

CITY OF COLUMBUS

TAX INCREMENT

FINANCING

DISTRICT #7

Plan Commission Hearing and Approval:	August 8, 2024
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City Council Action:	September 17, 2024
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Joint Review Board Approval:	October 1, 2024
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SECTION I. INTRODUCTION

Project Background

The City of Columbus proposes to create Tax Increment District #7 (TID #7) on the south side of the City as a “mixed-use” District. The proposed boundaries of TID #7 include parcels identified for redevelopment near Tower Drive and Park Avenue, existing residential parcels connecting these areas, the existing Columbus Country Club, the existing Kestrel Ridge residential development and existing Kestrel Ridge golf course development, along with vacant parcels for future phases of the Kestrel Ridge residential subdivision and a vacant parcel to the east, across Farnham Street.

In the immediate future, the City anticipates new residential development near Tower Drive, at 1400 Park Avenue, and for Phase III of the Kestrel Ridge subdivision. Some (but not all) of the new residential development is anticipated to be newly platted residential, including a portion of the development at 1400 Park Avenue and Phase III of the Kestrel Ridge Subdivision. In addition, the City sees future opportunities for the new residential development east of Farnham Street. The District is proposed as a “mixed use” TID, which may include a combination of industrial, commercial, and residential uses.

This project plan for TID #7 has been prepared in compliance with Wis. Stat. §66.1105. The project plan establishes the need for the project, lists the public improvements within the District, and provides an estimated time schedule for completion of the projects and their estimated costs. This project plan is to be adopted by resolution by the City Council on recommendation of the City Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #7.

Implementation of the project plan and construction of the public improvements listed will require case-by-case authorization by the City Council. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the project plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and City Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Section 66.1105(4)(f), Wis. Stats., a copy of this project plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #7 in the City of Columbus.

Type of District, Size and Location

TID #7 is proposed to be a mixed-use district suitable for industrial, commercial/mixed use, and residential development. It is comprised of nineteen parcels totaling approximately 171.8 acres (including right-of-way). Wetland acreage in the district totals 1.1 acres, leaving 170.7 net developable acres. As of January 1, 2023, the estimated base value of the land, improvements and personal property located within the District is \$3,597,300. A map of the proposed boundaries is located in Section III of this plan. Per Wis. Stat. 66.1105.2(cm), newly platted residential uses in the District will comprise less than 35% of the total area.

Estimated Total Project Expenditures

The purpose of TID #7 is to provide the necessary improvements in public infrastructure to encourage economic development and increase property values. During the 15-year expenditure period permitted under the Tax Increment Law, a total of \$15,745,254 in priority project costs are proposed.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the City Council. The City Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of TIF-eligible project costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #7.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$68,284,800 will be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2044, within the 20-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.
 - To support development within the District, the City will need to make a substantial investment to pay for the costs of necessary public infrastructure. Due to the extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs.
 - Residential development on Parcels #1-3, 10-11, and 17-19 (see Map 1a) could add an additional \$68,284,800 to the tax rolls.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
- If approved, the District's creation would become effective for valuation purposes as of January 1, 2024. As of this date, the values of all existing development would be frozen, and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2024, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary costs (site preparation costs, construction costs, infrastructure requirements), it is unlikely to take place or in the same manner or timeframe without the use of TIF. Since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stats. §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 made and can be found in Appendix B of this plan.
4. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
5. The equalized value of taxable property of the District, plus the value increment of all other existing tax incremental Districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
6. Lands in the District proposed for newly platted residential use comprise less than 35% of the total area of the District.
7. The City estimates that 0% of the territory within the District may be suitable for retail business at the end of the District's maximum expenditure period pursuant to Wis. Stats. § 66.1105(5)(b) and 66.1105(6)(am)1.
8. The Project Plan for the District in the City is economically feasible and is in conformity with the comprehensive plan of the City.
9. Future residential development is planned at an average density of approximately 11 dwelling units per acre in compliance with Wis. Stats. § 66.1105(2)(f)3 requirement for a minimum of 3 dwelling units per acre in newly platted development.

10. At least 50% of the parcels within TID #7 will be suitable for commercial or residential development in compliance with Wis. Stats. § 66.1105(4)(gm)(4)(a) requirement for at least 50% of the area to be suitable for mixed-use development.

SECTION II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #7 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF COLUMBUS

Tax Increment Finance District #7 has been created for the purpose of promoting the orderly development of this area in the City of Columbus. The District will help to finance the infrastructure needed to accommodate residential development on Parcels #1-3, 10-11, and 17-19 (see Map 1a). The development of these parcels and their inclusion in TID #7 is consistent with good planning practices, as it directs development to locations within the City limits that can be served by public utilities. The anticipated uses within TID #7 are consistent with the City of Columbus Comprehensive Plan. In regard to Parcel #19, the current Future Land Use designation is categorized as Rural Preservation, which is a holding category intended to be amended when a development project is proposed. An amendment of the Comprehensive Plan Future Land Use map is anticipated at that time.

SECTION III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

The boundaries of TID #7 are officially designated on Map 1a and include the parcels listed in Table 2 below (see Appendix A for a legal description). This boundary encompasses the Tower Drive and Park Avenue redevelopment sites, two golf courses, land for a future residential subdivision, a vacant parcel to the east of Farnham Street, and residential and institutional parcels distributed in between the other parcels.

As of January 1, 2023 the real and personal property in Tax Increment District #7 had an assessed value of \$3,597,300. The City's total equalized value was \$636,359,200. The base value of property in TID #7 plus \$28,233,600 in value increment in the City's three existing TIF districts equals \$31,830,900, or 5.00% of the City's total. This is less than the 12% maximum currently permitted under the Tax Increment Law, as demonstrated in Table 1.

Table 1: Valuation Test Compliance

12% Test		
Total City EAV (2023)		\$ 636,359,200
12% Test		\$ 76,363,104
Increment of Existing TIDs		
TID #4	3.68%	\$ 23,409,900
TID #5	0.19%	\$ 1,209,700
TID #6	0.57%	\$ 3,614,000
Total Existing Increment	4.44%	\$28,233,600
Projected Base of TID #7	0.57%	\$3,597,300
Total Value Subject to 12% Test		\$31,830,900
Compliance	5.00%	PASS

Table 2: Parcel List and Current Values

Parcel ID Number	Map ID	Property Owner	Address	Acres ¹	Wet-lands ²	Net Devel-opable Acres	Land Value 2023	Improve-ment Value 2023	Total Assessed Value 2023
11211-1114.1	1	City of Columbus		5.7		5.72	\$0	\$0	\$0
11211-1114.4	2	City of Columbus		1.2	0.07	1.10	\$0	\$0	\$0
11211-1518.OL1	3	City of Columbus		2.0	0.96	1.02	\$0	\$0	\$0
11211-1188.06	4	Jjb Commercial Real Estate LLC		1.6		1.64	\$800	\$0	\$800
11211-1188.003	5	Matt and Carrie Hunt Revocable Living Trust Dated 12/2/2021	7 Woodridge Ln	0.3		0.27	\$50,000	\$241,000	\$291,000
11211-1188.004	6	Myers, Cheryl; Myers, Daniel G	5 Woodridge Ln	0.4	0.03	0.34	\$50,000	\$217,000	\$267,000
11211-1188.005	7	Schweitzer, Darcia A; Schweitzer, Michael E	3 Woodridge Ln	0.2	0.02	0.21	\$50,000	\$232,400	\$282,400
11211-1188.006	8	Curtin, Nicole; Speaks, Vincent	1 Woodridge Ln	0.3		0.28	\$50,000	\$258,800	\$308,800
11211-1188.044	9	Hirsch, Jacob; Migdal, Hailie	350 Highview Ln	0.5		0.48	\$50,000	\$195,400	\$245,400
11211-1188.046	10	City of Columbus	1400 Park Ave	6.5		6.46	\$95,000	\$194,000	\$289,000
11211-1188.046	11	City of Columbus	1400 Park Ave	1.1		1.08	\$95,000	\$194,000	\$289,000
11211-1122.02	12	The Oaks Apts LLC	1355 Park Ave	1.4		1.38	\$115,500	\$1,064,900	\$1,180,400
11211-814	13	City of Columbus	1049 Park Ave	89.7		89.74	\$0	\$0	\$0
11211-1222.500	14	City of Columbus		1.8		1.80	\$0	\$0	\$0
11211-1222.044	15	Andler, Michelle A; Gerhardt, John R; Gerhardt, Molly M	700 Avalon Rd	0.3		0.29	\$40,000	\$286,700	\$326,700

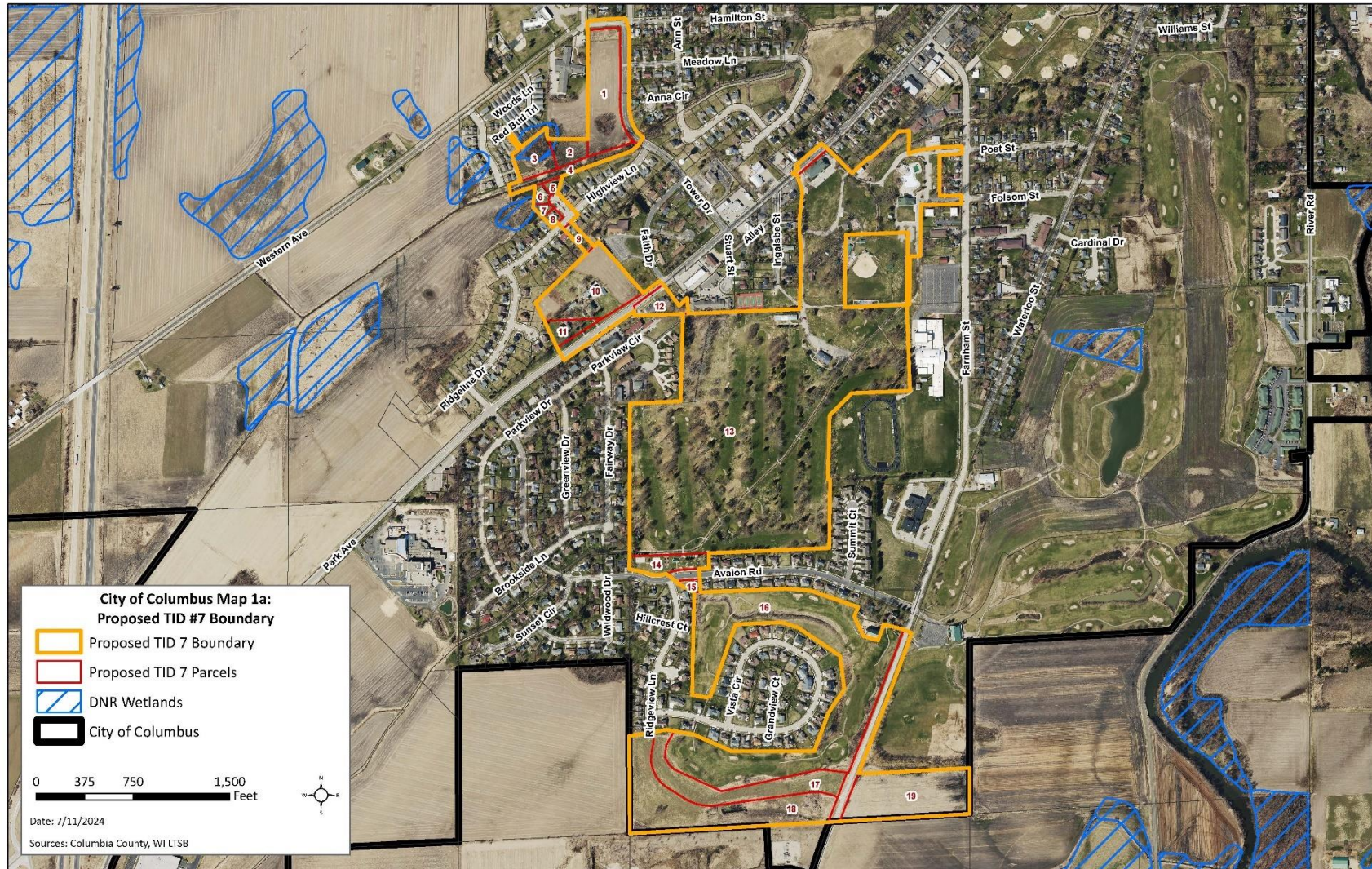
Parcel ID Number	Map ID	Property Owner	Address	Acres ¹	Wet-lands ²	Net Devel-opable Acres	Land Value 2023	Improve-ment Value 2023	Total Assessed Value 2023
11211-1400.01	16	Kestrel Golf Properties LLC		26.9		26.85	\$80,300	\$29,900	\$110,200
11211-1407.02	17	Olena Investments LLC		5.8		5.82	\$1,600	\$0	\$1,600
11211-1407.01	18	Olena Investments LLC		10.6		10.60	\$2,900	\$0	\$2,900
11211-1409.01	19	Olena Investments LLC	1911 Farnham St	7.7		7.68	\$2,100	\$0	\$2,100
Total -TID #7 Parcels				163.8	1.1	162.8	\$ 683,200	\$2,914,100	\$3,597,300
Total - Right of Way				7.9	-	-	-	-	-
Total - TID #7 Parcels and Right of Way³				171.8	1.1	162.8	\$ 683,200	\$2,914,100	\$3,597,300

1. Acreages are those listed on the Columbia County land records database.

2. Wetlands estimated from DNR shapefiles, as shown in Columbia County GIS Web Mapping Tool.

3. Sum of acreage for parcels and right of way includes rounding.

Map 1a: Proposed Boundary



Map 1b: Half Mile Boundary



SECTION IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

Map 2 depicts existing land uses for the District. Parcels #1 and #2 are vacant lands. Parcels #3 and #4 are vacant institutional lands. Parcels #5-9 are existing single family residential. Parcels #10-#11 are vacant lands. Parcel #12 is existing multi-family. Parcels #13, #14, and #16 are recreational lands developed as the Columbus Country Club and the Kestrel Ridge Golf Course. A small existing single-family parcel, parcel #15, connects the two golf course parcels. Parcels #17-#19 are vacant lands. There is a total of 1.1 wetland acres within the proposed TID #7 boundary.

Map 3 depicts future land use and compliance with the statutory limit of 35% of land designated for newly platted residential use. The Tax Increment Law includes a statutory limit of 35% of land designated for newly platted residential use within a mixed-use district. Parcels 17 and 18 are proposed for a new residential subdivision with single family platted lots. As such, development on these parcels will be considered newly platted residential development. Additional acreage on a portion of Parcels 10 and 11 are proposed for a new residential subdivision with single family platted lots. If these four parcels are developed as described, the total represents 24 developed acres or 15% of the District's area designated for newly platted residential. Other lands within the District are suitable for commercial development and thus meet the requirements of a mixed-use district of Wis. Stats. § 66.1105(4)(gm)(4)(a).

Map 4 details the zoning districts within TID #7. Parcels #1-#3 are zoned R-4 (multi-family residential). Parcels #4, and #10-#11 are zoned RD (Rural Development). Parcels #12-#14 are a commercially operated golf course zoned P (Public, semipublic institutional and recreational district). Parcels #16-#19 are zoned RD (Rural Development) which is intended as a holding zone for future urban development. The remaining parcels are zoned R-2 (single family residential).

Map 2: Existing Land Use

Map 3: Future Land Use

Map 4: Zoning

SECTION V. PROPOSED PUBLIC WORKS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #7 project plan, the total level of authorized spending on direct project costs for TID #7 will be \$15,175,000, exclusive of interest and finance charges, to facilitate growth and development over the District's 20-year life. As shown on Table 6 in Section VII, the City anticipates additional interest and finance charges of \$740,250, for total expenditures of \$15,915,250.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for promoting mixed-use redevelopment of the area. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 3, and their general locations shown on Map 5.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a Half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stats. §66.1105(2)(f)1.n. and are shown in the descriptions below with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects with the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this project plan and approval of the Joint Review Board.

Contingent Expenditures are those the City may undertake provided sufficient tax increments become available to pay for them. The tax increments projected to be received from the future redevelopment projects described in Section VII are not thought to be sufficient to cover the Contingent Expenditures and, therefore, these expenditures are not included in the financial feasibility analysis contained in Section VII. However, should additional tax increments be generated, then the City may use them to undertake these projects.

Consistent with the goals and purposes of the District as articulated in this project plan, all project expenditures are intended to promote orderly development, stimulate commercial revitalization, create jobs, enhance the value of property, and broaden the property tax base of the City of Columbus and the overlying taxing jurisdictions. Below are descriptions of those projects that are considered necessary and standard costs for promoting redevelopment within the District. In addition to a general description of eligible costs, some project categories contain a list of priority projects the City intends - but is not required - to undertake based on the projected tax increments to be received from property in the District.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the City Council. Public expenditures for projects listed in this project plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The City Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the project plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored

to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The infrastructure project costs shown on Table 3 are preliminary estimates provided by the City's engineering consultant that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2024 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the project plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this project plan. Other adjustments to this project plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the City Council.

1. Capital Costs

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable ("green") building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Projects

Although the City is not intending to undertake Capital Costs on its own, such projects undertaken by private entities within the District are eligible for funding as part of any Economic Development Incentives that may be offered as part of a development agreement.

2. Infrastructure

These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related

facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this project plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the project plan, but only the portion which directly benefits the District is an eligible cost. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included. Expenditures marked with an asterisk (*) may take place within one half mile of the district.

Priority Projects

- A. Stormwater - Remove Culvert (Fireman's Park)*
- B. Primary electric overhead burial*

Contingent Projects

- C. Stormwater - Remove sediment and widen ditch (Columbus Country Club)
- D. Street and utility extension (Heritage Way)*
- E. Watermain Loop*
- F. Street and utility construction (Brookside - Avalon Road)*

3. Real Estate Acquisition and Relocation

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City acquiring property within the District.

Priority Projects

The City may deem it necessary to acquire property in this area to further the development initiatives outlined in this Project Plan. The City has not earmarked specific properties for acquisition but intends to be prepared in the event acquisition is necessary to achieve development objectives.

4. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the City Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in "pay-as-you-go" payments over time.

Priority Projects

Economic Development Incentive payments may be provided to landowners, businesses, or leasees anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project's specific needs, funding availability, and the project's consistency with the goals and objectives stated in this plan and other City plans and policies. For the purposes of Table 3, all such incentives are assumed to

be provided as pay-as-you-go payments to developers over the remaining life of the district. There are a few larger vacant parcels within the district that likely will include a need for public infrastructure such as roads, water, and sewer infrastructure. It is the City's preference that the developer be responsible for those costs and any City assistance would be provided through a pay-as-you-go arrangement. There may be instances where the City would be responsible for such improvements. In these cases, the costs may be categorized as infrastructure project costs.

5. Administrative and Professional Services

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City's partner agencies. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District's development as well as the completion of required annual reports, forms and audits, and similar efforts.

Priority Projects

Active project management will be a key activity and expenditure for successful implementation of the TID #7 project plan. It is the intent of the Columbus City Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development. In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to City committees and the City Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developer recruitment and negotiations;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

6. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve

funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

Priority Projects

As described in Section VII, one borrowing is planned in order to fund the Priority Infrastructure Projects listed in this Section. The level of borrowing, timing, interest rates, and finance charges are estimates and will likely vary based on economic conditions and projected District cash flows at the time the obligations are incurred. Therefore, the costs shown in Section VII are subject to change without having to amend this Plan.

7. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). Once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #7 to other qualifying districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat §66.1105(4)(h).

Priority Donations to Other Districts

- a. **Donations to TID #6.** The City of Columbus has an adopted Rehabilitation / Conservation TID (TID #6) which is eligible to receive donations from another TID. To protect against uneven development between the TIDs, this project plan allocates \$35,000 as a donation to TID #6 in the final year of the project plan. This expenditure is not required but could be considered by the City Council due to its inclusion in the project plan.

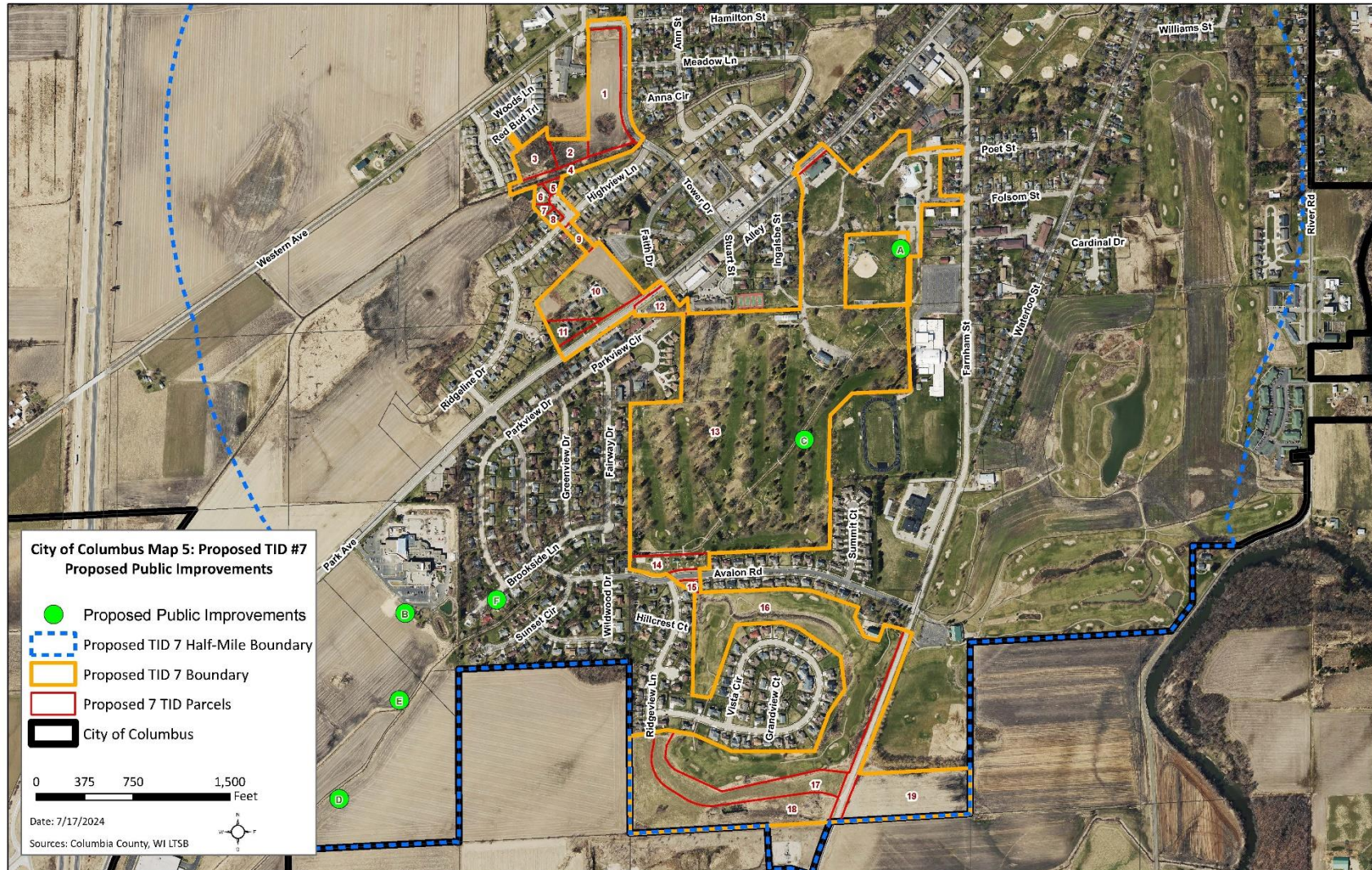
Table 3: Priority Projects and Estimated Costs

#	Project Category/Description	Cost Estimate	Contingent Expenses
Capital Costs			
	[none]	\$ -	\$ -
Infrastructure			
A	Stormwater - Remove Culvert (Fireman's Park) *	\$ 750,000	
B	Bury primary electric overhead*	\$ 380,000	
C	Stormwater - Remove sediment and widen ditch (Columbus Country Club)		\$ 1,550,000
D	Street and utility extension (Heritage Way) *		\$ 1,100,000
E	Watermain Loop*		\$ 300,000
F	Street and utility construction (Brookside - Avalon Road) *		\$ 800,000
Real Estate Acquisition and Relocation			
	Real Estate Acquisition*	\$ -	
Economic Development Incentives			
	Development Incentives (subject to development agreement)	\$13,355,000	
Administrative and Professional Services			
	Administrative Projects	\$ 485,000	\$ -
Finance Charges and Interest			
	Finance Charges and Interest	\$ 740,254	\$ -
Donations to other TIF Districts			
	TID #6	\$ 35,000	
Total Priority Project Expenditures		\$15,745,254	
Total Contingent Project Expenditures			\$ 3,750,000

1. See Map 5 for project locations

2. All preliminary cost estimates are shown in 2024 dollars and subject to inflation and refinement as more information becomes available. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2024 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the project plan.

3. Expenditures marked with an asterisk (*) may take place within one half mile of the District's boundary.

Map 5: Proposed Public Improvements

SECTION VI. NON-TAX REVENUES AND NON-PROJECT COSTS

Although the City may pursue grants and other funding sources to help pay for some of the project costs identified herein, the success of such efforts is hard to predict. Accordingly, the full costs attributable to TID #7 have been shown.

For projects where the District would pay only a prorated share of the total cost, only the District's share has been included. Accordingly, there are no non-project costs included in this Plan.

SECTION VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" is included in Section VIII.
- The City expects to complete the projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Table 3: Priority Projects and Estimated Costs (Section V), lists the priority projects and provides an estimated total cost for each category and/or project throughout the District's life. Hard costs are expected to be financed and built within 1-to-2-year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2024 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the City Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 4: Development Assumptions by Year, provides a more detailed schedule of expected development in TID #7 based on the potential for expansion or redevelopment of selected parcels

over the life of the District. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 20 years. A reasonable estimate places the value increment from new construction within the District at approximately \$68,284,800 with most of the projected new value anticipated within the first 10 years of the TID in the form of new development activity.

Table 5: Projected Tax Increment Revenues by Year, estimates the tax increment to be generated from new construction in the District. Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment. Based on the type and intensity of development calculated in Table 4, new construction in the District is projected to yield a value increment of \$68,284,800. Increment estimates are based on assessment data for comparable properties currently paying taxes in the City of Columbus.

Financing for certain priority projects listed in Table 3 will be made on a case-by-case basis. The borrowing could be a mix of taxable and tax-exempt General Obligation (G.O.), Revenue Bonds, and Special Assessment B Bonds in order to maintain borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.)

Table 6: Projected Tax Increment District Expenses by Year estimates the expenses within the District. Based on the projects predicted to occur, the District is expected to incur approximately \$15,915,250 throughout the life of the district. Note that a large portion of these expenses are projected as potential development incentives for future development on parcels 1-3, 10-11, and 17-19. Should that development not occur, or should the development occur without the need for development incentives, the costs of the District would be significantly reduced.

As shown on Table 7: Summary of Sources and Uses (Cash Flow), an amount of \$1,300,000 as a G.O. Promissory Note could be borrowed to cover priority infrastructure and administrative costs. This would occur in 2025 at a 4.5% annual interest rate to be paid back in 20 years.

The District is expected to close on time in 2044, if not earlier, with a projected positive cash balance of \$18,377, demonstrating its economic feasibility. The \$2,040,250 debt service cost estimate calculated in Table 7 is intended to be reflective of repaying the principal and interest for project related borrowing at 4.5% annual interest over 20 years; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

Table 4: Development Assumptions

Construction Year		Residential	Total Development Increment by Year	Cumulative Value Increment
1	2024		\$0	\$0
2	2025		\$0	\$0
3	2026	\$13,584,600	\$13,584,600	\$13,584,600
4	2027	\$7,704,600	\$7,704,600	\$21,289,200
5	2028	\$4,704,600	\$4,704,600	\$25,993,800
6	2029	\$13,649,400	\$13,649,400	\$39,643,200
7	2030	\$8,944,800	\$8,944,800	\$48,588,000
8	2031	\$8,944,800	\$8,944,800	\$57,532,800
9	2032	\$2,688,000	\$2,688,000	\$60,220,800
10	2033	\$2,688,000	\$2,688,000	\$62,908,800
11	2034	\$2,688,000	\$2,688,000	\$65,596,800
12	2035	\$2,688,000	\$2,688,000	\$68,284,800
13	2036		\$0	\$68,284,800
14	2037		\$0	\$68,284,800
15	2038		\$0	\$68,284,800
16	2039		\$0	\$68,284,800
17	2040		\$0	\$68,284,800
18	2041		\$0	\$68,284,800
19	2042		\$0	\$68,284,800
20	2043		\$0	\$68,284,800
Totals		\$ 68,284,800	\$ 68,284,800	\$ 68,284,800

Table 5: Projected Tax Increment Revenues by Year

TIF Year	Const. Year	Collection Year	Value Increment Added	Cumulative Value Increment	Tax Rate	Annual Tax Increment	Cumulative Tax Increment
1	2024	2026	\$0	\$0	0.01741	\$0	
2	2025	2027	\$13,584,600	\$13,584,600	0.01715	\$233,014	\$233,014
3	2026	2028	\$7,704,600	\$21,289,200	0.01690	\$359,692	\$592,707
4	2027	2029	\$4,704,600	\$25,993,800	0.01664	\$432,591	\$1,025,298
5	2028	2030	\$13,649,400	\$39,643,200	0.01639	\$649,850	\$1,675,148
6	2029	2031	\$8,944,800	\$48,588,000	0.01615	\$784,530	\$2,459,678
7	2030	2032	\$8,944,800	\$57,532,800	0.01590	\$915,024	\$3,374,702
8	2031	2033	\$2,688,000	\$60,220,800	0.01567	\$943,408	\$4,318,110
9	2032	2034	\$2,688,000	\$62,908,800	0.01543	\$970,735	\$5,288,845
10	2033	2035	\$2,688,000	\$65,596,800	0.01520	\$997,030	\$6,285,875
11	2034	2036	\$2,688,000	\$68,284,800	0.01497	\$1,022,318	\$7,308,193
12	2035	2037	\$0	\$68,284,800	0.01475	\$1,006,983	\$8,315,175
13	2036	2038	\$0	\$68,284,800	0.01453	\$991,878	\$9,307,053
14	2037	2039	\$0	\$68,284,800	0.01431	\$977,000	\$10,284,053
15	2038	2040	\$0	\$68,284,800	0.01409	\$962,345	\$11,246,398
16	2039	2041	\$0	\$68,284,800	0.01388	\$947,910	\$12,194,308
17	2040	2042	\$0	\$68,284,800	0.01367	\$933,691	\$13,127,999
18	2041	2043	\$0	\$68,284,800	0.01347	\$919,686	\$14,047,684
19	2042	2044	\$0	\$68,284,800	0.01327	\$905,890	\$14,953,575
20	2043	2045	\$0	\$68,284,800	0.01307	\$892,302	\$15,845,877
TOTAL			\$68,284,800			\$15,845,877	

Table 6: Projected Tax Increment District Expenses by Year

Year	Capital Improvements	Infrastructure	Real Estate Acquisition and Relocation	Economic Development Assistance	Administrative and Professional Services	Finance Charges and Interest	Donations to Other Districts	Total
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ 1,130,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 1,180,000
2026	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 87,750	\$ -	\$ 137,750
2027	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 58,500	\$ -	\$ 108,500
2028	\$ -	\$ -	\$ -	\$ 200,000	\$ 50,000	\$ 57,375	\$ -	\$ 307,375
2029	\$ -	\$ -	\$ -	\$ 275,000	\$ 50,000	\$ 55,125	\$ -	\$ 380,125
2030	\$ -	\$ -	\$ -	\$ 515,000	\$ 25,000	\$ 52,763	\$ -	\$ 592,763
2031	\$ -	\$ -	\$ -	\$ 655,000	\$ 25,000	\$ 50,288	\$ -	\$ 730,288
2032	\$ -	\$ -	\$ -	\$ 780,000	\$ 25,000	\$ 47,700	\$ -	\$ 852,700
2033	\$ -	\$ -	\$ -	\$ 815,000	\$ 25,000	\$ 45,000	\$ -	\$ 885,000
2034	\$ -	\$ -	\$ -	\$ 845,000	\$ 25,000	\$ 42,300	\$ -	\$ 912,300
2035	\$ -	\$ -	\$ -	\$ 880,000	\$ 10,000	\$ 39,488	\$ -	\$ 929,488
2036	\$ -	\$ -	\$ -	\$ 905,000	\$ 10,000	\$ 36,450	\$ -	\$ 951,450
2037	\$ -	\$ -	\$ -	\$ 890,000	\$ 10,000	\$ 33,188	\$ -	\$ 933,188
2038	\$ -	\$ -	\$ -	\$ 880,000	\$ 10,000	\$ 29,813	\$ -	\$ 919,813
2039	\$ -	\$ -	\$ -	\$ 865,000	\$ 10,000	\$ 26,438	\$ -	\$ 901,438
2040	\$ -	\$ -	\$ -	\$ 850,000	\$ 10,000	\$ 22,950	\$ -	\$ 882,950
2041	\$ -	\$ -	\$ -	\$ 830,000	\$ 10,000	\$ 19,238	\$ -	\$ 859,238
2042	\$ -	\$ -	\$ -	\$ 820,000	\$ 10,000	\$ 15,300	\$ -	\$ 845,300
2043	\$ -	\$ -	\$ -	\$ 810,000	\$ 10,000	\$ 11,250	\$ -	\$ 831,250
2044	\$ -	\$ -	\$ -	\$ 790,000	\$ 10,000	\$ 6,975	\$ -	\$ 806,975
2045	\$ -	\$ -	\$ -	\$ 750,000	\$ 10,000	\$ 2,363	\$ 35,000	\$ 797,363
TOTAL	\$ -	\$ 1,130,000	\$ -	\$ 13,355,000	\$ 485,000	\$ 740,254	\$ 35,000	\$ 15,745,254

Table 7: Summary of Sources and Uses (Cash Flow)

City of Columbus, Wisconsin															
Tax Increment District No. 7															
Cash Flow Projection															
Year	Projected Revenues			Projected Expenditures							Balances			Year	
	Tax Increments	Capitalized Interest	Total Revenues	2026 G.O. Promissory Note \$1,300,000 Dated Date: 04/01/25			Total Debt Service	Development Incentives	Donations to TID #6	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
				Principal	Est. Rate	Interest									
2024			0				0				0	0	0	0	2024
2025			0				0			50,000	50,000	(50,000)	(50,000)	0	2025
2026	0	87,750	87,750			87,750	87,750			50,000	137,750	(50,000)	(100,000)	0	2026
2027	233,014		233,014		4.50%	58,500	58,500			50,000	108,500	124,514	24,514	1,300,000	2027
2028	359,692		359,692	50,000	4.50%	57,375	107,375	200,000		50,000	357,375	2,317	26,832	1,250,000	2028
2029	432,591		432,591	50,000	4.50%	55,125	105,125	275,000		50,000	430,125	2,466	29,298	1,200,000	2029
2030	649,850		649,850	55,000	4.50%	52,763	107,763	515,000		25,000	647,763	2,087	31,386	1,145,000	2030
2031	784,530		784,530	55,000	4.50%	50,288	105,288	655,000		25,000	785,288	(757)	30,628	1,090,000	2031
2032	915,024		915,024	60,000	4.50%	47,700	107,700	780,000		25,000	912,700	2,324	32,952	1,030,000	2032
2033	943,408		943,408	60,000	4.50%	45,000	105,000	815,000		25,000	945,000	(1,592)	31,360	970,000	2033
2034	970,735		970,735	60,000	4.50%	42,300	102,300	845,000		25,000	972,300	(1,565)	29,795	910,000	2034
2035	997,030		997,030	65,000	4.50%	39,488	104,488	880,000		10,000	994,488	2,542	32,337	845,000	2035
2036	1,022,318		1,022,318	70,000	4.50%	36,450	106,450	905,000		10,000	1,021,450	868	33,205	775,000	2036
2037	1,006,983		1,006,983	75,000	4.50%	33,188	108,188	890,000		10,000	1,008,188	(1,205)	32,000	700,000	2037
2038	991,878		991,878	75,000	4.50%	29,813	104,813	880,000		10,000	994,813	(2,934)	29,066	625,000	2038
2039	977,000		977,000	75,000	4.50%	26,438	101,438	865,000		10,000	976,438	562	29,628	550,000	2039
2040	962,345		962,345	80,000	4.50%	22,950	102,950	850,000		10,000	962,950	(605)	29,023	470,000	2040
2041	947,910		947,910	85,000	4.50%	19,238	104,238	830,000		10,000	944,238	3,672	32,695	385,000	2041
2042	933,691		933,691	90,000	4.50%	15,300	105,300	820,000		10,000	935,300	(1,609)	31,086	295,000	2042
2043	919,686		919,686	90,000	4.50%	11,250	101,250	810,000		10,000	921,250	(1,564)	29,522	205,000	2043
2044	905,890		905,890	100,000	4.50%	6,975	106,975	790,000		10,000	906,975	(1,085)	28,437	105,000	2044
2045	892,302		892,302	105,000	4.50%	2,363	107,363	750,000	35,000	10,000	902,363	(10,060)	18,377	0	2045
Totals (2024- 2045)	15,845,877	87,750	15,933,627	1,300,000		740,250	2,040,250	13,355,000	35,000	485,000	15,915,250				Totals (2024-2045)
Notes:															
												PROJECTED CLOSURE YEAR			
												LEGEND:			
												----- END OF EXP. PERIOD			

Table 7 prepared by the City's Financial Advisor, Ehlers Public Finance Advisors.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in Table 4. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.
- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected Interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

SECTION VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

Interfund Borrowing

The City may advance funds from the general fund to cover the costs of projects within this Plan. These funds can be borrowed at a rate set by the City and repaid on a schedule determined by the City.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this plan, the City has a G.O. debt limit of \$31,817,960 of which \$24,002,459 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed amount of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed amount of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

SECTION IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #7 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

Most of the undeveloped lands in TID #7 are zoned P (Public, semipublic institutional and recreational district) and RD (Rural Development) prior to the creation of the District. This District is being created under the “mixed-use district” definition of Wis. Sta. § 66.1105, and the City has the flexibility of choosing to rezone any of the parcels to other types of zoning if and when demand for rezoning takes place. The only limitation is the amount of newly platted residential use that would be allowed (not more than 35% by area) if the City chose to rezone some of the land to residential with a newly platted residential subdivision.

The anticipated uses within TID #7 are consistent with the City of Columbus Comprehensive Plan’s Future Land Use Map or will be amended upon future development proposals. The planned land uses include multifamily residential, single family residential, rural preservation as a temporary holding pattern, and recreational designation which includes lands that are commercial operations and suitable for commercial development.

SECTION X. ANNEXED PROPERTY

There are no parcels proposed for inclusion within TID #7 that will be annexed by the City.

SECTION XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that 0% of the territory within the District may be suitable for retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION XII. STATEMENT ON RELOCATION

The City does not anticipate the acquisition of any existing residential properties or any occupied by existing businesses. As a result, it is expected that there will be no displaced persons from project activities as currently contemplated. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Chapter 32, Wis. Stats.

APPENDIX A. TID BOUNDARY LEGAL DESCRIPTION

APPENDIX B. IMPACT ON OVERLYING TAXING JURISDICTIONS

Taxing Jurisdiction	2023 Tax Rate ¹	% of Mill Rate by Jurisdiction	2023 Taxes Collected on Base Value by Jurisdiction	Total Tax Increment Collected by the TID Over the Life of the District	Annual Taxes Collected After TID Closure by Jurisdiction	Increase in Annual Taxes Collected After TID Closure by Jurisdiction
Columbia County	3.46	19.54%	\$12,430	\$ 3,096,937	\$ 248,370	\$ 235,941
City of Columbus	6.21	35.13%	\$22,340	\$ 5,566,220	\$ 446,404	\$ 424,064
Columbus School District	7.35	41.59%	\$26,447	\$ 6,589,572	\$ 528,475	\$ 502,028
MATC	0.66	3.74%	\$2,381	\$ 593,149	\$ 47,570	\$ 45,189
Total	17.68	100%	\$63,597	\$ 15,845,877	\$1,270,819	\$1,207,222

**APPENDIX C: PLAN COMMISSION RESOLUTION RECOMMENDING
ADOPTION OF TAX INCREMENT DISTRICT #7**

**APPENDIX D: COMMON COUNCIL RESOLUTION APPROVING THE
PROJECT PLAN**

**APPENDIX F: JOINT REVIEW BOARD RESOLUTION APPROVING THE
PROJECT**