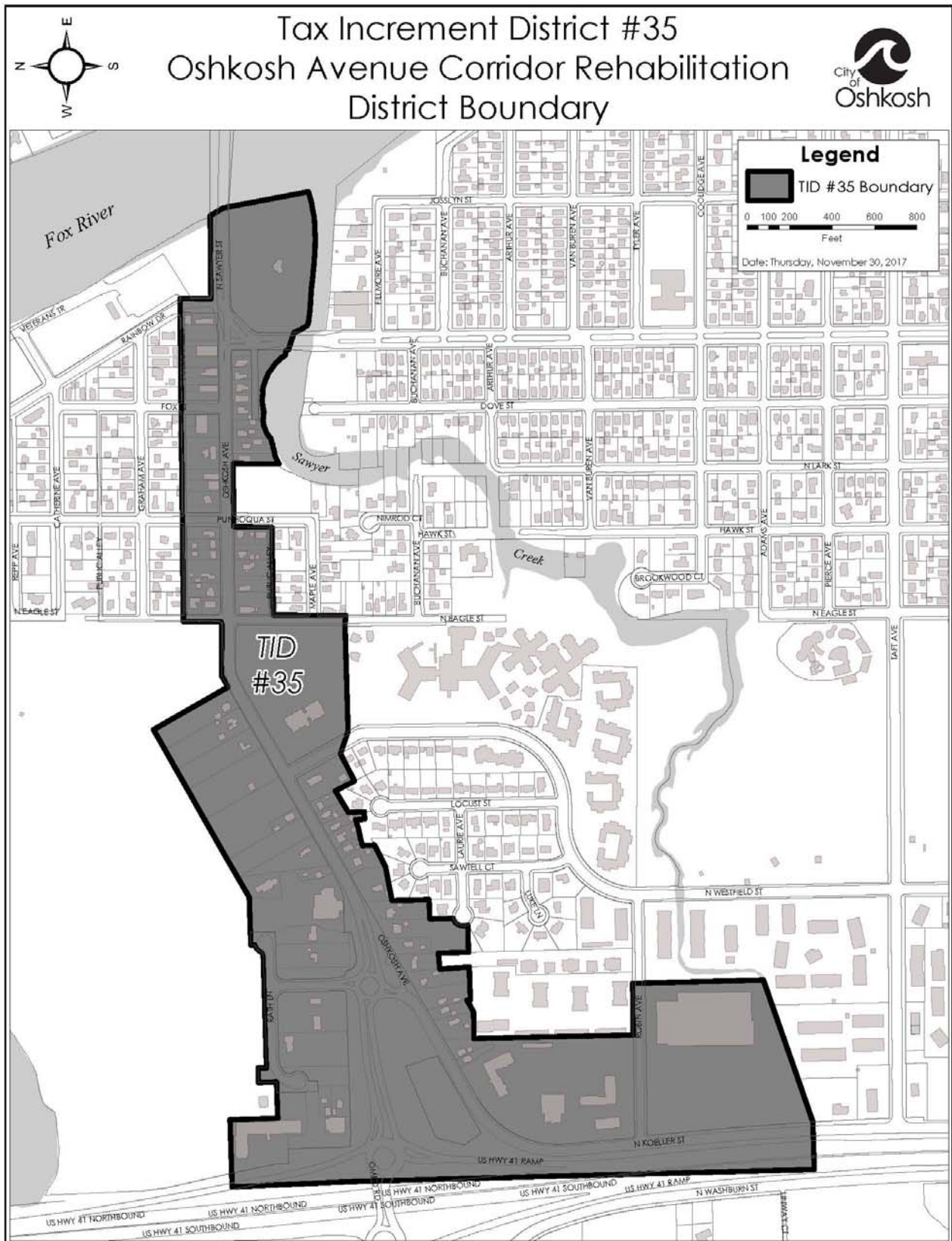
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the Project's economic benefits which include: an estimated \$28.5 million increase in property valuation; construction jobs; retail, service and professional jobs; expansion of available retail and commercial services; improvement of vehicular traffic flow and pedestrian safety along a gateway corridor providing access to the Central City from the interstate, and provision of the necessary infrastructure needed to accommodate construction of Oshkosh Corporation's global headquarters to the immediate north.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in Appendix A of this plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth above outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of conservation or rehabilitation within the meaning of Wis. Stat. § 66.1337(2m)(a).
5. Based upon the findings, as stated above, the District is declared to be a district in need of rehabilitation or conservation based on the identification and classification of the property included within the District.
6. The Project Costs relate directly to the rehabilitation or conservation of property in the District consistent with the purpose for which the District is created.
7. The improvement of such area 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, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that 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, pursuant to Wis. Stat. § 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the Master Plan of the City.

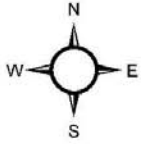
SECTION 2: Type and General Description of District

Located generally along Oshkosh Avenue between Interstate 41 and the Fox River, this 65.56-acre District is being created by the City under the authority provided by Wis. Stat. § 66.1105 and will be classified as a district in need of rehabilitation or conservation based on a finding that at least 50%, by area, of the real property within the District is in need of conservation or rehabilitation within the meaning of Wis. Stat. § 66.1337(2m)(a).

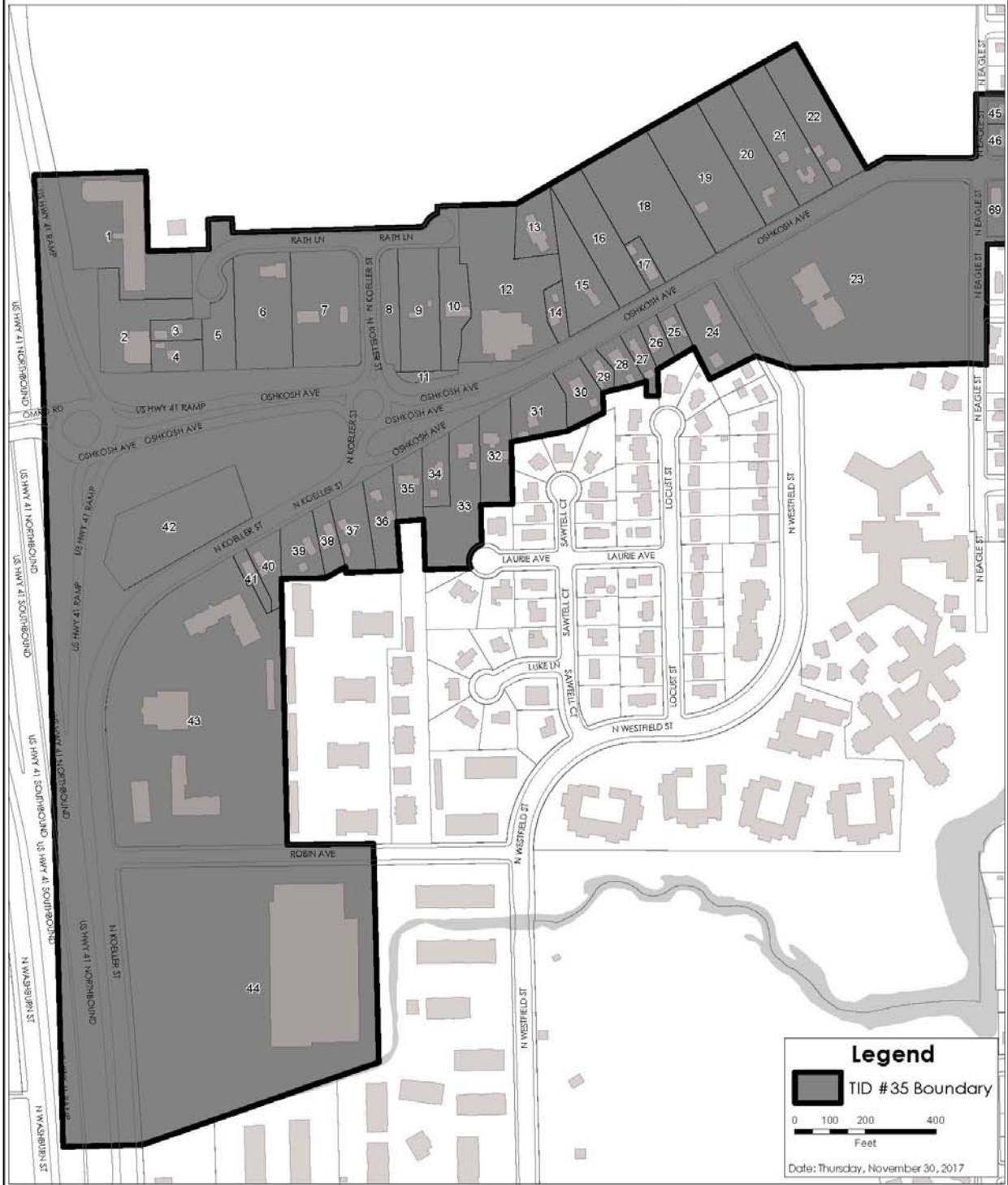
Creation of the District will provide the means to pay the costs of public infrastructure needed to facilitate redevelopment along this corridor that is expected to occur because of the construction of Oshkosh Corporation's new global headquarters on a portion of the Lakeshore Municipal Golf Course to the immediate north of the District. The Project Costs included in this Plan relate directly to the rehabilitation or conservation of property consistent with the purpose for which the District is created.

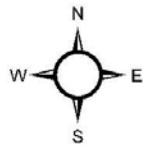
SECTION 3: Preliminary Maps of Proposed District Boundary



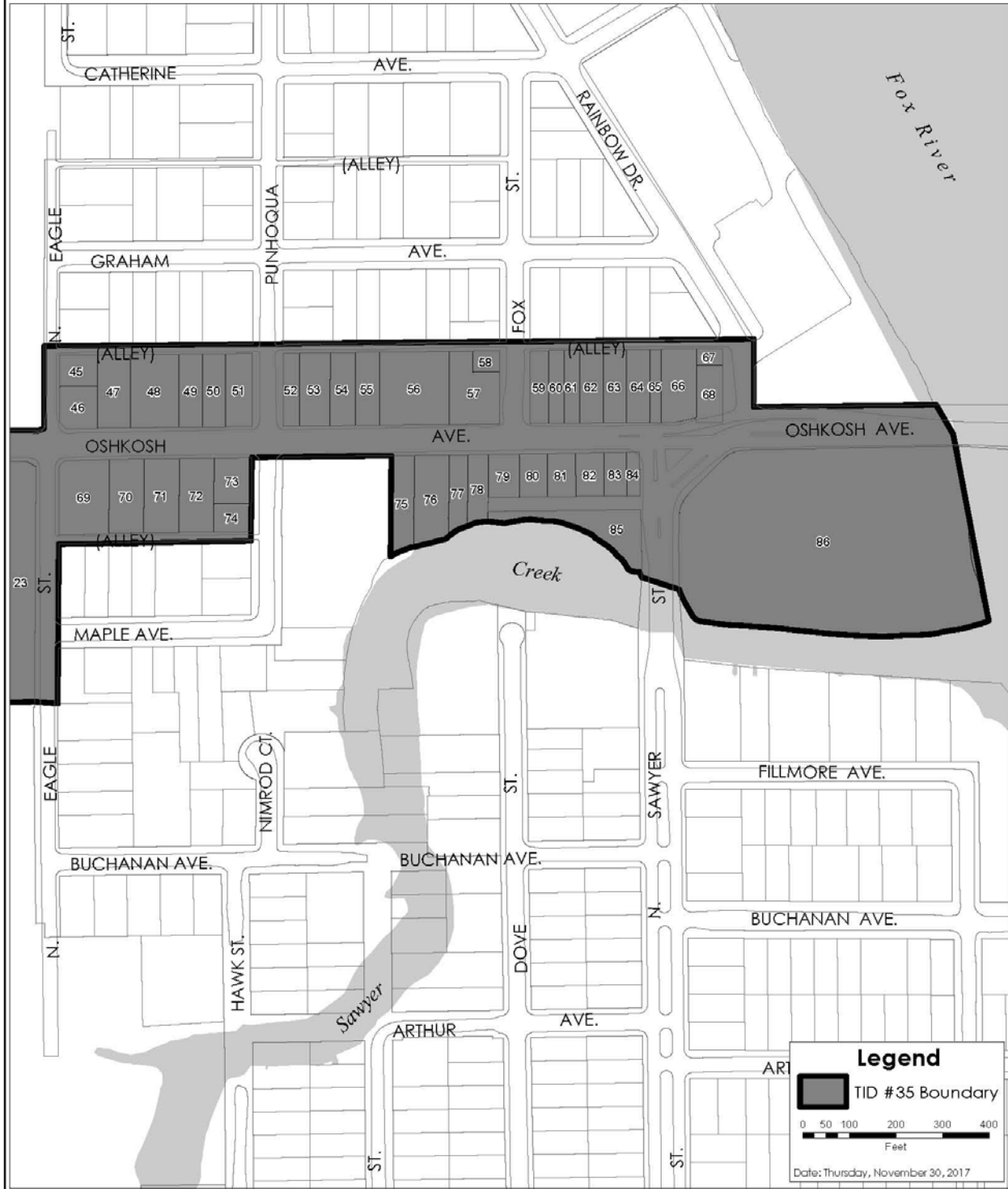


Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Parcel Identification Map 1

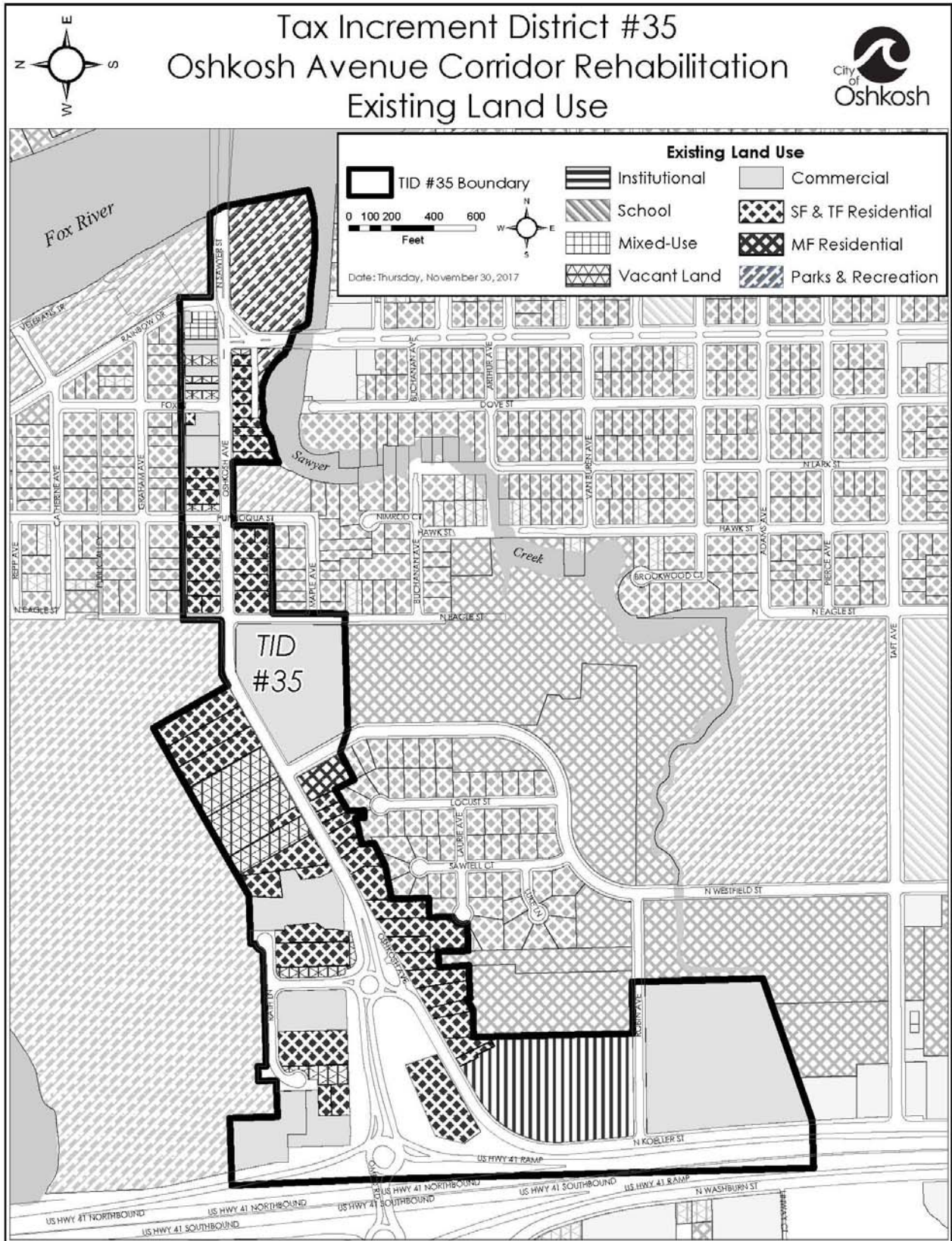


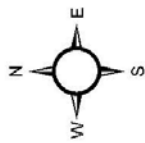


Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Parcel Identification Map 2

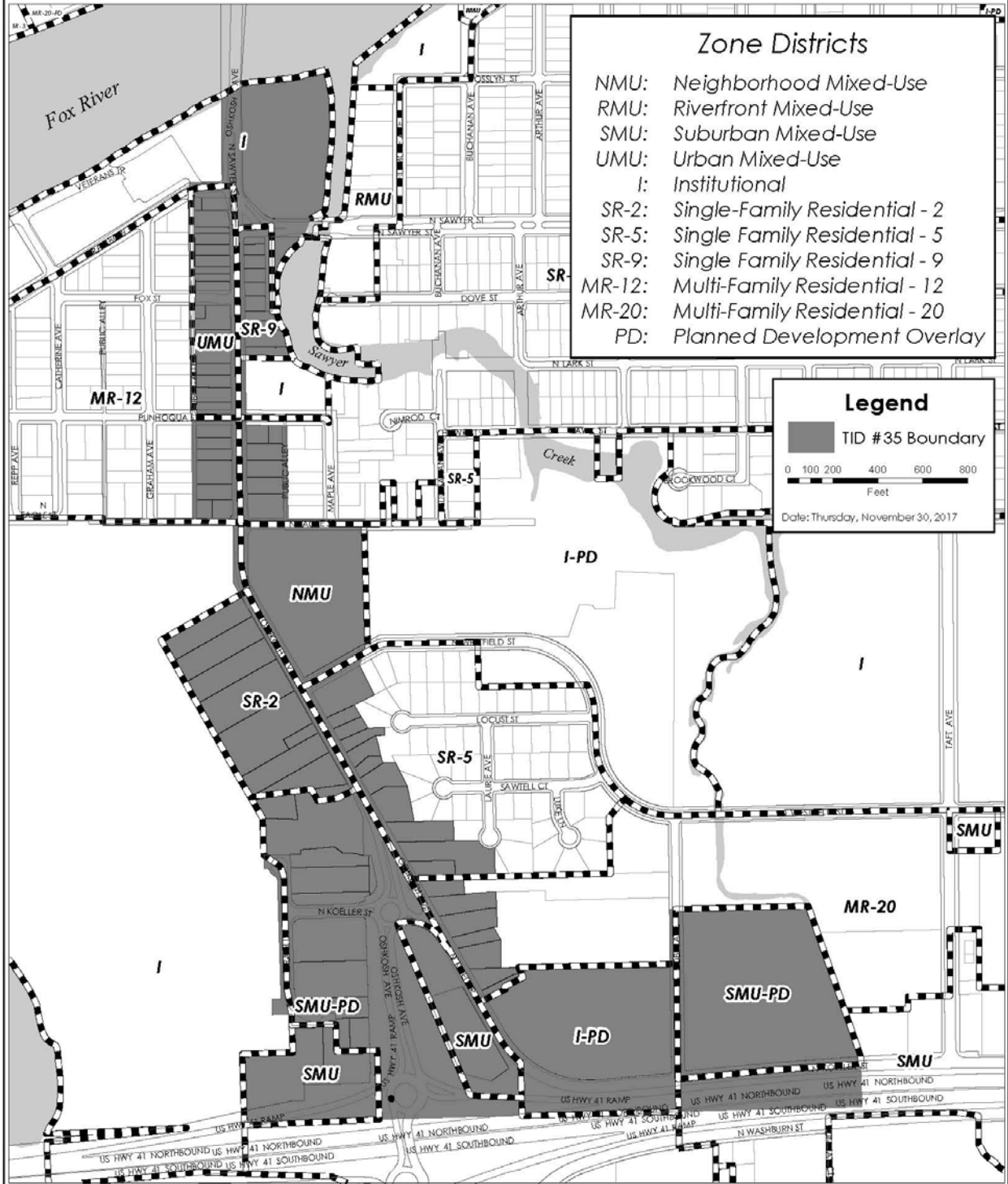


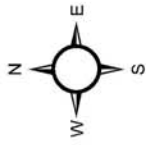
SECTION 4: Maps Showing Existing Uses and Conditions



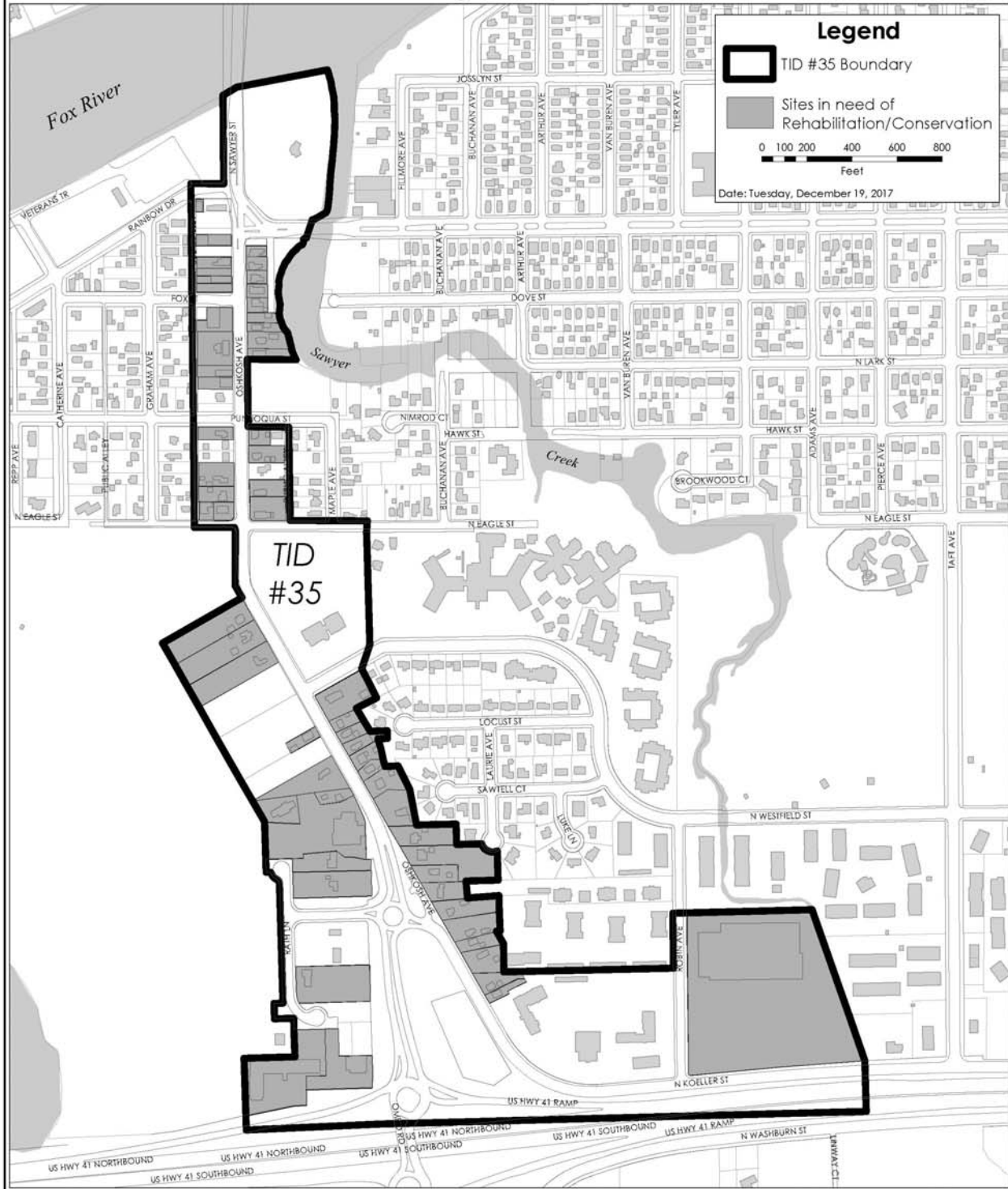


Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Existing Zoning





Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Existing Conditions



SECTION 5: Preliminary Parcel List and Analysis

City of Oshkosh, WI												
Tax Increment District # 35				Parcels 1 - 50								
Base Property Information												
Property Information				Assessment Information			Equalized Value			District Classification		
Map Ref #	Parcel Number	Street Address	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	In Need of Conservation or Rehabilitation	
1	1610980000	1886 RATH LN	1.971	343,900	3,550,800	3,894,700	98.14%	350,418	3,618,097	3,968,514	1.971	
2	1610970000	1930 RATH LN	0.969	169,000	657,600	826,600	98.14%	172,203	670,063	842,266	0.969	
3	1610900000	0 RATH LN	0.203	14,800	12,000	26,800	98.14%	15,080	12,227	27,308		
4	1610940000	0 OSHKOSH AVE	0.294	15,000	10,800	25,800	98.14%	15,284	11,005	26,289		
5	1610870900	0 OMRO RD	0.458	24,700	0	24,700	98.14%	25,168	0	25,168		
6	1610870800	1874 OSHKOSH AVE	1.192	39,600	93,900	133,500	98.14%	40,351	95,680	136,030	1.192	
7	1610870600	1870 OSHKOSH AVE	1.434	196,700	403,100	599,800	98.14%	200,428	410,740	611,168		
8	1610870401	0 OSHKOSH AVE	0.387	19,200	0	19,200	98.14%	19,564	0	19,564		
9	1610870301	1844 OSHKOSH AVE	0.912	32,000	78,900	110,900	98.14%	32,606	80,395	113,002	0.912	
10	1610870201	1820 OSHKOSH AVE	0.564	25,300	108,300	133,600	98.14%	25,779	110,353	136,132	0.564	
11	1610870500	0 OSHKOSH AVE	0.091	0	0	0	98.14%	0	0	0		
12	1610870000	1810 OSHKOSH AVE	2.187	261,500	599,700	861,200	98.14%	266,456	611,066	877,522	2.187	
13	1608560100	1750 OSHKOSH AVE	0.492	32,600	112,900	145,500	98.14%	33,218	115,040	148,258	0.492	
14	1608560000	1746 OSHKOSH AVE	0.200	14,600	57,000	71,600	98.14%	14,877	58,080	72,957	0.200	
15	1608550000	1732 OSHKOSH AVE	0.750	38,500	50,600	89,100	98.14%	39,230	51,559	90,789	0.750	
16	1608540000	0 OSHKOSH AVE	0.995	33,200	0	33,200	98.14%	33,829	0	33,829		
17	1608530000	1714 OSHKOSH AVE	0.172	13,600	65,200	78,800	98.14%	13,858	66,436	80,293	0.172	
18	1608520000	0 OSHKOSH AVE	1.830	49,200	0	49,200	98.14%	50,132	0	50,132		
19	1608510000	0 OSHKOSH AVE	1.506	40,100	0	40,100	98.14%	40,860	0	40,860		
20	1608500000	1634 OSHKOSH AVE	1.004	33,400	82,400	115,800	98.14%	34,033	83,962	117,995	1.004	
21	1608490000	1620 OSHKOSH AVE	1.004	33,400	86,200	119,600	98.14%	34,033	87,834	121,867	1.004	
22	1608480000	1610 OSHKOSH AVE	1.004	33,400	78,100	111,500	98.14%	34,033	79,580	113,613	1.004	
23	1608600000	1260 N WESTFIELD ST	6.335	0	0	0	98.14%	0	0	0		
24	1611800000	1705 OSHKOSH AVE	0.751	29,500	140,200	169,700	98.14%	30,059	142,857	172,916	0.751	
25	1608610100	1719 OSHKOSH AVE	0.193	14,500	58,500	73,000	98.14%	14,775	59,609	74,384	0.193	
26	1608620000	1725 OSHKOSH AVE	0.193	14,500	64,700	79,200	98.14%	14,775	65,926	80,701	0.193	
27	1608590000	1731 OSHKOSH AVE	0.219	15,300	49,900	65,200	98.14%	15,590	50,846	66,436	0.219	
28	1608590100	1735 OSHKOSH AVE	0.236	16,000	80,000	96,000	98.14%	16,303	81,516	97,819	0.236	
29	1608580200	1743 OSHKOSH AVE	0.152	11,900	81,200	93,100	98.14%	12,126	82,739	94,864	0.152	
30	1608580000	1803 OSHKOSH AVE	0.407	22,700	65,200	87,900	98.14%	23,130	66,436	89,566	0.407	
31	1612590000	1811 OSHKOSH AVE	0.528	27,500	81,800	109,300	98.14%	28,021	83,350	111,372	0.528	
32	1611700000	1815 OSHKOSH AVE	0.570	25,500	98,600	124,100	98.14%	25,983	100,469	126,452	0.570	
33	1611690000	1817 OSHKOSH AVE	1.080	36,900	76,300	113,200	98.14%	37,599	77,746	115,345	1.080	
34	1611680000	1823 OSHKOSH AVE	0.329	19,700	66,200	85,900	98.14%	20,073	67,455	87,528	0.329	
35	1611670000	1845 OSHKOSH AVE	0.340	20,100	109,200	129,300	98.14%	20,481	111,270	131,751	0.340	
36	1611660000	1849 OSHKOSH AVE	0.503	26,500	63,600	90,100	98.14%	27,002	64,805	91,808	0.503	
37	1611650000	1194 N KOELLER ST	0.504	26,500	80,900	107,400	98.14%	27,002	82,433	109,436	0.504	
38	1611640000	1184 N KOELLER ST	0.256	16,800	72,600	89,400	98.14%	17,118	73,976	91,094	0.256	
39	1611630000	1178 N KOELLER ST	0.425	23,500	90,300	113,800	98.14%	23,945	92,011	115,957	0.425	
40	1611620100	1170 N KOELLER ST	0.295	18,300	90,300	108,600	98.14%	18,647	92,011	110,658	0.295	
41	1611620000	1164 N KOELLER ST	0.152	11,900	60,400	72,300	98.14%	12,126	61,545	73,670	0.152	
42	1611550000	0 OSHKOSH AVE	1.716	52,900	0	52,900	98.14%	53,903	0	53,903		
43	1611590000	1062 N KOELLER ST	7.790	0	0	0	98.14%	0	0	0	7.790	
44	1608700101	900 N KOELLER ST	10.760	1,146,300	802,100	1,948,400	98.14%	1,168,025	817,302	1,985,327	10.760	
45	1600550000	1412 N EAGLE ST	0.126	14,500	86,700	101,200	98.14%	14,775	88,343	103,118	0.126	
46	1600540000	1536 OSHKOSH AVE	0.168	10,700	67,500	78,200	98.14%	10,903	68,779	79,682	0.168	
47	1600530000	1530 OSHKOSH AVE	0.252	16,600	75,200	91,800	98.14%	16,915	76,625	93,540	0.252	
48	1600520000	1522 OSHKOSH AVE	0.378	21,500	38,400	59,900	98.14%	21,907	39,128	61,035	0.378	
49	1600510200	1512 OSHKOSH AVE	0.180	13,900	86,700	100,600	98.14%	14,163	88,343	102,507		
50	1600510100	1508 OSHKOSH AVE	0.180	13,900	86,700	100,600	98.14%	14,163	88,343	102,507		

City of Oshkosh, WI

Base Property Information

Parcels 51 - 86

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification
Map Ref #	Parcel Number	Street Address	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	In Need of Conservation or Rehabilitation
51	1600500000	1502 OSHKOSH AVE	0.205	12,100	48,700	60,800	98.14%	12,329	49,623	61,952	0.205
52	1600490000	0 OSHKOSH AVE	0.126	1,000	0	1,000	98.14%	1,019	0	1,019	
53	1600480000	1414 OSHKOSH AVE	0.237	16,000	101,700	117,700	98.14%	16,303	103,627	119,931	
54	1600470000	1406 OSHKOSH AVE	0.196	14,400	73,400	87,800	98.14%	14,673	74,791	89,464	0.196
55	1600460000	1402 OSHKOSH AVE	0.187	28,200	37,300	65,500	98.14%	28,734	38,007	66,741	0.187
56	1600430000	1320 OSHKOSH AVE	0.541	81,200	98,400	179,600	98.14%	82,739	100,265	183,004	0.541
57	1600420000	1306 OSHKOSH AVE	0.327	57,000	217,800	274,800	98.14%	58,080	221,928	280,008	0.327
58	1600410000	0 FOX ST	0.059	4,400	0	4,400	98.14%	4,483	0	4,483	
59	1600390000	0 OSHKOSH AVE	0.144	21,700	0	21,700	98.14%	22,111	0	22,111	0.144
60	1600380000	1236 OSHKOSH AVE	0.121	18,100	9,900	28,000	98.14%	18,443	10,088	28,531	0.121
61	1600370000	0 OSHKOSH AVE	0.121	18,100	0	18,100	98.14%	18,443	0	18,443	0.121
62	1600360000	1226 OSHKOSH AVE	0.180	27,100	103,500	130,600	98.14%	27,614	105,462	133,075	0.180
63	1610980000	0 OSHKOSH AVE	0.180	0	0	0	98.14%	0	0	0	
64	1610970000	1218 OSHKOSH AVE	0.180	0	0	0	98.14%	0	0	0	
65	1610900000	1212 OSHKOSH AVE	0.090	0	0	0	98.14%	0	0	0	
66	1610940000	1208 OSHKOSH AVE	0.266	0	0	0	98.14%	0	0	0	
67	1610870900	1415 RAINBOW DR	0.046	6,000	28,900	34,900	98.14%	6,114	29,448	35,561	
68	1610870800	1202 OSHKOSH AVE	0.160	29,600	90,000	119,600	98.14%	30,161	91,706	121,867	
69	1610870600	1539 OSHKOSH AVE	0.421	18,900	57,700	76,600	98.14%	19,258	58,794	78,052	0.421
70	1610870401	1529 OSHKOSH AVE	0.270	17,300	61,200	78,500	98.14%	17,628	62,360	79,988	0.270
71	1610870301	1519 OSHKOSH AVE	0.270	17,300	122,700	140,000	98.14%	17,628	125,025	142,653	
72	1610870201	1513 OSHKOSH AVE	0.270	17,300	51,700	69,000	98.14%	17,628	52,680	70,308	0.270
73	1610870500	1503 OSHKOSH AVE	0.183	11,800	61,800	73,600	98.14%	12,024	62,971	74,995	0.183
74	1610870000	1321 PUNHOQUA ST	0.113	13,000	97,800	110,800	98.14%	13,246	99,654	112,900	
75	1608560100	1325 OSHKOSH AVE	0.257	26,200	148,100	174,300	98.14%	26,697	150,907	177,603	0.257
76	1608560000	1319 OSHKOSH AVE	0.329	31,900	109,300	141,200	98.14%	32,505	111,372	143,876	0.329
77	1608550000	1313 OSHKOSH AVE	0.147	17,700	92,300	110,000	98.14%	18,035	94,049	112,085	0.147
78	1608540000	1309 OSHKOSH AVE	0.152	18,900	69,400	88,300	98.14%	19,258	70,715	89,974	0.152
79	1608530000	1301 OSHKOSH AVE	0.137	13,700	55,800	69,500	98.14%	13,960	56,858	70,817	0.137
80	1608520000	1221 OSHKOSH AVE	0.127	13,100	110,900	124,000	98.14%	13,348	113,002	126,350	0.127
81	1608510000	1217 OSHKOSH AVE	0.127	13,100	49,700	62,800	98.14%	13,348	50,642	63,990	0.127
82	1608500000	1211 OSHKOSH AVE	0.127	13,100	48,200	61,300	98.14%	13,348	49,114	62,462	0.127
83	1608490000	1203 OSHKOSH AVE	0.101	10,200	68,500	78,700	98.14%	10,393	69,798	80,192	0.101
84	1608480000	0 OSHKOSH AVE	0.059	0	0	0	98.14%	0	0	0	
85	1608600000	0 N SAWYER ST	0.330	0	0	0	98.14%	0	0	0	
86	1611800000	1300 N SAWYER ST	4.140	0	0	0					
			65.558	3,720,000	10,735,400	14,455,400		3,790,503	10,938,863		43.6953 66.65%
										14,729,366	

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stats. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$292,049,166. This value is less than the maximum of \$471,813,384 in equalized value that is permitted for the City of Oshkosh. The City therefore expects to be in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Oshkosh, WI			
Tax Increment District # 35			
Valuation Test Compliance Calculation			
District Creation Date	1/23/2018		
	Valuation Data Currently Available 2017	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	3,931,778,200		3,931,778,200
12% Test	471,813,384		471,813,384
Increment of Existing TIDs	277,319,800		277,319,800
Total Existing Increment	277,319,800		277,319,800
Projected Base of New District	14,729,366	0.00%	14,729,366
Total Value Subject to 12% Test	292,049,166		292,049,166
Compliance	PASS		PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all 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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible projects that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 8 of this Plan along with the Detailed List of Project Costs found in Section 9 provide additional information as to the kind, number and location of potential Project Costs.

Right-of-Way and Easement Acquisition

Acquisition of Rights-of-Way

The City will need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City will need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

Acquisition of rights of way or easements necessary for extension of streets may require payment of relocation costs. Should relocation costs apply, these expenses are eligible Project Costs and may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving the District. To allow development to occur, the City will need to construct, alter, rebuild or expand sanitary sewer infrastructure within and outside of the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

There are inadequate water distribution facilities serving the District. To allow development to occur, the City will need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

To manage stormwater runoff, the City will need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that

the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, or installation of new poles or towers. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Burying Overhead Lines

To attract and promote and support redevelopment and rehabilitation of sites within the district and consistent with the objectives of this Plan, the City may undertake the burial or movement of overhead utilities (i.e. phone, cable, electric, etc.) currently located within the project area or within ½ mile of the project area. Undergrounding may include upgrading of existing services in the project area or within ½ mile of the project area to accommodate the new service. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct or reconstruct streets, highways, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping. Costs incurred by the City for street improvements are eligible Project Costs.

Streetscaping and Landscaping

To attract and promote redevelopment and rehabilitation of existing sites within the district consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, tree rings, trash receptacles and similar items; and installation of decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Redevelopment Authority (RDA) Activities

Contribution to Redevelopment Authority

As provided for in Wis. Stats. § 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Façade/Building/Site Improvement Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible residential and commercial property owners in the District where modernization of older buildings and sites present significant challenges and costs. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area or correct safety deficiencies. Eligible costs may include but are not limited to new exterior paint or siding, roofing, awnings, windows, masonry work, plumbing, electrical, and structural improvements that improve a building's market value. This program may also assist property owners in the neighborhoods within or immediately joining the District to make external and internal repairs and improvements to their properties in order to maintain the safety, health, and livability of the neighborhood and district. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following Project Cost expenditures outside the District as identified on the Proposed Improvements Map included in Section 8 of this Plan:

- Construction of trails currently undetermined as to specific location that would connect properties in the District and within ½ mile of the District to the Riverfront trail.
- Extensions of N. Sawyer Street, N. Westfield Street, N. Koeller Street and Rath Lane, portions of which will lie outside of the District's boundaries.
- Construction of a regional stormwater pond.
- Relocation or burying of overhead lines (i.e. phone, electric, cable, etc.).
- Loans or grants for façade, building and site improvements.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

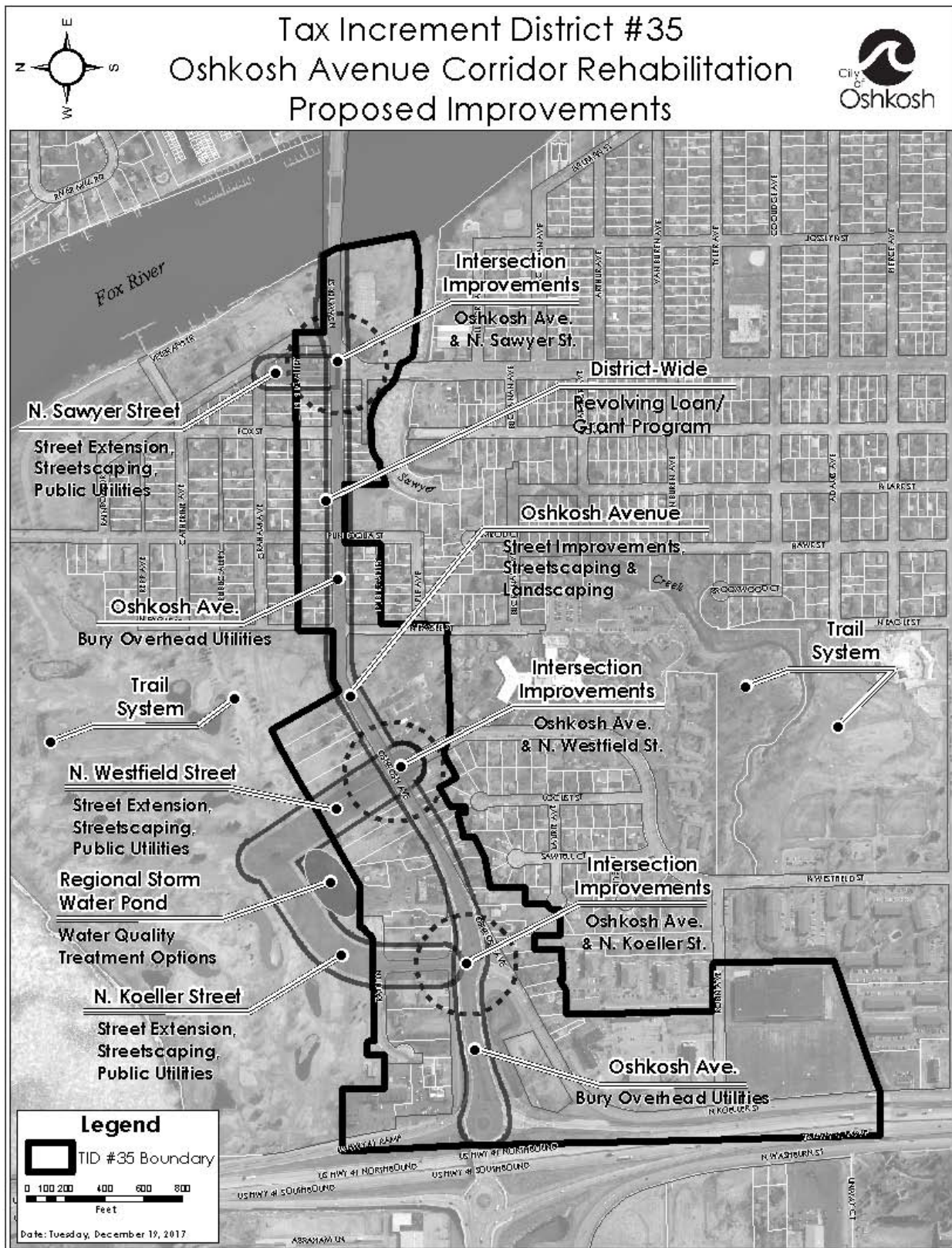
Administrative Costs

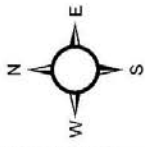
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

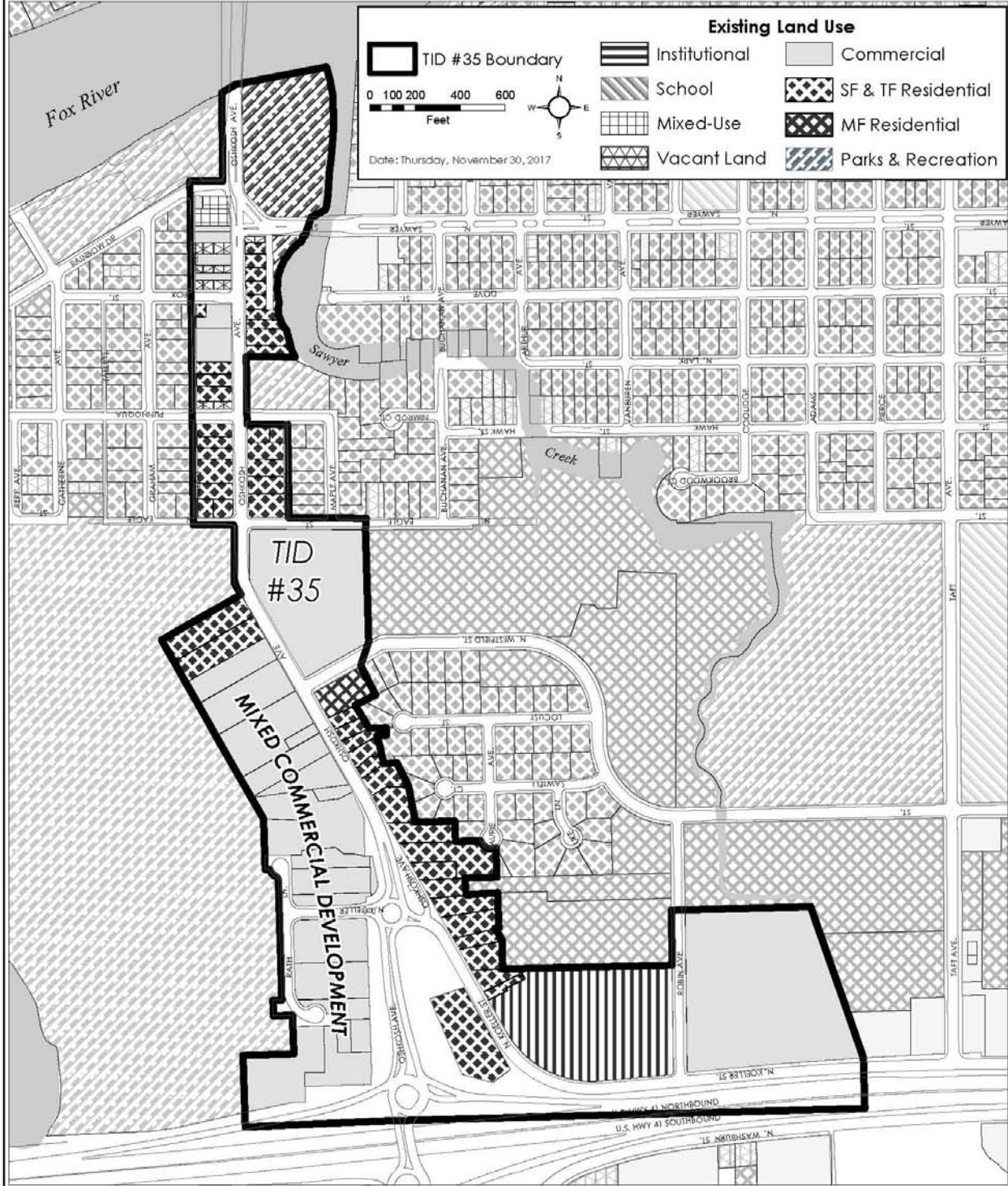
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 8: Map Showing Proposed Improvements and Uses





Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Proposed Land Use



SECTION 9: Detailed List of Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 7 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project Cost Estimates

City of Oshkosh, WI			
Tax Increment District # 35			
Estimated Project List			
Project ID	Project Name/Type	Funding Period	Total Cost
1	N. Westfield St. Extension & Intersection Improvements	2018	\$ 848,292
2	Koeller St. Extension & Intersection Improvements	2018	\$ 391,420
3	Storm Sewer for Koeller, Westfield and Outfall	2018	\$ 776,000
4	Storm Sewer Relay For Rath	2018	\$ 147,000
5	Storm Sewer Relay Within Former Golf Course	2018	\$ 187,000
6	2.7 Acre Regional Water Quantity and Quality Detention Facility	2018	\$ 1,138,000
7	Traffic Impact Analysis	2018	\$ 25,000
8	Streetscaping & Landscaping	2018	\$ 100,000
9	Environmental Contingency	2018	\$ 351,900
10	Sawyer Street Intersection Improvements & Extension	2026	\$ 5,797,300
11	5% Contingency on Project ID Lines 1 - 10	2018 & 2026	\$ 488,100
12	Revolving Loan & Grant Program	2021-2039	\$ 1,567,371
13	Administrative Cost	2032-2039	\$ 436,753
Subtotal Project Costs			\$12,254,136
Less Cash on Hand ²			
Sewer Enterprise Fund			\$ (348,700)
Total Project Costs Net of Cash on Hand			\$11,905,436
Paid From Future Tax Increments			\$ (3,279,124)
Balance to be Financed			\$ 8,626,312

Notes:
¹Cost estimates for public infrastructure line items provided by City staff. Development incentives per draft development agreement.
²Cash on hand is unspent proceeds from prior year borrowings as a result of lower bid prices and deferred projects.

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

For purposes of the Plan, it is assumed that the redevelopment expected to occur as part of the Project will result in the creation of \$28.5 million in incremental value by January 1, 2021. The redevelopment projects, assumed valuations and timing are included in **Table 1**. Assuming the \$28.5 million valuation as a constant, and the City's current equalized TID Interim tax rate of \$26.30 per thousand of equalized value, the Project would generate \$19,202,307 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of Oshkosh, WI										
Tax Increment District # 35										
Development Assumptions										
Construction Year	Actual	Hotel	Convenience Store	Office Building	Restaurant	Branch Bank	Tenant Bldgs. (2)	Annual Total	Construction Year	
1	2018							0	2018	1
2	2019	14,000,000	3,500,000					17,500,000	2019	2
3	2020			3,500,000	2,500,000	2,000,000	3,000,000	11,000,000	2020	3
4	2021							0	2021	4
5	2022							0	2022	5
6	2023							0	2023	6
7	2024							0	2024	7
8	2025							0	2025	8
9	2026							0	2026	9
10	2027							0	2027	10
11	2028							0	2028	11
12	2029							0	2029	12
13	2030							0	2030	13
14	2031							0	2031	14
15	2032							0	2032	15
16	2033							0	2033	16
17	2034							0	2034	17
18	2035							0	2035	18
19	2036							0	2036	19
20	2037							0	2037	20
21	2038							0	2038	21
22	2039							0	2039	22
23	2040							0	2040	23
24	2041							0	2041	24
25	2042							0	2042	25
26	2043							0	2043	26
27	2044							0	2044	27
Totals	0	14,000,000	3,500,000	3,500,000	2,500,000	2,000,000	3,000,000	28,500,000		

Notes:
¹Projected valuations per discussion with City staff 12-11-2017.

Table 1 – Development Assumptions

City of Oshkosh, WI

Tax Increment District # 35

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	14,729,366	
District Creation Date	January 23, 2018	Appreciation Factor	0.00%	<input checked="" type="checkbox"/> Apply to Base Value
Valuation Date	Jan 1, 2018	Base Tax Rate	\$26.30	
Max Life (Years)	27	Rate Adjustment Factor		
Expenditure Period/Termination	22 1/23/2040	Tax Exempt Discount Rate	4.00%	
Revenue Periods/Final Year	27 2046	Taxable Discount Rate	5.50%	
Extension Eligibility/Years	Yes 3			
Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	Tax Exempt	Taxable NPV
								NPV Calculation	Calculation
1	2018	0	2019	0	0	2020	\$26.30	0	0
2	2019	17,500,000	2020	0	17,500,000	2021	\$26.30	393,491	371,586
3	2020	11,000,000	2021	0	28,500,000	2022	\$26.30	1,009,673	945,191
4	2021	0	2022	0	28,500,000	2023	\$26.30	1,602,155	1,488,892
5	2022	0	2023	0	28,500,000	2024	\$26.30	2,171,850	2,004,249
6	2023	0	2024	0	28,500,000	2025	\$26.30	2,719,633	2,492,740
7	2024	0	2025	0	28,500,000	2026	\$26.30	3,246,348	2,955,763
8	2025	0	2026	0	28,500,000	2027	\$26.30	3,752,804	3,394,648
9	2026	0	2027	0	28,500,000	2028	\$26.30	4,239,781	3,810,653
10	2027	0	2028	0	28,500,000	2029	\$26.30	4,708,029	4,204,971
11	2028	0	2029	0	28,500,000	2030	\$26.30	5,158,266	4,578,731
12	2029	0	2030	0	28,500,000	2031	\$26.30	5,591,187	4,933,006
13	2030	0	2031	0	28,500,000	2032	\$26.30	6,007,458	5,268,813
14	2031	0	2032	0	28,500,000	2033	\$26.30	6,407,718	5,587,112
15	2032	0	2033	0	28,500,000	2034	\$26.30	6,792,583	5,888,818
16	2033	0	2034	0	28,500,000	2035	\$26.30	7,162,645	6,174,795
17	2034	0	2035	0	28,500,000	2036	\$26.30	7,518,475	6,445,863
18	2035	0	2036	0	28,500,000	2037	\$26.30	7,860,619	6,702,800
19	2036	0	2037	0	28,500,000	2038	\$26.30	8,189,603	6,946,342
20	2037	0	2038	0	28,500,000	2039	\$26.30	8,505,934	7,177,187
21	2038	0	2039	0	28,500,000	2040	\$26.30	8,810,999	7,395,998
22	2039	0	2040	0	28,500,000	2041	\$26.30	9,102,565	7,603,402
23	2040	0	2041	0	28,500,000	2042	\$26.30	9,383,782	7,799,993
24	2041	0	2042	0	28,500,000	2043	\$26.30	9,654,183	7,986,335
25	2042	0	2043	0	28,500,000	2044	\$26.30	9,914,184	8,162,963
26	2043	0	2044	0	28,500,000	2045	\$26.30	10,164,185	8,330,383
27	2044	0	2045	0	28,500,000	2046	\$26.30	10,404,571	8,489,074
Totals		28,500,000		0		Future Value of Increment	19,202,307		

Notes:
¹Tax rate shown is actual TID Interim Rate for the 2017/18 levy per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately \$12.25 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$10.25 million in funding for public infrastructure including: street improvements; water and sanitary sewer system improvements; storm water management improvements; environmental contingency; streetscaping and landscaping; and a traffic impact analysis. Public infrastructure identified in the Plan is expected to be installed in 2018, except for the Sawyer Street extension which is projected to be constructed in 2026 based on cash flow. Remaining costs include: \$1.6 million to cash fund a loan and grant program for rehabilitation projects and \$436,000 for administrative costs to be incurred over the life of the District.

Administrative costs and funding for the loan and grant program will be paid from tax increments as they are realized over the life of the District. Projections also indicate that the District will accumulate sufficient fund balance to cash fund approximately \$1,275,000 of the Sawyer Street intersection improvements and extension when that project is undertaken in 2026. Advances from other funds will also pay for approximately \$348,700 of that project, with the advance to be recovered with interest at a later point. All other Project Costs will be debt financed as identified in **Table 3**.

City of Oshkosh, WI							
Tax Increment District # 35							
Estimated Financing Plan							
	G.O. Bonds 2018	Stormwater Rev Bonds 2018	G.O. Bonds 2026	Water Rev Bonds 2026	Sewer Rev Bonds 2026	Stormwater Rev Bonds 2026	Totals
Projects							
N. Westfield St. Extension & Intersection Improvements	848,292						848,292
Koeller St. Extension & Intersection Improvements	391,420						391,420
Storm Sewer for Koeller, Westfield and Outfall		776,000					776,000
Storm Sewer Relay For Rath		147,000					147,000
Storm Sewer Relay Within Former Golf Course		187,000					187,000
2.7 Acre Regional Water Quantity and Quality Detention Facility		1,138,000					1,138,000
Traffic Impact Analysis	25,000						25,000
Streetscaping & Landscaping	100,000						100,000
Environmental Contingency	64,887	34,462	171,713	51,400	19,000	10,439	351,900
Sawyer Street Intersection Improvements & Extension			3,898,400	846,500	313,100	739,300	5,797,300
5% Contingency	71,480	114,123	203,506	44,895	16,600	37,496	488,100
Less Cash On Hand					(348,700)		(348,700)
Less Future Tax Increments Applied (Reduce Borrowing Required)				(487,766)		(787,234)	(1,275,000)
Total Project Funds	1,501,079	2,396,585	4,273,619	455,029	0	0	8,626,312
Estimated Finance Related Expenses							
Allocated Municipal Advisor, Bond Counsel & Rating ¹	16,400	29,550	43,400	5,200			
Underwriter Discount @ 1.25% of Par Amount	20,500	36,938	43,400	5,200			
Debt Service Reserve @ 10% of Par Amount	0	295,500	0	52,000			
Capitalized Interest	105,727	206,081	0	0			
Total Financing Required	1,643,706	2,964,653	4,360,419	517,429			
Interest Earnings on Temporary Investment of Funds ²	(7,505)	(11,983)	(21,368)	(2,275)			
Rounding	3,800	2,330	949	4,846			
Net Issue Size	1,640,000	2,955,000	4,340,000	520,000			9,455,000
Notes:							
¹ The City would expect to issue debt financing required to pay Project Costs as part of its annual capital improvements plan borrowings. For planning purposes, it is assumed that allocated issuance expenses would be equal to 1% of the par amount of bonds issued.							
² Reflects interest earnings on borrowed funds during spend down period. Assumes 1% investment yield for six months.							

Table 3 – Financing Plan

Based on assumed debt service schedules as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project related debt. The projected early closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Oshkosh, WI Tax Increment District # 35 Cash Flow Projection																
Year	Projected Revenues				Expenditures					Balances						
	Tax Increments	Advances From Other Funds ¹	Debt Proceeds ²	Interest Earnings ³	Total Revenues	Estimated Debt Service ⁴ 2018 Debt	Repayment of Advances ⁵	Finance Related Expenses	Infrastructure & Related Project Costs	Revolving Loan & Grant Program	Admin.	Total Expenditures	Annual	Cumulative	Debt Principal Outstanding	Year
2018			4,299,500	19,488	4,318,988	179,738		103,388	3,897,663			4,001,051	317,937	317,937	4,595,000	2018
2019				0	0	132,070						179,738	(179,738)	138,199	4,595,000	2019
2020		0		0	0	340,932					5,000	137,070	(137,070)	1,129	4,595,000	2020
2021	460,329				460,329	342,380				50,000	15,000	405,932	54,397	55,527	4,385,000	2021
2022	749,679				749,679	343,642				325,000	15,450	682,830	66,850	122,376	4,170,000	2022
2023	749,679				749,679	344,550				325,000	15,914	684,556	65,124	187,500	3,950,000	2023
2024	749,679				749,679	344,550				16,391	16,391	360,941	388,738	576,238	3,725,000	2024
2025	749,679				749,679	340,156				16,883	16,883	357,039	392,640	968,879	3,500,000	2025
2026	749,679	348,700		23,643	5,930,022	345,486		97,200	6,352,348	36,528	17,389	6,848,901	(918,879)	50,000	8,125,000	2026
2027	749,679				749,679	345,235				1,870	17,911	749,679	0	50,000	7,760,000	2027
2028	749,679				749,679	339,646				10,296	18,448	749,679	0	50,000	7,325,000	2028
2029	749,679				749,679	343,221				6,487	19,002	749,679	0	50,000	6,875,000	2029
2030	749,679				749,679	340,515				9,178	19,572	749,679	0	50,000	6,415,000	2030
2031	749,679				749,679	342,341				7,565	20,159	749,679	0	50,000	5,940,000	2031
2032	749,679				749,679	343,276				7,176	20,764	749,679	0	50,000	5,450,000	2032
2033	749,679				749,679	343,863				7,500	21,386	749,679	0	50,000	4,945,000	2033
2034	749,679				749,679	343,919				3,750	22,028	749,679	0	50,000	4,420,000	2034
2035	749,679				749,679	343,538				1,097	22,689	749,679	0	50,000	3,875,000	2035
2036	749,679				749,679	342,510				4,595	23,370	749,679	0	50,000	3,315,000	2036
2037	749,679				749,679	341,106				4,154	24,071	749,679	0	50,000	2,735,000	2037
2038	749,679		295,500		1,045,179	219,031				421,607	24,793	1,045,179	0	50,000	2,255,000	2038
2039	749,679				749,679	378,575				345,568	25,536	749,679	0	50,000	1,980,000	2039
2040	749,679				749,679	381,158	300,000				5,000	686,158	63,522	113,522	1,690,000	2040
2041	749,679				749,679	378,163	234,263				5,000	617,426	132,254	245,776	1,390,000	2041
2042	749,679				749,679	379,438					5,000	384,438	365,242	611,017	1,075,000	2042
2043	749,679				749,679	379,893					5,000	384,893	364,787	975,804	745,000	2043
2044	749,679				749,679	379,460					5,000	384,460	365,219	1,341,023	400,000	2044
2045	749,679				749,679	378,313					5,000	383,313	366,367	1,707,390	40,000	2045
2046	749,679		52,000		801,679	41,000					25,000	66,000	735,679	2,443,069	0	2046
Total	19,202,307	348,700	9,455,000	43,132	29,049,139	6,357,103	534,263	200,588	10,250,012	1,567,371	436,753	26,606,070				Total

Notes:
¹As identified in this Plan, City funds on hand will be used to fund a portion of the District's Project Costs. To recover some of the funds on hand applied, the City expects to record an advance to the District to be repaid during the District's life.
²Figures shown through 2026 exclude debt service reserve amounts financed for revenue bond issuances. These funds are applied in 2038 and 2046 to offset a portion of the final debt service payment.
³Reflects interest earnings on borrowed funds during spend down period. Assumes 1% investment yield for six months.
⁴Estimated debt service based on November 14, 2017 City of Wausau (Moody's Aaa) water revenue bond sale yields adjusted to reflect non-BQ scales. For planning purposes, 0.25% added to rates for 2018 issues, and 1.50% for 2026 issues.
⁵Assumes 3% simple interest accrual on advances.

Projected District Closure Year

Table 4 - Cash Flow

SECTION 11: Annexed Property

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

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

In areas of the District where redevelopment is expected to occur, the City expects to change the zoning to Corporate Business Park with Planned Development Overlay (CBP-PD), or other appropriate zoning based on the specific redevelopment proposed. The City expects to maintain the existing zoning in other areas of the District.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Oshkosh Ordinances

The proposed Plan is in general conformance with the City of Oshkosh's Comprehensive Plan identifying the area as appropriate for commercial, residential and institutional uses. All development within the District will be required to conform to the State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes, thus, no changes to the existing regulations are proposed or needed.

SECTION 15: Relocation

Implementation of this Plan is not expected to require relocation of individuals or business operations except as may be related to acquisition of rights-of-way needed for extension of streets. If relocation were to become necessary, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 16: Orderly Development of the City of Oshkosh

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City of Oshkosh by redeveloping and rehabilitating existing uses along Oshkosh Avenue: a gateway corridor providing access to the central City from the interstate. These activities will add to the tax base, retain and provide for employment opportunities, and will generate positive secondary impacts in the community such as providing infrastructure needed to allow for construction of Oshkosh Corporation's new global headquarters in Tax Incremental District No. 34 to be created concurrently with the District.

SECTION 17: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Oshkosh Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

See next page.



City Attorney's Office
Phone: (920) 236-5115
Fax: (920) 236-5106
<http://www.ci.oshkosh.wi.us>

December 27, 2017


Darryn Burich
Director of Planning Services
City of Oshkosh
215 Church Avenue
Oshkosh, WI 54903-1130

Dear Mr. Burich:

I reviewed the project plan for, City of Oshkosh Tax Increment District #35 Oshkosh Avenue Corridor, pursuant to Section 66.1105(4)(f) of the Wisconsin Statutes. I find that the plan includes a statement listing the kind, number, and location of proposed public improvements within and outside the District. It includes an economic feasibility study, a detailed list of estimated project costs, and a description of the method of financing all estimated project costs, the time when the costs are to be incurred, and a list of estimated non-project costs. The plan contains maps of existing uses and conditions of real property, as well as, proposed improvements and uses. The plan identifies any proposed changes in zoning of the real property in the district, and any proposed changes in the City's master plan, map or other municipal codes required or proposed as part of the district. The plan includes a statement of the proposed method for relocation of any persons to be displaced. The plan further specifies that the district will promote the orderly development within the City, which is consistent with the City's Comprehensive Plan (Master Plan), building codes, and other city ordinances in relation to project elements.

Upon adoption of the project plan by the Plan Commission and their submission to the City Council, all requirements of Section 66.1105(4)(f), Wisconsin Statutes, shall be complete and it is, therefore, my opinion that the project plan attached hereto is complete and complies with Wis. Stat. § 66.1105.

Sincerely,
CITY OF OSHKOSH



Lynn A. Lorensen
City Attorney

LL/tw

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated Portion of Taxes that Owners of Taxable Property in each Taxing Jurisdiction Overlaying District would pay by Jurisdiction ¹							
DOR Form PC-202 Year		2017/18					
Winnebago County		19,253,275				20.03%	
City of Oshkosh		37,861,700				39.39%	
Oshkosh Area School District		35,051,183				36.46%	
Fox Valley Technical College		3,962,683				4.12%	
Total		96,128,841					
Revenue Year	Winnebago County	City of Oshkosh	Oshkosh Area School District	Fox Valley Technical College	Total		Revenue Year
2020	0	0	0	0	0		2020
2021	92,198	181,307	167,849	18,976	460,329		2021
2022	150,150	295,272	273,353	30,904	749,679		2022
2023	150,150	295,272	273,353	30,904	749,679		2023
2024	150,150	295,272	273,353	30,904	749,679		2024
2025	150,150	295,272	273,353	30,904	749,679		2025
2026	150,150	295,272	273,353	30,904	749,679		2026
2027	150,150	295,272	273,353	30,904	749,679		2027
2028	150,150	295,272	273,353	30,904	749,679		2028
2029	150,150	295,272	273,353	30,904	749,679		2029
2030	150,150	295,272	273,353	30,904	749,679		2030
2031	150,150	295,272	273,353	30,904	749,679		2031
2032	150,150	295,272	273,353	30,904	749,679		2032
2033	150,150	295,272	273,353	30,904	749,679		2033
2034	150,150	295,272	273,353	30,904	749,679		2034
2035	150,150	295,272	273,353	30,904	749,679		2035
2036	150,150	295,272	273,353	30,904	749,679		2036
2037	150,150	295,272	273,353	30,904	749,679		2037
2038	150,150	295,272	273,353	30,904	749,679		2038
2039	150,150	295,272	273,353	30,904	749,679		2039
2040	150,150	295,272	273,353	30,904	749,679		2040
2041	150,150	295,272	273,353	30,904	749,679		2041
2042	150,150	295,272	273,353	30,904	749,679		2042
2043	150,150	295,272	273,353	30,904	749,679		2043
2044	150,150	295,272	273,353	30,904	749,679		2044
2045	150,150	295,272	273,353	30,904	749,679		2045
2046	150,150	295,272	273,353	30,904	749,679		2046
Total	3,845,956	7,563,100	7,001,682	791,569	19,202,307		

¹The projection shown above is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

PLAN COMMISSION MINUTES

January 2, 2018

PRESENT: David Borsuk, Ed Bowen, Thomas Fojtik, John Hinz, Steve Cummings, Kathleen Propp, John Kiefer, Robert Vajgrt, Michael Ford

EXCUSED: none

STAFF: Darryn Burich, Planning Director; Mark Lyons, Principal Planner; Steven Wiley, Assistant Planner; Steve Gohde, Assistant Director of Public Works; Todd Taves, Ehlers Associates; Andrea Flanigan, Recording Secretary

Chairperson Fojtik called the meeting to order at 4:00 pm. Roll call was taken and a quorum declared present.

The minutes of December 19, 2017 were approved as presented. (Vajgrt/Ford)

V. PUBLIC HEARING ON PROPOSED CREATION OF TAX INCREMENT FINANCING DISTRICT #35 OSHKOSH AVENUE REDEVELOPMENT; DESIGNATION OF BOUNDARIES AND APPROVAL OF PROJECT PLAN

Tax Incremental District No. 35 (the "TID" or "District") is a proposed district "in need of rehabilitation or conservation" comprising approximately 65.56 acres located along the Oshkosh Avenue corridor general between I-41 on the west and the Fox River on the east. The District is being created to pay the costs of public infrastructure and other costs needed to facilitate redevelopment along this corridor that is expected to occur because of the construction of Oshkosh Corporation's new global headquarters on a portion of the Lakeshore Municipal Golf Course to the immediate north of the District and new private redevelopment along Oshkosh Ave.

The City anticipates making total expenditures of approximately \$12.25 million to undertake projects identified in the Project Plan. Project costs include an estimated \$10.25 million in funding for public infrastructure including; street improvements; water and sanitary sewer system improvements; environmental contingency; streetscaping and landscaping; and a traffic impact analysis. Because the district includes a high percentage of one and two family structures that were built before the Uniform Dwelling Code was adopted in 1980 and are of average grade and condition per the Assessor's Classification, the Project Plan includes costs relative to creating a revolving loan and grant program targeted at improving the appearance, value, and functionality of that housing stock in the corridor that is a gateway into the community. The corridor also contains a number of older commercial structures, especially in the eastern end of the district near the Sawyer Street intersection, of which nearly all have some type of zoning nonconforming condition that would also have access to the revolving loan program.

Mr. Burich presented the item and reviewed the site and surrounding area as well as the land use, zoning classifications and the boundaries of the TID district. He discussed improvements included in the TID project plan, as well as the estimated project costs and method of financing. He stated there is approximately \$1.6 million for a façade/site improvement revolving loan fund (RLF) or grant program budgeted within the TIF to encourage private redevelopment consistent with the objectives of TIF #35 project plan. He reviewed the key economic development assumptions that may take place throughout the district which include, a hotel, office building, restaurant, and bank. The TID is projected to close in 2043, which is four years prior to the maximum life of the TID.

Mr. Bowen inquired about the process for the RLF program and how dollars are allocated to each property in the district.

Mr. Burich responded the program has not been created but it is anticipated the Redevelopment Authority (RDA) will approve the RLF program and approve projects. The goal of the RLF program is to improve values within the district utilizing those funds.

Mr. Bowen thought it would be appropriate to have a joint workshop with the RDA, Plan Commission and Common Council to develop the RLF program and make sure priorities are aligned.

Mr. Fojtik opened the Public Hearing on the proposed Tax Increment Financing District #35 Oshkosh Avenue Redevelopment.

Bob Cruz, 1510 Oshkosh Avenue, stated he is a tenant in the duplex and heard residents could lose their homes due to widening Oshkosh Avenue.

Mr. Gohde stated the traffic impact analysis for Oshkosh Avenue is not complete, but it is not anticipated the City would have to acquire houses.

Dan Jensen, 1319 Oshkosh Avenue, questioned why Abe Rochlin Park was included in the TID but not Rainbow Park.

Mr. Burich responded that the park was included in the TID because of the intersection improvements at Sawyer St. and Oshkosh Avenue. There are no proposed project costs for the park itself.

Lynette Radtke, 1817 Oshkosh Avenue inquired about plans in the area near Robbins Restaurant.

Mr. Burich responded that traffic is expected to increase in this area. If land was needed for road improvements it could be taken from the north side of Oshkosh Avenue.

Mr. Fojtik closed the Public Hearing on the proposed Tax Increment Financing District #35 Oshkosh Avenue Redevelopment.

The Commission discussed if it was appropriate to do a traffic impact analysis across the Oshkosh Avenue Bridge to Algoma Blvd.

Mr. Burich stated a traffic impact analysis may be needed in that area in the future and could be incorporated with the University.

Motion by Vajgrt to approve the proposed creation of Tax Incremental Financing District #35 Oshkosh Avenue Redevelopment; Designation of boundaries and approval of project plan. Seconded by Borsuk. Motion carried 8-0-1. (Bowen abstained)

There being no further business, the meeting adjourned at approximately 5:20 pm. (Vajgrt/Bowen)

Respectfully submitted,

Darryn Burich
Director of Planning Services

(CARRIED 7-0 LOST _____ LAID OVER _____ WITHDRAWN _____)

PURPOSE: APPROVE TAX INCREMENT DISTRICT NO. 35 PROJECT PLAN;
DESIGNATE TAX INCREMENT DISTRICT NO. 35 BOUNDARIES;
CREATE TAX INCREMENT DISTRICT NO. 35 OSHKOSH
AVENUE CORRIDOR

INITIATED BY: CITY ADMINISTRATION

PLAN COMMISSION RECOMMENDATION: Approved

WHEREAS, the City of Oshkosh (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Increment District No. 35 (the "District") is proposed to be created by the City as district in need of rehabilitation or conservation in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(k) and 66.1105(4)(gm), outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;

- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Winnebago County, the Oshkosh Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 2, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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

1. The boundaries of the District shall be named "City of Oshkosh Tax Increment District No. 35, Oshkosh Avenue Corridor", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2018.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - i. The district contains a majority (over 51%) of residential and commercial structures that were constructed before adoption of the Uniform Dwelling Code (1980) or the International Building Code (2009);

- ii. The average year of construction of residential structures in the district is 1920, prior to the development of modern residential building regulations, and rehabilitation of older pre Uniform Dwelling Code structures are often more challenging and costly to bring into compliance with current building codes
- iii. The majority of properties within the district exhibit some type of zoning nonconformity condition that will make redevelopment challenging to come into compliance with the City of Oshkosh Zoning Ordinance.
- iv. The majority of residential structures in the district are graded by the City Assessor as Average Grade and having an Average or Fair rating pertaining to their CDU (Condition/Desirability/Utility) and upon visual inspection of their site or grounds exhibit some need for rehabilitation that could benefit through creation of a Rehabilitation Program contemplated by the Project Plan;
- v. The district contains several properties that are located within the 100 year floodplain which may limit future improvements and make traditional financing more challenging.

- (b) Based upon the findings, as stated in 3(a) above, the District is declared to be a District in need of rehabilitation or conservation based on the identification and classification of the property included within the District.
- (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
- (e) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

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

(g) All property within TID #35 was within the City boundaries as of January 1, 2004.

4. The attached Project Plan for "City of Oshkosh Tax Increment District No. 35, Oshkosh Avenue Corridor" is hereby approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the Common Council of the City of Oshkosh hereby approves creation of Tax Incremental Financing District No. 35 Oshkosh Avenue Corridor.

“Exhibit A”
TID 35 Oshkosh Avenue Corridor
Legal Description

BEING ALL OF RATH’S ADDITION, ALL OF WILDER’S REPLAT OF PART OF STURTEVANT’S SUBDIVISION, LOTS 7 AND 8 OF STURTEVANT’S SUBDIVISION OF BLOCK 100, LOTS 3 THROUGH 6 OF LEACH’S MAP OF BLOCK 100, ALL OF LOTS 30 THROUGH 38, 55 THROUGH 79 OF ALGOMA ADDITION, ALL OF SAWYER’S SUBDIVISION OF PART OF LOT 48, PART OF LOTS 1 AND 2 OF MCMILLEN’S REPLAT OF LOT 5, LOTS 1 AND 2 OF SMITH’S ACRES PLAT, LOT 5 OF RUSCH AND HOEGH SUBDIVISION, ALL OF CERTIFIED SURVEY MAP NUMBERS 1222, 1606, 1999, 2196, 2376 AND 2810, LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2251, LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3895, LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4327 AND PART OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5820, ALSO ALL OF THE RIGHTS-OF WAY OF RATH LANE, A PUBLIC ALLEY LOCATED BETWEEN OSHKOSH AVENUE AND GRAHAM AVENUE, A PUBLIC ALLEY LOCATED BETWEEN MAPLE AVENUE AND OSHKOSH AVENUE, A PUBLIC ALLEY LOCATED SOUTH OF LOTS 2 THROUGH 6 OF SAWYER’S SUBDIVISION OF PART OF LOT 48, ALSO PART OF THE RIGHTS-OF-WAY OF INTERSTATE 41, OSHKOSH AVENUE (STATE HIGHWAY 21), N. EAGLE STREET, PUNHOQUA STREET, FOX STREET, RAINBOW DRIVE, N. SAWYER STREET, N. WESTFIELD STREET, N. KOELLER STREET AND ROBIN AVENUE, ALSO ALL OF VACATED NORTH STREET AND PARTS OF VACATED RATH LANE AND VACATED OSHKOSH AVENUE, PARTS OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, NORTHEAST ¼ OF THE SOUTHWEST ¼, NORTHWEST ¼ OF THE SOUTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 EAST, ALL LOCATED IN GOVERNMENT LOT 2, THE SOUTH ½ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

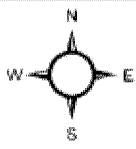
BEGINNING AT THE WEST ¼ CORNER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE N01°26’05”W, 600.33 FEET ALONG THE WEST LINE OF SAID SECTION 15 TO A POINT ON AN EXTENDED SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312 RECORDED AS DOCUMENT NUMBER 1757108 IN VOLUME 1 PAGE 7312, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE N89°17’15”E, 317.63 FEET ALONG SAID EXTENDED SOUTH LINE AND SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312; THENCE S00°30’00”E, 225.18 FEET ALONG A WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7312; THENCE N89°15’27”E, 171.70 FEET ALONG A SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7312 TO A POINT ON A WESTERLY LINE OF RATH LANE; THENCE N00°29’58”W, 84.92 FEET ALONG SAID WESTERN LINE OF RATH LANE

TO A POINT ON A NORTHERLY LINE OF SAID RATH LANE; THENCE N89°18'55"E, 67.97 FEET ALONG SAID NORTHERLY LINE OF RATH LANE TO A POINT ON AN EASTERLY LINE OF SAID RATH LANE; THENCE S00°29'58"E, 39.92 FEET ALONG SAID EASTERN LINE OF SAID RATH LANE TO A POINT ON A NORTH LINE OF SAID RATH LANE; THENCE N89°18'55"E, 529.99 FEET ALONG SAID NORTH LINE OF RATH LANE TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 23.02 FEET ALONG SAID CURVE, ALONG SAID NORTHERLY LINE OF RATH LANE, SAID CURVE HAVING A RADIUS OF 21.00 FEET AND A CHORD BEARING N57°55'00"E, 21.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 42.91 FEET ALONG SAID CURVE, ALONG SAID NORTHERLY LINE OF RATH LANE, SAID CURVE HAVING A RADIUS OF 49.00 FEET AND A CHORD BEARING N51°36'21"E, 41.55 FEET TO A POINT ON A WEST LINE OF RATH LANE; THENCE N00°20'06"W, 20.39 FEET ALONG SAID WEST LINE OF RATH LANE TO A POINT ON A NORTH LINE OF SAID RATH LANE; THENCE N89°18'55"E, 60.00 FEET ALONG SAID NORTH LINE OF RATH LANE, ALSO BEING A SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7312; THENCE N89°18'33"E, 138.86 FEET ALONG SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312; THENCE N62°31'54"E, 438.65 FEET ALONG SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312; THENCE N61°36'01"E, 488.03 FEET ALONG SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312; THENCE S29°44'47"E, 405.00 FEET ALONG SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7312 TO A POINT ON THE NORTH LINE OF OSHKOSH AVENUE (STATE HIGHWAY 21); THENCE N61°28'46"E, 54.58 FEET ALONG SAID NORTH LINE OF OSHKOSH AVENUE (STATE HIGHWAY 21); THENCE S89°44'04"E, 261.18 FEET ALONG SAID NORTH LINE OF OSHKOSH AVENUE (STATE HIGHWAY 21) TO A POINT ON THE WEST LINE OF N. EAGLE STREET; THENCE N01°13'58"E, 176.59 FEET ALONG SAID WEST LINE OF N. EAGLE STREET TO A POINT ON THE EXTENDED SOUTH LINE OF LOT 80 OF ALGOMA ADDITION; THENCE S89°44'04"E, 1,524.35 FEET ALONG THE SOUTH LINES AND EXTENDED SOUTH LINES OF LOTS 80 THROUGH 103 OF SAID ALGOMA ADDITION TO A POINT ON THE EAST LINE OF RAINBOW DRIVE; THENCE S01°17'05"W, 149.19 FEET ALONG SAID EAST LINE OF RAINBOW DRIVE TO A POINT ON THE NORTH LINE OF SAID OSHKOSH AVENUE (STATE HIGHWAY 21); THENCE S89°29'35"E, 391.01 FEET ALONG SAID NORTH LINE OF OSHKOSH AVENUE TO A POINT ON THE SOUTHWESTERLY SHORE LINE (U.S. HARBOR LINE) OF THE FOX RIVER AS ESTABLISHED BY A GENERAL ORDINANCE OF THE CITY OF OSHKOSH PER DOCUMENT NUMBER 276204, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S29°10'08"E, 72.52 FEET ALONG SAID HARBOR LINE; THENCE S09°43'08"E, 390.97 FEET ALONG SAID HARBOR LINE TO A POINT BEING THE POINT OF BEGINNING OF A MEANDER LINE OF SAWYER CREEK; THENCE S82°57'18"W, 228.73 FEET ALONG SAID MEANDER LINE; THENCE N84°03'06"W, 392.47 FEET ALONG SAID MEANDER LINE; THENCE N27°50'20"W, 59.29 FEET ALONG SAID MEANDER LINE; THENCE N56°12'12"W, 18.14 FEET ALONG SAID

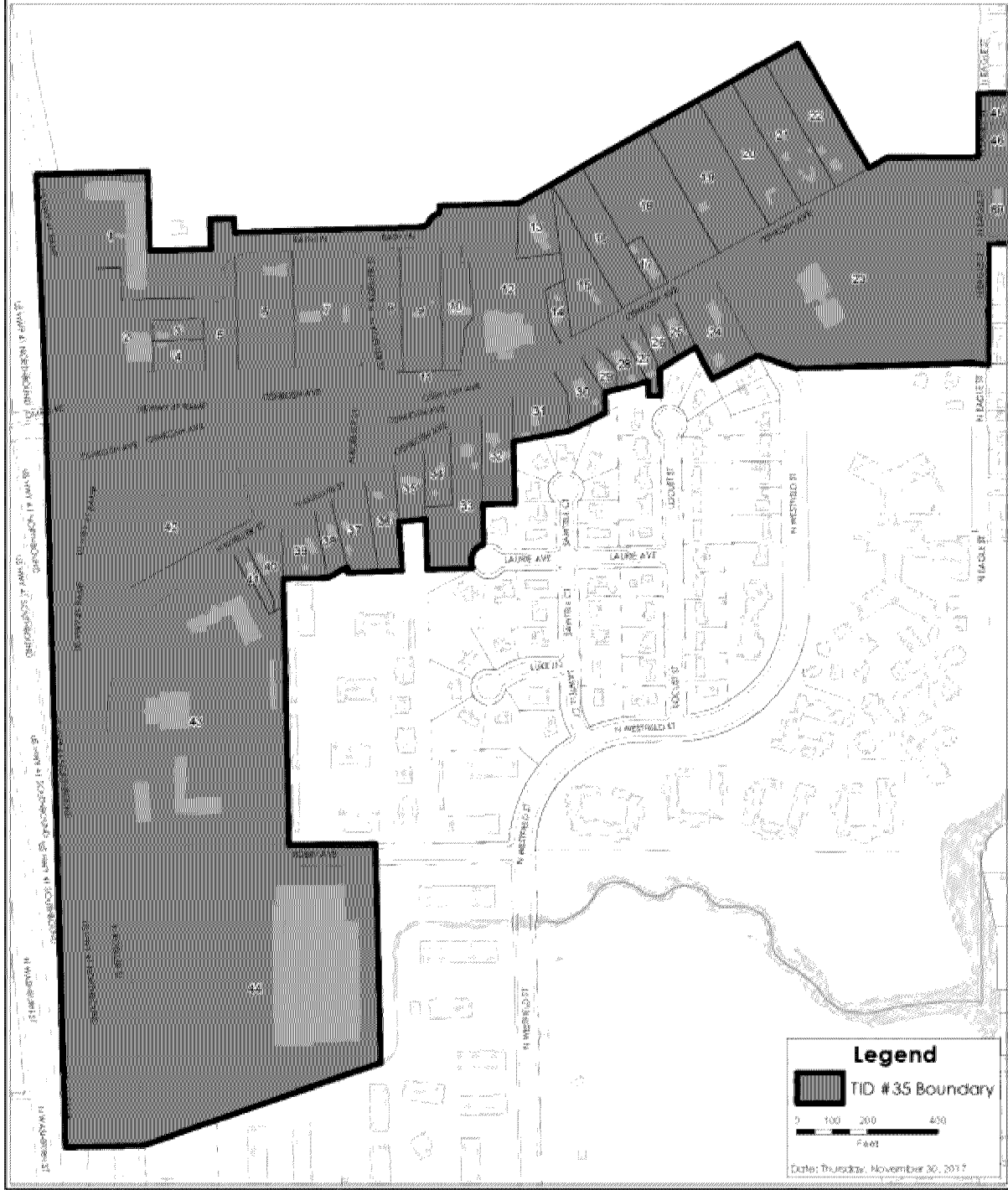
MEANDER LINE TO A POINT ON THE EAST LINE OF N. SAWYER STREET, SAID POINT ALSO BEING THE END OF SAID MEANDER LINE; THENCE N65°20'32"W, 87.29 FEET TO A POINT ON THE WEST LINE OF N. SAWYER STREET, SAID POINT ALSO BEING THE BEGINNING OF A MEANDER LINE FOR SAWYER CREEK; THENCE N42°02'30"W, 57.10 FEET ALONG SAID MEANDER LINE; THENCE N60°26'12"W, 140.36 FEET ALONG SAID MEANDER LINE; THENCE N89°01'37"W, 187.08 FEET ALONG SAID MEANDER LINE; THENCE S71°32'34"W, 201.71 FEET ALONG SAID MEANDER LINE TO A POINT ON THE EXTENDED WEST LINE OF THE EAST ½ OF LOT 43 OF SAID ALGOMA ADDITION SAID POINT ALSO BEING THE END OF SAID MEANDER LINE; THENCE N01°34'39"E, 199.79 FEET ALONG SAID EXTENDED WEST LINE OF THE EAST ½ AND WEST LINE OF THE EAST ½ OF SAID LOT 43 TO A POINT ON THE SOUTH LINE OF SAID OSHKOSH AVENUE (STATE HIGHWAY 21); THENCE N89°44'04"W, 299.10 FEET ALONG THE SOUTH LINE AND EXTENDED SOUTH LINE OF OSHKOSH AVENUE (STATE HIGHWAY 21) TO THE SOUTHWEST CORNER OF SAID OSHKOSH AVENUE (STATE HIGHWAY 21) AND PUNHOQUA STREET; THENCE S01°46'02"W, 178.89 FEET ALONG THE WEST LINE AND EXTENDED WEST LINE OF PUNHOQUA STREET TO THE NORTHEAST CORNER OF LOT 22 OF SAID ALGOMA ADDITION; THENCE N89°55'01"W, 412.52 FEET ALONG THE NORTH LINES OF LOTS 22 THROUGH 29 OF SAID ALGOMA ADDITION TO A POINT ON THE EAST LINE OF N. EAGLE STREET; THENCE S01°24'33"W, 336.34 FEET ALONG SAID EAST LINE AND EXTENDED EAST LINE OF N. EAGLE STREET TO A POINT ON THE EXTENDED NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 6739 AS RECORDED AS DOCUMENT NUMBER 1640219 IN VOLUME 1, PAGE 6739, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S89°23'52"W, 547.12 FEET ALONG SAID EXTENDED SOUTH LINE AND SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 6739 TO A POINT ON THE EAST LINE OF N. WESTFIELD STREET; THENCE N70°17'59"W, 112.27 FEET TO A POINT ON THE WEST LINE OF N. WESTFIELD STREET, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 2 OF SMITH'S ACRES PLAT, RECORDED AS DOCUMENT NUMBER 389866 IN FILE 1 OF PLATS, PAGE 20, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S63°57'22"W, 144.88 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N25°57'18"W, 100.73 FEET ALONG THE WEST LINES OF LOTS 1 AND 2 OF SAID SMITH'S ACRES PLAT TO THE NORTHERNMOST CORNER OF LOT 10 OF THE FIRST ADDITION TO SMITH'S ACRES PLAT, RECORDED AS DOCUMENT NUMBER 447646 IN FILE 1 OF PLATS, PAGES 47 AND 47A, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S60°11'48"W, 119.36 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO A CORNER ON THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3895 RECORDED AS DOCUMENT NUMBER 994273 IN VOLUME 1, PAGE 3895, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S01°00'41"E, 75.39 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N89°54'58"W, 34.20 FEET ALONG THE SOUTH LINE OF SAID LOT

2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N01°01'08"W, 41.51 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4327, RECORDED AS DOCUMENT NUMBER 1068549 IN VOLUME 1, PAGE 4327, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S74°19'11"W, 46.93 FEET (RECORDED AS 45.63 FEET) ALONG THE SOUTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4327; THENCE S79°00'59"W, 45.63 FEET ALONG THE SOUTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4327 TO THE SOUTHWEST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4327; THENCE S75°26'42"W, 33.95 FEET ALONG A NORTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 4327 TO A NORTHEASTERN CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4327; THENCE S01°27'36"E, 56.62 FEET ALONG A WEST LINE OF SAID LOT 1 TO A SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4327, ALSO BEING A POINT ON THE NORTH LINE OF LOT 7 OF RUSCH AND HOEGH SUBDIVISION, RECORDED AS DOCUMENT NUMBER 495171 IN FILE 1 OF PLATS, PAGES 79 AND 79A, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S64°25'06"W, 116.72 FEET ALONG LOTS 7 AND 6 OF SAID RUSCH AND HOEGH SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 5 OF SAID RUSCH AND HOEGH SUBDIVISION; THENCE S80°19'14"W, 160.79 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S00°06'15"E, 175.01 FEET ALONG THE WEST LINE OF LOTS 4, 3 AND 2 OF SAID RUSCH AND HOEGH SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 OF WESTFIELD HEIGHTS, RECORDED AS DOCUMENT NUMBER 762575 IN FILE 2 OF PLATS, PAGES 95 AND 95A, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S89°28'06"W, 90.00 FEET ALONG THE NORTH LINE OF SAID LOT 1 OF WESTFIELD HEIGHTS TO THE NORTHWEST CORNER OF SAID LOT 1 OF WESTFIELD HEIGHTS, ALSO BEING A POINT ON THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376, RECORDED AS DOCUMENT NUMBER 770177 IN VOLUME 1, PAGE 2376, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S00°06'13"E, 111.61 FEET ALONG SAID EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376 TO A POINT ON THE NORTH LINE OF LAURIE AVENUE, ALSO BEING THE START OF A CURVE TO THE RIGHT; THENCE 85.22 FEET ALONG SAID CURVE, ALONG SAID NORTHERLY LINE OF LAURIE AVENUE, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S25°59'59.5"W", 75.27 FEET TO A SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376; THENCE S89°28'06"W, 128.54 FEET (RECORDED AS 129.35 FEET) ALONG THE SOUTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376 TO THE SOUTHWEST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376; THENCE N00°34'07"W, 141.50 FEET ALONG THE WEST LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2376; THENCE S86°32'42"W, 75.56 FEET TO A POINT ON THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 1999, RECORDED AS DOCUMENT NUMBER 721221 IN VOLUME 1, PAGE 1999, WINNEBAGO COUNTY REGISTER OF

DEEDS; THENCE S03°26'50"E, 119.38 FEET ALONG SAID EAST LINE OF CERTIFIED SURVEY MAP NUMBER 1999; THENCE S00°28'53"E, 20.36 FEET ALONG SAID EAST LINE OF CERTIFIED SURVEY MAP NUMBER 1999 TO A POINT ON THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 1999; THENCE S89°19'31"W, 69.97 FEET ALONG SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 1999 TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 1999, ALSO BEING THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 2810, RECORDED AS DOCUMENT NUMBER 854945 IN VOLUME 1, PAGE 2810, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S89°05'53"W, 85.64 FEET (RECORDED AS 85.50 FEET) ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 2810 TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 2810; THENCE N00°43'42"W, 16.02 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 2810 TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2251, RECORDED AS DOCUMENT NUMBER 753019 IN VOLUME 1, PAGE 2251, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S61°37'19"W, 64.00 FEET ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 2251 TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 2251; THENCE N89°36'08"W, 125.47 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 2251 TO A POINT ON THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1222, RECORDED AS DOCUMENT NUMBER 608318 IN VOLUME 1, PAGE 1222, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S00°19'51"E, 77.40 FEET ALONG SAID EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1222 TO THE SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1222, ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2251; THENCE S00°10'10"E, 675.65 FEET ALONG SAID WEST LINE AND EXTENDED WEST LINE OF CERTIFIED SURVEY MAP NUMBER 2251 TO A POINT ON THE NORTH LINE OF ROBIN AVENUE; THENCE S89°37'59"E, 243.84 FEET ALONG SAID NORTH LINE OF ROBIN AVENUE TO A POINT ON THE EXTENDED EAST LINE OF TAX PARCEL NUMBER 16-0870-01-01 AS DESCRIBED IN DOCUMENT NUMBER 1751951, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE S00°21'37"E, 617.73 FEET ALONG THE EXTENDED EAST LINE AND EAST LINE OF SAID TAX PARCEL NUMBER 16-0870-01-01 TO A POINT ON A SOUTH LINE OF SAID TAX PARCEL NUMBER 16-0870-01-01; THENCE S71°50'00"W, 708.63 FEET ALONG SAID SOUTH LINE OF TAX PARCEL NUMBER 16-0870-01-01; THENCE S89°34'58"W, 224.97 FEET ALONG SAID SOUTH LINE AND EXTENDED SOUTH LINE OF TAX PARCEL NUMBER 16-0870-01-01 TO A POINT ON THE WEST LINE OF SAID SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE N00°25'02"W, 2,149.05 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 4,300,509 SQUARE FEET OR 98.726 ACRES MORE OR LESS, INCLUDING ALL LANDS BETWEEN DESCRIBED MEANDER LINES AND THE NORTH SHORE OF SAWYER CREEK.

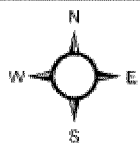


Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Parcel Identification Map 1

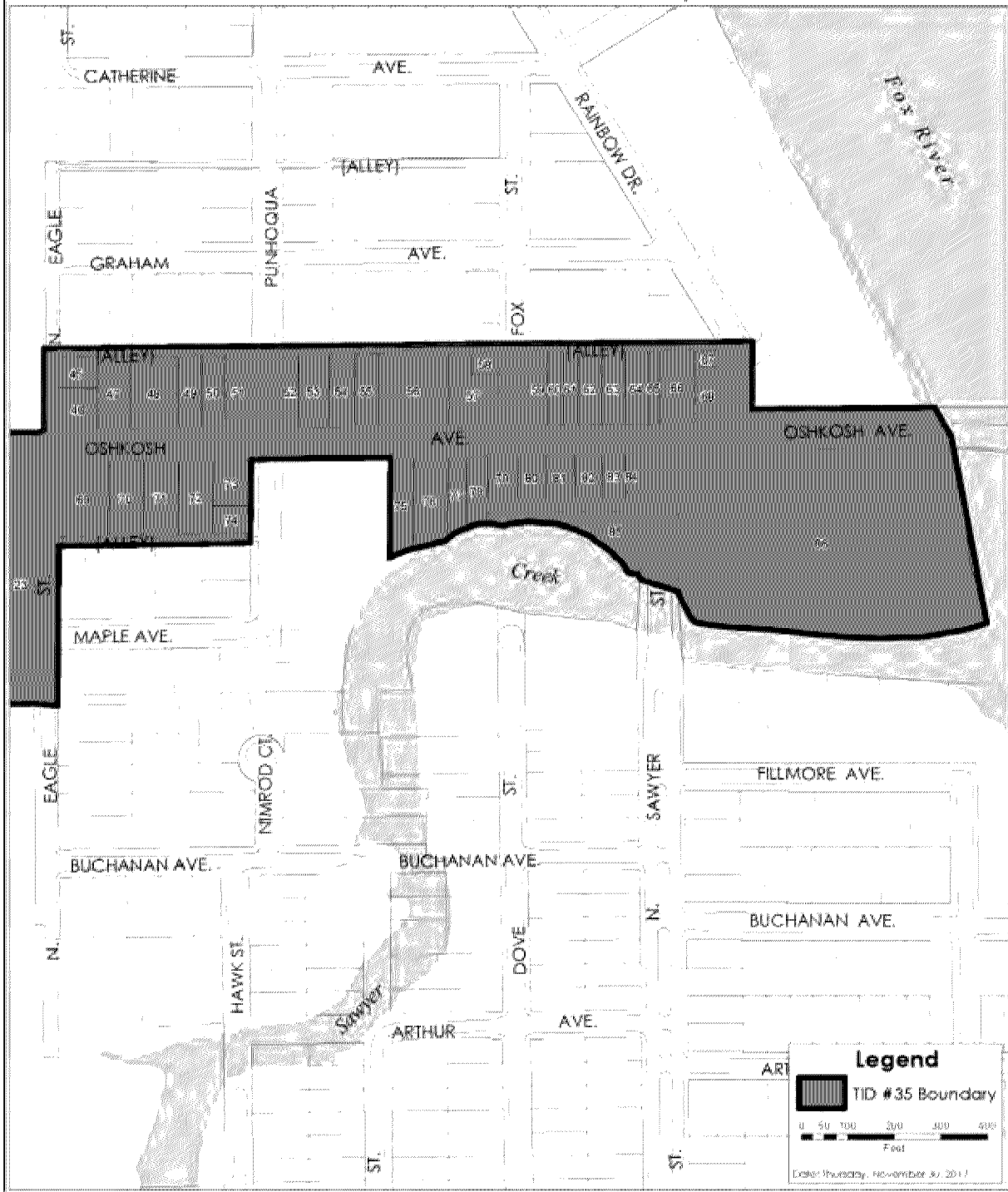


Project Plan TID No. 35 Creation
Prepared by Ehlers

City of Oshkosh
December 28, 2017



Tax Increment District #35 Oshkosh Avenue Corridor Rehabilitation Parcel Identification Map 2



Project Plan TID No. 35 Creation
Prepared by Ehlers

City of Oshkosh
December 28, 2017

STANDING JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 35,
CITY OF OSHKOSH

WHEREAS, the City of Oshkosh (the "City") seeks to create Tax Incremental District No. 35;
and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the "JRB") shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the minutes adopted by the Plan Commission approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation of the District under Wisconsin Statutes Section 66.1105 (4)(gm); and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the Project Plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing; or would not occur in the manner, at the values, or within the timeframe desired by the City and the creation of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the creation of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the creation of the District.

Passed and adopted this 30 day of January, 2018.

Joint Review Board

Representing

Mark L. Harris

Winnebago County

[Signature]

Oshkosh Area School District

Melissa Kohn

Fox Valley Technical College District

Ma A. Robb

City of Oshkosh

C. Banz Tower

Public Member