



Wauwatosa, WI

Community Development Authority

Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, August 10, 2023

5:30 PM

Committee Room #1

CALL TO ORDER

ROLL CALL

1. Approval of minutes - June 15, 2023 [23-393](#)
2. Public Hearing regarding the proposed creation of Tax Incremental District No. 15, the proposed boundaries and proposed Project Plan for the District. [23-394](#)
3. Consideration and possible action on “Resolution Establishing Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 15, City of Wauwatosa, Wisconsin”. [23-395](#)
4. Request from Patricia Camp, Wauwatosa Redevelopment LLC, for code compliance forgivable loan funding at 7601 W Harwood Avenue. [23-396](#)
5. Update regarding Harlow & Hem redevelopment of the Blanchard Street parking lot. [23-397](#)

NEXT MEETING DATE AND TIME

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-393

Agenda Date: 8/10/2023

Agenda #: 1.

Approval of minutes - June 15, 2023

MINUTES

CITY OF WAUWATOSA COMMUNITY DEVELOPMENT AUTHORITY

Thursday, June 15, 2023 – 12:00 PM
Virtual Meeting

PRESENT: Mark Hammond; Terry Klippel, Chair; Joe Philips, Ald; Joel Tilleson, Ald. Al Wick;

ABSENT: Sue Eick; Linda Mikkalson

ALSO PRESENT: Paulette Enders, Development Director; Jen Ferguson, Economic Development Manager; Alan Kesner, City Attorney; Dennis McBride, Mayor; John Miller, MEDC

1. Roll call
2. Approval of minutes – May 11, 2023
Moved by Mr. Hammond, seconded by Mr. Wick, to approve the May 11, 2023 minutes. Ayes – 5
3. Approval of a CDBG loan funding request from Mochi of MKE, LLC at 7488 W State Street *

Tuan Nguyen of Mochi of MKE, LLC is requesting CDBG revolving loan funds to assist with the opening of his business (Mochi Ring) at 7488 W State Street. The request for \$50,000 will be used for working capital as well as equipment purchases. Two low/moderate income jobs will be created as a requirement of this funding. John Miller, MEDC presented the underwriting analysis of the loan request.

Moved by Mr. Wick, seconded by Mr. Hammond, to approve a CDBG loan for Mochi of MKE, LLC in the amount of \$50,000 according to the following provisions:

- 2% interest rate for a 60-month term
- Interest only payments for the first six months, then P/I
- Two FTE jobs that meet the 2023 low/moderate income limits required in the CDBG agreement
- Execution of a General Business Security Agreement
- UCC Filing for large equipment
- Personal Guaranty of the owner
- Additional assignment of life insurance in an amount of the loan on Kristine Le

Ayes - 5

4. Discussion of amended offer to purchase from GCA for the property at 7746 Menomonee River Parkway *
5. Update regarding redevelopment of the parcel at 2400 N Mayfair Road *

Motion by Ald. Tilleson, seconded by Mr. Hammond to convene into closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session. Ayes – 5

Meeting adjourned from closed session.

6. Next meeting date and time

Staff will schedule the next meeting as needed.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-394

Agenda Date: 8/10/2023

Agenda #: 2.

Public Hearing regarding the proposed creation of Tax Incremental District No. 15, the proposed boundaries and proposed Project Plan for the District.

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF WAUWATOSA, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of Wauwatosa will hold a Joint Review Board meeting on August 10, 2023 at 3:00 PM.

The meeting will be held at the Wauwatosa City Hall, Committee Room #1, located at 7725 W North Avenue, Wauwatosa, WI.

The purpose of the meeting is to organize the Joint Review Board for further consideration of the City's proposal to create Tax Incremental District No. 15.

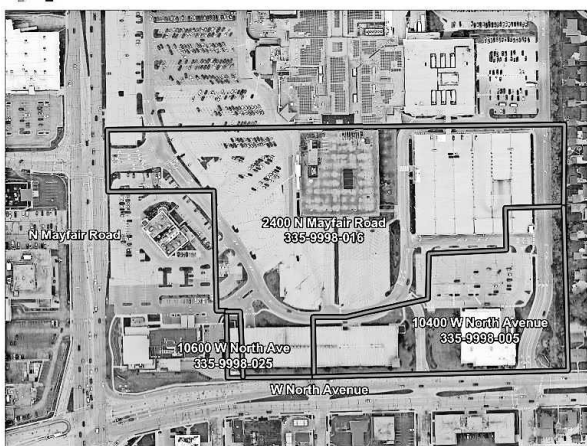
NOTICE IS HEREBY GIVEN that the Community Development Authority of the City of Wauwatosa will hold a public hearing on August 10, 2023 at 5:30 PM.

The meeting will be held at the Wauwatosa City Hall, Committee Room #1, located at 7725 W North Avenue, Wauwatosa, WI.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 15, its proposed boundaries, and its proposed Project Plan.



City of Wauwatosa TID #15 Boundary Map



The District's proposed boundary is identified on the map included in this Notice.

Based on the existing condition of properties within the proposed District boundary the City expects to designate the District as in need of rehabilitation or conservation.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of rehabilitating or conserving property and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Wauwatosa City Hall, located at 7725 W North Ave. This information can also be viewed on the City's website at www.wauwatosa.net.

By Order of the City of Wauwatosa, Wisconsin

Published July 26, 2023 & August 2, 2023

August 7, 2023

PROJECT PLAN

City of Wauwatosa, Wisconsin

Tax Incremental District No. 15



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 10, 2023
Public Hearing Held:	Scheduled for August 10, 2023
Approval by CDA:	Scheduled for August 10, 2023
Adoption by City Council:	Scheduled for September 19, 2023
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Wauwatosa Tax Incremental District (“TID”) No. 15 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 21 acres located on the southern end of Mayfair Mall. Approximately 15 of the 21 acres includes the former Boston Store building that has been vacant for at least five years. In 2022 Wauwatosa’s Community Development Authority acquired the 15-acre Boston Store property at auction to facilitate investment and redevelopment and ensure Mayfair Mall continues to be the premier mall in Wisconsin.

The proposed District is being created to facilitate multi-family housing development. At this time, the existing infrastructure is insufficient to meet the needs of the proposed use. The District will be created to pay the costs of development incentives for the first phase of a three-phase construction project. The first phase construction will consist of approximately 463 multi-family residential housing units, 486 residential structured parking stalls, 131 commercial structured parking stalls, and 6,667 rentable square feet of commercial space (“Project”) to be developed by a residential housing developer (“Developer”). The second phase of construction, consisting of approximately 208 multi-family residential units and associated parking, is anticipated to occur when phase one is stabilized and the third phase of construction, consisting of approximately 235 multi-family residential units, associated parking, and commercial space, is anticipated to occur when phase two is stabilized. Phases two and three are anticipated to be financially structured in manner similar to phase one.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$57.9 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.0 million in watermain and pedestrian connections/sidewalks in and around the project site, \$7.8 million for on-site improvements, and \$35.7 million development incentives through a Municipal Revenue Obligation and a pre-development loan to be repaid by the developer.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$111.6 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this 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 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 Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with the redevelopment of the site, including, 1) the need to construct commercial parking stalls, which will not generate revenue, 2) higher construction costs associated with mid-rise development, 3) a challenging financial market and deal structure that challenge the ability to finance development on the site, 4) a private stormwater facility that would be impacted by residential development on the site, and 5) construction site restrictions due to adjacent retail operations.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. 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 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 following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

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 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 in this Plan 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 rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value 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).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.



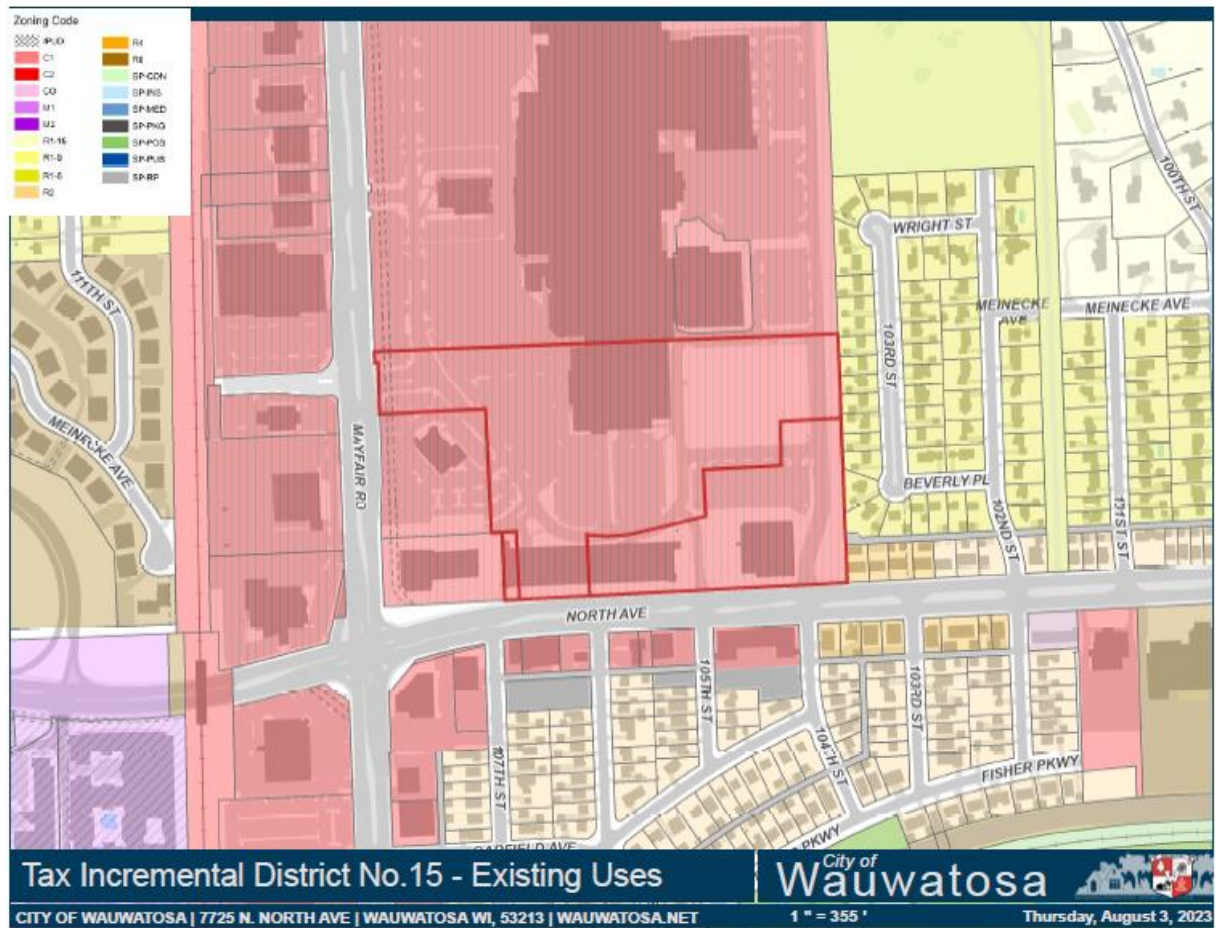
City of Wauwatosa TID #15 Boundary Map



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4:
Preliminary Parcel List and Analysis

City of Wauwatosa, Wisconsin																							Assessment Roll Classification? (Residential = Class 1 Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)	
Tax Increment District # 15																								
Base Property Information																								
							Assessment Information				Equalized Value					District Classification					District Classification			
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Blighted	Rehab/ Conservation		Vacant
335-9998-016	2400 N Mayfair Road, 53226	Wauwatosa Community Development Authority	14.96	0.00	N/A	No	0	0	0	0	100.00%	0	0	0	0		14.96				14.96		14.96	Class 7-X
335-9998-025	10600 W North Avenue, 53226	Mayfair Mall, LLC	0.20	0.00	N/A	No	217,800			217,800	100.00%	217,800	0	0	217,800		0.2			0.20		0.2	0.20	Class 2
335-9998-005	10400 W North Avenue, 53226	Mayfair Mall, LLC	6.08	0.00	N/A	No	6,621,100	6,159,100	301,400	13,081,600	100.00%	6,621,100	6,159,100	301,400	13,081,600		6.08			6.08		6.08	6.08	Class 2
										0	100.00%	0	0	0	0					0.00				
										0	100.00%	0	0	0	0					0.00				
Less Wetland Acreage			0.00																					
		Total Acreage	21.24				6,838,900	6,159,100	301,400	13,299,400		6,838,900	6,159,100	301,400		0	21.24	0	0	21.24	0	21.24	6.28	
																0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	29.57%	
The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.													Estimated Base Value		13,299,400									

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 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 \$500.77 million. This value is less than the maximum of \$1.08 billion in equalized value that is permitted for the City.

City of Wauwatosa, Wisconsin							
Tax Increment District # 15							
Valuation Test Compliance Calculation							
District Creation Date			9/19/2023				
			Valuation Data	Dollar	Percent	Valuation Data	
			Currently Available	Charge	Change	Est. Creation Date	
			2022				
Total EV (TID In)			9,006,577,400			9,006,577,400	
12% Test			1,080,789,288			1,080,789,288	
Increment of Existing TIDs							
TID #6			132,220,000			132,220,000	
TID #7			182,718,800			182,718,800	
TID #8			43,008,500			43,008,500	
TID #9			14,156,400			14,156,400	
TID #10			38,980,500			38,980,500	
TID #11			40,705,300			40,705,300	
TID #12			24,539,300			24,539,300	
TID #13			11,141,400			11,141,400	
Total Existing Increment			487,470,200			487,470,200	
Projected Base of New or Amended District			13,299,400			13,299,400	
Less Value of Any Underlying TID Parcels			0			0	
Total Value Subject to 12% Test			500,769,600			500,769,600	
Compliance			PASS			PASS	

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditures 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, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. 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 Project Costs, 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 Project Costs 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 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may 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 may 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

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs 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

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within 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

To allow development to occur, the City may 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

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may 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, installation of new poles or towers, or burying of overhead electric lines. 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.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, 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.

Streetscaping and Landscaping

To attract development 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, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA 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 CDA for this purpose are 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: water main and sidewalk/pedestrian 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 relating to 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 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

Map to be Inserted

SECTION 8:

Detailed List of Estimated 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 6 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.

City of Wauwatosa, Wisconsin							
Tax Increment District # 15							
Estimated Project List							
		Phase I 2023	Phase II 2025	Phase III 2027	Phase IV On-Going	Total (Notes 1,2)	
Project ID	Project Name/Type						
1	Watermain improvements		3,000,000			3,000,000	
2	Pedestrian connections/sidewalks			1,000,000		1,000,000	
3	Commercial Parking stall construction			3,930,000		3,930,000	
4	Commercial Space Construction			1,495,500		1,495,500	
5	On-site stormwater relocation improvements			2,400,000		2,400,000	
6	Predevelopment Loan	2,500,000				2,500,000	
7	Development incentives	33,200,000				33,200,000	
8	Interest Expense				9,924,113	9,924,113	
9	Administration				480,000	480,000	
10	TID Creation Expense	25,000				25,000	
Total Projects		35,725,000	3,000,000	8,825,500	10,404,113	57,954,613	
Notes:							
Note 1	Project costs are estimates and are subject to modification						
Note 2	Project costs provided by the City of Wauwatosa and SB Friedman, August, 2023.						

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations 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

The Project Costs the City plans to make are expected to create \$111.6 million in incremental value by 2027. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$19.49 per thousand of equalized value, and a 1.0% economic appreciation factor, the Project would generate \$59.2 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Wauwatosa, Wisconsin						
Tax Increment District # 15						
Development Assumptions						
Construction Year		Residential Project	Retail Project	Annual Total	Construction Year	
1	2023			0	2023	1
2	2024	3,013,269	2,790,000	5,803,269	2024	2
3	2025	33,145,959	8,370,000	41,515,959	2025	3
4	2026	33,145,959		33,145,959	2026	4
5	2027	31,137,113		31,137,113	2027	5
6	2028			0	2028	6
7	2029			0	2029	7
8	2030			0	2030	8
9	2031			0	2031	9
10	2032			0	2032	10
11	2033			0	2033	11
12	2034			0	2034	12
13	2035			0	2035	13
14	2036			0	2036	14
15	2037			0	2037	15
16	2038			0	2038	16
17	2039			0	2039	17
18	2040			0	2040	18
19	2041			0	2041	19
20	2042			0	2042	20
21	2043			0	2043	21
22	2044			0	2044	22
23	2045			0	2045	23
24	2046			0	2046	24
25	2047			0	2047	25
26	2048			0	2048	26
27	2049			0	2049	27
Totals		100,442,300	11,160,000	111,602,300		
Notes:						
1. Residential Project is assumed to build out as provided by SB Friedman, August, 2023:						
	2024	3%				
	2025	33%				
	2026	33%				
	2027	31%				
	Total Value	\$100,442,300				
2. Total Retail Project assumed to build out as provided by SB Friedman, August, 2023:						
	2024	25%				
	2025	75%				
	Total Value	\$11,160,000				

Table 2 – Tax Increment Projection Worksheet

City of Wauwatosa, Wisconsin Tax Increment District # 15 Tax Increment Projection Worksheet											
Type of District		Rehabilitation		Base Value		13,299,400					
District Creation Date		September 19, 2023		Appreciation Factor		1.00%		Apply to Base Value			
Valuation Date		Jan 1, 2023		Base Tax Rate		\$19.49					
Max Life (Years)		27		Rate Adjustment Factor							
Expenditure Period/Termination		22 9/19/2045									
Revenue Periods/Final Year		27 2051									
Extension Eligibility/Years		Yes 3		Tax Exempt Discount Rate		3.00%					
Eligible Recipient District		Yes		Taxable Discount Rate		4.50%					
	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1	2023	0	2024	0	0	2025	\$19.49	0	0	0	
2	2024	5,803,269	2025	0	5,803,269	2026	\$19.49	113,106	100,493	94,846	
3	2025	41,515,959	2026	58,033	47,377,261	2027	\$19.49	923,383	897,011	835,816	
4	2026	33,145,959	2027	473,773	80,996,992	2028	\$19.49	1,578,631	2,219,090	2,048,040	
5	2027	31,137,113	2028	809,970	112,944,075	2029	\$19.49	2,201,280	4,008,932	3,665,603	
6	2028	0	2029	1,129,441	114,073,516	2030	\$19.49	2,223,293	5,764,020	5,228,990	
7	2029	0	2030	1,140,735	115,214,251	2031	\$19.49	2,245,526	7,485,029	6,740,014	
8	2030	0	2031	1,152,143	116,366,394	2032	\$19.49	2,267,981	9,172,619	8,200,430	
9	2031	0	2032	1,163,664	117,530,058	2033	\$19.49	2,290,661	10,827,442	9,611,932	
10	2032	0	2033	1,175,301	118,705,358	2034	\$19.49	2,313,567	12,450,131	10,976,159	
11	2033	0	2034	1,187,054	119,892,412	2035	\$19.49	2,336,703	14,041,312	12,294,694	
12	2034	0	2035	1,198,924	121,091,336	2036	\$19.49	2,360,070	15,601,597	13,569,068	
13	2035	0	2036	1,210,913	122,302,249	2037	\$19.49	2,383,671	17,131,584	14,800,760	
14	2036	0	2037	1,223,022	123,525,272	2038	\$19.49	2,407,508	18,631,863	15,991,198	
15	2037	0	2038	1,235,253	124,760,524	2039	\$19.49	2,431,583	20,103,011	17,141,766	
16	2038	0	2039	1,247,605	126,008,130	2040	\$19.49	2,455,898	21,545,592	18,253,797	
17	2039	0	2040	1,260,081	127,268,211	2041	\$19.49	2,480,457	22,960,163	19,328,584	
18	2040	0	2041	1,272,682	128,540,893	2042	\$19.49	2,505,262	24,347,265	20,367,373	
19	2041	0	2042	1,285,409	129,826,302	2043	\$19.49	2,530,315	25,707,434	21,371,370	
20	2042	0	2043	1,298,263	131,124,565	2044	\$19.49	2,555,618	27,041,192	22,341,740	
21	2043	0	2044	1,311,246	132,435,811	2045	\$19.49	2,581,174	29,199,523	24,327,193	
22	2044	0	2045	1,324,358	133,760,169	2046	\$19.49	2,606,986	30,520,461	25,274,441	
23	2045	0	2046	1,337,602	135,097,770	2047	\$19.49	2,633,056	31,815,750	26,189,964	
24	2046	0	2047	1,350,978	136,448,748	2048	\$19.49	2,659,386	33,085,888	27,074,823	
25	2047	0	2048	1,364,487	137,813,236	2049	\$19.49	2,685,980	34,331,362	27,930,046	
26	2048	0	2049	1,378,132	139,191,368	2050	\$19.49	2,712,840	35,552,653	28,756,625	
27	2049	0	2050	1,391,914	140,583,282	2051	\$19.49	2,739,968	36,750,230	29,555,519	
Totals		111,602,300		28,980,982		Future Value of Increment		59,223,901			
Notes:											
Actual results will vary depending on development, inflation of overall tax rates.											
NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).											

Table 3. provides a summary of the District's financing plan. The City anticipates issuing a taxable short term note for the pre-development loan in 2023. The City anticipates entering into a Municipal Revenue Obligation (Pay as you go financing) in 2024 and issuing tax exempt and taxable debt obligations in 2025 and 2027.

City of Wauwatosa, Wisconsin
Tax Increment District # 15
Estimated Financing Plan

Tax Incremental District No. 15 Project Plan
Prepared by Ehlers

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2050 to pay off all Project cost liabilities and obligations. The projected 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.

Table 4 - Cash Flow

City of Wauwatosa, Wisconsin																											
Tax Increment District # 15																											
Cash Flow Projection																											
	Projected Revenues				Expenditures																		Balances				
Year	Tax	Developer	Capitalized	Total	State Trust Fund Loan (Short-term)			Municipal Revenue Obligation (MRO)			G.O. Bond			G.O. Bond			Taxable G.O. Bond					Total			Principal		
					Dated Date:	11/01/23		Dated Date:	01/01/24		Dated Date:	05/01/25		Dated Date:	05/01/27		Dated Date:	05/01/27									
	Increments	STF Loan	Interest	Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	TID Creation	Admin.	Expenditures	Annual	Cumulative	Outstanding	Year	
2023				0																25,000	90,000	115,000	(115,000)	(115,000)		2023	
2024		2,573,396		2,573,396	2,525,000	5.75%	48,396														40,000	2,613,396	(40,000)	(155,000)		2024	
2025	0		362,313	362,313																	40,000	40,000	322,313	167,313	3,410,000	2025	
2026	113,106			113,106								4.25%	217,388								40,000	257,388	(144,282)	23,031	3,410,000	2026	
2027	923,383		1,448,438	2,371,820				352,665				4.25%	144,925								40,000	537,590	1,834,230	1,857,261	13,790,000	2027	
2028	1,578,631			1,578,631				679,199			110,000	4.25%	142,588		4.25%	74,269		5.75%	794,794		10,000	1,810,849	(232,218)	1,625,043	13,680,000	2028	
2029	2,201,280			2,201,280				989,423			120,000	4.25%	137,700		4.25%	49,513		5.75%	529,863		10,000	1,836,498	364,783	1,989,825	13,560,000	2029	
2030	2,223,293			2,223,293				999,317			125,000	4.25%	132,494		4.25%	49,513		5.75%	529,863		10,000	1,846,185	377,107	2,366,933	13,435,000	2030	
2031	2,245,526			2,245,526				1,009,310			130,000	4.25%	127,075	35,000	4.25%	48,769	200,000	5.75%	524,113		10,000	2,084,266	161,260	2,528,192	13,070,000	2031	
2032	2,267,981			2,267,981				1,019,403			135,000	4.25%	121,444	35,000	4.25%	47,281	300,000	5.75%	509,738		10,000	2,177,865	90,116	2,618,308	12,600,000	2032	
2033	2,290,661			2,290,661				1,235,516			135,000	4.25%	115,706	35,000	4.25%	45,794	300,000	5.75%	492,488		10,000	2,369,504	(78,843)	2,539,465	12,130,000	2033	
2034	2,313,567			2,313,567				1,247,872			140,000	4.25%	109,863	40,000	4.25%	44,200	350,000	5.75%	473,800		10,000	2,415,734	(102,167)	2,437,298	11,600,000	2034	
2035	2,336,703			2,336,703				1,260,350			150,000	4.25%	103,700	40,000	4.25%	42,500	350,000	5.75%	453,675		10,000	2,410,225	(73,522)	2,363,776	11,060,000	2035	
2036	2,360,070			2,360,070				1,272,954			160,000	4.25%	97,113	45,000	4.25%	40,694	400,000	5.75%	432,113		10,000	2,457,873	(97,802)	2,265,973	10,455,000	2036	
2037	2,383,671			2,383,671				1,285,683			175,000	4.25%	89,994	55,000	4.25%	38,569	450,000	5.75%	407,675		10,000	2,511,921	(128,250)	2,137,723	9,775,000	2037	
2038	2,407,508			2,407,508				1,298,540			200,000	4.25%	82,025	65,000	4.25%	36,019	500,000	5.75%	380,363		10,000	2,571,946	(164,439)	1,973,284	9,010,000	2038	
2039	2,431,583			2,431,583				1,311,526			225,000	4.25%	72,994	65,000	4.25%	33,256	550,000	5.75%	350,175		10,000	2,617,951	(186,368)	1,786,916	8,170,000	2039	
2040	2,455,898			2,455,898				1,324,641			250,000	4.25%	62,900	75,000	4.25%	30,281	550,000	5.75%	318,550		10,000	2,621,372	(165,474)	1,621,443	7,295,000	2040	
2041	2,480,457			2,480,457				1,337,887			255,000	4.25%	52,169	100,000	4.25%	26,563	550,000	5.75%	286,925		10,000	2,618,544	(138,086)	1,483,357	6,390,000	2041	
2042	2,505,262			2,505,262				1,351,266			260,000	4.25%	41,225	110,000	4.25%	22,100	650,000	5.75%	252,425		10,000	2,697,016	(191,754)	1,291,603	5,370,000	2042	
2043	2,530,315			2,530,315				1,364,779			285,000	4.25%	29,644	120,000	4.25%	17,213	700,000	5.75%	213,613		10,000	2,740,248	(209,933)	1,081,670	4,265,000	2043	
2044	2,555,618			2,555,618				1,378,427			300,000	4.25%	17,213	125,000	4.25%	12,006	750,000	5.75%	171,925		10,000	2,764,570	(208,953)	872,717	3,090,000	2044	
2045	2,581,174			2,581,174				1,392,211			255,000	4.25%	5,419	100,000	4.25%	7,225	850,000	5.75%	125,925		10,000	2,745,780	(164,606)	708,112	1,885,000	2045	
2046	2,606,986			2,606,986				1,874,844						100,000	4.25%	2,975	850,000	5.75%	77,050		10,000	2,914,869	(307,883)	400,228	935,000	2046	
2047	2,633,056			2,633,056				1,893,592						20,000	4.25%	425	915,000	5.75%	26,306		10,000	2,865,324	(232,268)	167,960	0	2047	
2048	2,659,386			2,659,386				2,151,594													10,000	2,161,594	497,792	665,752	0	2048	
2049	2,685,980			2,685,980				2,173,110													10,000	2,183,110	502,870	1,168,622	0	2049	
2050	2,712,840			2,712,840				2,194,841													10,000	2,204,841	507,998	1,676,620	0	2050	
2051	2,739,968			2,739,968				801,049													10,000	811,049	1,928,919	3,605,539	0	2051	
Total	59,223,901	2,573,396	1,810,750	63,608,047	2,525,000		48,396	33,200,000		0	3,410,000		1,903,575	1,165,000		669,163	9,215,000		7,351,375	25,000	490,000	60,002,508				Total	
Notes:																							Projected TID Closure				
1. Pre-development loan to be repaid by developer in early 2024. Interest rate is based on the current State Trust Fund Loan rate 0-3 years in length of 5.75%.																											
2. MRO payments are equal to 50% of the increment generated by residential development only in years 2027-2032, 60% in 2032-2045, and 80% in 2046-47 and 90% thereafter until the MRO maximum is reached.																											

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), 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 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for residential and commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to 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. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and additional housing and improves a major commercial corridor for the City.

SECTION 15:

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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

SAMPLE

Mayor
City of Wauwatosa
7725 W North Ave
Wauwatosa, Wisconsin 53213-1720

RE: Project Plan for Tax Incremental District No. 15

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Wauwatosa, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Wauwatosa Tax Incremental District No. 15 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:			2021					
							Percentage	
	County			30,603,722			18.78%	
	Special District			10,645,026			6.53%	
	Municipality			57,470,257			35.27%	
	School District			57,033,649			35.00%	
	Technical College			7,206,734			4.42%	
	Total			162,959,388				
Revenue Year	County	Special District	Municipality	School District	Technical College	0	Total	Revenue Year
2025	0	0	0	0	0	0	0	2025
2026	21,241	7,388	39,889	39,586	5,002	0	113,106	2026
2027	173,411	60,318	325,646	323,172	40,836	0	923,383	2027
2028	296,466	103,121	556,730	552,500	69,814	0	1,578,631	2028
2029	413,400	143,795	776,317	770,419	97,350	0	2,201,280	2029
2030	417,534	145,233	784,080	778,123	98,323	0	2,223,293	2030
2031	421,709	146,685	791,921	785,905	99,306	0	2,245,526	2031
2032	425,926	148,152	799,840	793,764	100,299	0	2,267,981	2032
2033	430,185	149,633	807,838	801,701	101,302	0	2,290,661	2033
2034	434,487	151,130	815,917	809,718	102,315	0	2,313,567	2034
2035	438,832	152,641	824,076	817,815	103,339	0	2,336,703	2035
2036	443,220	154,167	832,317	825,994	104,372	0	2,360,070	2036
2037	447,653	155,709	840,640	834,254	105,416	0	2,383,671	2037
2038	452,129	157,266	849,046	842,596	106,470	0	2,407,508	2038
2039	456,650	158,839	857,537	851,022	107,535	0	2,431,583	2039
2040	461,217	160,427	866,112	859,532	108,610	0	2,455,898	2040
2041	465,829	162,031	874,773	868,128	109,696	0	2,480,457	2041
2042	470,487	163,652	883,521	876,809	110,793	0	2,505,262	2042
2043	475,192	165,288	892,356	885,577	111,901	0	2,530,315	2043
2044	479,944	166,941	901,280	894,433	113,020	0	2,555,618	2044
2045	484,744	168,610	910,293	903,377	114,150	0	2,581,174	2045
2046	489,591	170,297	919,396	912,411	115,292	0	2,606,986	2046
2047	494,487	172,000	928,590	921,535	116,445	0	2,633,056	2047
2048	499,432	173,720	937,875	930,750	117,609	0	2,659,386	2048
2049	504,426	175,457	947,254	940,058	118,785	0	2,685,980	2049
2050	509,470	177,211	956,727	949,458	119,973	0	2,712,840	2050
2051	514,565	178,983	966,294	958,953	121,173	0	2,739,968	2051
	11,122,230	3,868,694	20,886,264	20,727,589	2,619,124	0	59,223,901	
Notes:								
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.								



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-395

Agenda Date: 8/10/2023

Agenda #: 3.

Consideration and possible action on “Resolution Establishing Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 15, City of Wauwatosa, Wisconsin”.

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE
PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 15**

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

WHEREAS, Tax Incremental District No. 15 (the "District") is proposed to be created by the City 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 of 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)(f)1.k. and 66.1105(2)(f)1.n., 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 the chief executive officers of Milwaukee County, the Wauwatosa School District, and the Milwaukee Area 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, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on August 10, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of Wauwatosa that:

1. It recommends to the City Council that Tax Incremental District No. 15 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2023.

CDA Chair

Secretary of the CDA

**TAX INCREMENTAL DISTRICT NO. 15
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-396

Agenda Date: 8/10/2023

Agenda #: 4.

Request from Patricia Camp, Wauwatosa Redevelopment LLC, for code compliance forgivable loan funding at 7601 W Harwood Avenue.



Code Compliance Forgivable Loan Program

City of Wauwatosa
Development Department
7725 W North Avenue
Wauwatosa, WI 53213
(414) 479-3520

APPLICANT INFORMATION

FOR OFFICE USE ONLY

Name:	Patricia Camp
Phone:	262-893-2492
E-Mail:	fosared7610@gmail.com

Application Date:
Approval Date:
Amount:

PROPERTY OWNER INFORMATION

Name:	Patricia Camp	Years Owned:	50+ (Family ownership)
Address:	844 W 33091 Connemara	Phone:	262-893-2492
City:	Doumar	State:	WI
		Zip:	53118
Owner's Signature (if not applicant):			

BUSINESS AND / OR PROJECT INFORMATION

Name of Business:	Wauwatosa Redevelopment, LLC		
Business/Project Owner's Name:	Patricia Camp		
Address:	7610 W State St	Phone:	262-893-2492
Type of Business:	Retail/Restaurant/office space owner		

PROPOSED IMPROVEMENTS

Code Compliance Project Description:	new electrical panels
Estimated Cost of Improvements:	

Check appropriately:

☒ I own the property in consideration

☐ I lease the property in consideration

I have read the Code Compliance Forgivable Loan Program Eligibility Requirements and Guidelines. I understand that if the proposal is approved, I will make the above improvements to the property within the specified time allowed.

APPLICANT'S SIGNATURE:



DATE:

7/23/23

Program Guidelines

The Code Compliance Forgivable Loan Program is designed to assist properties located in the Village Business Improvement District, East Tosa commercial district, and other commercial districts in the City with code compliance improvements to buildings, such as accessibility modifications, fire systems and other compliance updates that must be made.

- The property shall be held in ownership or lease by the Borrower for a minimum of five (5) years or the Borrower shall remit the forgivable loan funds to the CDA in the following proportion:

Year 0-1: 100% of eligible loan funds
 Year 1-2: 80% of eligible loan funds
 Year 2-3: 60% of eligible loan funds
 Year 3-4: 40% of eligible loan funds
 Year 4-5: 20% of eligible loan funds

Eligibility Requirements

Please check each box to indicate acceptance of the eligibility requirement. Work that does not comply with the eligibility requirements is subject to reduction or retraction of award.

- ☒ All work pertaining to code compliance orders must be completed in entirety.
- N/A ☐ Work undertaken on the exterior of the building must result in a publicly visible improvement.
- ☒ Only work begun **after** approval by the Community Development Authority (CDA) is eligible for funding.
- ☒ All permits and plans must receive approval from all relevant City departments prior to work commencing.
- ☒ Project Cost must exceed \$2,000 to be considered for funding.
- ☒ Deferred maintenance activities such as painting, masonry, and minor repairs do not qualify.

Ineligible Properties

The following types of property are not eligible for the Code Compliance Program:

Tax delinquent property

Property whose owner has any other tax delinquent property

Property in litigation

Property in condemnation or receivership

Property owned by religious groups

Property owned by 501(c)3 nonprofit organizations on which taxes are not being paid

Properties, on which taxes are being paid, but have nonprofit use, such as schools, charities, clubs or organizations, etc.

Exclusively residential buildings

Daycare Centers

National Franchises or Retail Chain Stores (including those that are independently owned)

Funeral Homes

Program Guidelines

Application Review

Staff will determine if the submitted application package is sufficiently complete to review and will draft a recommendation to the Community Development Authority (CDA).

The CDA meets once a month. The application package is expected at least two weeks before the meeting date.

The CDA will review the application and determine the amount of project funding. In making the determination, the CDA will consider the following factors and may give priority to projects that meet the following criteria:

Is the project in a historic district or is it in an individually eligible historic building? **NO**

Will the project positively contribute to the City's assisted redevelopment effort? **YES**

Will the project ameliorate a blighting influence? **NO**

Will the business/project occupy a vacant commercial space? **NO**

Will the grant result in an improvement that would not be made otherwise? **YES**

Will the business retain and/or create jobs? **YES**

Required Materials for Application

Applications must be complete and include enough documentation to illustrate the details of the project and its costs. Failure to provide required information will delay the review process. The items submitted should include:

- ☒ **A completed application form**
- ☐ **Application Fee of \$50**
- ☒ **Written consent from property owner giving permission to conduct improvements (if applicable).**
- ☒ **Color photographs of existing conditions**
- ☐ Any other documentation necessary to illustrate details of the proposed project scope and completion schedule.
- ☒ **Submit two competitive proposals from licensed and bonded contractors.** These proposals should give detailed information about the work to be done, the costs, and the project completion schedule. Any contractor that has submitted a competitive, detailed estimate may be used. **Contractors cannot be changed unless new proposals have been submitted to the CDA.**
- ☐ Owners or merchants who are licensed or bonded contractors may perform work on their own properties or businesses, but must furnish at least one proposal other than their own. **N/A**
- ☐ Owners and merchants may perform work on their own buildings; however, they will not be reimbursed for their time while acting as contractor and/or installing material. **Material costs and labor of employees are reimbursable; however, documentation must be produced for the number of hours worked on the project by the employees and the rate of pay of the employees.** **N/A**

Program Guidelines

Award Reimbursement

Reimbursement can be up to 100% of the eligible improvement cost, not to exceed \$10,000 per building. The CDA reserves the right to approve funding above this level for projects involving extraordinary costs. All necessary government approvals, building permits, and taxes are not eligible items for reimbursement.

The CDA reserves the right to refuse reimbursements in whole or in part for applicants and businesses that:

- Do not conform to the Design Review Board approval (if applicable).
- **Do not comply with all City zoning, permitting, licensing and other relevant requirements.**
- **Do not conform to the proposals submitted with the application and authorized by the CDA.**
- Do not complete the project within 1 year. Since the CDA cannot reserve funds indefinitely, the grant may be subject to cancellation if not completed or significant progress hasn't been made by the completion date. **Request for extensions will be considered only if made in writing and progress towards completion has been demonstrated.**

Staff will inspect work to ensure that it complies with the approved plans. **Any changes to the approved plan will require a written request from the applicant and approval by the CDA in order to retain the funding.**

Required Documents for Reimbursement

Reimbursement can be expected in approximately **three (3) to six (6) weeks** after all of the following documentation has been submitted

- Copies of all paid invoices, canceled checks, and or bank statements for all of the code compliance work covered by grant. The invoices must be marked paid, signed, and dated by the contractors. **Cash payments are not allowed.**
- Lien waivers (cannot be substituted for canceled checks or bank statements).
- **Color photographs of completed project.**

I have read and agree to comply with the Code Compliance Forgivable Loan Program Eligibility Requirements and Guidelines. I understand that if the proposal is approved, I will make the above improvements to the property within the specified time allowed.

APPLICANT'S SIGNATURE:



Robert A. Davis



KETTLE MORaine
ELECTRIC & SOLAR, LLC
262-732-3990
www.kettlemoraineheating.com

Lead (Pb) Company Cert #DHS-1349690
Contractor #1015504

BILL TO

Wauwatosa Redevelopment
7610 West State Street
Wauwatosa, WI 53213 USA

ESTIMATE
136541166

ESTIMATE DATE
Jun 19, 2023

JOB ADDRESS

Wauwatosa Redevelopment
7601 Harwood Avenue
Wauwatosa, WI 53213 USA

Job: 106096

Technician: Tom Dreher

ESTIMATE DETAILS

Electrical Work :

Permit and inspection included

* We will have to cut up the neighbors parking lot to get a new conduit to the panel and we will patch the pavement back up with bags of asphalt patch from Home Depot. If they want an asphalt contractor to come in to patch it, that expense is on the owner.

Bollards in front of the meter are not included.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
KM-001 (E)	Total electrical project:: * We propose to demo existing electrical panels ,disconnects and the service mast outside. * We will have to cut the old service mast out which means cutting asphalt. * We will install a new 200 amp meter socket with a overhead 2" service mast. * We will install a new 2" conduit raceway from the meter socket to the new panel. * We will install a new 200 amp 40 space main breaker panel. * We will install 2 new ground rods with a #4 bare copper wire back to the panel. * We will install a #4 bare copper wire over to the water where it comes in the building to bond the system and install a bonding bridge for utilities to ground to. * We will extend all existing pipes that went to junction boxes and disconnects into the new panel. * We will install GFCI receptacle below the panel. * We will install new breakers where they are needed. * We will terminate all wires and label the panel.	1.00	\$9,455.00	\$9,455.00

SUB-TOTAL	\$9,455.00
TAX	\$0.00
TOTAL	\$9,455.00

Thank you for choosing Kettle Moraine Electric & Solar, LLC

CUSTOMER AUTHORIZATION

This estimate is valid for 10 days from date prepared. Deposit of 20% minimum is required at time of acceptance. Balance is due in full on day of installation.

My signature authorizes Kettle Moraine Heating & Air Conditioning, LLC to complete the above work. I understand that if rebates or credits are listed they do not come off the total due at install, but will be received via mail in the weeks following, as per the terms of each specific rebate or credit. .

*Kettle Moraine Heating and Air Conditioning, LLC (KMHAC) is fully insured and licensed.

*Notice of lien Rights: As Required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with owner or those who give the owner notice within 60 days after the first perform, furnish, or procure labor, services, materials, plans, or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

RIGHT TO CANCEL Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to Company within three (3) business days of the Effective Date hereof without penalty. **LIMITATION ON CANCELLATION** The homeowner may rescind this agreement within three (3) days after signing. Rescission may be made by giving verbal or written notice via email or text to the sales representative or manager primarily responsible for overseeing the performance of the work.

CANCELLATION POLICY In the event of any job cancellation subsequent to the expiration of the 3- day cancellation period or waiver thereof, Customer acknowledges that such cancelation shall result in forfeiture of any deposits made. Additionally, Customer agrees and acknowledges that Company reserves the right, in its sole and exclusive discretion to charge Customer a restocking fee equal to Fifteen Percent (15%) of the costs and fees associated with any parts, equipment, or materials.

WARRANTIES The contractor warrants to the homeowner that materials and equipment furnished under the contract are of good quality and free from known defects. In addition to all manufacturer warranties, the contractor warrants that all work performed will conform to trade best practices and customs and provides a One-year (1) workmanship warranty to correct any defect in the work performed. This warranty excludes damage or defects caused by abuse, neglect, alterations to work not performed by the contractor, improper operation, and normal wear and tear. If the homeowner fails to notify contractor of defects within the one-year period or does not provide the contractor adequate opportunity to correct such defects, the homeowner waives the right to require corrections and waives any claims for breach of warranty. Warranty exclusions will apply if repair or maintenance work is not performed by a licensed professional HVAC installer or contractor such as KMHAC.

Sign here

Date



ROMAN ELECTRIC CO., INC.
Since 1929

Electrical Panel Swap

Electrical Proposal

July 17, 2023

PREPARED FOR

Wauwatosa Redevelopment LLC
7601 W Harwood Avenue
Wauwatosa, WI 53213

Attn: Patricia Camp - (262) 893-2492 - tosared7610@gmail.com

RE: Electrical Panel Replacement from Fuses to Breakers
Commercial Services-Electrical

Thank you for considering Roman Electric to service your electrical needs. We propose to furnish labor and material in first class workmanship according to our site visit and the following specifications:

- Procurement of electrical permit from Wauwatosa and subsequent inspection
- Removal and disposal of the following components from the existing electrical services within the building:
 - (6) existing disconnecting safety switches for water heater A/C Unit, Baseboard Heaters and Rooftop A/C Unit
 - (1) electrical fuse box
- Existing first means of disconnect shall remain in place
- Installation of (1) 120V, (42) space electrical panel with coordinated circuit breakers for existing loads
 - All existing loads to be combined in the new electrical panel

For the above work, we quote the sum of\$7,100.00

Exclusions:

- We Energies charges
- Sales tax if applicable
- Premium time, including weekends and national holidays.
- Correction of pre-existing building and/or additional electrical code violations.
- *****No electrical work on energized circuits. Required (8) hour temporary power interruption. Duration and time of outage shall be coordinated with Owners prior to commencement of work.***

General Conditions:

- The contractor shall not be liable for unforeseen corrections cited by the Authority Having Jurisdiction (AHJ).
- The contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by the manufacturer.
- The contractor shall not be liable for indirect loss or damage.
- Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.
- If a formal contract is required, its conditions must not deviate from this proposal without our permission and will incur additional cost for processing.
- Any conditions (verbal or written) expressed or implied elsewhere, which are contrary to these conditions shall be null and void.



ROMAN ELECTRIC CO., INC.

Since 1929

LIEN NOTICE

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, ROMAN ELECTRIC CO., INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED ROMAN ELECTRIC CO., INC., ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY CALENDAR DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. ROMAN ELECTRIC CO., INC. AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Your approval is required within 10 days from the date of receipt. This estimate covers direct costs of work described in the above scope and we reserve the right to claim for impact and consequential costs as well as the right to correct this estimate for errors and omissions.

If the above terms are acceptable, your signature and date are mandatory. Please and return this document to me via email or fax listed below my signature, for the proposal to be enacted. Include the proper invoicing address for accounts payable. As always, should there be any further questions, please do not hesitate to call me. We value our relationships and look forward to working with you on this or any future project you might have.

Sincerely,

Robert Bueno

Commercial Service Manager – Electrical/Plumbing
ROMAN ELECTRIC CO., INC.

Accepted by:

Name

Date





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-397

Agenda Date: 8/10/2023

Agenda #: 5.

Update regarding Harlow & Hem redevelopment of the Blanchard Street parking lot.