

PROJECT PLAN AMENDMENT
Tax Incremental District No. 1
Village of Weston, Wisconsin

Report Date: November 15, 2002

Amended Date: November 18, 2002

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Prepared for:
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I. Introduction

This is an amendment to the Village of Weston's Tax Increment District ("TID") No. 1 Project Plan dated March 30, 1998 (the "Project Plan"). The Village of Weston's Community Development Authority ("CDA") has considered and recommended that the Village of Weston amend the TID No. 1 Project Plan to add redevelopment and blight elimination projects to the Project Plan in connection with a program of blight elimination, urban renewal and community development to be undertaken by the CDA within a Redevelopment Area that is being created with boundaries that are coterminous with the boundaries of TID No. 1. TID No. 1 was created to promote industrial development as authorized in Wisconsin Statutes 66.46 and 66.52. The expected results of this TID include greater employment opportunities and an increase in industrial and commercial tax base, which relieved the tax burden of residents and homeowners.

The Village of Weston is hereby amending Tax Increment District No.1 to include the purpose of blight elimination and to add redevelopment and blight elimination projects. "Blighted Area," as defined under Wisconsin Statutes 66.1333 means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open space, high density of population and overcrowding, or the existence of conditions which endanger life of property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area that is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

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The Community Development Authority and the Village Board have found that the property in TID No. 1 meets the definition of “blighted area” set forth above, and the Community Development Authority and Village Board have created a Redevelopment Area pursuant to Wisconsin Statute Section 66.1333 with boundaries coterminous to TID No. 1 and adopted a Redevelopment Plan dated October, 2002 for the Redevelopment Area to address and remediate the blighted conditions.

II. Statement of Kind, Number and Location of Proposed Public Improvements within the District

The description of the proposed public improvements contained in Section II of the Project Plan remains as approved, with the following changes to the list of eligible project costs of TID No. 1.

- A. “Financing Costs” shall include any lease payments made by the Village to pay debt service on Community Development Authority lease revenue bonds issued to finance or refinance project costs of TID No. 1.

- B. “Contributions made by the Village Board to the Community Development Authority in connection with the implementation of the Project Plan” shall be added to the description of eligible project costs.

III. Detailed List of Project Costs

The total amount of project costs originally provided in Section III of the Project Plan remains as approved. However, the allocation of the project costs among categories has been revised to reflect the addition of redevelopment and blight elimination projects to be undertaken by the Community Development Authority, as reflected in the following revised table(s):

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<u>VILLAGE OF WESTON - TID NO. 1 PROJECT COSTS</u>		
<u>Proposed Improvement</u>	<u>Original TID Share</u>	<u>Amended TID Share</u>
A. Real Estate Acquisition	\$3,710,000	\$3,710,000
B. Relocation Costs	\$293,000	\$293,000
C. Infrastructure for Development	\$15,898,575	\$15,898,575
D. Industrial Park Entrance	\$100,000	\$100,000
E. Building Construction	\$100,000	\$100,000
F. Promotion and Development	\$70,000	\$70,000
G. Development Incentives	\$1,875,000	\$1,875,000
H. Administrative Costs	\$325,000	\$325,000
I. Organizational Costs	\$100,000	\$100,000
TID SHARE SUBTOTAL	\$22,471,575	\$22,471,575
J. Inflation Factor Cost Adjustment	\$1,806,503	\$1,806,503
<i>Capitalized Interest</i>	\$3,872,445	\$3,872,445
K. Financing Costs	\$19,121,481	\$19,121,481
<i>(Interest less Capitalized Interest & Financing Fees)</i>		
TOTAL TID EXPENDITURES	\$47,272,004	\$47,272,004

The project costs identified in the above tables serve to promote industrial development in TID No. 1 and to promote redevelopment and eliminate the blighted conditions found by the Community Development Authority and Village Board to exist within TID No. 1.

IV. Economic Feasibility

The Economic Feasibility Study as originally provided for in the TID No. 1 Project Plan remains as approved. This Amendment will allow the Village of Weston, through a creation of a Community Development Authority, to issue Lease Revenue Bonds for the purpose of refinancing previously issued General Obligation Debt for TID No.1 and to finance new capital projects as originally provided for in the TID No. 1 Project Plan as part of a program of blight elimination, urban renewal and community development that the CDA is undertaking in TID No. 1 pursuant to a Redevelopment Plan dated October 2002.

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V. Financing Methods and Timetable

The description of financing methods and timetable contained in Section V of the original TID No.1 Project Plan remains as approved, except to add the issuance of lease revenue bonds by the Community Development Authority as a potential financing method. The issuance of Community Development Authority lease revenue bonds would not count against the village's constitutional debt capacity. The Redevelopment Plan contemplates that, as part of its program of redevelopment and blight elimination in TID No. 1, the Community Development Authority may issue lease revenue bonds to refinance certain general obligation debt previously issued by the Village to finance projects which are now part of the Community Development Authority's redevelopment program, as well as to finance redevelopment projects in TID No. 1 on an ongoing basis.

VI. Joint Review Board

This Amendment to TID No. 1 Project Plan has been reviewed and approved by a Joint Review Board as required by State Statutes. The Joint Review Board consists of a representative from each of the following entities:

- Village of Weston
- Marathon County
- North Central Technical College
- D.C. Everest Area School District
- Member At-large

VII. Analysis of Impact on Overlying Taxing Districts

The impact of this Amendment is expected to be neutral in that it merely reallocates amounts among categories of project costs to add in redevelopment projects, which provides an alternative financing mechanism to the Village than originally contemplated in TID No. 1 Project Plan.

VIII. District Boundaries

The Village of Weston TID No. 1 boundaries are not hereby amended and remain as originally adopted.

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IX. Approval

This Project Plan Amendment for TID No. 1 was discussed by the Village Board of Trustees at its meeting on November 18, 2002, and was recommended for Public Hearing on November 18, 2002. Notice was mailed to the overlying taxing jurisdictions on October 31, 2002. Notice of the Public Hearing was published on November 1, 2002, and November 8, 2002. The Public Hearing was held on November 18, 2002. The Community Development Authority made a recommendation for approval by the Village Board. The Village Board adopted the Project Plan Amendment, by Resolution No. VW-17-02, on November 18, 2002.