

# TAX INCREMENT DISTRICT PLAN FOR CITY OF MINERAL POINT TID NO. 2

September 12, 2023

Creation Date: January 1, 2023



PLANNING ASSISTANCE PROVIDED BY



# MINERAL POINT

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# Executive Summary

The City of Mineral Point, Iowa County, Wisconsin, has approved this Tax Increment District No. 2 (TID 2) Project Plan in accordance with Wisconsin Statutes. 66.1105 for the purpose of developing and redeveloping areas within the TID.

As prescribed by statute, this plan provides the following information: description of the TID goals; a list of proposed public improvement and the reason and cost for each; an economic feasibility study; a description of project financing; proposed changes to city ordinances or building codes and the comprehensive plan; any non-project costs; and relocation plans. This plan describes how the creation of TID 2 promotes orderly development within the city and provides maps showing existing and future land uses in the district.

TID 2 includes residential, industrial, and commercial property, and allows for expenditures that benefit TID 2 to be made within a half-mile of the TID's boundary. The expected results of this TID creation and implementation include increased tax base, housing, and employment opportunities. The creation of TID 2 allows the city to compete with other communities by creating an environment that will positively influence residential and business development. TID 2 increment may be used to acquire land, expand infrastructure, prepare sites for development, provide incentives to developers and businesses, and create plans outlining the future of Mineral Point.

The city's goal for this TID is to increase tax base, provide additional residential, industrial, and commercial opportunities within the city. The project costs included in the Plan directly relate to promotion of mixed-use development in the district consistent with the purpose for which TID 2 is created.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID 2 is a mechanism to make improvements in an area of the city that is capable of supporting mixed-use development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID 2.

# Background Information

## Approval Process

On June 13, 2023 the Mineral Point City Council authorized municipal officials and the Plan Commission to engage the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to assist with the creation of a mixed-use TID, hereafter referred to as TID 2. On June 15, notices were sent to overlying taxing jurisdictions regarding creation of TID 2 and the need for appointment of members to the Joint Review Board (JRB). A draft project boundary was reviewed by the Plan Commission on July 13.

Notice of Public Hearing was sent to the overlying taxing jurisdictions and JRB members on July 27, 2023, and were published on August 3, 2023 and August 10, 2023. A JRB meeting notice was published on July 20, 2023. The initial JRB meeting was held on August 2, 2023.

A Public Hearing was held by the Plan Commission on August 23, 2023. There were 19 members of the public present. At the Public Hearing, the Plan Commission approved the TID 2 Project Plan and Boundary Map and recommended its adoption by the Common Council. The City of Mineral Point Common Council adopted Resolution #2023-08 adopting the TID 2 Project Plan at a regular meeting held on September 12, 2023.

Pursuant to Wis. Stats. 66.1105, the JRB reviewed and approved the TID 2 Project Plan on October 12, 2023.

A copy of the TID 2 Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the TID 2 in the city of Mineral Point as required by Wis. Stats. 66.1105(5)(b).

This approved TID 2 Project Plan is the official plan guiding development activities with the TID 2 Boundaries as well as allowing for expenditures within a half-mile radius of the TID 2 Boundaries to promote mixed-use development and attraction of residents and businesses to the city. Plan implementation and completion of proposed projects and activities will be determined and authorized on a case-by-case basis by the city of Mineral Point Common Council. Projects and public expenditures listed in the plan will be based on development opportunities, status of the land, and economic conditions existing at the time when the project is scheduled for construction. The Common Council is not mandated to make expenditures described in this plan and is limited to implementing those cost categories identified in the TID 2 Project Plan. Changes to the plan, boundaries, or additional project categories not identified in this plan will require a formal amendment pursuant to Wis. Stats. 66.1105(4)(h), which will involve public review and Common Council approval.

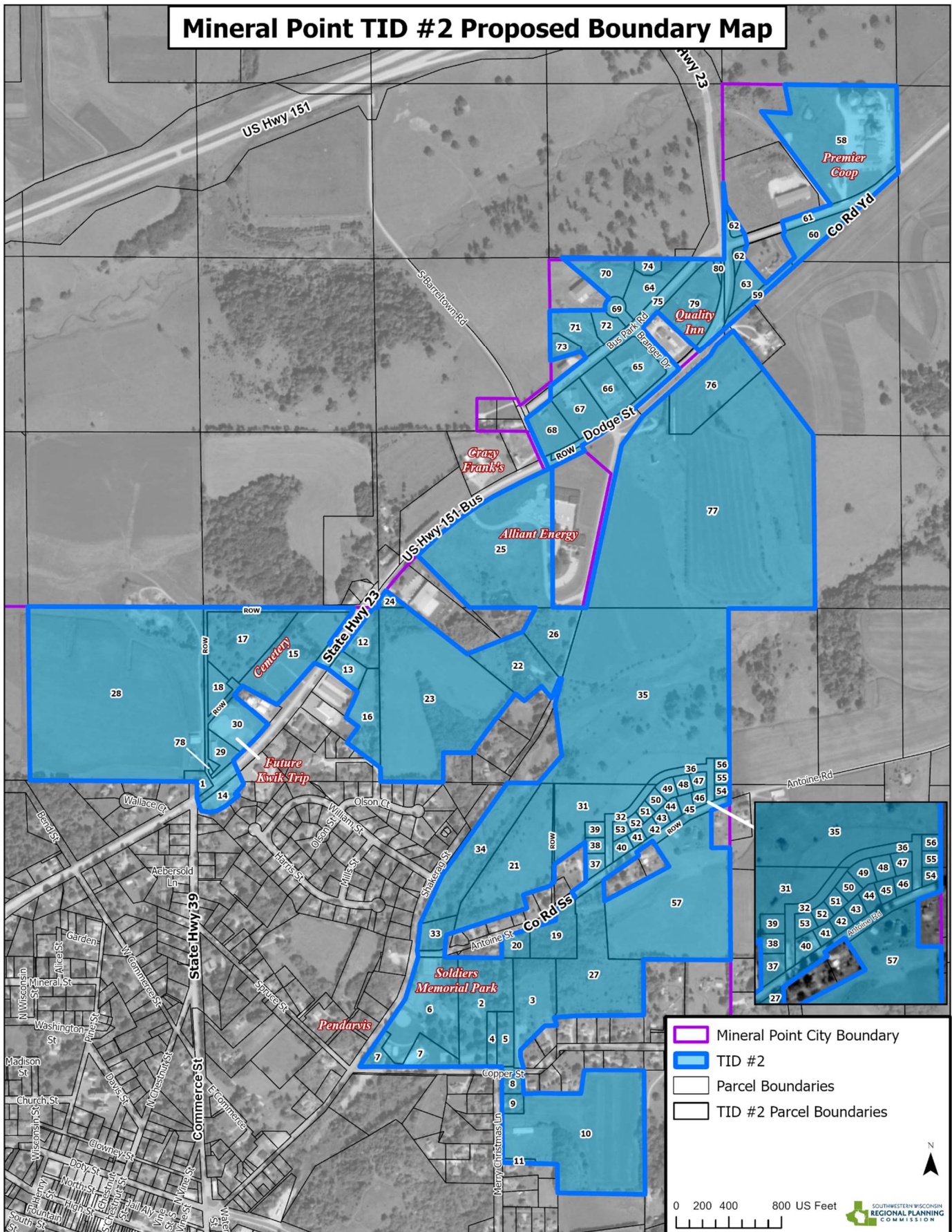
As stated in TID 2 Project Plan Adoption Resolution #2023-08, by the city of Mineral Point Common Council, this project plan shall conform to the city of Mineral Point Comprehensive Plan and any amendments or changes to through the life of TID 2.

As required by Wis. Stats. 66.1105(5)(b), a copy of this project plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID 2.

## Description of the District

TID 2 is a mixed-use district. All lands included in TID 2 are within the city's municipal boundary.

Figure 1 - Map of the proposed TID boundaries.



The property within the TID is suitable for a combination of residential, industrial, and commercial uses and will be broken down as follows:

- 119.89 acres of vacant land slated for residential is located in the south east area of the TID. This area is 33.09% of the total TID area. This proposed newly platted residential development is 111.65 acres, equal to 30.82% of the overall TID area, under the 35% maximum allowable area of a mixed-use TID per WI Stats. 66.1105(2)(f)3.a. Newly platted residential development will have a density of at least 3 units per acre and provide at least 35 total housing units.
- 89.51 acres of land is slated for industrial development and expansion located in the north east area of the TID. This area is 24.71% of the total TID area.
- 109.33 acres of land is slated for commercial or small business development and expansion located in the western area of the TID. This area is 30.18% of the total TID area. Of the 109.33 acres of vacant land slated for commercial, 12.24 acres or 3.38% of total TID acreage is slated for commercial retail business.
- 43.55 acres of land or 12.02% of the total TID area is public land and or right-of-way.

#### Estimated Project Expenditures & Financing Mechanism

The city anticipates making expenditures of approximately \$13.7 million to undertake the projects listed in this plan and will complete the projects in multiple phases to match the pace of development within the TID. Expenditures will occur within the 15-year allowable expenditure period ending on January 1, 2038. Project financing will include General Obligation Debt and Revenue Bonds, as well as other possible sources of revenue listed in Appendix B. The city will use financing methods that provide lower costs of financing, preserve debt capacity, mitigate the city's risk, and provide other advantages as determined by the Common Council. Developer incentives may also be used for the costs of public infrastructure tied to new development. Refer to Appendix B for a more detailed listing of project expenditures and financing mechanisms.

#### Economic Development

At the time of TID 2's creation, the city anticipates \$35.4 million of additional land and improvements value will be created as a result of new development associated with the TID. A table detailing assumption as to the timing of new development associated values is located in Appendix B, Table 16 of this Plan. In addition, creation of the district is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

# Summary of Findings

As required by Wisconsin Statutes 66.1105, this plan confirms the following findings:

1. That “but for” the creation of this TID, the development projected to occur 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 making this determination, the city has considered the following information:
  - a. The properties for development have remained underutilized due to lack of adequate infrastructure and ownership of multiple parties. Given that the sites have not developed as would be expected under normal market conditions, it is the judgement of the city that the use of Tax Incremental Financing (TIF) is required to provide infrastructure and inducements sufficient to encourage development on the sites consistent with that desired by the city.
  - b. In order to make the areas included within TID 2 suitable for development, the city will need to make substantial investment in property, right-of-way, and easement acquisition; site preparation; installation of utilities, roads, and other infrastructure; creation of development incentives; and other associated costs. Due to the extensive initial investment in public infrastructure required for new development, 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.
  - c. City officials have had numerous conversations with developers who are interested in developing within the city; however, development incentives for projects are necessary in securing developer agreements and for development to occur due to economic feasibility. Since affordable and work-force housing are all needs cited in the latest housing study, it is imperative for the city to spur development through the use of TID.
2. The economic benefits of the TID as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of improvements. In making this determination, the city has considered the following information:
  - a. As demonstrated in the economic feasibility study of this plan found later in this document, the projected tax increment is more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
  - b. Initial development and redevelopment within the TID and ½ mile radius will spur economic development and growth opportunities for the city of Mineral Point. Development discussions led to the creation of this tax increment district; without its creation, development will likely not occur.
3. The economic benefits of the proposal outweigh the anticipated tax increment to be paid by the owners of property in the overlying taxing jurisdictions.
  - a. TID 2 will become effective for valuation purposes on January 1, 2023. As of this date, the values of all existing development will make up the base value of the TID, and the taxes collected on this base value will continue to be distributed amongst the various taxing entities as they are currently. Taxes levied on any additional value created within the TID due to new construction, renovation, or appreciation of property values occurring after January 1, 2023 will be collected by TID 2 and used to repay TIF-eligible projects and expenses.
  - b. The city reasonably concludes that since the expected development is unlikely to occur without the use of TIF, and since the TID will generate economic benefits to cover the cost of the improvements, the overall benefits of the TID outweigh the anticipated tax increment to be paid by the owners of property in the overlying taxing jurisdictions. Since the “but for” test is satisfied, there will be no foregone tax increment to be paid in the event the TID is not created. A calculation of the share of projected tax increment estimated to be paid by to overlying taxing jurisdictions has been made and can be found in the overlying taxing jurisdictions section of this plan.

4. The TID is declared to be a mixed-use district based upon the identification and classification of the property located within the district, pursuant to “mixed-use development” definition of Wis. Stats. 66.1105(2)(cm). At least 50% of the real property, by area, within the district is suitable for a combination of commercial, industrial, and residential.
5. The Project Plan is in conformity with the Comprehensive Plan and other guiding documents.

## Overlying Taxing Jurisdictions

Taxing jurisdictions overlying TID 2 in the city of Mineral Point include Iowa County, the Mineral Point Unified School District, and the Southwest Wisconsin Technical College. Impact on the overlying taxing jurisdictions is based on the percentage of tax collections in TID 2 in 2022. Total TIF value increment over the life of the TID is taken based upon the proportionate share from each overlying taxing jurisdiction; therefore, upon closure of the TID, actual increments over costs should be dispersed proportionately to the jurisdictions. Table 1 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the TID.

Table 1: Summary of impact on the overlying taxing jurisdictions.

Taxing Jurisdiction	% of Mill Rate by Jurisdiction*	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	35.95%	59,880.00	615,680.00	555,800.00
Technical College	4.99%	8,310.00	85,460.00	77,150.00
County	28.53%	47,519.00	488,600.00	441,081.00
Local	30.53%	50,850.00	522,860.00	472,010.00
State	0%	-	-	-
<b>Total</b>	<b>100.00%</b>	<b>\$ 166,559.00</b>	<b>\$ 1,712,600.00</b>	<b>\$ 1,546,041.00</b>

\*2022 Report Year

## "12% Test"

Wis. Stats. 66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID, plus the value of all existing TIDs, cannot exceed 12% of the total equalized value of the taxable property within the city. The tables below use values contained in the Wisconsin Department of Revenues 2022 TIF Value Limitation Report. The total value of TID 2 equals 3.485%.

Table 2: TID Capacity. New TIDS cannot be created or properties added to existing TIDs if this level is exceeded.

2022 Equalized Value	%	Maximum TID Capacity
\$282,648,500.00	12%	\$33,917,820.00

Table 3: Proposed TID Equalized Values. There are no active TIDs and the base value of TID 2 is \$12,104,530.50 or 4.283% of total equalized value; therefore, the city is in compliance with the statutory equalized value test for creating TID 2.

Proposed TID	Base Value - 2022	Percent of Total Equalized Value
TID 2 - Proposed	\$12,104,530.50	4.283%

# Proposed Projects

The proposed projects in TID 2 reflect Mineral Point’s promotion of mixed-use development. These projects will provide incentive to enable and encourage new housing, industrial, and commercial real estate development. These projects listed below will provide necessary facilities and support to enable and encourage the development of TID No. 2 and may be implemented in varying degrees in response to development needs.

“Project costs” eligible to be paid from tax increments of TID No. 2 are costs directly related to achieving the objectives of this proposed mixed-use development. Eligible costs include, but are not limited to: planning, engineering, design, surveying, legal, accounting, testing, environmental studies, permits, easements, judgements, claims for damages, construction, financing, or other expenses incurred as part of the project. Funds may be expended within TID No. 2 boundary and up to a half-mile outside of the TID No. 2 boundary.

Following are major public improvement categories which are necessary and standard for promoting mixed-use development. The financial attachments in Appendix B list specific amounts associated with the cost categories below. Table 5 provides a map of public works that are planned as part of TID 2. Any costs necessary or convenient to the creation of the TID and public works within the TID are considered “Project Costs” and eligible to be paid with tax increment revenues.

## A. Infrastructure Improvements & Capital Costs

### Infrastructure Improvements

Infrastructure improvements include: streets and amenities, including but not limited to: construction and reconstruction, parking and vehicular access, lighting, streetscaping and enhancements, etc.; utilities, including, but not limited to: electric, water, sanitary, storm, gas, and communications, etc.; and infrastructure systems, including, but not limited to: wastewater treatment, lift stations, collection systems, wells, reservoirs, distribution systems, and etc.

Improvements may also include amenities to improve quality of life and community enhancement to aid in the recruitment of business and workers to the city which will support development within the TID and one-half mile radius boundary.

It is not possible to predict all of the specific infrastructure improvement projects necessary in implementing this project plan, as projects will arise as development occurs. Detailed projects are shown in Appendix B, Table 10 include multiple infrastructure projects located within the TID and one-half mile radius of the district boundary that benefit the TID and are considered eligible project costs.

#### Streets and Amenities

There are no street improvements serving undeveloped areas of the TID. To allow development to occur, the city may need to design, construct and/or reconstruct, and map: streets, highways, alleys, access drives, parking areas, and all associated curb and gutter. Eligible project costs include, but are not limited to: excavation, removal or placement of fill, asphalt or concrete paving or repaving, installation of curb and gutter, installation of culverts and bridges, construction of parking areas, installation of traffic control signage and pavement marking, right-of-way restoration, and installation of retaining walls or berms.

In order 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. Improvements may also include activities to promote the quality of life and community enhancements which will aid in the recruitment of business and workers to the city which will promote and support development within TID 2. Improvements located within the TID and within the one-half mile radius of the TID boundary include but are not limited to landscaping and landscape amenities, sidewalks, construction of park and recreational facilities such as recreational trails, improvements to enhance pedestrian connections and safety, and wayfinding and other signage. These and any other similar amenities installed by the city are eligible project costs.

## Utilities

To allow development to occur in the TID, the city may need to construct, alter, rebuild, or expand utility infrastructure, located both within the TID and outside of the TID, since there are inadequate facilities serving locations of proposed new development. Costs to improve the existing system may be allocated based upon direct benefit to TID 2 and are eligible project costs. The city will make an allocation of costs based upon the benefit to land outside the TID.

In order to create sites suitable for development or shovel-ready sites, the city may incur costs to provide, relocate, or upgrade infrastructure. Eligible utility project costs include, but are not limited to: design, construction, alteration, rebuilding, expansion, mapping, relocation, or upgrades to existing as mentioned below.

## Water System Improvements

Eligible project costs include, but are not limited to: distribution mains, manholes, valves, hydrants, service laterals, pumping stations, wells, water treatment facilities, storage tanks and reservoirs, and all related appurtenances.

## Sanitary Sewer System Improvements

Eligible project costs include, but are not limited to: collection mains, manholes, cleanouts, service laterals, force mains, interceptor sewers, pumping stations, lift stations, wastewater treatment facilities, and all related appurtenances. Improvements to the wastewater treatment facilities, although not within the one-half mile radius, is an eligible project cost under Section 66.1105(2)(f)1.k.

## Stormwater Management System Improvements

Development within the district will cause stormwater runoff and pollution. Eligible project costs include, but are not limited to: stormwater collection mains, inlets, manholes, valves, service laterals, ditches, culvert pipes, box culverts, bridges, stabilization of stream and river banks, and infiltration, and filtration and detention structures.

## Electricity

Eligible project costs include, but are not limited to: abandonment and removal of existing infrastructure or installation of new infrastructure including poles, transformers, and power lines.

## Gas

Eligible project costs include, but are not limited to: gas mains and services.

## Communications

Eligible project costs include, but are not limited to: telephone lines, cable lines, and fiber optic cable.

## Quality of Life and Community Enhancements

Eligible project costs include, but are not limited to: park and recreational facilities such as recreational / multi-use trails, general pedestrian and bicycle facilities, local park improvements, natural planning for natural landscapes, new spaces for pedestrians to congregate and socialize (pocket parks or other parks), pedestrian connections and safety enhancements, design enhancements such as streetscape and placemaking amenities, trees, signage, bike racks, benches, tables, and any other related appurtenances.

## Capital Costs

Capital costs include, but are not limited to: actual costs of construction of new public works structures and fixtures; demolition, alteration, remodeling, repair, or reconstruction of existing public work structures and fixtures; and the acquisition of public works and emergency services equipment to service the district.

## **B. Community Development, Redevelopment, and Workforce Housing Projects**

Eligible costs include those expenditures related to undertaking community development, urban redevelopment and workforce housing projects within the TID boundary and one-half mile radius of the TID. Costs include, but are not limited to: infrastructure improvements as listed under Section A. Infrastructure Improvements and Capital Costs; land acquisition, assembly and relocation costs as listed under Section D Land Acquisition and Assembly; direct business assistance grants; development related fees; consulting and legal fees; planning fees; and other activities deemed necessary for project feasibility. At or below market rate pricing encourages or makes feasible economic development projects.

## **C. Site Preparation, Development & Redevelopment**

Site preparation, development, and redevelopment activities required to make sites suitable for development within the TID and the one-half mile radius of the TID including, but not limited to: grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, relocation and demolition of existing structures, and infrastructure and capital costs as previously identified are eligible project costs.

## **D. Land Acquisition and Assembly**

Eligible costs may include, but are not limited to: title fees, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, relocation costs, option contracts, and below market price leasing and/or the sale of property located within the TID or ½ mile radius.

## **E. Development Incentives**

The city may enter into agreement with the property owners, lessees, or developers of land located within the TID for the purpose of sharing costs to encourage desired improvements and to ensure tax base is generated sufficient to recover project costs. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or guarantee, or annual “pay-as-you-go” TIF payments. No cash grants will be provided until the city executes a developer’s agreement with the recipient of the cash grant. Any payments for cash grants made by the city are eligible project costs.

### **New Development Incentives**

Cost related to undertaking housing related projects, community development, and urban development within the TID or one-half mile radius of the TID, that were previously undeveloped. Eligible TID expenditures include acquisition relocation, demolition, infrastructure improvements, grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, storm water drainage, relocating utility lines and other infrastructure, abandonment of existing utilities and installation of new utility services, signage, direct business assistance grants, development related fees, consulting and legal fees, and other activities deemed necessary to make the projects feasible.

### **Existing Development Incentives**

Building façade and building renovation program for existing structures: create a program to provide financial assistance to improve building facades and renovation of buildings located within the TID, along the highway corridors and within ½ mile radius of the TID. TID funds will be used to leverage private investment. The goal is to improve the building facades and renovate existing buildings.

### **Community Development Authority**

As provided for in Wis. Stats. 66.1105(2)(f)1.h and 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 for 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.

## **F. Professional Services - Community Plans & Market Research**

The costs of professional services in relation to the creation, administration, and termination of the TID, 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 related services or sub-contractors. Implementation of this plan may require community plans and market research which may include, but are not limited to: comprehensive plans, capital improvements plans, financial management plans, economic recovery plans, strategic marketing plans, bicycle and pedestrian plans, building façade improvement plans, downtown revitalization plans, historic preservation plans, streetscape plans, property evaluations, targeted industry studies, market studies, and feasibility studies.

## **G. Discretionary Payments & Sustainable Development**

### **Discretionary Payments**

Payments made at the discretion of the Common Council which are found to be necessary or convenient to the implementation of the TID 2 Project Plan include, but are not limited to: expenditures to remove social obstacles to development; provide workforce training; support daycare services; neighborhood projects to improve the quality of life or safety of the residents, workers, and visitors; and other payments necessary or convenient to implementation of this plan.

### **Sustainable Development Related Project Costs**

Costs related to projects that will encourage sustainable development and create a more resilient, sustainable community include, but are not limited to: alternative energy facilities, energy conservation facilities, facilities that help conserve energy, green building and development incentives, and other activities that will promote sustainable development and resiliency.

## **H. Administrative & Marketing Costs**

The city may charge to the TID reasonable allocations of administrative costs, including but not limited to: employee salaries and benefits (City Administrator, Attorney, Finance Director, Director of Public Works, Auditor, Assessor, Public Works employees, Engineer, or other consultants directly involved with planning and administering projects related to the TID), costs of informing the public with respect to the creation of the TID and implementation of the plan, certification or other fees charged by the Wisconsin Department of Revenue, and marketing and promotional activities (advertising, mailings, website, collateral material, staff salaries, coordination, and development activities, and coordination with developers). Allocated costs will bear a direct connection to the time spent by city employees in connection with implementation and administration of this plan.

## **I. Organizational Costs**

Organizational costs include, but are not limited to: consultant fees (financial, planning, attorney, surveyors, engineering, environmental, appraisers, or others), other contracted services related to the planning and creation of the TID, and certification and annual fees as charged by the Wisconsin Department of Revenue.

## **J. Inflation**

An annual inflation rate of 2% is included to adjust the budget for the increase in cost in 2023 versus when the projects are implemented in the future.

## **K. Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for project undertaken in this plan are eligible project costs.

## L. Miscellaneous

### Property Tax Payments to Town

Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1, because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the district are eligible project costs.

### Projects Outside the TID

Pursuant to Wis. Stats. 66.1105(2)(f)1.n, the city may undertake projects within territory located within ½ mile of the boundary of the TID provided that, 1) the project area is located within the city's corporate boundaries, and 2) the projects are approved by the JRB. The cost of the projects completed outside the TID pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the TID. Intended projects and costs outside the TID can be found in the detailed project costs section of this plan.

# Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district over its life. The ability of the municipality to finance proposed projects must also be determined. TID 2 is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID’s expenditure period. The components of such analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions of the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- The expected TID revenues resulting from increased property values noted above.
- Any change that may take place in the full value tax rate.
- The expected TID cash flow (timing of the revenue).

The information contained within this section demonstrate the TID is economically feasible insofar as:

- The city has the means to secure the necessary financing required to accomplish the projects contained within this plan. Financing methods can be found under the “Description of Project Financing, Financing Methods, and Timetable” section of this Plan.
- The city expects to complete projects in one or multiple phases and can adjust the timing of implementation as needed to coincide with the pace of private development and resulting tax increment revenue. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this section, including a table identifying the financing method and timing for each phase.
- The development anticipated to occur because of the implementation of this plan will generate sufficient tax increment to pay for the cost of the projects. Within this section are tables identifying the development expected to occur, a projection of tax increment to be collected resulting from that development and other economic growth within the district, and a cash flow model demonstrating that the projected tax increment and other revenues available to the TID will be sufficient to pay all project costs.

## Increase In Property Value

The planned unit development for TID 2 includes single family residential, commercial, and industrial development. The project value increment summarized below and included in Appendix B assumes the following development will take place during the 20-year life of TID 2: 2 new houses per year, 5 commercial projects over the next 20 years, 1 industrial expansion project within 3 years, and 3 industrial projects over the 20-year life of the TID.

1. Single Family –20 units @ \$250,000/unit	=	\$ 5,000,000
2. Single Family – Newly Platted 20 units @ \$250,000/unit	=	\$ 5,000,000
3. Commercial / Business – 5 New @ \$2,400,000	=	\$ 12,000,000
4. Industrial – Expansion – 1 @ \$3,400,000	=	\$ 3,400,000
5. Industrial – New Development – 3 @ \$3,000,000	=	\$ 9,000,000
6. 1% Property Appreciation Rate	=	<u>\$ 1,410,000</u>
<b>Total Projected Increment</b>		<b>\$ 35,410,000</b>

## Full Value Tax Rate

The full value tax rate is adjusted annually based on property valuation and all taxing jurisdictions funds required to support their annual budgets. The following table summarizes the historic full value tax rate in the city of Mineral Point between 2016 and 2022 (mill rate shown for the year the taxes are levied per \$1,000 of assessed value). Though the mill rate has fluctuated, it has averaged 1.11% increase per year. For the purpose of projecting the mill rate over the district’s life, 1% per year change will be used.

Table 4: Historic Full Value Tax Rate – city of Mineral Point

Year	Mill Rate / \$1,000*	Percent Change
2016	\$ 24.55	N/A
2017	\$ 25.42	3.57%
2018	\$ 23.02	-9.47%
2019	\$ 25.07	8.91%
2020	\$ 26.03	3.83%
2021	\$ 25.12	-3.49%
2022	\$ 25.95	3.30%

## Detailed Project Costs

All costs are based on 2023 prices and preliminary estimates. The city reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2023 and the time of construction. The city also reserves the right to increase certain project costs, without amending the plan, to the extent others are reduced or not implemented. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the plan.

This plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the plan are estimates based on best available information. The city retains the right to delete projects or change the scope and/or timing of projects without amending the plan, as they are individually authorized by the Common Council. The city may fund specific project cost items shown in Table 5 below and Table 10 in Appendix B in significantly greater or lesser amounts in response to development opportunities that will accomplish the purpose of TID 2. The city will generally use overall benefit to the city and economic feasibility in determining the actual budget for project cost items over the course of the TID's expenditure period. The city will pursue grant funding to help fund project; however, 100% of the estimated project costs are TID eligible in the event no grant funds are available.

Table 5 below describes summarized project costs for projects anticipated to be implemented during the expenditure period of TID 2. This table shows estimated expenditures expected for each major category of improvement. A more detailed list of planned project costs can be found in Appendix B, Financial Attachments, Table 10.

Table 5: Summary of Detailed Project Costs

	Type of Expenditure	Total Cost	Other's Share	TID Share
A.	<b>Infrastructure &amp; Capital Costs</b>	8,290,000.00	2,487,750.00	5,802,250.00
B.	<b>Community Development, Redevelopment, &amp; Workforce Housing Projects</b>	150,000.00	-	150,000.00
C.	<b>Site Preparation, Development &amp; Redevelopment Costs</b>	200,000.00	-	200,000.00
D.	<b>Land Acquisition and Assembly</b>	750,000.00	-	750,000.00
E.	<b>Development Incentives</b>	1,000,000.00	-	1,000,000.00
F.	<b>Professional Services - Community Plans &amp; Market Research</b>	160,000.00	80,000.00	80,000.00
G.	<b>Discretionary Payments &amp; Sustainable Development</b>	75,000.00	-	75,000.00
H.	<b>Administration &amp; Marketing Costs</b>	95,000.00	-	95,000.00
I.	<b>Organizational Costs</b>	18,500.00	-	18,500.00
J.	<b>Inflation</b>	1,650,000.00	-	1,650,000.00
K.	<b>Financing Costs</b>	3,893,395.00	-	3,893,395.00
	<b>Total TID Expenditure</b>	<b>\$ 16,281,895.00</b>	<b>\$ 2,567,750.00</b>	<b>\$ 13,714,145.00</b>

# Description of Project Financing, Financing Methods, & Timetable

The following is a list of the types of obligations the city may choose to utilize.

## General Obligation (G.O.) Or Private Lending Debt

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 (TID IN). As of the date of this plan, the city has a G.O. Debt limit of \$14,132,425.00, of which \$10,479,234.00 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 percentage of the available annual tax increment collected that result from the improvements made by the developer. To the extent the tax increment collected are insufficient to make annual payments, or to repay the entire obligation over the life of the TID, the city’s obligation is limited to not more than the agreed percentage of the actual increment 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.

## Utility Revenue Bonds

The city may issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the city for city services out of the system. There is neither 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 increment to repay a portion of the bonds, the city must reduce the total eligible project costs in an equal amount.

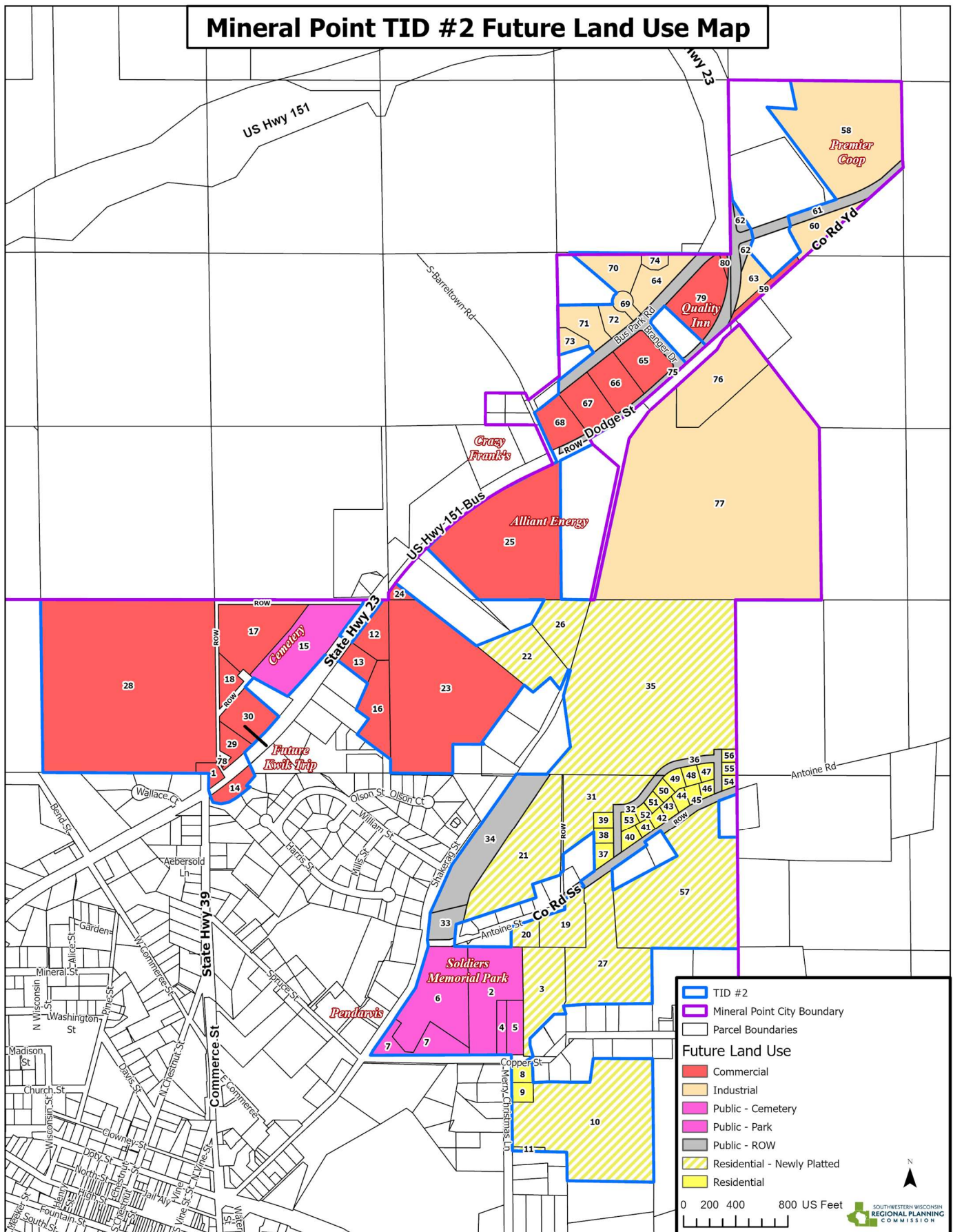
## Special Assessment “B” Bonds

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.

## Changes to Maps, Plans, Ordinances

The city's Comprehensive Plan, Zoning Map, and Future Land Use Map will need to be amended to reflect the proposed new land uses within TID 2. The zoning district boundaries will include newly platted residential development that is proposed as part of this plan. Rezoning of property may occur prior to development, consistent with the TID's intent to promote mixed-used development. The proposed future land use and zoning is shown on the following map.

Figure 2: Proposed future land use and zoning.



## Relocation & Displacement

Persons are not expected to be displaced or relocated as a result of proposed TID 2 projects; however, if unplanned displacements or relocations are required, all property owners will be contacted to determine if they are considered “displaced persons” as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be unplanned and unexpected displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet on “Relocation Benefits” prepared by the Wisconsin Department of Administration (DOA). The city will file a relocation plan with the DOA and shall keep records as required in Wisc. Stats. 32.27. As required by law, the city will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made.

If relocation and displacement expenses are incurred in conjunction with the acquisition of property, those expenses are eligible project costs. These costs include, but are not limited to, preparation of the relocation plan, allocations of staff time, legal fees, publication of notices, obtaining appraisals, and payment of relocation benefits as required by Wis. Stats. 32.19 and 32.195.

# Promoting Orderly Development

The creation of TID 2 will encourage new development consistent with the Comprehensive Plan. Creation of the TID will also promote development of new tax base in the city, create jobs, and promote the public health, safety, and general welfare. Successful implementation of the projects planned in TID 2 will also build tax base for the overlying taxing jurisdiction while creating infrastructure that will serve new development.

Following is a partial summary of how TID 2 is consistent with the Comprehensive Plan.

1. The creation of TID 2 will provide choices of owners and renter type housing units to serve current and future needs of all city residents. There is a need for the provision of an adequate supply of single-family homes, condominiums/townhouses, apartments, and duplex housing units.
2. The creation of TID 2 will preserve and expand the supply of affordable rental and ownership housing for low and moderate-income individuals.
3. The creation of TID 2 will identify areas and designate land for future residential.
4. The creation of TID 2 will encourage contiguous development patterns that preserve and expand upon existing neighborhoods and areas that can be served by public utilities and community facilities.
5. The creation of TID 2 will allow Mineral Point to provide up-to-date infrastructure that is essential to the sustainability of a healthy economy.
6. The creation of TID 2 will allow Mineral Point to install infrastructure to support bicycle-related improvements to improve safety, connectivity, and support economic development.
7. The creation of TID 2 will allow Mineral Point to ensure that new development bears a fair share of the capital improvement costs necessary for the development without discouraging future development, and remains competitive with other municipalities in attracting development.
8. The creation of TID 2 will allow Mineral Point to be competitive when attracting business and industry by having the ability to provide financial incentives, low-cost properties, or offsetting development costs using other means. Not only is this a goal for the city of Mineral Point, but for Iowa County as well.

## District Boundaries

The Plan Commission established criteria to act as guidelines to their work prior to finalizing the TID boundaries. The boundary criteria used was as follows:

1. The TID's equalized value of taxable property does not exceed 12% of the total equalized value of taxable property within the city.
2. TID 2 includes mixed-use development including residential, industrial, and commercial. No more than 35% of the real property in TID 2 is newly platted residential.
3. All lands within the TID shall be contiguous.
4. Real property selected for the TID is likely to present growth and development opportunities over the next 20 years.

*Boundary Description of TID 2 can be found in Appendix B Figure 8*

# Appendix

## Appendix A: Parcel List & Maps

Table 9: TID No. 2 Parcel List

		Supplemental Parcel Information (Place "X" in Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information							
		Land Use Classification										79.02%											
Map ID	Parcel #	Owner Name	2nd Owner Name	GIS Acres	Future Land Use	hab / Conservation Status	cont (by assessment def.)	her Tax Exempt	ncipal Owned	tail	mmercial / Mixed Use	eed / Suitable Industrial	sidential (Current)	sidential (Newly Platted)	anufacturing (DOR List)	nd Value	rovement Value	ersonal Property Value	tal Value	nd Value - EQ	rovement Value EQ	P Value EQ	tal Value EQ
1	251-0315	GREGGORY B BENNETT	JENNILYN	0.55	Commercial				X	X					\$ 32,600.00	\$ 104,400.00	\$ 137,000.00	\$ 41,255.38	\$ 132,118.45			\$ 173,373.83	
2	251-0335	CITY OF MINERAL POINT		5.99	Public - Park	X		X															
3	251-0336.02	TESNOW LIVING TRUST		4.6	Commercial					X					\$ 104,400.00	\$ 851,800.00	\$ 956,200.00	\$ 132,100.00	\$ 1,077,900.00			\$ 1,210,000.00	
4	251-0337	CITY OF MINERAL POINT		0.73	Public - Park	X		X															
5	251-0338	CITY OF MINERAL POINT		1.23	Public - Park	X		X															
6	251-0339	CITY OF MINERAL POINT	LEGION P/	7.1	Public - Park	X		X															
7	251-0340	CITY OF MINERAL POINT	LEGION P/	2.31	Public - Park	X		X															
8	251-0343.B	DENNIS I HINTZ	DEBRA I H	0.57	Res.										\$ 32,700.00	\$ 219,100.00	\$ 251,800.00	\$ 41,381.93	\$ 277,271.58			\$ 318,653.51	
9	251-0343.C	NONA B HYYTINEN		0.57	Res.							X			\$ 32,700.00	\$ 191,500.00	\$ 224,200.00	\$ 41,381.93	\$ 242,343.71			\$ 283,725.64	
10	251-0347	REBECCA R CAREY		17.86	Res - NP								X		\$ 45,000.00	\$ 41,700.00	\$ 86,700.00	\$ 56,947.61	\$ 52,771.45			\$ 109,719.06	
11	251-0347.01	TAMMY WAGNER	TAMMY M	0.18	Res - NP	X							X		\$ 1,200.00		\$ 1,200.00	\$ 1,518.60				\$ 1,518.60	
12	251-0987.AB	JOSEPH G WIEGEL	DONNA E	1.81	Commercial				X	X					\$ 72,400.00	\$ 274,700.00	\$ 347,100.00	\$ 91,622.37	\$ 347,633.51			\$ 439,255.88	
13	251-0987.ABC	HODAN CENTER INC		1.07	Commercial	X			X	X													
14	251-0987.B	CASEY S MARKETING COMPANY		1.02	Commercial				X	X					\$ 100,000.00	\$ 1,009,700.00	\$ 1,109,700.00	\$ 126,550.24	\$ 1,277,777.78			\$ 1,404,328.02	
15	251-0987.E	ST MARYS CEMETERY		6.14	Public - Cemetery	X	X																
16	251-0987.G	ENGELS PROPERTY SERVICES LLC		2.97	Commercial	X				X					\$ 9,900.00		\$ 9,900.00	\$ 12,528.47				\$ 12,528.47	
17	251-0988	KYLE J WEITZEL	CHRISTINA	5.46	Commercial	X				X					\$ 300.00		\$ 300.00	\$ 379.65				\$ 379.65	
18	251-0989	KYLE J WEITZEL	CHRISTINA	1.01	Commercial	X				X					\$ 100.00		\$ 100.00	\$ 126.55				\$ 126.55	
19	251-0990	SHARON K EWERS	JERRY H EV	2.68	Res - NP	X							X		\$ 50,500.00	\$ -	\$ 50,500.00	\$ 63,907.87	\$ -			\$ 63,907.87	
20	251-0991	DAVID J LEO	DOUGLAS	0.94	Res - NP								X		\$ 34,300.00	\$ 106,700.00	\$ 141,000.00	\$ 43,406.73	\$ 135,029.11			\$ 178,435.84	
21	251-0996	GOODWEILER ROBERT V RV LVG TR	GOODWEI	9.22	Res - NP	X							X		\$ 22,100.00		\$ 22,100.00	\$ 27,967.60				\$ 27,967.60	
22	251-1004	THOMAS R JOHNSTON	DIANA P J	4.3	Res - NP								X		\$ 84,800.00	\$ 140,500.00	\$ 225,300.00	\$ 107,314.60	\$ 177,803.09			\$ 285,117.69	
23	251-1005	CLINTON D LANGRECK	HEATHER.	20.91	Commercial	X				X					\$ 6,300.00		\$ 6,300.00	\$ 7,972.67				\$ 7,972.67	
24	251-1005.A	CLINTON D LANGRECK	HEATHER.	0.35	Commercial	X			X	X					\$ 1,900.00	\$ -	\$ 1,900.00	\$ 2,404.45	\$ -			\$ 2,404.45	
25	251-1005.B1	WISCONSIN POWER - LIGHT		16.63	Commercial	X				X													
26	251-1005.BB	THOMAS R JOHNSTON	DIANA P J	3.29	Res - NP	X				X					\$ 76,400.00		\$ 76,400.00	\$ 96,684.38				\$ 96,684.38	
27	251-1007	SHARON K EWERS	JERRY H EV	9.32	Commercial					X					\$ 89,400.00	\$ 95,900.00	\$ 185,300.00	\$ 113,100.00	\$ 121,400.00			\$ 234,500.00	
28	251-1032	KELLY K CODY		40.46	Commercial					X					\$ 14,700.00	\$ 9,700.00	\$ 24,400.00	\$ 18,602.89	\$ 12,275.37			\$ 30,878.26	
29	251-1033.A	BADGER PROP OF MADISON		1.02	Commercial					X					\$ 39,700.00	\$ 184,100.00	\$ 223,800.00	\$ 50,240.45	\$ 232,978.99			\$ 283,219.44	
30	251-1033.B	KWIK TRIP INC		2.45	Commercial	X				X	X												
31	251-1039	GOODWEILER ROBERT V RV LVG TR	GOODWEI	5	Res - NP								X		\$ 12,900.00	\$ 5,700.00	\$ 18,600.00	\$ 16,324.98	\$ 7,213.36			\$ 23,538.34	
32	251-1039.01	CITY OF MINERAL POINT		1.1	Public - ROW	X		X															
33	251-1040	GOODWEILER ROBERT V RV LVG TR	GOODWEI	1.25	Public - ROW	X	X								\$ 100.00		\$ 100.00	\$ 126.55				\$ 126.55	
34	251-1041	GOODWEILER ROBERT V RV LVG TR	GOODWEI	6.35	Public - ROW	X	X								\$ 200.00		\$ 200.00	\$ 253.10				\$ 253.10	
35	251-1042	GOODWEILER ROBERT V RV LVG TR	GOODWEI	37.07	Res - NP	X				X					\$ 2,500.00		\$ 2,500.00	\$ 3,163.76				\$ 3,163.76	
36	251-1042.01	CITY OF MINERAL POINT		1.07	Public - ROW	X		X															
37	251-1042.101	GOODWEILER ROBERT V RV LVG TR	GOODWEI	0.56	Res.	X						X			\$ 39,200.00		\$ 39,200.00	\$ 49,607.69				\$ 49,607.69	
38	251-1042.102	GOODWEILER ROBERT V RV LVG TR	GOODWEI	0.41	Res.	X						X			\$ 38,000.00		\$ 38,000.00	\$ 48,089.09				\$ 48,089.09	
39	251-1042.103	GOODWEILER ROBERT V RV LVG TR	GOODWEI	0.42	Res.	X						X			\$ 31,700.00		\$ 31,700.00	\$ 40,116.43				\$ 40,116.43	

				Supplemental Parcel Information (Place "X" in Column)									Current Assessment Information				Equalized DOR Full Value Assessment Information						
				Land Use Classification													79.02%						
Map ID	Parcel #	Owner Name	2nd Owner Name	GIS Acres	Future Land Use	Rehab / Conservation Status	Vacant (by assessment def.)	Other Tax Exempt	Municipal Owned	Retail	Commercial / Mixed Use	Zoned / Suitable Industrial	Residential (Current)	Residential (Newly Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value - EQ	Improvement Value EQ	PP Value EQ	Total Value EQ
40	251-1042.201	KELLY K CODY		0.44	Res.								X			\$ 38,300.00	\$ 320,300.00		\$ 358,600.00	\$ 48,468.74	\$ 405,340.42	\$ -	\$ 453,809.16
41	251-1042.202	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.3	Res.	X						X				\$ 35,800.00			\$ 35,800.00	\$ 45,304.99	\$ -	\$ -	\$ 45,304.99
42	251-1042.203	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.31	Res.	X						X				\$ 36,200.00			\$ 36,200.00	\$ 45,811.19	\$ -	\$ -	\$ 45,811.19
43	251-1042.204	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.33	Res.	X						X				\$ 36,900.00			\$ 36,900.00	\$ 46,697.04	\$ -	\$ -	\$ 46,697.04
44	251-1042.205	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.36	Res.	X						X				\$ 37,600.00			\$ 37,600.00	\$ 47,582.89	\$ -	\$ -	\$ 47,582.89
45	251-1042.206	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.34	Res.	X						X				\$ 36,900.00			\$ 36,900.00	\$ 46,697.04	\$ -	\$ -	\$ 46,697.04
46	251-1042.207	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.3	Res.	X						X				\$ 35,800.00			\$ 35,800.00	\$ 45,304.99	\$ -	\$ -	\$ 45,304.99
47	251-1042.208	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.36	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
48	251-1042.209	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.41	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
49	251-1042.210	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.45	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
50	251-1042.211	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.38	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
51	251-1042.212	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.3	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
52	251-1042.213	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.28	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
53	251-1042.214	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.37	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
54	251-1042.301	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.26	Res.	X						X				\$ 34,200.00			\$ 34,200.00	\$ 43,280.18	\$ -	\$ -	\$ 43,280.18
55	251-1042.302	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.26	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
56	251-1042.303	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	0.26	Res.	X						X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
57	251-1043	JONATHAN H A	JUDITH A ASCHER	17.19	Res - NP								X			\$ 49,400.00	\$ 233,900.00		\$ 283,300.00	\$ 62,515.82	\$ 296,001.01	\$ -	\$ 358,516.83
58	251-1112	PREMIER COOPERATIVE		14.9	Comm - Industrial						X	X				\$ 119,900.00	\$ 1,167,900.00	\$ 791,700.00	\$ 2,079,500.00	\$ 151,733.74	\$ 1,477,980.26	\$ 1,001,898.25	\$ 2,631,612.25
59	251-1112.01	POINT VIEW REAL ESTATE LLC		0.79	Comm - Industrial	X					X					\$ 5,900.00			\$ 5,900.00	\$ 7,466.46	\$ -	\$ -	\$ 7,466.46
60	251-1112.02	POINT VIEW REAL ESTATE LLC		2.01	Comm - Industrial	X					X					\$ 31,700.00			\$ 31,700.00	\$ 40,116.43	\$ -	\$ -	\$ 40,116.43
61	Bus Park Road	CITY OF MINERAL POINT		3.49	Public - ROW	X			X										\$ -	\$ -	\$ -	\$ -	\$ -
62	251-1112.04	STATE OF WISC D O T		0.6	Public - ROW	X	X												\$ -	\$ -	\$ -	\$ -	\$ -
63	251-1112.08	POINT VIEW REAL ESTATE LLC		1.27	Comm - Industrial	X					X					\$ 12,700.00			\$ 12,700.00	\$ 16,071.88	\$ -	\$ -	\$ 16,071.88
64	251-1113	JSB COMMERCIAL LLC		2.2	Comm - Industrial	X					X	X				\$ 63,000.00			\$ 63,000.00	\$ 79,726.65	\$ -	\$ -	\$ 79,726.65
65	251-1113.002	UPLAND HILLS HEALTH INC		2.67	Commercial											\$ 70,100.00	\$ 345,800.00	\$ 59,500.00	\$ 475,400.00	\$ 88,711.72	\$ 437,610.73	\$ 75,297.39	\$ 601,619.84
66	251-1113.003	MINERAL POINT BUILDING LLC		2.4	Commercial						X					\$ 66,000.00	\$ 593,900.00	\$ 116,200.00	\$ 776,100.00	\$ 83,523.16	\$ 751,581.88	\$ 147,051.38	\$ 982,156.42
67	251-1113.06	AHLGRIMM SALES LLC		2.41	Commercial								X			\$ 65,700.00	\$ 173,000.00	\$ 1,700.00	\$ 240,400.00	\$ 83,143.51	\$ 218,931.92	\$ 2,151.35	\$ 304,226.78
68	251-1113.07	TIMOTHY T PIT CINDY L PITZ		2.17	Commercial								X			\$ 41,600.00	\$ 91,900.00	\$ 100.00	\$ 133,600.00	\$ 52,644.90	\$ 116,299.67	\$ 126.55	\$ 169,071.12
69	251-1113.12	MILLWORK SUPPLY - FINISHING		0.63	Comm - Industrial	X					X	X				\$ 100.00		\$ 800.00	\$ 900.00	\$ 126.55	\$ -	\$ 1,012.40	\$ 1,138.95
70	251-1113.13	JSB COMMERCIAL LLC		2.35	Comm - Industrial	X					X	X				\$ 65,300.00			\$ 65,300.00	\$ 82,637.31	\$ -	\$ -	\$ 82,637.31
71	251-1113.14	JSB COMMERCIAL LLC		2.04	Comm - Industrial	X					X	X				\$ 80,800.00			\$ 80,800.00	\$ 102,252.59	\$ -	\$ -	\$ 102,252.59
72	251-1113.15	JSB COMMERCIAL LLC		0.91	Comm - Industrial	X					X	X				\$ 47,300.00			\$ 47,300.00	\$ 59,858.26	\$ -	\$ -	\$ 59,858.26
73	251-1113.OL1	JEFFREY J KAST		0.75	Comm - Industrial	X					X	X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
74	251-1113.OL2	MILLWORK SUPPLY - FINISHING		0.53	Comm - Industrial	X					X	X				\$ 100.00			\$ 100.00	\$ 126.55	\$ -	\$ -	\$ 126.55
75	251-1114	CITY OF MINERAL POINT		6.03	Public - ROW	X			X										\$ -	\$ -	\$ -	\$ -	\$ -
76	251-1122	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	6.41	Comm - Industrial	X					X	X				\$ 1,400.00			\$ 1,400.00	\$ 1,771.70	\$ -	\$ -	\$ 1,771.70
77	251-1123	GOODWEILER F	GOODWEILER EDITH L REV LVG TR	54.72	Comm - Industrial						X	X				\$ 60,600.00	\$ 205,600.00		\$ 266,200.00	\$ 76,689.45	\$ 260,187.29	\$ -	\$ 336,876.74
78	251-0987.07	NATHAN E CODY		0.04	Commercial			X		X	X					\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 632.75	\$ -	\$ -	\$ 632.75
79	251-1113.01	NUPUR HOSPIT DBA THE COMFORT INN		3.93	Commercial						X					\$ 109,400.00	\$ 1,173,700.00	\$ 90,100.00	\$ 1,373,200.00	\$ 138,445.96	\$ 1,485,320.17	\$ 114,021.77	
80	251-1113.0101	STATE OF WISCONSIN		0.16	Commercial			X											\$ -	\$ -	\$ -	\$ -	\$ -

Figure 2: District Boundary Map and Parcel Numbers

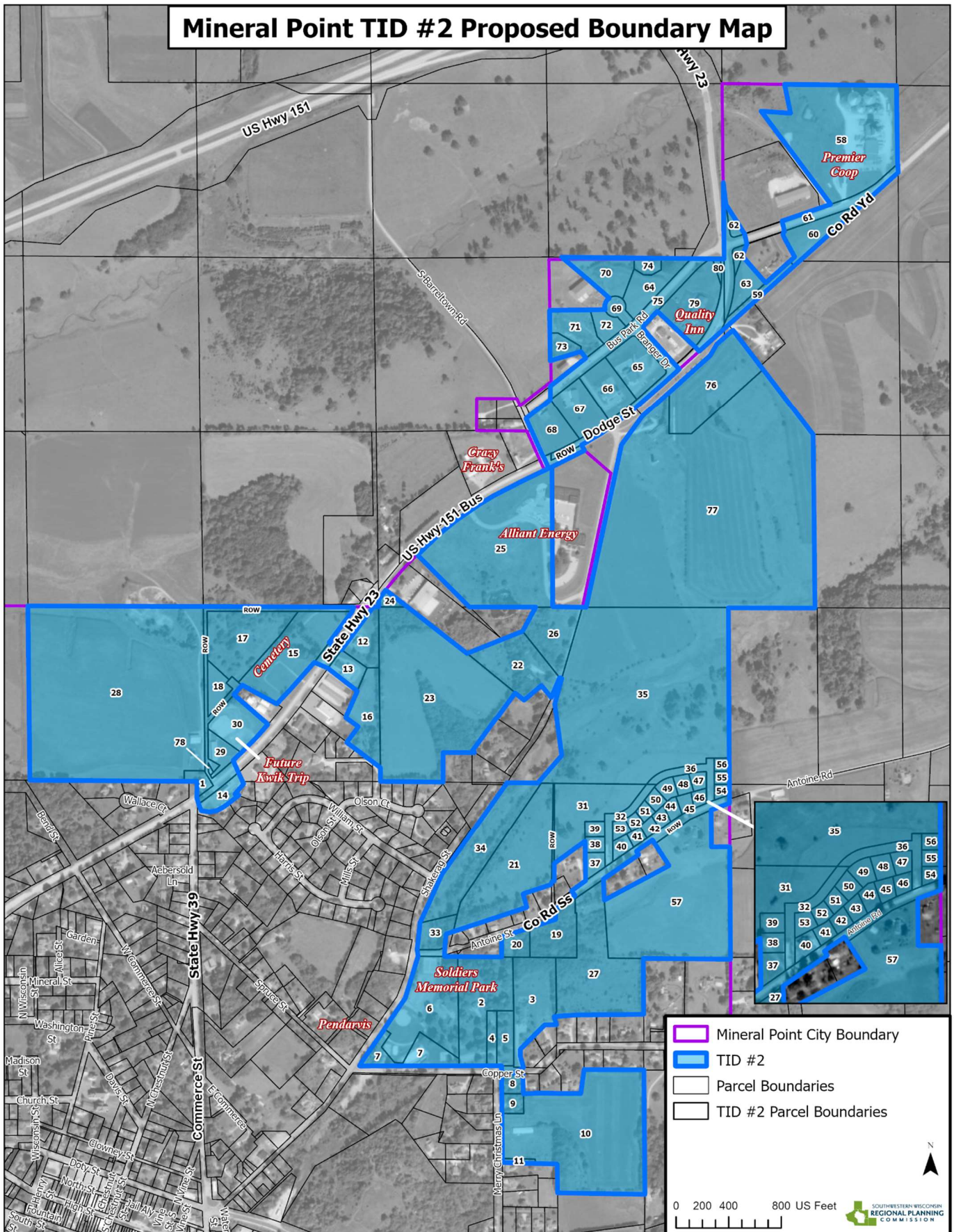


Figure 3: One-Half Mile Radius of TID Boundary. Note that funds cannot be expended outside of the Municipal Boundary.

# Mineral Point TID #2 One-Half Mile Radius Map

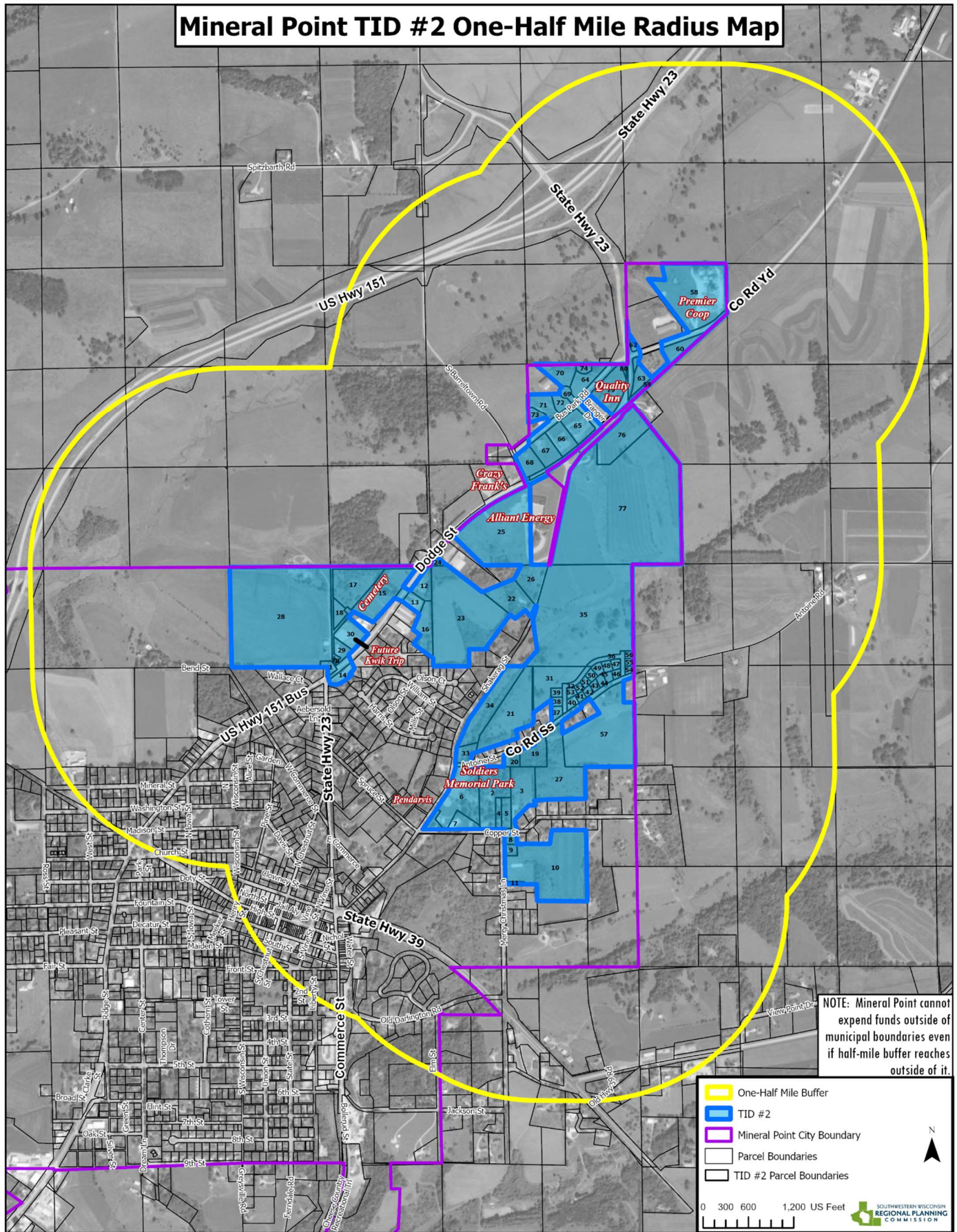


Figure 4: Proposed Improvements Map

# Mineral Point TID #2 Proposed Improvement Projects Map

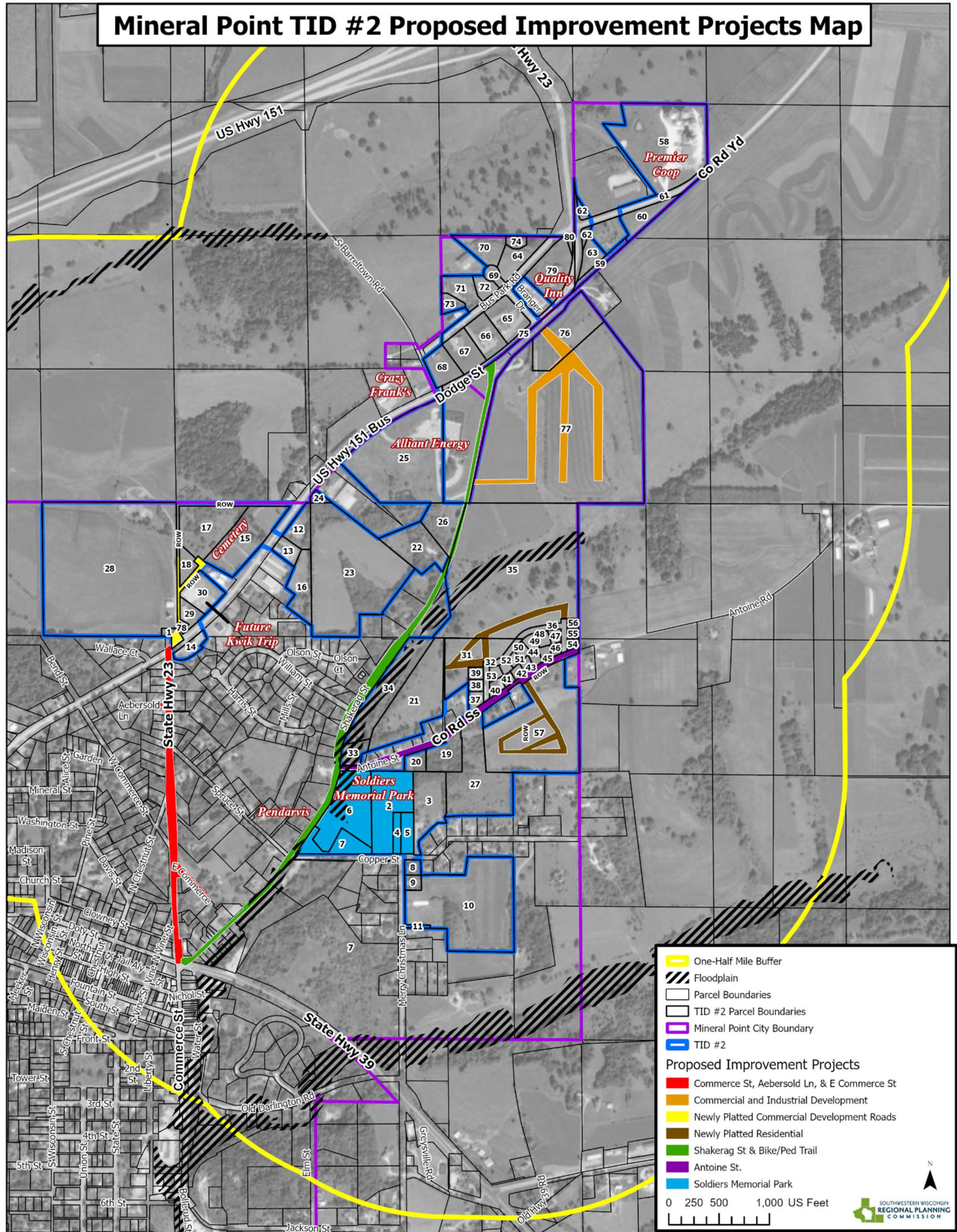


Figure 5: Existing Land Use Map

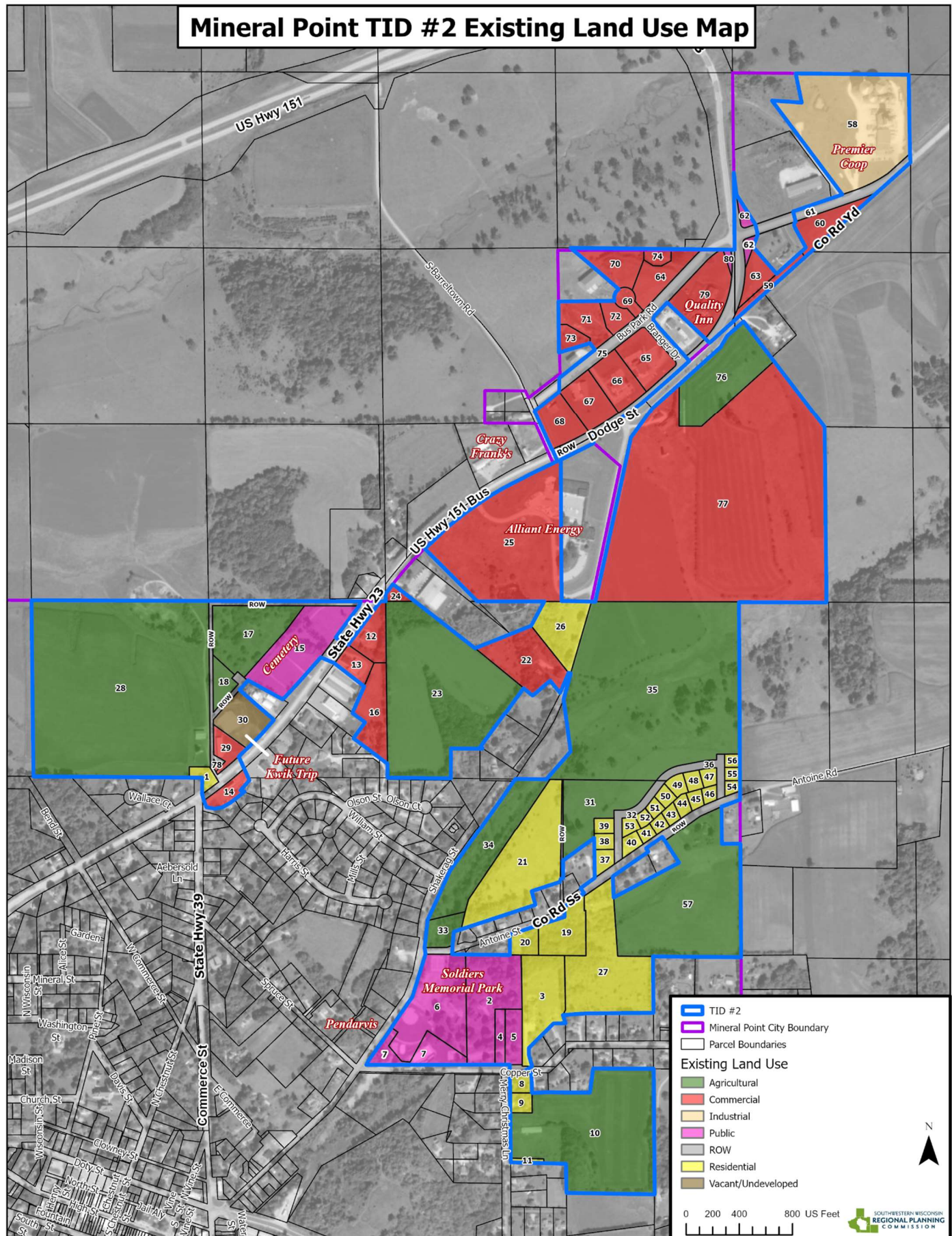


Figure 6: Proposed Land Use

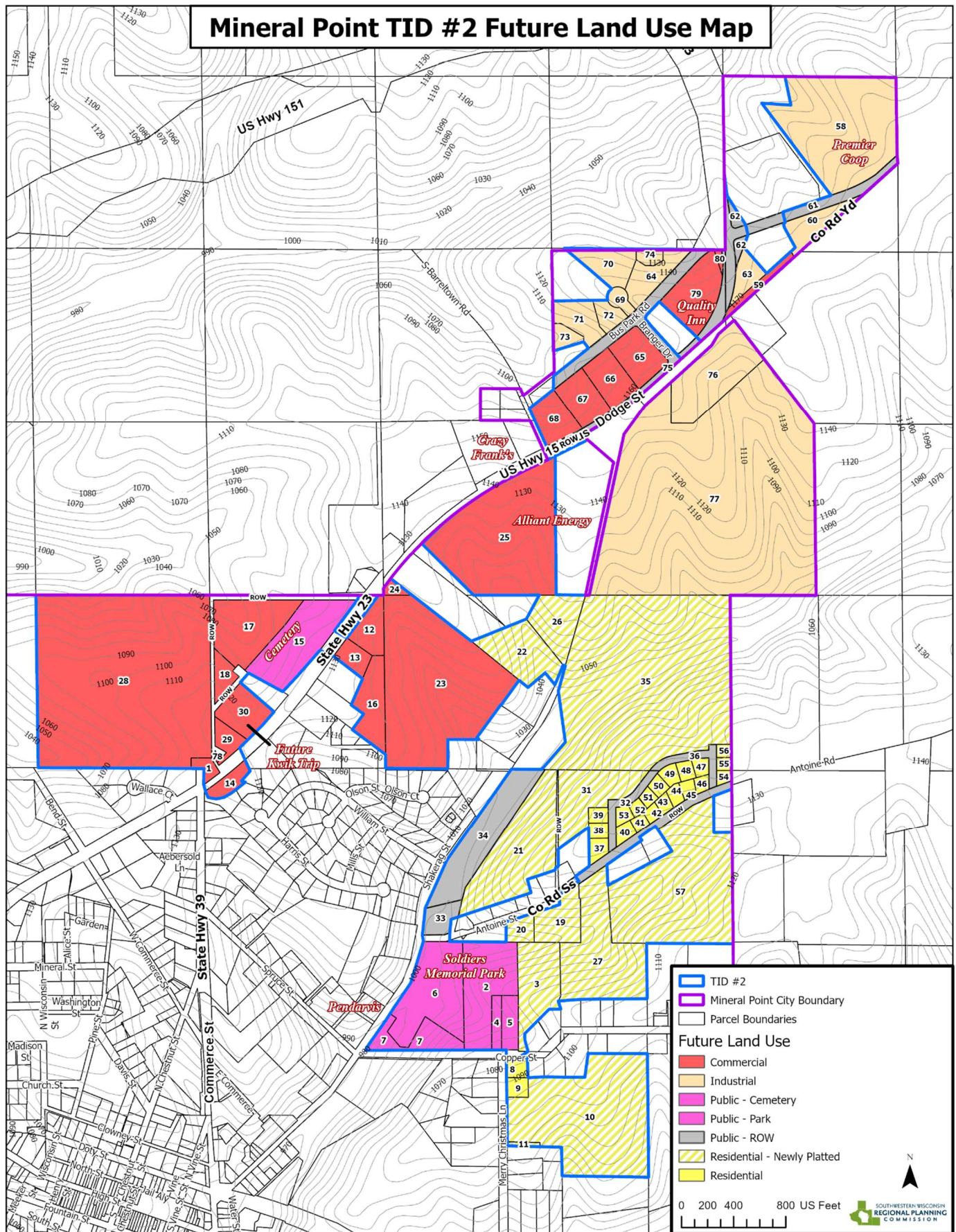
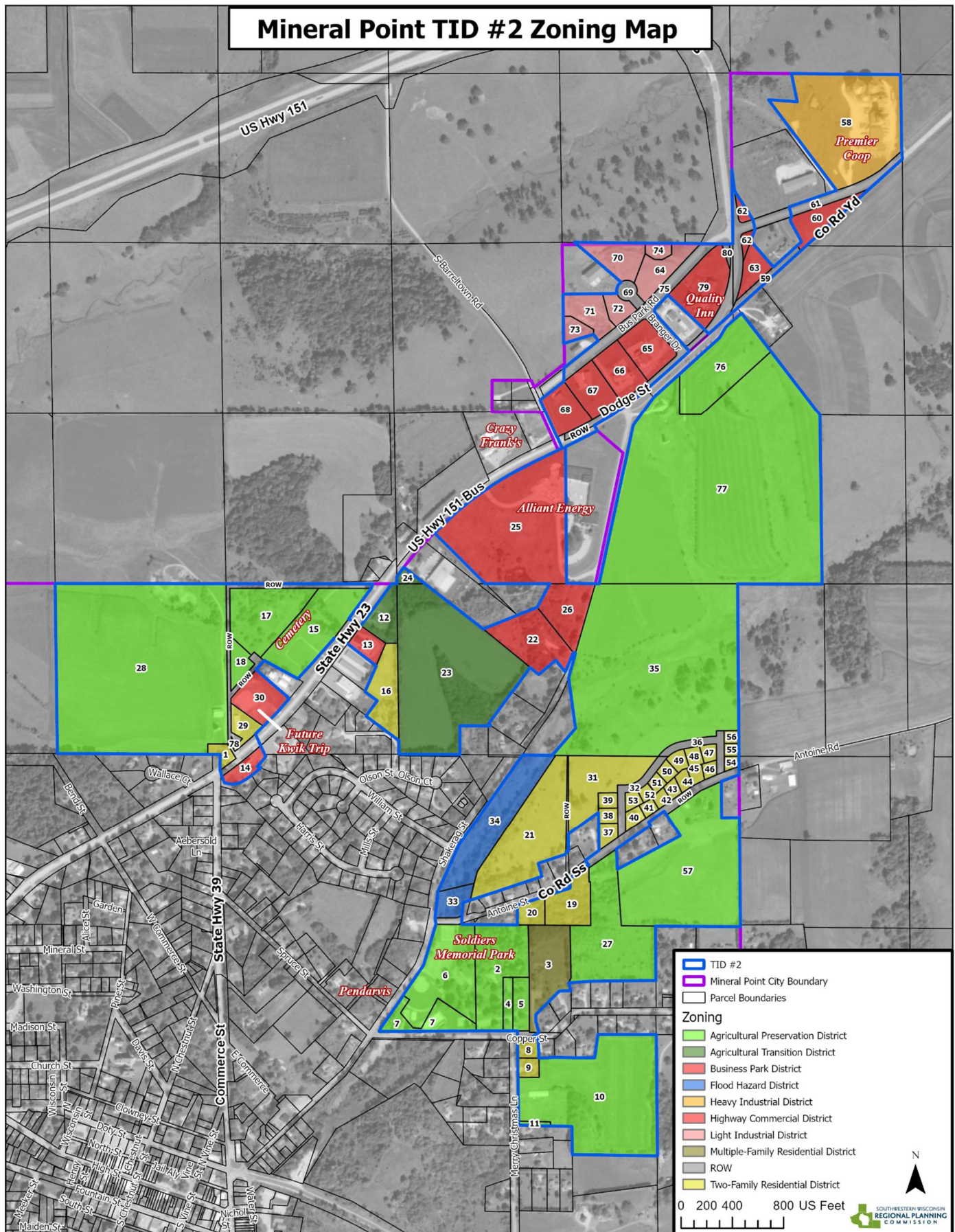


Figure 7: Zoning



**Figure 8:** TID 2 Boundary Description (Provided by Delta 3 Engineering)

That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE1/4), West Half (W1/2) of the Southeast Quarter (SE1/4), and the Southwest Quarter (SW1/4) of Section 29, the Northeast Quarter (NE 1/4), and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, and the West Half (W1/2) of Section 32 Township Five North (T5N), Range Three East (R3E) of the Fourth Principal Meridian in the City of Mineral Point, Iowa County, WI, more fully described as follows:

Commencing at the North Quarter Corner of Said Section 32, T5N, R3E being a 1-1/4" Bar and the Point of Beginning;

thence S 00°30'01" E 1,489.66' along the east line of the Northwest Quarter (NW1/4) of Section 32 to the northeast corner of Certified Survey Map 1450;

thence 148.79' along the arc of a curve to the left containing a radius of 3,563.03', and a chord bearing and distance of S 69°28'33" W 148.78' to the northwest corner of said Certified Survey Map 1450;

thence S 00°30'26" E 285.07' to the southwest corner of said Certified Survey Map 1450;

thence N 89°30'45" E 139.94' to the southeast corner of said Certified Survey Map 1450;

thence S 00°30'01" E 854.72' along said east line of the Northwest Quarter (NW1/4) of Section 32 to the Center of Section 32 being a 1-1/4" bar;

thence N 89°32'18" W 665.68' along the north line of the Southwest Quarter of 32 to the northwest corner of Lot 1 of Certified Survey Map 730;

thence S 00°33'45" E 420.96' to the northeast corner of a parcel described in Exhibit A of Document #353208 recorded at the Iowa County Register of Deeds;

thence S 89°56'49" W 665.13' to the northwest corner of a parcel described in Exhibit A of Document #382858 recorded at the Iowa County Register of Deeds;

thence S 00°32'12" E 78.28' to the northeast corner of Lot 1 of Certified Survey Map 596;

thence N 89°38'42" W 87.90' along the north line of said Lot 1 of Certified Survey Map 596;

thence S 44°28'58" W 266.18' along the north line of Lot 1 of Certified Survey Map 596;

thence S 00°38'00" E 50.00' along the west line of Lot 1 of Certified Survey Map 596;

thence S 15°58'14" E 90.70' to the southwest corner of Lot 1 of Certified Survey Map 596 and the north right-of-way of Copper Street;

thence S 56°27'19" W 88.13' to the intersection of the south right-of-way of Copper Street and the west line of Lot 2 of said Certified Survey Map 596;

thence S 89°43'51" E 66.87' to the northeast corner of a parcel described in Document #371831 recorded at the Iowa County Register of Deeds;

thence S 02°12'59" E 150.51' to the southeast corner of a parcel described in Document #371831 recorded at the Iowa County Register of Deeds;

thence N 87°16'17" E 127.20' along the north line of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence S 89°43'12" E 307.88' along the north line of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence N 00°32'06" W 182.47' along the north line of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence S 89°30'41" E 485.12' to the northeast corner of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence S 00°33'28" E 946.09' to the southeast corner of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence N 89°06'11" W 664.15' along the south line of a parcel described in Parcel 1 of Document #304138 recorded at the Iowa County Register of Deeds;

thence N 01°07'28" W 221.13' to the northeast corner of Certified Survey Map 505;

thence N 88°57'52" W 418.12' to the northwest corner of said Certified Survey Map 505 and the east right-of-way of Merry Christmas Lane;

thence N 00°36'58" W 724.58' along the east right-of-way of said Merry Christmas Lane to the north right-of-way of said Copper Street;

thence N 89°39'52" W 1,115.52' along the north right-of-way of said Copper Street to the east right-of-way of Shakerag Street;

thence N 34°37'11" E 597.77' along said east right-of-way of Shakerag Street;

thence N 18°42'39" E 360.46' along said east right-of-way of Shakerag Street to the south line of the Northwest Quarter (NW 1/4) of Section 32;

thence S 89°31'35" E 22.64' along said east right-of-way of Shakerag Street and the south line of the Northwest Quarter (NW 1/4) of Section 32;

thence N 08°02'17" W 41.91' along said east right-of-way of Shakerag Street;

thence N 04°16'37" E 147.82' along said east right-of-way of Shakerag Street;

thence 309.51' along the arc of a curve to the right containing a radius of 853.00', and a chord bearing and distance of N 15°14'56" E 307.91' along said east right-of-way of Shakerag Street;

thence N 24°38'57" E 143.45' along said east right-of-way of Shakerag Street;

thence N 35°06'50" E 438.84' along said east right-of-way of Shakerag Street;

thence N 40°52'49" E 465.37' along said east right-of-way of Shakerag Street to the north line of Staveley's Addition and the south line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 32;

thence S 89°46'09" E 207.27' along the south line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 32 to the southeast corner of a parcel as described in Volume 103, Page 433 recorded at the Iowa County Register of Deeds;

thence N 41°00'50" E 281.49' along the east line of a parcel as described in Volume 103, Page 433 recorded at the Iowa County Register of Deeds;

thence N 07°58'50" W 392.70' along the east line of a parcel as described in Volume 103, Page 433 recorded at the Iowa County Register of Deeds to the east right-of-way of said Shakerag Street;

thence N 13°48'38" E 209.80' to the southeast corner of a parcel as described in Document #185735 recorded at the Iowa County Register of Deeds;

thence N 74°04'30" W 30.00' along the south line of a parcel as described in Document #185735 recorded at the Iowa County Register of Deeds;

thence S 21°08'51" W 164.42' along the east line of a parcel as described in Document #181389 recorded at the Iowa County Register of Deeds;

thence N 39°36'01" W 122.00' along the east line of a parcel as described in Document #181389 recorded at the Iowa County Register of Deeds;

thence S 47°11'24" W 175.00' along the east line of a parcel as described in Document #181389 recorded at the Iowa County Register of Deeds;

thence N 53°11'16" W 81.60' along the south line of a parcel as described in Document #181389 to the east corner of a parcel as described in Parcel #2 of Document #353898 recorded at the Iowa County Register of Deeds;

thence S 37°25'32" W 548.74' along the east line of a parcel as described in Parcel #2 of Document #353898 to the southwest corner of Parcel #1 of Document #353898;

thence S 55°04'28" E 28.19' along the south line of said Parcel #1 to the centerline of vacated Butler Street located in Terrills Addition;

thence N 89°46'09" W 237.33' along said centerline to the west line of Lot 4 of said Terrills Addition;

thence S 00°01'06" E 230.00' to the southwest corner of Lot 4 of said Terrills Addition;

thence N 89°47'55" W 476.00' to the southwest corner of Terrills Addition and the west line of the Northwest Quarter (NW 1/4) of Section 32;

thence N 00°08'52" E 104.62' along said west line of the Northwest Quarter (NW 1/4) to the south corner of Lot 3 of Certified Survey Map 324;

thence N 52°43'22" W 315.96' along the west line of said Lot 3 of Certified Survey Map 324;

thence N 36°29'54" E 150.00' along the west line of said Lot 3 of Certified Survey Map 324;

thence N 52°43'16" W 118.06' along said west line to the southeast corner of said Lot 2 of Certified Survey Map 324;

thence N 22°45'41" E 220.00' along the east line of said Lot 2 of Certified Survey Map 324 to the northeast corner of a parcel as described in Document #368326 recorded at the Iowa County Register of Deeds;

thence N 52°43'17" W 281.88' to the northwest corner of said Document #368326 and the east right-of-way of Business Highway '151';

thence N 53°33'11" W 99.00' to the west right-of-way of Business Highway '151';

thence S 36°26'49" W 213.00' along said west right-of-way of Business Highway '151';

thence S 48°10'27" W 243.61' to the northeast corner of Lot 2 of Certified Survey Map 1168;

thence N 60°43'41" W 299.57' to the northwest corner of Lot 2 of Certified Survey Map 1168;

thence S 41°29'42" W 95.79' to the southwest corner of Lot 2 of Certified Survey Map 1168;

thence S 48°21'28" E 345.56' to the easterly corner of Lot 1 of Certified Survey Map 1936 and the west right-of-way of said Business Highway '151';

thence along said west right-of-way 295.24' along the arc of a curve to the right containing a radius of 3,224.80', and a chord bearing and distance of S 43°24'33" W 295.14';

thence S 44°29'09" W 81.46' along said west right-of-way;

thence S 21°59'01" E 105.16' to the southerly right-of-way of said Business Highway '151' and the northeast corner of Lot 1 of Certified Survey Map 1788;

thence S 25°05'25" E 96.04' along the east line of said Certified Survey Map 1788;

thence S 41°04'36" W 100.63' along the south line of said Certified Survey Map 1788;

thence S 68°30'33" E 33.14' along the south line of said Certified Survey Map 1788;

thence S 51°36'45" W 127.71' along the south line of said Certified Survey Map 1788;

thence S 60°16'00" W 46.62' along the south line of said Certified Survey Map 1788;

thence S 63°24'50" W 30.00' along the south line of said Certified Survey Map 1788;

thence S 73°55'13" W 30.00' along the south line of said Certified Survey Map 1788;

thence S 82°41'57" W 30.00' along the south line of said Certified Survey Map 1788;

thence N 84°19'37" W 30.00' along the south line of said Certified Survey Map 1788;

thence N 75°31'55" W 30.00' along the south line of said Certified Survey Map 1788;

thence N 23°10'17" W 55.62' along the west line of said Certified Survey Map 1788 to the south right-of-way of said Business Highway '151';

thence S 54°43'22" W 8.88' along said south right-of-way to the east right-of-way of Commerce Street;

thence N 00°41'12" E 186.59' to the south line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 31;

thence N 89°52'21" W 1,279.04' to the southwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 31;

thence N 00°59'25" W 1,327.26' to the North Quarter Corner (N 1/4 Corner) of said Section 31;

thence N 89°56'34" E 2,505.38' along the north line of the Northeast Quarter (NE 1/4) of Section 31 to the west right-of-way of said Business Highway '151';

thence S 36°26'49" W 337.23' along said west right-of-way;

thence S 55°34'21" E 99.05' to the east right-of-way and the west corner of Lot 1 of Certified Survey Map 324;

thence N 36°26'54" E 406.56' to the northwest corner of Lot 1 of Certified Survey Map 324;

thence N 89°56'34" E 40.32' to the southwest corner of Section 29;

thence N 00°35'49" E 54.63' to the east right-of-way of Business Highway '151' and the west corner of a parcel as described in Parcel 2 of Document #353898 recorded at the Iowa County Register of Deeds;

thence along said east right-of-way 91.59' along the arc of a curve to the right containing a radius of 2,819.59', and a chord bearing and distance of N 36°40'50" E 91.58';

thence S 51°33'54" E 772.04' along the north line of a parcel as described in Parcel 2 of Document #353898 recorded at the Iowa County Register of Deeds to the northwest corner of a parcel described in Document #181389 recorded at the Iowa County Register of Deeds;

thence N 66°50'59" E 453.56' to the northeast corner of said Document #181389 and the west corner of a parcel described in Document #185735 recorded at the Iowa County Register of Deeds;

thence N 28°50'05" E 198.38' to the northwest corner of said Document #185735 and the south line of the Southwest Quarter (SW 1/4) of Section 29;

thence S 89°59'15" W 480.72' along said south line of the Southwest Quarter (SW 1/4) to the east line of a parcel described in Document #304314 recorded at the Iowa County Register of Deeds;

thence N 45°11'43" W 564.80' along the east line of said Document #304314 to the south right-of-way of said Business Highway '151';

thence along said south right-of-way 990.52' along the arc of a curve to the right containing a radius of 2,819.59', and a chord bearing and distance of N 54°52'02" E 985.44';

thence N 64°42'47" E 135.57' along said south right-of-way;

thence N 65°20'04" E 78.16' along said south right-of-way to the centerline of Barreltown Road;

thence N 24°22'16" W 421.71' along the centerline of said Barreltown Road to the south right-of-way of Business Park Road;

thence N 51°45'31" E 239.09' along the south right-of-way of Business Park Road to the west line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 29;

thence N 00°56'52" W 100.88' along said west line to the north right-of-way of Business Park Road;

thence N 51°43'34" E 344.58' along said north right-of-way to the southwest corner of Lot 2 of Certified Survey Map 1824;

thence N 38°16'26" W 62.51' along the west line of said Lot 2;

thence S 73°10'43" W 245.06' along the north line of Lot 1 of Certified Survey Map 1824 to the west line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 29;

thence N 00°49'49" W 383.12' to the northwest corner of Lot 2 of said Certified Survey Map 1824;

thence N 89°10'11" E 423.87' to north corner of Lot 3 of said Certified Survey Map 1824 and the right-of-way of Branger Court;

thence along said right-of-way 102.41' along the arc of a curve to the right containing a radius of 80.00', and a chord bearing and distance of N 19°40'11" E 95.57' to the east corner of Lot 1 of Certified Survey Map 1384;

thence N 49°32'39" W 475.72' to the northeast corner of said Lot 1 of Certified Survey Map 1384;

thence S 89°29'20" E 980.04' to the northeast corner of Lot 1 of Certified Survey Map 1385 and the westerly right-of-way of Business Park Road;

thence S 27°36'54" W 16.42' along said westerly right-of-way to the north line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4);

thence S 89°44'42" E 261.02' along said north line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) to the center of Section 29;

thence N 00°45'58" W 598.55' along the west line of Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29 to the east right-of-way of Business Highway '151';

thence S 07°00'54" E 173.06' along said east right-of-way of Business Highway '151';

thence S 32°43'47" E 265.76' along said east right-of-way of Business Highway '151' to the north right-of-way of County Trunk 'YD' being the Southwest corner of Lot 2 of Certified Survey Map 1589;

thence S 06°20'01" E 82.24' to the south right-of-way of said County Highway 'YD' and the northwest corner of Lot 1 of Certified Survey Map 1599;

thence S 19°59'23" W 97.49' along said east right-of-way of Business Highway '151' to the west corner of Lot 1 of Certified Survey Map 1599;

thence S 41°16'43" E 270.21' to the south corner of said Lot 1;

thence N 47°53'54" E 295.03' to the east corner of said Lot 1;

thence N 28°24'02" W 178.13' along the east line of said Lot 1;

thence along said east line of Lot 1 52.00' along the arc of a curve to the right containing a radius of 30.00', and a chord bearing and distance of N 21°17'07" E 45.73' to the southerly right-of-way of County Highway 'YD';

thence N 19°04'38" W 80.10' to the north right-of-way line of county trunk 'YD';

thence N 70°55'22" E 397.74' to the southeast corner of Lot 1 of Certified Survey Map 1589;

thence N 36°57'09" W 884.46' along the east line of said Lot 1 of Certified Survey Map 1589;

thence S 86°05'51" E 224.88' along the east line of said Lot 1 of Certified Survey Map 1589;

thence N 11°48'49" W 224.95' to the northeast corner of said Lot 1;

thence S 89°29'33" E 852.64' to the northeast corner of Lot 1 of Certified Survey Map 1072 being the northeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29;

thence S 00°44'05" E 596.92' to the southeast corner of said Lot 1 of Certified Survey Map 1072;

thence S 00°44'05" E 65.93' to the centerline of County Highway 'YD';

thence S 47°54'12" W 1,826.09' to the southwest corner of Lot 6 of Certified Survey Map 500;

thence S 47°48'31" W 205.12';

thence N 46°51'51" W 448.64' following the east line of Lot 2 of Certified Survey Map 583 to the northeast corner of said Lot 2 and the south right-of-way of Business Park Road;

thence S 43°07'58" W 142.48' along the south right-of-way of said Business Park Road;

thence along said right-of-way 44.64' along the arc of a curve to the left containing a radius of 30.00', and a chord bearing and distance of S 00°31'22" W 40.64' to the east right-of-way of Branger Drive;

thence S 42°06'53" E 405.78' following the east right-of-way of said Branger Drive;

thence S 47°48'31" W 317.98';

thence 622.35' along the arc of a curve to the right containing a radius of 2,865.50', and a chord bearing and distance of S 54°06'26" W 621.13';

thence S 29°40'15" E 48.30' to the south right-of-way of Business Highway '151';

thence S 62°59'35" W 279.64' along the south right-of-way of Business Highway '151' to the west line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;

thence S 00°01'54" E 1,067.82' to the southwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;

thence N 89°59'15" E 259.68' to the east right-of-way of Shakerag Street and the southwest corner of Certified Survey Map 1653;

thence N 12°12'10" E 1266.07' along the west line of said Certified Survey Map 1653;

thence N 35°57'19" E 273.69' along the west line of said Certified Survey Map 1653;

thence N 47°46'28" E 690.47' along the north line of said Certified Survey Map 1653;

thence N 31°29'40" E 101.16' along the north line of said Certified Survey Map 1653;

thence N 47°54'14" E 160.83' along the north line of said Certified Survey Map 1653;

thence S 37°36'24" E 1,005.78' along the east line of said Certified Survey Map 1653;

thence S 00°43'17" E 1,321.08' to the southeast corner of said Certified Survey Map 1653 and the south line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29;

thence N 89°55'23" W 660.78' to the Point of Beginning.

**Excepting the following described parcels:**

Located in part of Staveleys Addition being in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, and in part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township Five North (T5N), Range Three East (R3E) of the Fourth Principal Meridian in the City of Mineral Point, Iowa County, WI, more fully described as follows:

Commencing at the West Quarter Corner (W 1/4 corner) of said Section 32;

thence S 89° 31'35" E 485.06' along the south line of the Northwest Quarter (NW 1/4) to the west corner of Lot 6 of Staveleys Addition and the Point of Beginning;

thence N 12° 38'39" E 76.74' to the north right-of-way of Antoine Street and the west line of Miner's Cart Way;

thence N 15° 00'18" E 113.79' along the west line of Miner's Cart Way to the intersection of the north line of Lot 7 of Staveleys Addition;

thence N 72° 22'40" E 609.38' to the southwest corner of Lot 16 of said Staveleys Addition;

thence N 18° 53'10" W 98.90' to the northwest corner of Lot 16 of said Staveleys Addition;

thence N 71° 06'50" E 261.11' along the north line of Lots 15 and 16 of said Staveleys Addition to the west line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32;

thence N 00° 27'24" W 161.61' along said west line to the northwest corner of a parcel described in Document #186739 recorded at the Iowa County Register of Deeds;

thence N 54° 32'36" E 290.42' to the northeast corner of a parcel described in Document #186739 recorded at the Iowa County Register of Deeds;

thence S 00° 27'24" E 300.00' to the southeast corner of said parcel and the north right-of-way of Antoine Street;

thence S 54° 32'36" W 132.42' along the north right-of-way of said Antoine Street to the southeast corner of a parcel described Document #346739 recorded at the Iowa County Register of Deeds;

thence S22° 36'56" E 54.22' to the south right-of-way of said Antoine Street;

thence S55° 00'57" W 181.92' along said south right-of-way to the east line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 32;

thence S 00° 27'24" E 70.72' along said east line to the south right-of-way of said Antoine Street;

thence S 72° 05'51" W 441.84' along the said south right-of-way to the northeast corner of Lot 5 of Staveleys Addition;

thence S 00° 53'10" E 143.29' to the southeast corner of Lot 5 of Staveleys Addition and the south line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 32;

thence N 89° 31'35" W 426.04' to the Point of Beginning.

**Also, excepting the following described parcels:**

Located in part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township Five North (T5N), Range Three East (R3E) of the Fourth Principal Meridian in the City of Mineral Point, Iowa County, WI, more fully described as follows:

Commencing at the West Quarter Corner (W 1/4 corner) of said Section 32;

thence S 89° 31'57" E 2,258.01' along the south line of the Northwest Quarter (NW 1/4);

thence N 20° 52'45" W 667.15' to a 1" iron pipe and the Point of Beginning;

thence S 62° 07'43" W 371.18' to the southwest corner of Parcel 2 as described in Document #369693 recorded at the Iowa County Register of Deeds;

thence N 02° 29'55" W 160.59' to the northwest corner of Parcel 2 as described in Document #369693 recorded at the Iowa County Register of Deeds and the south right-of-way of Antoine Street;

thence N 55° 26'41" E 314.26' along said south right-of-way to the northeast corner of Parcel 1 as described in Document #369693 recorded at the Iowa County Register of Deeds;

thence N 35° 26'37" W 30.92' to the northwest corner of a parcel as described in Document #337011 recorded at the Iowa County Register of Deeds;

thence N 55° 04'29" E 150.00' to the northeast corner of a parcel as described in Document #337011 recorded at the Iowa County Register of Deeds;

thence S 35° 31'18" E 33.00' to the south right-of-way of said Antoine Street;

thence S 32° 28'39" E 196.67' to the southeast corner of a parcel as described in Document #337011 recorded at the Iowa County Register of Deeds;

thence S 61° 03'23" W 186.95' to the Point of Beginning.

## **Appendix B: Financial Attachments**

Table 10: Planned Project Costs

**Table 10: Planned Project Costs, City of Mineral Point, TID No. 2**

Type of Expenditure		Budget Amount	TID No. 2 % Pd	% Pd by Other	TID Costs Allocated to Project
<b>A.</b>	<b>Infrastructure &amp; Capital Costs</b>				\$ -
	Street / Utility Work - Commerce Street	\$ 1,145,000.00	45.00%	55.00%	\$ 515,250.00
	Street / Utility Work - Abersold Lane	\$ 145,000.00	60.00%	40.00%	\$ 87,000.00
	Street / Utility Work & Pedestrian Trail - Shake Rag Street	\$ 2,000,000.00	100.00%	0.00%	\$ 2,000,000.00
	Infrastructure Improvements - Water Tower & Well - Industrial Park	\$ 3,000,000.00	40.00%	60.00%	\$ 1,200,000.00
	Proposed Extension of Streets / Utilities into Residential & Commercial Development Areas	\$ 2,000,000.00	100.00%	0.00%	\$ 2,000,000.00
	<b>Total Capital Costs</b>	<b>\$ 8,290,000.00</b>			<b>\$ 5,802,250.00</b>
<b>B.</b>	<b>Community Development, Redevelopment, &amp; Workforce Housing Projects</b>				
	Community Development, Redevelopment, & workforce Housing	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	Community Development, Redevelopment, & workforce Housing	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	Community Development, Redevelopment, & workforce Housing	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	<b>Total TID Infrastructure</b>	<b>\$ 150,000.00</b>			<b>\$ 150,000.00</b>
<b>C.</b>	<b>Site Preparation, Development &amp; Redevelopment Costs</b>				
	Site Development Costs	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	Site Development Costs	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	Site Development Costs	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	Site Development Costs	\$ 50,000.00	100.00%	0.00%	\$ 50,000.00
	<b>Total TID Site Development Costs</b>	<b>\$ 200,000.00</b>			<b>\$ 200,000.00</b>
<b>D.</b>	<b>Land Acquisition and Assembly</b>				
	Land Acquisition & Assembly	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	Land Acquisition & Assembly	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	Land Acquisition & Assembly	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	<b>Total TID Land Acquisition &amp; Assembly Costs</b>	<b>\$ 750,000.00</b>			<b>\$ 750,000.00</b>
<b>E.</b>	<b>Development Incentives</b>				
	Development - Pay-Go	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	Development - Pay-Go	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	Development - Pay-Go	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	Development - Pay-Go	\$ 250,000.00	100.00%	0.00%	\$ 250,000.00
	<b>Total TID Development Incentives</b>	<b>\$ 1,000,000.00</b>			<b>\$ 1,000,000.00</b>
<b>F.</b>	<b>Professional Services - Community Plans &amp; Market Research</b>				
	Professional Services	\$ 40,000.00	50.00%	50.00%	\$ 20,000.00
	Professional Services	\$ 40,000.00	50.00%	50.00%	\$ 20,000.00
	Professional Services	\$ 40,000.00	50.00%	50.00%	\$ 20,000.00
	Professional Services	\$ 40,000.00	50.00%	50.00%	\$ 20,000.00
	<b>Total TID Professional Services</b>	<b>\$ 160,000.00</b>			<b>\$ 80,000.00</b>
<b>G.</b>	<b>Discretionary Payments &amp; Sustainable Development</b>				
	Discretionary Payments	\$ 25,000.00	100.00%	0.00%	\$ 25,000.00
	Discretionary Payments	\$ 25,000.00	100.00%	0.00%	\$ 25,000.00
	Discretionary Payments	\$ 25,000.00	100.00%	0.00%	\$ 25,000.00
	<b>Total TID Discretionary Payments</b>	<b>\$ 75,000.00</b>			<b>\$ 75,000.00</b>
<b>H.</b>	<b>Administration &amp; Marketing Costs</b>				
	Administration (City Staff or Consulting)	\$ 45,000.00	100.00%	0.00%	\$ 45,000.00
	Marketing	\$ 40,000.00	100.00%	0.00%	\$ 40,000.00
	Audits	\$ 10,000.00	100.00%	0.00%	\$ 10,000.00
	<b>Total TID Administration Costs</b>	<b>\$ 95,000.00</b>			<b>\$ 95,000.00</b>
<b>I.</b>	<b>Organizational Costs</b>				
	Department of Revenue Submittal Fee	\$ 1,500.00	100.00%	0.00%	\$ 1,500.00
	Professional Fees	\$ 15,000.00	100.00%	0.00%	\$ 15,000.00
	City Staff & Publishing	\$ 2,000.00	100.00%	0.00%	\$ 2,000.00
	<b>Total TID Organizational Costs</b>	<b>\$ 18,500.00</b>			<b>\$ 18,500.00</b>
<b>J.</b>	<b>Inj 2% per year</b>	<b>\$ 1,650,000.00</b>	100.00%	0.00%	<b>\$ 1,650,000.00</b>
	<b>Total TID Project Costs</b>	<b>\$ 12,388,500.00</b>			<b>\$ 9,820,750.00</b>
<b>K.</b>	<b>Financing Costs</b>				
	Total Interest, Fin, Fees, Less Capitalized Int (2025)	\$ 122,135.00	100.00%	0.00%	\$ 122,135.00
	Total Interest, Fin, Fees, Less Capitalized Int (2030)	\$ 2,409,668.00	100.00%	0.00%	\$ 2,409,668.00
	Total Interest, Fin, Fees, Less Capitalized Int (2034)	\$ 842,926.00	100.00%	0.00%	\$ 842,926.00
	Capitalized Interest	\$ 518,666.00	100.00%	0.00%	\$ 518,666.00
				100.00%	\$ -
	<b>Total Financing Costs</b>	<b>\$ 3,893,395.00</b>			<b>\$ 3,893,395.00</b>
	<b>Total TID Expenditure</b>	<b>\$ 16,281,895.00</b>			<b>\$ 13,714,145.00</b>

Table 11: Financing Summary

## Table 11: Financing Summary, City of Mineral Point, TID 2

TID Activities		Phase / Loan #1 5/1/2025	Phase / Loan #2 5/1/2030	Phase / Loan #3 5/1/2034	Paid with TIF Revenue		Total
A	Infrastructure & Capital	-	3,302,250.00	1,800,000.00	700,000.00		5,802,250.00
B	Community Development & Housing	50,000.00	50,000.00	50,000.00			150,000.00
C	Site Prep & Redevelopment Fees		50,000.00	150,000.00			200,000.00
D	Land Acquisition & Assembly		250,000.00	500,000.00			750,000.00
E	Development Incentives				1,000,000.00		1,000,000.00
F	Professional Services	40,000.00	40,000.00				80,000.00
G	Discretionary	25,000.00	50,000.00				75,000.00
H	Administration & Marketing				95,000.00		95,000.00
I	Organizational	18,500.00					18,500.00
	<b>Subtotal</b>	<b>\$ 133,500.00</b>	<b>\$ 3,742,250.00</b>	<b>\$ 2,500,000.00</b>	<b>\$ 1,795,000.00</b>	<b>\$ -</b>	<b>\$ 8,170,750.00</b>
J	Inflation - Cost Adj for 2% per year	3,300.00	614,000.00	630,000.00	402,700.00		1,650,000.00
	Grants						-
	Reduction for Sale Revenue						-
	<b>Total Cost for Borrowing</b>	<b>\$ 136,800.00</b>	<b>\$ 4,356,250.00</b>	<b>\$ 3,130,000.00</b>	<b>\$ 2,197,700.00</b>	<b>\$ -</b>	<b>\$ 9,820,750.00</b>
	Capitalized Interest	12,804.00	318,330.00	187,532.00			518,666.00
	Financing Fees (2%)	4,000.00	100,000.00	60,000.00			164,000.00
	Debt Reserve						-
	<b>Subtotal</b>	<b>\$ 16,804.00</b>	<b>\$ 418,330.00</b>	<b>\$ 247,532.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 682,666.00</b>
	Less Interest Earned						-
	<b>Total Funds Required</b>	<b>\$ 153,604.00</b>	<b>\$ 4,774,580.00</b>	<b>\$ 3,377,532.00</b>	<b>\$ 2,197,700.00</b>	<b>\$ -</b>	<b>\$ 10,503,416.00</b>
	<b>Borrowing Amount</b>	<b>\$ 200,000.00</b>	<b>\$ 5,000,000.00</b>	<b>\$ 3,000,000.00</b>	<b>\$ -</b>		<b>\$ 8,200,000.00</b>

Table 12: Debt Service Plan

## Table 12: Debt Service, Phase 1, City of Mineral Point, TID 2

### Bond Issue - 2025

<b>Principal: (Rounded to \$5,000)</b>		<b>\$ 200,000.00</b>		<b>Project Cost:</b>		<b>\$ 2,003,500.00</b>
<b>Interest Rate</b>		<b>6.50%</b>		<b>Finance Fees:</b>		<b>\$ 4,000.00</b>
<b>Term (Years):</b>		<b>17</b>		<b>Interest Earned:</b>		
<b># of Principal Payments</b>		<b>17</b>		<b>Capitalized Interest:</b>		<b>\$ 12,804.00</b>
<b>Date of Issue:</b>		<b>5/1/2025</b>		<b>Total TID Cost of Loan:</b>		<b>\$ 334,939.00</b>
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2026	0	200,000.00		-		
2027	1	200,000.00	6,663.00	12,804.00	19,467.00	
2028	2	193,337.00	7,109.00	12,358.00	19,467.00	
2029	3	186,228.00	7,585.00	11,882.00	19,467.00	
2030	4	178,643.00	8,093.00	11,374.00	19,467.00	
2031	5	170,550.00	8,635.00	10,832.00	19,467.00	
2032	6	161,915.00	9,214.00	10,253.00	19,467.00	
2033	7	152,701.00	9,831.00	9,636.00	19,467.00	
2034	8	142,870.00	10,489.00	8,978.00	19,467.00	
2035	9	132,381.00	11,192.00	8,275.00	19,467.00	
2036	10	121,189.00	11,941.00	7,526.00	19,467.00	
2037	11	109,248.00	12,741.00	6,726.00	19,467.00	
2038	12	96,507.00	13,594.00	5,873.00	19,467.00	
2039	13	82,913.00	14,505.00	4,962.00	19,467.00	
2040	14	68,408.00	15,476.00	3,991.00	19,467.00	
2041	15	52,932.00	16,513.00	2,954.00	19,467.00	
2042	16	36,419.00	17,619.00	1,848.00	19,467.00	
2043	17	18,800.00	18,800.00	667.00	19,467.00	
2044	18	-		-		
			200,000.00	130,939.00	330,939.00	

## Table 12: Debt Service, Phase 2, City of Mineral Point, TID 2

### Bond Issue - 2029

<b>Principal: (Rounded to \$5,000)</b>		<b>\$ 5,000,000.00</b>		<b>Project Cost:</b>		<b>\$ 6,009,300.00</b>
<b>Interest Rate</b>		<b>6.50%</b>		<b>Finance Fees:</b>		<b>\$ 100,000.00</b>
<b>Term (Years):</b>		<b>14</b>		<b>Interest Earned:</b>		
<b># of Principal Payments</b>		<b>14</b>		<b>Capitalized Interest:</b>		<b>\$ 318,330.00</b>
<b>Date of Issue:</b>		<b>5/1/2029</b>		<b>Total TID Cost of Loan:</b>		<b>\$ 7,727,998.00</b>
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2029	0	5,000,000.00		-		
2030	1	5,000,000.00	226,527.00	318,330.00	544,857.00	
2031	2	4,773,473.00	241,698.00	303,159.00	544,857.00	
2032	3	4,531,775.00	257,885.00	286,972.00	544,857.00	
2033	4	4,273,890.00	275,156.00	269,701.00	544,857.00	
2034	5	3,998,734.00	293,584.00	251,273.00	544,857.00	
2035	6	3,705,150.00	313,246.00	231,611.00	544,857.00	
2036	7	3,391,904.00	334,225.00	210,632.00	544,857.00	
2037	8	3,057,679.00	356,608.00	188,249.00	544,857.00	
2038	9	2,701,071.00	380,491.00	164,366.00	544,857.00	
2039	10	2,320,580.00	405,973.00	138,884.00	544,857.00	
2040	11	1,914,607.00	433,162.00	111,695.00	544,857.00	
2041	12	1,481,445.00	462,171.00	82,686.00	544,857.00	
2042	13	1,019,274.00	493,124.00	51,733.00	544,857.00	
2043	14	526,150.00	526,150.00	18,707.00	544,857.00	
2044	15	-		-		
			5,000,000.00	2,627,998.00	7,627,998.00	

## Table 12: Debt Service, Phase 3, City of Mineral Point, TID 2

### Bond Issue - 2034

<b>Principal: (Rounded to \$5,000)</b>		<b>\$ 3,000,000.00</b>		<b>Project Cost:</b>		<b>\$ 6,009,300.00</b>
<b>Interest Rate</b>		<b>7.50%</b>		<b>Finance Fees:</b>		<b>\$ 60,000.00</b>
<b>Term (Years):</b>		<b>9</b>		<b>Interest Earned:</b>		
<b># of Principal Payments</b>		<b>9</b>		<b>Capitalized Interest:</b>		<b>\$ 187,532.00</b>
<b>Date of Issue:</b>		<b>5/1/2034</b>		<b>Total TID Cost of Loan:</b>		<b>\$ 4,030,458.00</b>
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2034	0	3,000,000.00		-		
2035	1	3,000,000.00	253,630.00	187,532.00	441,162.00	
2036	2	2,746,370.00	270,616.00	170,546.00	441,162.00	
2037	3	2,475,754.00	288,740.00	152,422.00	441,162.00	
2038	4	2,187,014.00	308,077.00	133,085.00	441,162.00	
2039	5	1,878,937.00	328,710.00	112,452.00	441,162.00	
2040	6	1,550,227.00	350,724.00	90,438.00	441,162.00	
2041	7	1,199,503.00	374,213.00	66,949.00	441,162.00	
2042	8	825,290.00	399,275.00	41,887.00	441,162.00	
2043	9	426,015.00	426,015.00	15,147.00	441,162.00	
2044	10	-		-		
			3,000,000.00	970,458.00	3,970,458.00	



Table 14: Tax Increment Cash Flow

## Table 14: Tax Increment Cash Flow, City of Mineral Point, TID No. 2

8/3/2023

Year	Beginning Balance	Revenues			Expenses						
		Capital Interest & Debt Reserves	Tax Increment Revenue	Interest Income	Phase 1 Debt Service	Phase 2 Debt Service	Phase 3 Debt Service	PayGO Development Incentives	Annual Admin	Annual Surplus (Deficit)	Balance After Surplus to Principal
2023										-	
2024	(7,680.00)								7,680.00	(7,680.00)	(7,680.00)
2025	(2,556.00)	12,804.00	-						7,680.00	5,124.00	(2,556.00)
2026	7,089.30		17,325.30						7,680.00	9,645.30	7,089.30
2027	67,237.56		87,295.26		19,467.00				7,680.00	60,148.26	67,237.56
2028	385,167.51		345,076.95		19,467.00				7,680.00	317,929.95	385,167.51
2029	1,125,090.61	318,330.00	448,740.09		19,467.00				7,680.00	739,923.09	1,125,090.61
2030	1,028,485.94		475,399.33		19,467.00	544,857.00			7,680.00	(96,604.67)	1,028,485.94
2031	1,042,851.99		586,370.05		19,467.00	544,857.00			7,680.00	14,366.05	1,042,851.99
2032	1,129,018.26		658,170.27		19,467.00	544,857.00			7,680.00	86,166.27	1,129,018.26
2033	1,197,463.06		690,448.80		19,467.00	544,857.00		50,000.00	7,680.00	68,444.80	1,197,463.06
2034	1,384,753.65		809,294.59		19,467.00	544,857.00		50,000.00	7,680.00	187,290.59	1,384,753.65
2035	1,304,009.48	187,532.00	844,889.83		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	(80,744.17)	1,304,009.48
2036	1,116,707.09		925,863.61		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	(187,302.39)	1,116,707.09
2037	968,513.89		964,972.80		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	(148,193.20)	968,513.89
2038	861,044.64		1,005,696.75		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	(107,469.25)	861,044.64
2039	795,510.89		1,047,632.25		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	(65,533.75)	795,510.89
2040	818,351.53		1,136,006.64		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	22,840.64	818,351.53
2041	886,108.43		1,180,922.90		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	67,756.90	886,108.43
2042	1,000,561.64		1,227,619.21		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	114,453.21	1,000,561.64
2043	1,163,074.04		1,275,678.40		19,467.00	544,857.00	441,162.00	100,000.00	7,680.00	162,512.40	1,163,074.04
2044	1,163,074.04		-							-	1,163,074.04
2045											
		\$ 518,666.00	\$ 13,727,403.04	\$ -	\$ 330,939.00	\$ 7,627,998.00	\$ 3,970,458.00	\$ 1,000,000.00	\$ 145,920.00		

Table 15: Analysis of Impact to Overlying Taxing Jurisdictions

## Table 15: Analysis of Impact on Overlying Taxing Jurisdictions, City of Mineral Point, TID No. 2

Taxing Jurisdiction	% of Mill Rate by Jurisdiction*	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	35.95%	59,880.00	615,680.00	555,800.00
Technical College	4.99%	8,310.00	85,460.00	77,150.00
County	28.53%	47,519.00	488,600.00	441,081.00
Local	30.53%	50,850.00	522,860.00	472,010.00
State	0%	-	-	-
<b>Total</b>	<b>100.00%</b>	<b>\$ 166,559.00</b>	<b>\$ 1,712,600.00</b>	<b>\$ 1,546,041.00</b>
*2022 Report Year				

Table 16: Development Assumptions / Increment Projections

## Table 16: Development Assumptions, City of Mineral Point, TID No. 2

Construction Year	Commercial - Industrial	Commercial - Business	Single Family	Annual Total	Construction Year
2023				\$ -	2023
2024			\$ 562,500	\$ 562,500	2024
2025		\$ 1,970,000	\$ 568,125	\$ 2,538,125	2025
2026	\$ 3,400,000	\$ 5,530,000	\$ 573,806	\$ 9,503,806	2026
2027	\$ 3,000,000		\$ 579,544	\$ 3,579,544	2027
2028			\$ 585,340	\$ 585,340	2028
2029	\$ 3,000,000		\$ 591,193	\$ 3,591,193	2029
2030		\$ 1,500,000	\$ 597,105	\$ 2,097,105	2030
2031			\$ 603,076	\$ 603,076	2031
2032	\$ 3,000,000		\$ 609,107	\$ 3,609,107	2032
2033			\$ 615,198	\$ 615,198	2033
2034		\$ 1,500,000	\$ 621,350	\$ 2,121,350	2034
2035			\$ 627,563	\$ 627,563	2035
2036			\$ 633,839	\$ 633,839	2036
2037			\$ 640,177	\$ 640,177	2037
2038		\$ 1,500,000	\$ 646,579	\$ 2,146,579	2038
2039			\$ 653,045	\$ 653,045	2039
2040			\$ 659,575	\$ 659,575	2040
2041			\$ 666,171	\$ 666,171	2041
2042				\$ -	2042
2043				\$ -	2043
				\$ -	
<b>Totals</b>	<b>\$ 12,400,000</b>	<b>\$ 12,000,000</b>	<b>\$ 11,033,296</b>	<b>\$ 35,433,296</b>	

## Appendix C: Resolutions, Notices & Minutes

Form: PE605f

### Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

	Action	Party Responsible	Date
1	Authorization to Proceed with TID Creation	Common Council	Tuesday, June 13, 2023
1A.	<b>Kick-Off Meeting:</b> <ul style="list-style-type: none"> <li>Review Summary of Activities and Timetable</li> <li>Review Proposed TID No. 2 Proposed Boundary &amp; Projects</li> </ul>	Municipal Staff & SWWRPC	Thursday, June 15, 2023
2	Mail letters to taxing jurisdictions requesting Joint Review Board (JRB) appointments	SWWRPC	Thursday, June 15, 2023
3	Prepare Draft TID No. 2 Project Plan & Boundary	SWWRPC	Wednesday, July 5, 2023
4	<b>Plan Commission Meeting</b> <ul style="list-style-type: none"> <li>Review draft TID No. 2 Project Plan &amp; Boundary</li> <li>Schedule Public Hearing for TID No. 2 Creation</li> </ul>	Plan Commission / Municipal Staff / SWWRPC	7/13/2023 @ 6:00 pm
5	Update TID No. 2 Project Plan & Boundary	Municipal Staff & SWWRPC	Friday, July 14, 2023
6	Mail Public Hearing Notice for TID No. 2 Creation to JRB	SWWRPC	Friday, July 14, 2023
7	Mail Public Hearing Notice for TID No. 2 Creation to taxing entities	SWWRPC	Friday, July 14, 2023
8	Deliver TID No. 2 JRB meeting notice & public hearing notice to newspaper	Municipal Staff	Friday, July 14, 2023
9	Mail JRB packets for TID No. 2 Creation	SWWRPC	Monday, July 24, 2023
10	Provide information to Municipal Attorney for attorney opinion letters.	SWWRPC	Monday, July 17, 2023
11	Publish Notice for TID No. 2 Creation JRB Meeting (Class I)	Newspaper	Thursday, July 20, 2023
12	Publish Notice for TID No. 2 Creation Public Hearing (Class II)	Newspaper	8/03/2023 & 8/10/2023
13	<b>JRB - First Meeting</b> <ul style="list-style-type: none"> <li>Elect Chairperson (if applicable)</li> <li>Elect an at-large member (if applicable)</li> <li>Review Draft TID No. 2 Creation Project Plan &amp; District Boundary (Meeting must be held at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing).</li> </ul>	JRB / Municipal Staff / SWWRPC	Wednesday, August 2, 2023 at 12:00 pm (noon)
14	<b>Plan Commission Meeting</b> <ul style="list-style-type: none"> <li>Public Hearing for TID No. 2 Creation, Project Plan &amp; Boundary (at least 7 days after last insertion of public notice)</li> </ul>	Plan Commission / Municipal Staff / SWWRPC	Wednesday, August 23, 2023 @ 6:00 pm

	· Adopt Resolution approving TID No. 2 Creation, Project Plan, & Boundary Map		
15	Obtain City Attorney Opinion Letter for TID No. 2 Creation	Municipal Attorney	Tuesday, September 5, 2023
16	<b>Common Council Meeting:</b>  Not less than 14 days after public hearing · Adopt Resolution approving TID No. 2 Creation, Project Plan, & Boundary Map	Common Council	Tuesday, September 12, 2023
17	Deliver TID No. 2 Creation JRB meeting notice to newspaper	Municipal Staff	Friday, September 8, 2023
18	Mail JRB packets for TID No. 2 Creation	SWWRPC	Friday, September 15, 2023
19	Publish Notice for TID No. 2 Creation JRB meeting (Class I)	Newspaper	Thursday, September 14, 2023
20	<b>JRB - Final Meeting:</b>  · Adopt Resolution approving TID No. 2 Creation, Project Plan, & Boundary Map (Meeting must be at least 5 days after publication of meeting notice and within 30 days of Council Approval)	JRB / Municipal Staff / SWWRPC	Thursday, September 28, 2023 at 12:00 pm (Noon)
21	Notify DOR of TID No. 2 Creation.	SWWRPC	Friday, September 29, 2023
22	Submit TID Creation information to Wisconsin Department of Revenue	City Clerk / City Assessor	Friday, October 6, 2023

**City of Mineral Point  
Notice of Joint Review Board Meeting for  
Creation of Tax Increment District (TID) No. 2**

NOTICE IS HEREBY GIVEN that on Wednesday, August 2, 2023 at 12:00 pm (Noon), the City of Mineral Point Joint Review Board will be holding a meeting for review of the proposed creation of TID No. 2 to promote Mixed-Use Development.

The meeting will be held at the Mineral Point City Hall, 137 High Street, Mineral Point, WI. The purpose of the meeting is for the Joint Review Board to review and comment on an initial draft of the TID No. 2 Boundary and Project Plan. If you have any questions concerning the proposed TID actions, please contact Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361. All interested parties are invited to attend the meeting.

Publication Date: July 20, 2023

**City of Mineral Point  
Notice of Public Hearing on Boundary and Project Plan for  
Creation of Tax Increment District (TID) No. 2**

NOTICE IS HEREBY GIVEN that on Wednesday, August 23, 2023 at 6:00 pm, the City of Mineral Point Plan Commission will hold a Public Hearing pursuant to Wis. Stats. 66.1105(4)(a) at City Hall, 137 High Street, Suite 1, Mineral Point, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and creation of TID No. 2. TID No. 2 is being created to promote mixed-use development, along with infrastructure improvements, site development activities, and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 2 and within one half mile radius of the TID.

A copy of the TID No. 2 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361.

Publication Date: August 3, 2023 & August 10, 2023

**City of Mineral Point  
Notice of Joint Review Board Meeting for  
Creation of Tax Increment District (TID) No. 2**

NOTICE IS HEREBY GIVEN that on Thursday, September 28, 2023 at 12:00 pm (Noon), the City of Mineral Point Joint Review Board will be holding its second meeting concerning the City of Mineral Point's proposal to create TID No. 2 to promote Mixed-Use Development. The meeting will be held at the Mineral Point City Hall, 137 High Street, Mineral Point, WI. The purpose of the meeting is for the Joint Review Board to consider approval of the City Council's Resolution creating TID No. 2 Boundary and Project Plan. If you have any questions concerning the proposed TID actions, please contact Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361. All interested parties are invited to attend the meeting.

Publication Date: September 14, 2023

**MINUTES**

**CITY OF MINERAL POINT PLAN COMMISSION MEETING  
Wednesday, August 23, 2023 – 6:00 PM  
City Hall Community Room**

**CALL TO ORDER/ROLL CALL**

Meeting called to order by Mayor Basting at 6:00 PM.

Present: Mayor Basting, Commissioners Engels, Galle, Freeman, Johnston, May-Grimm; City Administrator Honer, Clerk-Treasurer Skelding.

Also Present: Residents and other interested parties.

Absent/Excused: Commissioner Lauffer.

**APPROVAL OF MINUTES – JULY 13, 2023 MEETING**

**Motion (Engels/Freeman) to approve the minutes. Motion carried, all voting aye (6-0).**

**PUBLIC HEARING – PROPOSED TAX INCREMENT DISTRICT NO. 2 BOUNDARY AND PROJECT PLAN, CREATION OF TID NO. 2.**

**Motion (May-Grimm/Galle) to open the public hearing at 6:02PM. Motion carried, all voting aye (6-0)**

Misty Molzof, Southwestern Wisconsin Regional Planning Commission, gave a presentation describing the TID/TIF. She stated the goals are to increase the tax base, increase employment opportunities, and increase housing.

Clint Langreck – 254 Shakerag St: Enjoys having the services we have – the pool, police department, streets, library, etc. He appreciates the City Council. His family has a parcel in the TIF district. They would like to continue to grow alfalfa and someday, maybe, have an orchard. He is looking for assurance from the City that it will not exercise eminent domain related to the TID/TIF.

Steve Brown – 248 Shakerag St: Steve asked, “What amount of growth is a good idea for a community like this?” He has seen the Dollar Generals, etc. He is not sure if these businesses would enhance our community from a tourist standpoint.

Deb Hintz – 211 Copper St: Deb believes the City is a great town. She has an Air BnB and renters say they can’t find anything to eat after a certain time of day. We have a lot going on, but we need to have a few more things here. She doesn’t see this happening overnight. As long as we’re developing something, that helps.

Heather Langreck – 254 Shakerag St: Property would be commercial and it adjoins houses. It was for sale for a long time and nobody was interested because it didn’t look like it was developable.

Dennis Hintz – 211 Copper St: Been in town for 5 years. He came from Chilton which had TIF districts and was booming. It worked great.

Judy Ascher – 185 Antoine St: Concerned about borrowing related to the TIF/TID and the ability to pay of borrowing if the TIF/TID does not incentivize developers.

Bob Oberhauser – 121 Water St: Believes the City has had a problem with developing a subdivision and understands why development of residential areas makes sense. Believes the push is for residential, not commercial/industrial. Concerned with wanting to keep productive land. For instance, will the Langreck’s be blocked from putting in an orchard?

John Ascher – 185 Antoine St: Was wondering, with all the newcomers, what do we have to offer them? No grocery, no hardware, no lumberyard.

Dennis McKernan – 136 Spruce St: Questioned if the TID will be spread out over the whole community tax base and would like to see figures. Interested to know what order proposed development would take place and are there examples. Interested to know when stuff that needs to be done in town be done.

Tom McGuire – 315 Harris St: Would like to look at businesses that are underutilizing land and addressing the need

for green space. People come to town because of the historical part, because of the environment, because of something that they do.

Administrator Honer read a letter from Sharon Ewers–Antoine Street. The City and Misty Molzof have reached out to her individually and answered her questions.

**Motion (Freeman/May-Grimm) to close the public hearing at 6:42 p.m. Motion carried, all voting aye (6-0).**

**DISCUSSION OF PROPOSED TAX INCREMENT DISTRICT NO. 2 BOUNDARY MAP AND PROJECT PLAN.**

Commissioner May-Grimm would like to clarify that there is no loan ahead of time. Administrator Honer confirmed that no loan is currently planned. May-Grimm also wanted to confirm if an orchard could be planted in an area that would be designated for commercial use on the boundary map and Administrator Honer confirmed yes that the landowner can continue to utilize their property as they wish.

For clarification, the notice that was sent out stated that cash grants may be made by the City to landowners. This language means that the TIF increment can be used to pay for infrastructure improvements or incentives to developers, not in any way that the City would pay for the landowner's property.

Administrator Honer shared that there was a petition for a resolution regarding eminent domain to be added. There's concern that the TIF district will result in the taking of land by the City. Honer reached out to City Attorney Brownlee regarding the proposed resolution. The City has no authority to waive or limit the City's right to exercise the power of eminent domain. Honer stated there has been no talk of and no intention of eminent domain.

Commissioner May-Grimm stated there is no grand plan to put industry in place.

Mayor Basting answered a question asking that the TIF must be used for affordable housing. This is a mixed-use TID, so there is no 75% requirement for mixed-use.

Commissioner Engels stated that the TIF doesn't require anyone to do anything with their property that they don't want to do. It doesn't increase your taxes. TIF is an important tool to help communities grow. The first TIF closed in 2018 and was hugely successful. We need to do more of this kind of thing.

Mayor Basting noted that TID #1 increased the equalized value for the City by about \$8M. TID #2 is projected at \$35M.

The creation of the TIF does not change the zoning of any land.

Mayor Basting answered the question "Why would people come here?" The TID is an incentive for businesses to come so we can bring more to the community and help us pay for all of the services that we have in this community. If we do nothing, we'll just be a blip on the map down the road.

**CONSIDERATION OF RESOLUTION 2023-01, CITY OF MINERAL POINT PLAN COMMISSION APPROVING TAX INCREMENT DISTRICT NO. 2, PROJECT PLAN AND BOUNDARY.**

The Commissioners discussed the attorney's response regarding eminent domain. They were all in agreement that the Planning Commission does not intend to exercise eminent domain, but they did not include it in the resolution.

**Motion (Engels/May-Grimm) to approve Resolution 2023-01, the City of Mineral Point Plan Commission approving Tax Increment District No. 2, Project Plan and Boundary. Motion carried by roll call, all voting aye (6-0).**

**CONSIDERATION OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUESTED BY GEORGE NAST (AGENT: KRISTEN POTTERTON) FOR THE SUBDIVISION OF TAX PARCELS 251-0193 AND 251-0302.B (44 SHAKERAG ST) FROM TWO PARCELS INTO FOUR PARCELS.**

Commissioners noted that E. Commerce Street is mislabeled as Davis Street on the CSM. Also noted was the house within lot 2 will no longer be adjoining Shakerag Street, so it will need a change of address.

**Motion (May-Grimm/Galle) to recommend Council approval of a preliminary certified survey map (CSM) requested by George Nast (Agent: Kristen Potterton) for the subdivision of tax parcels 251-0193 and 251-0302.B (44 Shakerag St.) from two parcels into four parcels. Motion carried by roll call, all voting aye (6-0).**

**CONSIDERATION OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUESTED BY GERALD F. GLAEVE (AGENT: SHAN THOMAS) FOR THE SUBDIVISION OF TAX PARCEL 251-0443 FROM ONE LOT INTO TWO LOTS.**

(Motion Engels/May-Grimm) to recommend Council approval of a preliminary Certified Survey Map (CSM) requested by Gerald F. Glaeve (Agent: Shan Thomas) for the subdivision of tax parcel 251-0443 from one lot into two lots. Motion carried by roll call, all voting aye (6-0).

**ADJOURNMENT**

Motion (Basting/Galle) to adjourn at 7:17 PM. Motion carried, all voting aye (6-0).

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Matthew Honer, City Administrator

Approved: August 30, 2023

**City of Mineral Point Plan Commission Resolution #2023-01  
Approving Tax Increment District No. 2  
Project Plan and Boundary**

**WHEREAS**, the City of Mineral Point Plan Commission has prepared and reviewed a boundary for Tax Increment District No. 2 (TID No. 2) and a Project Plan for TID No. 2 and finds the Project Plan to be feasible and conforming to the requirement described in Wis. Stats. 66.1105(4)(f); and

**WHEREAS**, The City of Mineral Point Plan Commission has invited the public to review the TID No. 2 Project Plan and Boundary and comment upon such Plan and Boundary at a Public Hearing held on August 23, 2023, and that Public Hearing was duly noticed in conformance with Wis. Stats. 66.1105(4)(e)

**NOW, THEREFORE BE IT RESOLVED**, after due consideration, the City of Mineral Point Plan Commission hereby approves the Project Plan and Boundary for Tax Increment District No. 2; and

**BE IT FURTHER RESOLVED**, that the City of Mineral Point hereby submits the Project Plan and Boundary for TID No. 2 to the City of Mineral Point Common Council for approval.

This Resolution is being adopted by the City of Mineral Point Plan Commission at a duly scheduled meeting on August 23, 2023

  
\_\_\_\_\_  
Jason Basting, Mayor  
Planing Commission Chair

  
\_\_\_\_\_  
Christy Skelding, City Clerk

**RESOLUTION # 2023-08**  
**A RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 2.**

WHEREAS, The City of Mineral Point Common Council requested that the Plan Commission identify a Boundary and prepare a Project Plan for the Creation of Tax Increment District No. 2 on June 13, 2023; and

WHEREAS, The City of Mineral Point Plan Commission established boundaries for said TID No. 2 on July 13, 2023; and

WHEREAS, The City of Mineral Point Plan Commission caused a Project Plan to be prepared for TID No. 2 which identifies investments necessary to promote mixed-use development within the TID boundary; and

WHEREAS, The City of Mineral Point Plan Commission conducted a public hearing on said TID No. 2 Boundary and Project Plan on August 23, 2023 after duly notifying the overlying taxing jurisdictions of said public hearing under Wis. Stats. 66.1105(4)(a) and 66.1105(4)(e); and

NOW, THEREFORE, BE IT RESOLVED, The Common Council of the City of Mineral Point hereby creates a Tax Increment District which shall be known as Tax Increment District (TID) No 2, City of Mineral Point, and that said district shall be created effective December 31, 2023;

BE IT FURTHER RESOLVED, the boundaries for TID No. 2 shall be those attached and marked as Exhibit A (description) and Map 1 to this resolution and contain only whole units of property as are assessed property for tax purposes; and

BE IT FURTHER RESOLVED, the City of Mineral Point makes the following findings:

- A. The district is a mixed-use district; and
- B. At least 50 percent (by area) of the real property within the district is suitable for: mixed-use development"; and
- C. No more than 35% of the property within TID No. 2 is newly platted residential and density of the residential development is at least 3 units per acre; and
- D. The improvement of TID No. 2 is likely to enhance significantly the value of substantially all the other real property in the district; and
- E. The project costs directly serve to promote mixed-use development and are consistent with the purpose for which the Tax Increment District is created; and
- F. The aggregate value of equalized taxable property of the district plus all increment in existing districts does not exceed twelve percent of the total value of equalized taxable property within the city; and

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan and boundary for TID No. 2 as recommended by the Plan Commission, and finds that it is feasible and in conformance with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 12, 2023

Jason Basting  
Jason Basting, Mayor  
Christy Skelding  
Christy Skelding, City Clerk

**CERTIFICATION**

I, Christy Skelding, City Clerk of the City of Mineral Point, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on September 12, 2023. Motion by Alder Clark, second by Alder McClay to adopt the resolution. Resolution adopted with 7 ayes, and 0 nos.

Resolution Adopted

Christy Skelding  
Christy Skelding, City Clerk

Adoption Date: September 12, 2023

Publication Date: September 21, 2023

It was moved by Alder Clark and seconded by Alder McClay that the foregoing resolution be adopted. Upon roll call vote, the following voted Aye: Alders Graber, Engels, Halle, McClay, Weier, Clark, Martin. The following voted No: None. The Mayor declared the resolution adopted.



Mineral Point, Wisconsin

## CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1  
MINERAL POINT, WI 53565  
608-987-2361

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### AGENDA

THE CITY OF MINERAL POINT TID #2 JOINT REVIEW BOARD MEETING  
Wednesday, August 2, 2023, noon  
City Hall Community Room/Virtually (see instructions below)

1. Call to Order. Roll Call. Confirmation of Compliance with the Open Meetings Law.
2. Election of Chairperson.
3. Appointment of At-Large Member.
4. Review of the Proposed TID No. 2 Boundary and Project Plan.
5. Discuss the next meeting date for consideration of TID No. 2 Creation.
6. Adjourn.

Join Zoom Meeting

<https://us06web.zoom.us/j/88059042278?pwd=TUhYeStXT0dTZFlqUG84V2hKYVJDQT09>

Meeting ID: 880 5904 2278

Passcode: 460138

Dial by your location +1 312 626 6799 US

Agenda Posted and Distributed: Thursday, July 27, 2023

*Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.*

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### OFFICE OF THE CITY CLERK-TREASURER

Mayor – Jason Basting

City Administrator | Matthew Honer | [administrator@cityofmineralpointwi.gov](mailto:administrator@cityofmineralpointwi.gov)

City Clerk-Treasurer | Christy Skelding | [cityclerk@cityofmineralpointwi.gov](mailto:cityclerk@cityofmineralpointwi.gov)



Mineral Point, Wisconsin

# CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1  
MINERAL POINT, WI 53565  
608-987-2361

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## AGENDA

THE CITY OF MINERAL POINT TID No. 2 JOINT REVIEW BOARD MEETING  
Thursday, October 12, 2023, noon  
City Hall Community Room/Virtually (see instructions below)

1. Call to Order. Roll Call. Confirmation of Compliance with the Open Meetings Law.
2. Approval of August 2, 2023 Minutes.
3. Review City Council Resolution 2023-08, A Resolution Creating Tax Increment District No. 2.
4. Consideration of Joint Review Board Resolution 2023-01 approving City Council Creation of TID No. 2.
5. Adjourn.

Join Zoom Meeting

<https://us06web.zoom.us/j/84104343134?pwd=CMawR2hSgd30ctPfp3m5XzbCgrfSqm.1>

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 841 0434 3134

Passcode: 682598

Agenda Posted and Distributed: Thursday, September 20, 2023

*The purpose of this meeting is to convene the Joint Review Board and to review and approve the proposed creation of Tax Increment District No. 2 (TID No. 2) pursuant to Section 66.1105 of the Wisconsin Statutes. If you have any questions about the duties of the Joint Review Board or want to discuss the TID creation before the meeting, please contact Matthew Honer, City Administrator at (608) 987-0463.*

*Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.*

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## OFFICE OF THE CITY CLERK-TREASURER

Mayor – Jason Basting

City Administrator | Matthew Honer | [administrator@cityofmineralpointwi.gov](mailto:administrator@cityofmineralpointwi.gov)

City Clerk-Treasurer | Christy Skelding | [cityclerk@cityofmineralpointwi.gov](mailto:cityclerk@cityofmineralpointwi.gov)

**MINUTES**

**THE CITY OF MINERAL POINT TID #2 JOINT REVIEW BOARD MEETING  
Wednesday, August 2, 2023 – 12:00 PM  
City Hall Community Room**

**CALL TO ORDER/ROLL**

Meeting called to order by City Administrator Honer at 12:04 PM.

Present: Mayor Jason Basting, Mineral Point School District Superintendent Mitch Wainwright, Southwest Technical College Representative Karen Campbell, At-Large Member Maureen May-Grimm, Iowa County Administrator Larry Bierke (arrived at 12:08 PM).

Also Present: City Administrator Honer, City Clerk-Treasurer Skelding, Misty Molzof, Troy Maggied

Absent/Excused: None.

**ELECTION OF CHAIRPERSON**

Motion (May-Grimm/Wainwright) to nominate Mayor Basting as the Chairperson of the Joint Review Board. Motion carried, all voting aye, with Mayor Basting abstaining, and Larry Bierke not in attendance. (3-0-1).

**APPOINTMENT OF AT-LARGE MEMBER**

Motion (Basting/Wainwright) to appoint Maureen May-Grimm as the at-large member of the Joint Review Board. Motion carried, all voting aye, with May-Grimm abstaining and Larry Bierke not in attendance. (3-0-1)

**REVIEW OF THE PROPOSED TID NO. 2 BOUNDARY AND PROJECT PLAN**

The Board reviewed and discussed the preliminary TID boundary and project plan. The Board members discussed potential additions/removals to be considered.

No action.

**NEXT MEETING DATE**

Motion (Bierke/Campbell) to hold the next meeting of the Joint Review Board on September 28 at 12:00 PM, with a virtual option as well. Motion carried, all voting aye (5-0).

**ADJOURNMENT**

Motion (Campbell/May-Grimm) to adjourn the meeting at 12:32 PM. Motion carried, all voting aye (5-0).

\_\_\_\_\_  
Matthew Honer, City Administrator

Approved:

## MINUTES

### **THE CITY OF MINERAL POINT TID #2 JOINT REVIEW BOARD MEETING Thursday, October 12, 2023 – 12:00 PM City Hall Community Room**

#### **CALL TO ORDER/ROLL**

Meeting called to order by City Administrator Honer at 12:00 PM.

Present: Mayor Jason Basting, Mineral Point School District Superintendent Mitch Wainwright, Southwest Technical College Representative Caleb White, and Iowa County Administrator Larry Bierke.

Also Present: City Administrator Honer, City Clerk-Treasurer Skelding, Misty Molzof, and other interested parties.

Absent/Excused: May-Grimm.

#### **APPROVAL OF AUGUST 2, 2023 MINUTES**

**Motion (White/Bierke) to approve the minutes from the August 2, 2023 meeting. Motion carried, all voting aye (4-0).**

#### **REVIEW CITY COUNCIL RESOLUTION 2023-08, A RESOLUTION CREATING TAX INCREMENT DISTRICT NO. 2**

At the Plan Commission public hearing, most people in attendance were in favor of the creation of the Tax Increment District (TID) #2. Letters were sent to all owners of property in the proposed TID. All required legal notices have been published and all required notices have been sent out.

**No action.**

#### **CONSIDERATION OF JOINT REVIEW BOARD RESOLUTION 2023-01 APPROVING CITY COUNCIL CREATION OF TID NO. 2**

All changes discussed at the previous Joint Review Board meeting were sent out in the meeting packet, including map changes.

Tom Schmidt (audience member) asked if the zoning of the property changes immediately upon Council approval. Administrator Honer stated that the zoning does not change unless the landowner requests it to be changed.

**Motion (Bierke/Basting) to approve City Council creation of TID No. 2. Motion carried by roll call, all voting aye (4-0).**

#### **ADJOURNMENT**

**Motion (Basting/Wainwright) to adjourn the meeting at 12:12 PM. Motion carried, all voting aye (4-0).**

\_\_\_\_\_  
Matthew Honer, City Administrator  
**Approved:**

**RESOLUTION # 2023-01  
CITY OF MINERAL POINT  
JOINT REVIEW BOARD  
A Resolution Creating Tax Increment District No. 2**

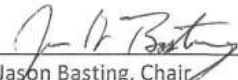
**WHEREAS**, The City of Mineral Point Joint Review Board, duly appointed pursuant to Wisconsin Statutes 66.1105(4m), has met and reviewed the public record, the planning documents, and the Resolution passed by the City of Mineral Point Common Council creating Tax Increment District No. 2 (TID No. 2); and

**WHEREAS**, The City of Mineral Point Joint Review Board has considered the following criteria:

- (A) The development projected to occur in the Tax Increment District would not occur or would not occur in the manner, at the values, or within the time frame desired by the City of Mineral Point without the use of Tax Increment Financing; and
- (B) The economic benefits of the TID as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of improvements; and
- (C) The economic benefits of the proposal outweigh the anticipated tax increment to be paid by the owners of property in the overlying taxing jurisdictions.

**NOW , THEREFORE IT BE RESOLVED THAT**, based on this Board’s Review and Consideration, the City of Mineral Point Joint Review Board hereby approves the Resolution adopted pursuant to Wisconsin Statutes 66.1105(4)(gm) by the Common Council of the City of Mineral Point on September 12, 2023; and

This Resolution is adopted this 12<sup>th</sup> day of October, 2023 by a majority vote of the Joint Review Board.

  
Jason Basting, Chair

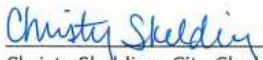
**CERTIFICATION**

I, Christy Skelding, City Clerk of the City of Mineral Point, certify that the foregoing resolution was duly and regularly adopted by the Joint Review Board at a duly scheduled meeting held at City Hall on October 12, 2023.

Motion by Bierke, seconded by Basting to adopt the Resolution.

Vote: 4 ayes    0 nays

Resolution adopted.

  
Christy Skelding, City Clerk

City of Mineral Point  
Notice of Joint Review  
Board Meeting for  
Creation of Tax Increment District  
(TID) No. 2

# Proof of Publication

STATE OF WISCONSIN  
IOWA COUNTY --- ss.

NOTICE IS HEREBY GIVEN that on Wednesday, August 2, 2023 at 12:00 pm (Noon), the City of Mineral Point Joint Review Board will be holding a meeting for review of the proposed creation of TID No. 2 to promote Mixed-Use Development.

The meeting will be held at the Mineral Point City Hall, 137 High Street, Mineral Point, WI. The purpose of the meeting is for the Joint Review Board to review and comment on an initial draft of the TID No. 2 Boundary and Project Plan. If you have any questions concerning the proposed TID actions, please contact Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361. All interested parties are invited to attend the meeting.

Publication Date: July 20, 2023

J. Patrick Reilly, being duly sworn, is the co-publisher of **The Democrat Tribune**, a weekly newspaper published at the City of Mineral Point, in the County of Iowa and State of Wisconsin; that the:

City of Mineral Point  
Notice of Joint Review Board Meeting for  
Creation of Tax Increment District (TID) No. 2

of which a copy is hereunto annexed and made a part hereof, was duly published in **The Democrat Tribune** once each week for one successive week. The publication date(s) were

July 20, 2023

Printer's Fees \$23.00



J. Patrick Reilly, Co-Publisher



Subscribed and sworn to before me on  
July 23, 2023



Shelly Roh  
Notary Public, Iowa County, Wisconsin  
Commission Expires January 7, 2024

City of Mineral Point  
Notice of Public Hearing on  
Boundary and Project Plan for  
Creation of Tax Increment  
District (TID) No. 2

NOTICE IS HEREBY GIVEN that on Wednesday, August 23, 2023 at 6:00 pm, the City of Mineral Point Plan Commission will hold a Public Hearing pursuant to Wis. Stats. 66.1105(4)(a) at City Hall, 137 High Street, Suite 1, Mineral Point, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and creation of TID No. 2. TID No. 2 is being created to promote mixed-use development, along with infrastructure improvements, site development activities, and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 2 and within one half mile radius of the TID.

A copy of the TID No. 2 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361.

Publication Date:

August 3, 2023 & August 10, 2023

# Proof of Publication

STATE OF WISCONSIN  
IOWA COUNTY --- ss.

J. Patrick Reilly, being duly sworn, is the co-publisher of *The Democrat Tribune*, a weekly newspaper published at the City of Mineral Point, in the County of Iowa and State of Wisconsin; that the:

City of Mineral Point  
Notice of Public Hearing on Boundary and Project Plan for  
Creation of Tax Increment  
District (TID) No. 2

of which a copy is hereunto annexed and made a part hereof, was duly published in *The Democrat Tribune* once each week for two successive week(s). The publication date(s) were:  
August 3, 10, 2023

Printer's Fees, \$53.02

J. Patrick Reilly, Co-Publisher

Subscribed and sworn to before me on  
August 21, 2023

Shelly Roh  
Notary Public, Iowa County, Wisconsin  
Commission Expires January 7, 2024



City of Mineral Point  
Notice of Joint Review  
Board Meeting for  
Creation of Tax Increment District  
(TID) No. 2

NOTICE IS HEREBY GIVEN that on Thursday, October 12, 2023, at 12:00 pm (Noon), the City of Mineral Point Joint Review Board will be holding its second meeting concerning the City of Mineral Point's proposal to create TID No. 2 to promote Mixed-Use Development. The meeting will be held at the Mineral Point City Hall, 137 High Street, Mineral Point, WI, and via Zoom. The purpose of the meeting is for the Joint Review Board to consider approval of the City Council's Resolution creating TID No. 2 Boundary and Project Plan. If you have any questions concerning the proposed TID actions, please contact Matthew Honer, City Administrator, 137 High Street, Suite 1, Mineral Point, WI; Phone (608) 987-2361. All interested parties are invited to attend the meeting.

Join Zoom Meeting  
<https://us06web.zoom.us/j/84104343134?pwd=CiMawR2hSqd30ctPfp3mSXzbCqrfSqm.1>  
Dial by your location +1 312 626 6799 US (Chicago)  
Meeting ID: 841 0434 3134  
Passcode: 682598  
Publication Date: September 28, 2023

# Proof of Publication

STATE OF WISCONSIN  
IOWA COUNTY – – – ss.

J. Patrick Reilly, being duly sworn, is the co-publisher of The Democrat Tribune, a weekly newspaper published at the City of Mineral Point, in the County of Iowa and State of Wisconsin; that the:

City of Mineral Point  
Notice of Joint Review Board Meeting for  
Creation of Tax Increment District (TID) No. 2

of which a copy is hereunto annexed and made a part hereof, was duly published in The Democrat Tribune once each week for one successive week. The publication date(s) were  
September 28, 2023

Printer's Fees \$30.50

J. Patrick Reilly, Co-Publisher



Subscribed and sworn to before me on  
October 10, 2023

Shelly Roh  
Notary Public, Iowa County, Wisconsin  
Commission Expires January 7, 2024



October 16, 2023

Jason Basting, Mayor  
City of Mineral Point  
137 High Street, Suite 1  
Mineral Point, WI 53565

**Re: Tax Increment District No. 2  
Opinion Letter Regarding Compliance with § 66.1105(4)**

Dear Mayor Basting:

As City Attorney for the City of Mineral Point, I have been asked to review the TID No. 2 Project Plan, which was submitted to the Common Council for final approval and approved on September 12, 2023, and which was submitted to the Joint Review Board for approval on October 12, 2023. In accordance with my duties, I have reviewed not only the creation document but also the following information:

1. Notice of Public Hearing on the creation of Tax Increment District No. 2;
2. Timetable for creation of TID No. 2 submitted by Southwestern Wisconsin Regional Planning Commission;
3. The TID No. 2 Boundary Map;
4. Resolution adopted by the Common Council.
5. Approval Resolution adopted by the Joint Review Board.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the TID No. 2 Project Plan and boundary is complete and complies with § 66.1105(4).

I am providing you with a copy of this letter, which should be attached to the TID No. 2 creation document. Any questions regarding this opinion may be directed to me.

OCTOBER 16, 2023  
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Sincerely,

**BOARDMAN & CLARK LLP**

Eileen A. Brownlee  
City Attorney

cc: Mr. Matthew Honer, City Administrator  
Misty Molzof, Southwestern Wisconsin Regional Planning Commission

