



AGENDA
COMMUNITY DEVELOPMENT AUTHORITY MEETING
VILLAGE OF SUSSEX
5:30 PM TUESDAY OCTOBER 19, 2021
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Sussex CDA, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if there is a quorum of the Village Board: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow the same.)

1. Call to order.
2. Roll Call
3. Consideration and possible action on the minutes of the CDA meeting held on May 18, 2021.
4. Update on CDA role, projects, Strategic Plan, and discussion about CDA opportunities moving forward.
5. Adjournment.

Chairperson
Community Development Authority

Jeremy Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Community Development Authority Public Hearing held on May 18, 2021.

Village Administrator Jeremy Smith called the meeting to order at 5:52 p.m.

Members Present: Anthony LeDonne, Scott Adkins, Heather Pfalz, Jennifer Bell, Jim Stone and Ralph Benka.

Members absent: Mike Schulist

Staff present: Kasey Fluet – Assistant Development Director, Jeremy Smith – Village Administrator and John Macy- Village Attorney.

Nomination of Chairperson and Vice-Chairperson.

A motion by Pfalz and second by Benka to nominate LeDonne as Chairperson, a motion by LeDonne and second by Benka to nominate Adkins as Vice-Chairperson. Motion carried.

Consideration and possible action on minutes of the CDA meeting held April 20, 2021.

A motion by Pfalz, seconded by Bell, to approve the minutes of the CDA meeting of April 20, 2021. Motion carried.

The public hearing for a proposal to amend tax incremental district #7 (also referred to herein as, the “District”) to amend the boundary to include the following territory:



Such hearing shall also be for the purpose of considering an amendment to the project plan for the District.

The proposed additional projects are for the purpose of promoting industrial and commercial development on properties located north of CTH K and west of the existing TID #7 boundary. The development will be named the Highlands Business Park. Projects include, but are not limited to development incentives (including cash grants to developers of land within the District), administrative and legal costs. The approximate additional costs contained in the project plan are estimated to be \$2.425 million.

All interested parties will be given a reasonable opportunity to express their views on the proposed District boundaries and proposed amendment to the project plan of the District. Such hearing shall be public and citizens and interested parties shall then be heard. A copy of the project plan map will be available for review upon request at the Sussex Civic Center during normal office hours and on the website at www.villagesussex.org

Mark Lake Vice President of Planning & Development for Wangard Partners was present for this matter. Lake reviewed the map (copy attached). Lake stated the expansion of the TID #7 would include improvement to the land known as the Brown farm to expand the Highlands Business Park, improvements as sidewalk from Business Dr to the Brown farm property line, burying utilities, administrative cost, adding a concrete road and grading for the challenging site. Lake stated as noted in the Waukesha County Industrial/Business Park Land study (copy attached) many companies are looking to build larger facilities and land is needed. Lake stated they are in negotiations with some potential users at this site.

Smith reviewed the PFM report (copy attached).

LeDonne asked if there are any comments from the public. No one from the public wished to be heard.

A motion by LeDonne, seconded by Benka to close the public hearing at 6:15 p.m.

A motion by LeDonne seconded by Adkins to recommend the Resolution 21-08 (copy attached) designating the amended boundaries and amended project plan for TID #7. Motion carried.

6 ayes 0 nays

A motion by Pfalz, seconded by Bell to adjourn the meeting at 6:17 p.m. Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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Sussex, Wisconsin 53089
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MEMORANDUM

To: CDA
From: Jeremy Smith, Village Administrator
Re: CDA Update
Date: 10/14/2021

The Village Board has recently updated the Strategic Plan of the Village. A major emphasis of the plan is Economic Development. The CDA plays an important policy role in Sussex Economic Development and since we have several new members we thought it would be good to have a refresher on the CDA its role, the projects and plans, and where we go from here. We'll have a conversation at the meeting to discuss these items as a base to move forward with economic development and redevelopment.

THE CDA ORDINANCE

1.11 COMMUNITY DEVELOPMENT AUTHORITY. The community development authority (CDA) was established in 2003 to be governed by the "Village of Sussex Community Development Authority Commission" which will be referred to in this text as the "CDA". Chapter 1

(1) MEMBERSHIP. The CDA shall consist of seven members who shall all be residents of the Village. Two (2) Village Board members and five (5) citizen members. All powers of the CDA are vested in the CDA. In making appointments to the CDA, the Village Board shall give consideration to the general interest of the appointee in redevelopment programs. The Village Board shall, whenever possible, select representatives from the general public, labor, industry, finance, business group and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially finance and management to maintain efficiency in the redevelopment program and its planning and direction. The members of the CDA shall be residents of the Village.

(A) The Two (2) Village Board members shall be appointed annually in April by the Village President, subject to confirmation by the Village Board. Said term shall commence May 1.

(B) The citizen members shall be appointed in June, by the Village President, subject to confirmation by the Village Board, to hold office for a term of four (4) years beginning July 1. The Citizen member terms shall be staggered so that not more than two (2) citizen member terms end in one (1) year. Citizen members shall take the official oath of office as required by S. 19.01, Wis. Stats., which oath shall be filed with the Village Clerk.

(C) Each Commissioner shall hold his/her office until a successor has been appointed and qualified. All vacancies on the CDA shall be filled for the unexpired term in the same

manner as appointed for the full term. Removal of Commissioners shall be governed by Section 66.1201, Wis. Stats.

(2) ORGANIZATION. At the first meeting of the CDA after May 1 the members shall organize by the election of a chairperson, a vice-chairperson, and a Treasurer. The Executive Director of the CDA shall be the Village Administrator, who shall serve the CDA as its secretary and advisor and shall perform all duties requested by the CDA. The Executive Director shall appoint an Assistant Director to act in the absence of the Executive Director, whose appointment is subject to majority confirmation of the CDA.

(A) The CDA may make such other bylaws and regulations for its own government not inconsistent with the Law as it may deem necessary, but such bylaws are subject to approval by the Village Board. Meetings shall be held regularly as set forth by resolution of the Village Board or as necessary at the request of the Chairperson or Executive Director. The CDA shall keep written record of its proceedings, to include all actions taken, and a copy shall be filed with the Village Clerk.

(B) The Executive Director and their staff shall provide service to the CDA and may utilize such experts and pay for their services and such other expenses as may be necessary and proper within the limits of the budget established by the Village Board or placed at its disposal through gift, and subject to any ordinance or resolution enacted by the Village Board. As far as possible, the CDA shall utilize the services of existing Village officials and employees.

(C) The CDA may employ such personnel as is required to carry out its duties and responsibilities subject only to budget constraints as outlined in this section. On or before September 1 of each year, the Executive Director on behalf of the CDA shall prepare and submit to the Village Board for approval a budget prepared in conformity with Section 65.90, Wis. Stats. The Village Board shall have the power to alter or modify said budget relating to salaries, office operations or facilities. The Village Board may levy such taxes and assessments as may be necessary to provide funds for the budget.

(3) POWER AND DUTIES.

(A) Jurisdiction. Upon the effective date of this Ordinance, except as provided in (b) below, the Village shall thereafter be precluded from exercising the powers provided in Section 66.1331(4), Wis. Chapter 1 and the CDA shall have exclusive power to proceed to carry on the redevelopment projects in the Village.

(B) Reservation of Rights. The Village shall not be precluded from applying for, accepting and contracting for federal grants, advances or loans where the conditions of said grants, advances or loans require the participation of the Village.

(C) Legal Status of the CDA. Upon the effective date of this Ordinance, the Village of Sussex CDA is deemed an independent, separate and distinct public body and a body corporate and politic and shall have its own seal.

(D) Powers and Duties. The CDA is hereby empowered with all of the powers and duties granted to it by Sections 66.1201, 66.1301 to 66.1327(3), 66.1331, 66.1333, 66.1337 and 66.1105, Wis. Stats., and by any other statute, code, ordinance, rule or regulation applicable to enable it to carry out its powers and duties under Section 66.1335, Wis. Stats. The CDA, in addition to all its powers granted herein, shall have specific authority to take title to real and personal property in its own name, excluding the right of eminent domain under Chapter 32, Wis. Stats., or any other law relating to eminent domain for redevelopment authority. The Chairperson, or the Vice-Chairperson in absence of the Chairperson, and the Executive Director, or the assistant Director in the absence of the Executive Director, shall have the authority to execute all documents on behalf of the CDA.

(E) COMPREHENSIVE PLAN OF REDEVELOPMENT. Except for such redevelopment projects as may be given to the CDA by the Village Board, the CDA shall not commence or undertake any redevelopment projects until it has created an acceptable comprehensive plan of redevelopment as provided for in Section 66.1333(6), Wis. Stats.

(F) LIMITATION OF POWERS. Except as expressly reserved or defined in this Ordinance, the CDA is hereby granted all other powers permitted by law.

UNIQUE TO SUSSEX

- TIF Districts are examined by the CDA
- Economic Development policy goes through the CDA

RELEVANT PROJECTS AND PLANS

- Sussex Downtown Design and Development Plan and Main Street Vision and Action Strategy (Comprehensive Plan of Redevelopment). These are on our website and we'll walk through them from a big picture level at the meeting.
- TIF 6 (See the Map and latest Finances from TIF 6 in the packet materials).

TIF 6 (A blight Elimination TIF) was created out of the Downtown Plan and most of the projects are complete as of October 2021. Projects under construction include:

- \$14 million Senior Housing (across from Post Office).
- \$500,000 Commercial Building from Condo's at Maplewood Terrace
- Finishing/Leasing First Floor Commercial at Mammoth Lofts

One project, the \$1.8 million redevelopment of Old Napa, has not yet commenced.

Once completed the Village will have increased the tax base of the Downtown by about \$70 million. The challenge is that the tax rate has fallen from \$17.23 to \$14.40 (2022). It is still likely the TIF will close about 4 years ahead of schedule (2037), but the rate drop has slowed the revenue received by almost \$100,000 per year. TIF 6 is a significant success financially and redevelopment wise.

- TIF 7 (See the Map and latest Finances from TIF 7 in the packet materials)

TIF 7 is an Industrial TIF and geared towards Economic Development out of the 2040 Comprehensive Plan of the Village.

It is scheduled to be completed and paid off by 2030. Much of the development will occur starting in 2022.

- 2021-2026 Strategic Plan

Earlier this year the Village Board adopted a new strategic plan. Part of that was a heavy emphasis on Economic Development, which falls under the Policy direction of the CDA. Please see the goals below.

Attract and retain commercial establishments (retail, restaurants, and entertainment) with a focus on filling vacant buildings and keeping Sussex dollars local.

- Develop and implement an updated plan for commercial attraction, which includes an analysis of building vacancies and a target vacancy rate for commercial space in the Village.
- Develop a robust partnership with the Center for Growth and The Chamber, which includes routine updates from these organizations to the elected officials.
- Develop a marketing campaign targeted at identifying prospective entrepreneurs and connect those prospective entrepreneurs with the information and tools needed to start a business in Sussex.
- Research incentive, grant, or support programs that are significant enough to address market barriers and encourage new businesses to open in our community.

Attract and retain primary employers that will bring quality jobs to the community.

- Develop strategies to attract, recruit, and retain primary employers with a focus on next generation businesses. Offer incentives for developers who bring quality jobs to the Village.
- Support Waukesha County Center for Growth in their industry attraction efforts.

To help achieve these goals the Village plans to fill the 32 week open Assistant Development Director position with a fulltime Community Development Director position in 2022. In addition an outside consultant could be used in 2022 to develop the Economic Development Plan with particular emphasis on the data necessary for modern day economic development recruitment. We are also working with the Center for Growth on developing a consortium for retail attraction.

As part of these plans we would look at our economic incentive programs and possible funding sources. The CDA has \$320,000 in cash and land worth about \$75,000 to \$100,000. We'll discuss at the meeting the current programs we have.

WHERE WE GO FROM HERE

We'll have a conversation about where the CDA would like to focus over the next couple of years. The members of the CDA can view this as a kick-off of the conversation. There is a lot of information to think about and well thought out effective policy doesn't happen over night. We'll want to include the new staff person when they get on board in this conversation as they will have expertise to help the Village and the CDA achieve its goals.



Village of Sussex

Tax Increment Financing: TID No. 6

Presented on June 22, 2021

PFM Financial
Advisors LLC

115 South 84th Street
Suite 315
Milwaukee, WI 53214

414-771-2700
pfm.com



TID No. 6 Projected Revenues

Const. Year	Jan. 1 Valuation	Revenue Collection	New Construction	Total Increment	Tax Rate	Estimated TID Revenues
2013	2014	2015	3,313,600	3,313,600	17.23	57,095
2014	2015	2016	5,979,300	9,292,900	17.23	160,112
2015	2016	2017	9,723,700	19,016,600	16.75	318,485
2016	2017	2018	4,359,700	23,376,300	16.37	382,555
2017	2018	2019	10,705,700	34,082,000	16.62	566,329
2018	2019	2020	6,473,500	40,555,500	16.87	684,035
2019	2020	2021	4,747,800	45,303,300	15.87	719,020
2020	2021	2022	7,608,000	52,911,300	15.87	839,768
2021	2022	2023	16,000,000	68,911,300	15.87	1,093,708
2022	2023	2024	1,800,000	70,711,300	15.87	1,122,276
2023	2024	2025		70,711,300	15.87	1,122,276
2024	2025	2026		70,711,300	15.87	1,122,276
2025	2026	2027		70,711,300	15.87	1,122,276
2026	2027	2028		70,711,300	15.87	1,122,276
2027	2028	2029		70,711,300	15.87	1,122,276
2028	2029	2030		70,711,300	15.87	1,122,276
2029	2030	2031		70,711,300	15.87	1,122,276
2030	2031	2032		70,711,300	15.87	1,122,276
2031	2032	2033		70,711,300	15.87	1,122,276
2032	2033	2034		70,711,300	15.87	1,122,276
2033	2034	2035		70,711,300	15.87	1,122,276
2034	2035	2036		70,711,300	15.87	1,122,276
2035	2036	2037		70,711,300	15.87	1,122,276
2036	2037	2038		70,711,300	15.87	1,122,276
2037	2038	2039		70,711,300	15.87	1,122,276
2038	2039	2040		70,711,300	15.87	1,122,276
2039	2040	2041		70,711,300	15.87	1,122,276
			70,711,300			25,022,074

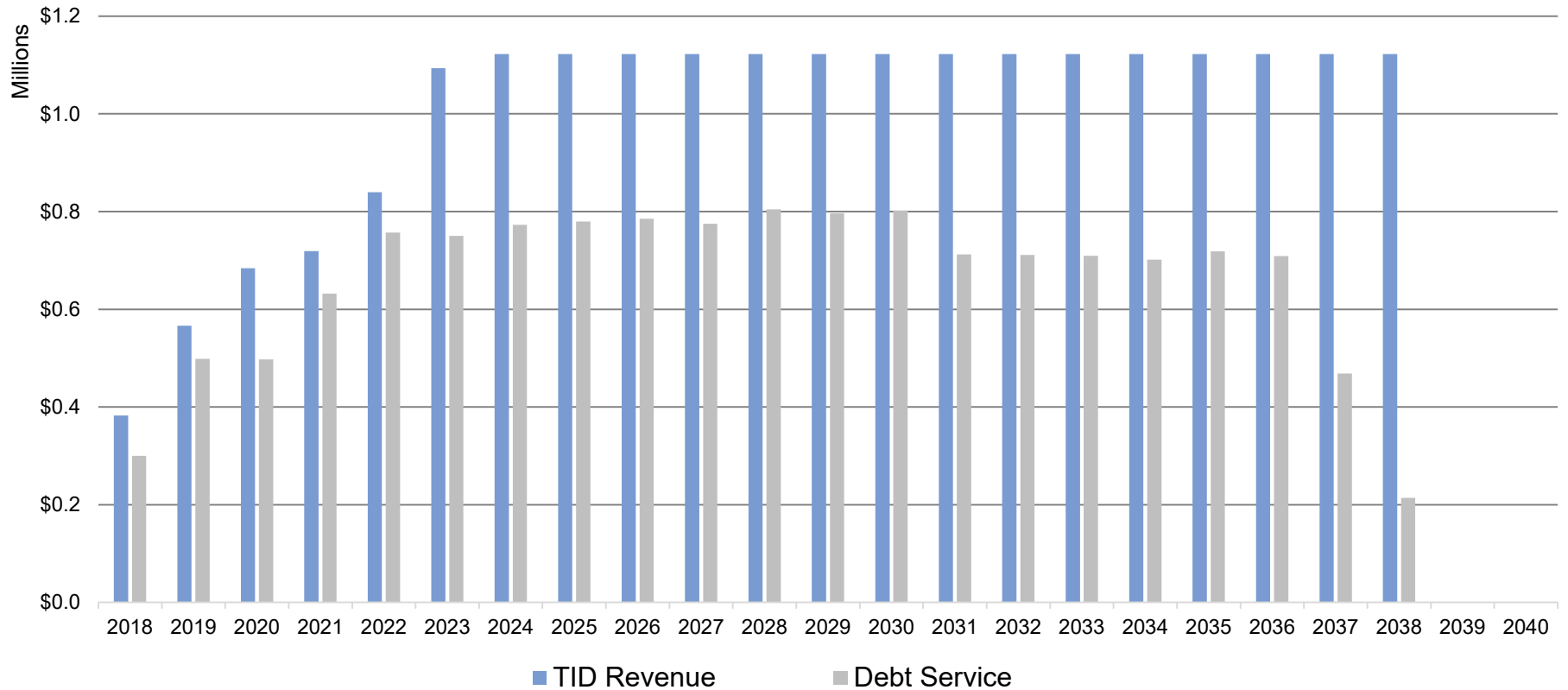


TID No. 6 Projected Revenue vs. Debt Service

Year	Tax Increment Revenue	Principal	Interest	P&I	Annual Surplus	Cumulative Surplus	Principal Outstanding
2018	\$ 382,555	\$ 100,000	\$ 199,669	\$ 299,669	\$ 82,887	\$ 158,846	\$ 10,400,000
2019	566,329	200,000	298,409	498,409	67,920	226,766	10,300,000
2020	684,035	215,000	282,431	497,431	186,604	413,370	10,100,000
2021	719,020	355,000	277,131	632,131	86,888	500,258	9,885,000
2022	839,768	490,000	267,081	757,081	82,687	582,945	9,530,000
2023	1,093,708	495,000	254,981	749,981	343,726	926,671	9,040,000
2024	1,122,276	530,000	242,706	772,706	349,570	1,276,241	8,545,000
2025	1,122,276	550,000	229,381	779,381	342,895	1,619,136	8,015,000
2026	1,122,276	570,000	215,094	785,094	337,182	1,956,318	7,465,000
2027	1,122,276	575,000	199,919	774,919	347,357	2,303,675	6,895,000
2028	1,122,276	620,000	184,444	804,444	317,832	2,621,507	6,320,000
2029	1,122,276	630,000	166,469	796,469	325,807	2,947,314	5,700,000
2030	1,122,276	655,000	147,464	802,464	319,812	3,267,127	5,070,000
2031	1,122,276	585,000	127,509	712,509	409,767	3,676,894	4,415,000
2032	1,122,276	600,000	111,278	711,278	410,998	4,087,892	3,830,000
2033	1,122,276	615,000	94,293	709,293	412,983	4,500,876	3,230,000
2034	1,122,276	625,000	76,613	701,613	420,663	4,921,539	2,615,000
2035	1,122,276	660,000	58,419	718,419	403,857	5,325,396	1,990,000
2036	1,122,276	670,000	38,841	708,841	413,435	5,738,832	1,330,000
2037	1,122,276	450,000	18,600	468,600	653,676	6,392,508	660,000
2038	1,122,276	210,000	3,675	213,675	908,601	7,301,109	210,000
2039	1,122,276			--	1,122,276	8,423,384	
2040	1,122,276			--	1,122,276	9,545,660	
	23,364,105	\$ 10,400,000	\$ 3,494,404	\$ 13,894,404			



Projected TID No. 6 Revenues and Debt Service





Village of Sussex TIF 6

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 333'



Village of Sussex
N64 W23760 Main Street
Sussex, WI 53089
262-246-5200

Print Date: 10/14/2021



DRAFT

**Project Plan
Amendment No. 1 for
Tax Incremental District No. 7
Project Plan
In the Village of Sussex**

Public Hearing Held:

Adopted by CDA:

Adopted by Village Board:

Approved by Joint Review Board:

May 18, 2021



115 South 84th Street
Suite 315
Milwaukee, WI 53214
414-771-2700 Telephone

Village of Sussex, Wisconsin

Village of Sussex Elected Officials

Village President Anthony LeDonne

Scott Adkins

Benjamin Jarvis

Stacy Riedel

Lee Uecker

Ron Wells

Gregory Zoellick

Village of Sussex Community Development Authority

Village President Anthony LeDonne

Chairperson Jim Stone

Heather Pfalz

Jennifer Bell

Ralph Benka

Scott Adkins

Mike Schulist

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I. Background and Introduction

In 2018, the Village of Sussex (the “Village”) created Tax Incremental Financing District Number 7 (“TID No.7” or “District”) for the purpose of promoting industrial and commercial development on properties located at the northwest corner of the intersection of STH 164 and CTH K. The development, known as the Sussex Commerce Center, is providing for the continued expansion and diversification of the Village’s tax base and provides employment opportunities for Village residents. The project is designed to build upon the success of the Sussex Corporate Center which is located directly across STH 164 on the northeast corner of the intersection of STH 164 and CTH K. The Sussex Commerce Center consists of approximately 56 developable acres with 48 acres of industrial development and 8 acres of commercial development.

The Developer of the Sussex Commerce Center recently acquired approximately 76 additional acres immediately west of their current property. The Village is proposing to expand the existing TID#7 western boundary to include the additional property. It is anticipated that approximately 40 acres will be developed as a business park with construction of the first building beginning in 2021 and additional buildings constructed annually through 2025. In addition to the business park development, it is anticipated that approximately 36 acres will be available for residential development.

II. Statement of Kind, Number and Location of Proposed Public Works and Improvements

TID No. 7 is being amended by the Village of Sussex under the authority provided by Wisconsin Statute Section 66.1105. The District is being amended to encourage the further development. Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of section 66.1101 of the Wisconsin State Statutes, and has been zoned for industrial use.

Any cost directly or indirectly related to promoting industrial development is considered a “project cost” and eligible to be paid from tax increments of the District. Additionally, the costs of planning, engineering, designing, surveying, legal and consultant fees, testing, environment studies, permits necessary for public work, easements, judgments or damage claims for damages, and other expenses for all project categories as well as discretionary payments, are included in project costs.

Listed below are direct project costs associated with the TID No. 7 Amendment Area.

Development Incentives

The Village anticipates entering into a Development Agreement which would provide the Developer with a total payment of \$2,400,000. The developer will be responsible for all

public improvements on the property including water and sewer main installation, grading and road construction.

Administrative and Organizational Costs

Imputed administrative costs of TID No. 7 include, but are not limited to, a portion of the salaries of Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with general administration of TID No. 7 and other costs associated with the creation and administration of projects over the expenditure period including the administration of grants and other financial assistance received to help pay for projects within TID No. 7.

Financing Costs

Financing costs for TID No. 7 include interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

III. Economic Feasibility Study

The purpose of this economic feasibility study is to answer two fundamental questions:

- 1) Is the Village able to obtain financing for the improvements within the District?
And, more importantly:
- 2) Will the tax increment revenues generated by the District be sufficient to repay the District's obligations?

An analysis to determine the answer to each of these questions follows. The analysis includes only those project costs related to the plan amendment and the increment revenues anticipated as a result of the plan amendment.

Ability to Obtain Financing

An important aspect to consider in assessing the feasibility of the TID No. 7 Amendment Area is the ability of the Village to finance the desired projects. Options available to the Village to finance the project costs include general obligation notes and bonds, revenue bonds, and special assessment bonds. The Community Development Authority of the Village could also issue CDA Lease Revenue Bonds to finance the project costs.

General obligations of the Village are limited by state law to five percent of the Village's total equalized property value. Payments for general obligation debt are not, however, limited by the current levy limit laws. The Village has sufficient general obligation debt capacity to obtain the funds necessary to implement this project plan, as amended.

Ability to Repay Obligations

In order to determine the ability of the TID No. 7 Amendment Area to repay its obligations it is necessary to project tax increment revenues and analyze the District's cash flow. The revenue projection contained on page 7 is based upon the following assumptions:

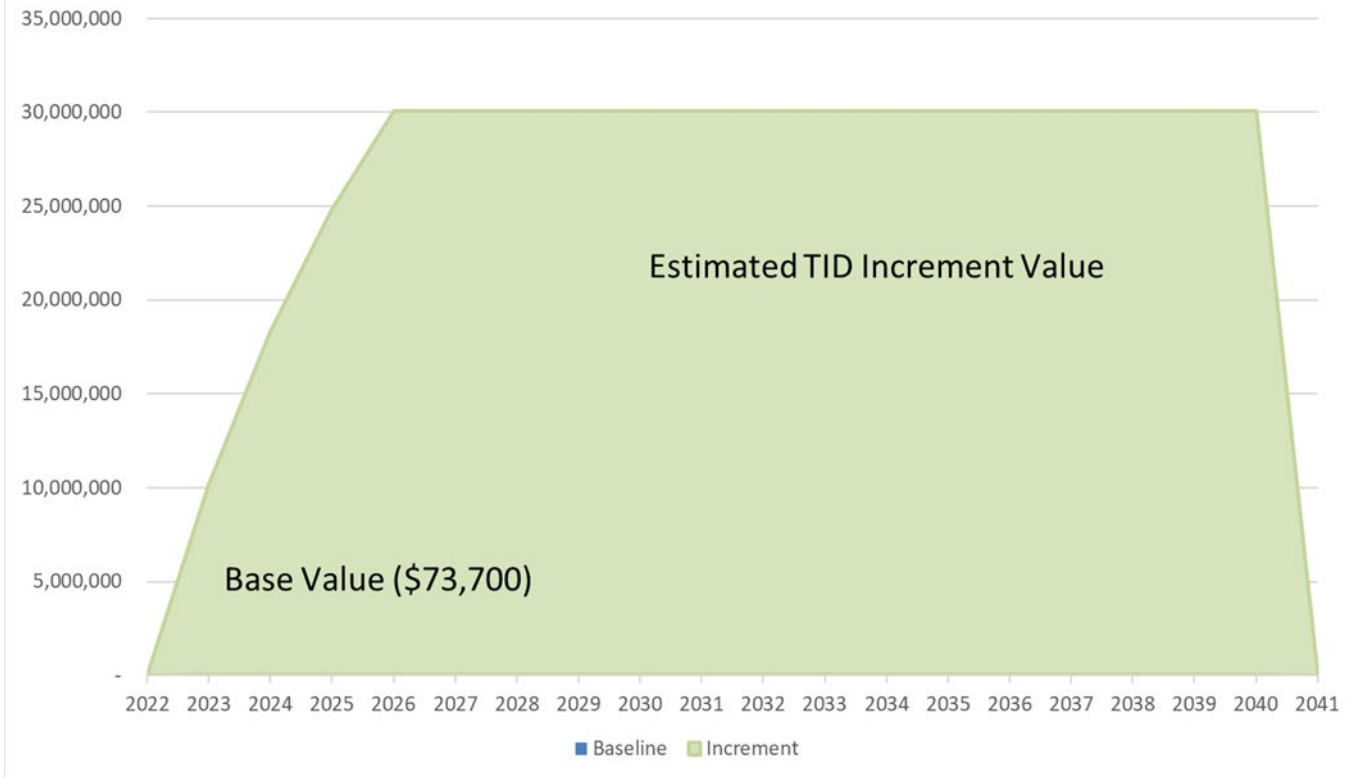
- The base value of the amended area of the district is estimated to be \$73,700.
- The tax rate is \$17.11 per thousand of equalized value, which is the Village's current tax rate, and is projected to remain constant throughout the life of the District.
- The analysis anticipates that there will be 32 net developable acres in the business park which will generate approximately \$30 million in increment value (\$4 million in increased land value and \$26 million in new construction). The construction projects will occur as acreage is sold to third parties. The estimated timeline for the sale of the parcels and construction is as follows:

Sold/ Construction Year	Number of Acres Sold
2022	7.5
2023	10.0
2024	8.0
2025	6.5
Total Acres	32.0

In addition to the business park development it is anticipated that approximately 36 acres will be available for residential development. There is no timetable for the residential development and no values are included for the purposes of this analysis.

- Valuations are projected to remain at their initial construction value and, for the purpose of this analysis, are not expected to increase or decrease throughout the life of the District.

Village of Sussex
TID No. 7 Projected Increment Values
(TID No. 7 Amendment Area)



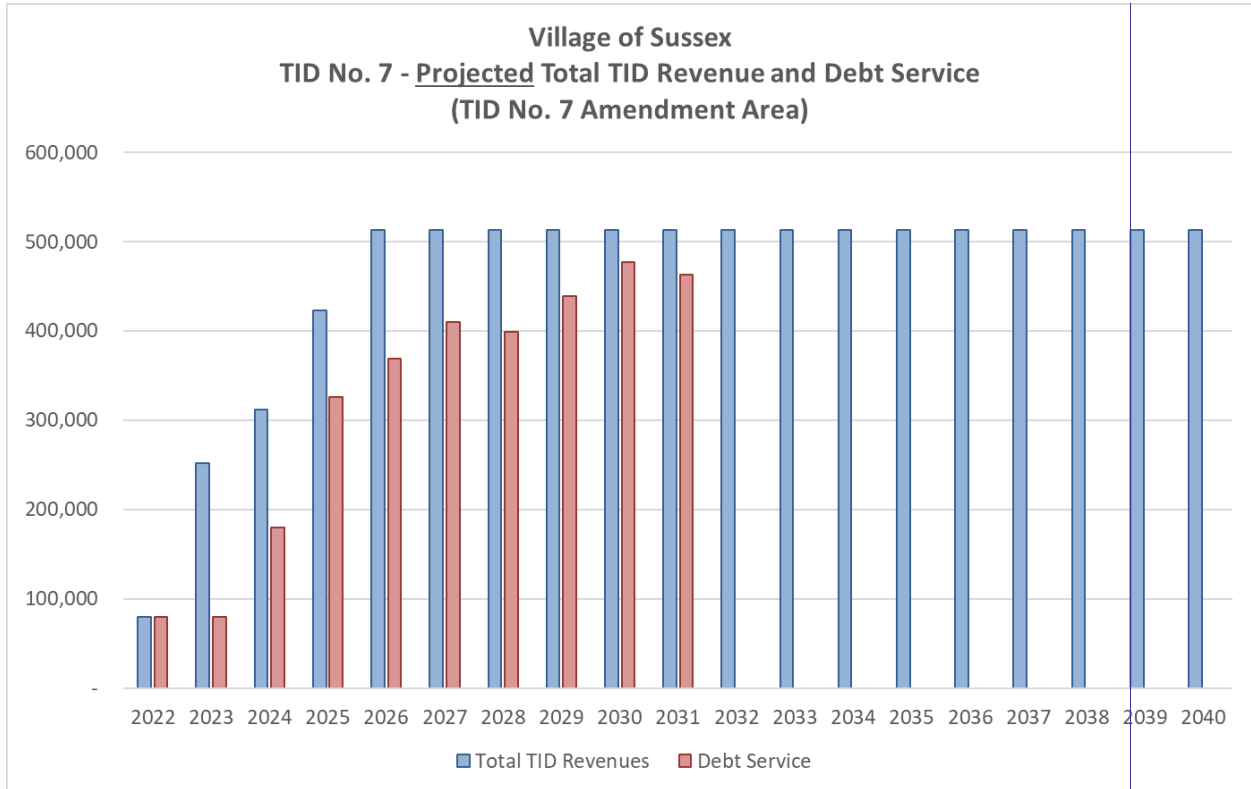
Projected Tax Increment (TID No. 7 Amendment Area)

<u>Const. Year</u>	<u>Jan. 1 Valuation</u>	<u>Revenue Collection</u>	<u>New Construction</u>	<u>Total Increment</u>	<u>Tax Rate</u>	<u>TID Revenues</u>
2021	2022	2023	10,093,750	10,093,750	15.80	159,481
2022	2023	2024	8,125,000	18,218,750	15.80	287,856
2023	2024	2025	6,500,000	24,718,750	15.80	390,556
2024	2025	2026	5,281,250	30,000,000	15.80	474,000
2025	2026	2027		30,000,000	15.80	474,000
2026	2027	2028		30,000,000	15.80	474,000
2027	2028	2029		30,000,000	15.80	474,000
2028	2029	2030		30,000,000	15.80	474,000
2029	2030	2031		30,000,000	15.80	474,000
2030	2031	2032		30,000,000	15.80	474,000
2031	2032	2033		30,000,000	15.80	474,000
2032	2033	2034		30,000,000	15.80	474,000
2033	2034	2035		30,000,000	15.80	474,000
2034	2035	2036		30,000,000	15.80	474,000
2035	2036	2037		30,000,000	15.80	474,000
2036	2037	2038		30,000,000	15.80	474,000
2037	2038	2039		30,000,000	15.80	474,000
2038	2039	2040		30,000,000	15.80	474,000
		2041				
	Totals		30,000,000			7,947,894

Projected Capitalization Schedule (TID No. 7 Amendment Area)

<u>Project</u>	<u>2021 Notes</u>
Business Park Infrastructure	2,200,000
Development Fees	200,000
Administrative and Legal	<u>25,000</u>
Total Project Costs	<u>2,425,000</u>
<i>Plus:</i>	
Capitalized Interest	159,000
Underwriters Discount	26,500
Finance and Legal	<u>40,000</u>
Total Funds Needed	<u>2,650,500</u>
<i>Less:</i>	
Interest Earnings	(500)
Funds on Hand	<u>--</u>
Total Debt Issue	<u>2,650,000</u>

Based upon these assumptions, the Village is able to obtain financing for the improvements required by TID No. 7 and the projected revenues will be sufficient to repay all of the district's obligations.



Village of Sussex

Tax Incremental District No. 7 Cash Flow (TID No. 7 Amendment Area)

Year	Incremental Revenues	Capitalized Interest	Total	2021 Notes			Surplus/ (Deficit)	Revenue Balance	Debt Balance
				Princ.	Int.	Total			
2022		79,500	79,500		79,500	79,500	-	-	2,650,000
2023	159,481	79,500	238,981		79,500	79,500	159,481	159,481	2,650,000
2024	287,856		287,856	125,000	79,500	204,500	83,356	242,838	2,525,000
2025	390,556		390,556	250,000	75,750	325,750	64,806	307,644	2,275,000
2026	474,000		474,000	350,000	68,250	418,250	55,750	363,394	1,925,000
2027	474,000		474,000	350,000	57,750	407,750	66,250	429,644	1,575,000
2028	474,000		474,000	375,000	47,250	422,250	51,750	481,394	1,200,000
2029	474,000		474,000	400,000	36,000	436,000	38,000	519,394	800,000
2030	474,000		474,000	400,000	24,000	424,000	50,000	569,394	400,000
2031	474,000		474,000	400,000	12,000	412,000	62,000	631,394	-
2032	474,000		474,000	-	-	-	474,000	1,105,394	-
2033	474,000		474,000	-	-	-	474,000	1,579,394	-
2034	474,000		474,000	-	-	-	474,000	2,053,394	-
2035	474,000		474,000	-	-	-	474,000	2,527,394	-
2036	474,000		474,000	-	-	-	474,000	3,001,394	-
2037	474,000		474,000	-	-	-	474,000	3,475,394	-
2038	474,000		474,000	-	-	-	474,000	3,949,394	-
2039	474,000		474,000	-	-	-	474,000	4,423,394	-
2040	474,000		474,000	-	-	-	474,000	4,897,394	-
Total	7,947,894	159,000	8,106,894	2,650,000	559,500	3,209,500			

IV. Detailed List of Project Costs

Attached is a detailed preliminary cost estimate for the projects necessary to implement the amendment of the plan. All cost estimates are preliminary and have been prepared based upon 2021 prices. The final costs of the projects may be adjusted to reflect design changes and actual construction bids. The timing of the projects is also very preliminary and subject to adjustment based upon implementation of this amendment of the project plan.

This amendment of the project plan is not an appropriation of funds for any specific project. The Village is not obligated to undertake any specific project and each project must be approved by subsequent action of the Village Board. The Village intends to undertake only those projects that remain viable during the implementation of the amendment of the project plan, and may choose to delete projects or change the scope of the projects implemented as they are individually authorized.

The total TIF project costs related to this amendment are limited to \$2,425,000 plus financing related costs. The project costs are identified in the following table. Note that the utilities and road improvement costs will be constructed by the Developer and reimbursed by the Village. The total payment to the Developer will not exceed \$2,425,000.

TIF 7 Creation			
Project	Developer	TIF	Total
Land Acquisition	\$2,135,000		\$2,135,000
Site Work	\$1,271,250		\$1,271,250
Utilities (Water, Sewer, Storm)	\$295,000	\$750,000	\$1,045,000
Road Improvements	\$0	\$950,000	\$950,000
Professional/Municipal Fees/Financing/Development Fees	\$1,118,000	\$200,000	\$1,318,000
Utility Burial/Street Lights	\$360,000		\$360,000
Development Incentive		\$500,000	\$500,000
Administrative Costs		\$25,000	\$25,000
Total	\$5,179,250	\$2,425,000	\$7,604,250

V. Methods of Financing

As previously discussed in the Economic Feasibility Study, the Village has numerous options for financing the improvements required for TID No. 7. These options include general obligation notes and bonds, revenue bonds and special assessment bonds. The Community Development Authority of the Village could also be utilized to issue CDA Lease Revenue Bonds to finance the project costs. The specific method of financing will be determined by the Village during the implementation of this project plan, as amended.

Factors which will be considered in determining the most appropriate method of financing for each individual project will include the amount to be financed, the projects to be financed, the terms required by various development agreements, market conditions, changes in state or federal law and the need for financing municipal improvements which are not a part of this project plan, as amended.

The following pages contain a capitalization and amortization schedule for General Obligation Community Development Notes to be issued in 2021.

General Obligation Community Development Notes (2021)

\$2,650,000

PROPOSED MATURITY SCHEDULE

The 2021 project costs are anticipated to be financed with General Obligation Community Development Notes to be issued under authority of Wisconsin Statutes Chapter 67. The following is the proposed schedule for repayment of project costs using estimated interest rates.

Year	Principal	Interest	Total
2022		79,500	79,500
2023		79,500	79,500
2024	125,000	79,500	204,500
2025	250,000	75,750	325,750
2026	350,000	68,250	418,250
2027	350,000	57,750	407,750
2028	375,000	47,250	422,250
2029	400,000	36,000	436,000
2030	400,000	24,000	424,000
2031	400,000	12,000	412,000
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
	2,650,000	559,500	3,209,500

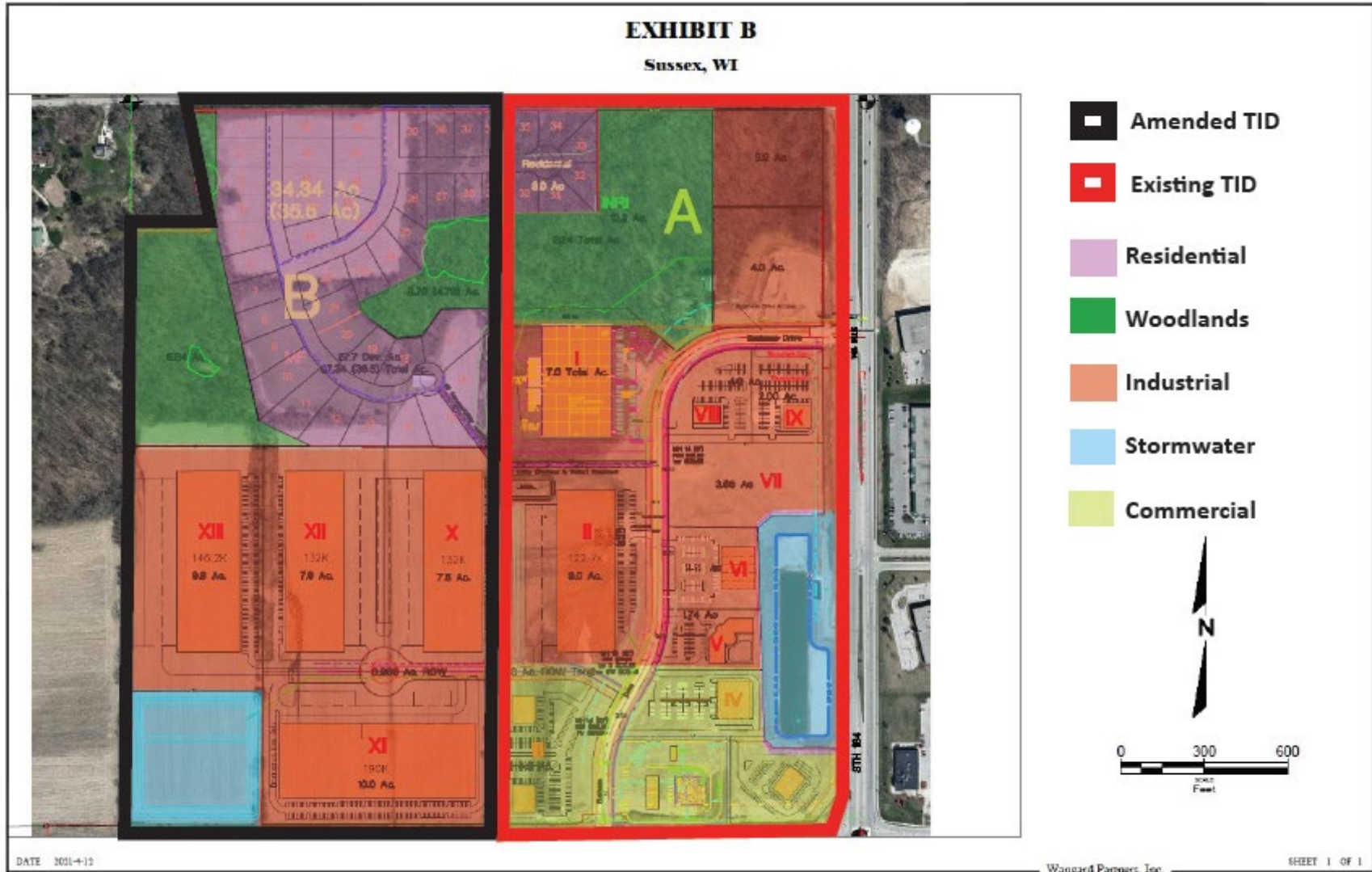
VI. Existing Uses and Conditions



 Woodlands

 Agriculture

VII. Proposed Uses and Conditions



VIII. Equalized Value Test

Wisconsin Statutes Section 66.1105(4)(gm)4.c. limits the amount of taxable property value which can be included in a new tax incremental district. When a district's boundaries are amended to add territory, the base value of the additional parcels combined with the increment values of all existing districts (including the District to be amended) cannot exceed 12% of the total equalized value of all taxable property within the Village. As of January 1, 2020, the equalized value of the Village was \$1,533,703,600, and the total increment value of the Village's tax increment districts was \$46,733,600. The total allowable additional value of the amendment is \$184,044,432 ($\$1,533,703,600 \times 12\%$). The estimated base value of the TID No. 7 amendment combined with the Village's current increment value does not exceed this limit.

IX. List of Estimated Non-Project Costs

In addition to the project costs to be paid by the Developer listed in the detailed list of project costs (see Part IV), it is anticipated that private parties will construct buildings with a projected value of \$26,000,000.

X. Proposed Changes in Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

It is expected that this amended project plan will be complementary to the Village's Master Plan and does not require any proposed changes to the Village's Master Plan. There are no proposed changes to the zoning ordinances, building codes, the map or other Village ordinances for the implementation of this project plan, as amended.

XI. Relocation

It is not anticipated there will be a need to relocate any persons or businesses in conjunction with this project plan, as amended. In the event relocation becomes necessary at some time during the implementation period, the Village will take the following steps and actions.

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce.

The Village will file a relocation payment plan and relocation assistance service plan with the Department of Commerce and will not proceed with displacement of persons or business concerns until both plans are approved in writing by the Department of Commerce. The Village will also keep records as required in Wisconsin Statutes Section 32.27.

XII. Orderly Development of the Village of Sussex

TID No. 7 and the amended area contribute to the orderly development of the Village by providing the opportunity for continued growth in tax base and job opportunities.

XIII. Attorney Opinion

OPINION OF THE ATTORNEY FOR THE VILLAGE ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105.

[Insert draft attorney letter when received]