

**CITY OF NEENAH TAX INCREMENT DISTRICT #9  
PROJECT PLAN**

**U.S. HIGHWAY 41 SOUTH INDUSTRIAL REDEVELOPMENT DISTRICT**



DATE ADOPTED BY COMMON COUNCIL: March 18, 2015  
DATE ADOPTED BY JOINT REVIEW BOARD: March 31, 2015  
EXPENDITURE DEADLINE: 2036  
TID #9 EXPIRATION DATE: 2041



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Aldersperson District 1  
Aldersperson District 1  
Aldersperson District 1  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 2  
Aldersperson District 3  
Aldersperson District 3  
Aldersperson District 3

City Attorney  
City Clerk  
Director of Finance  
Director of Community Development  
Deputy Director of Community Development  
Office Manager of Community Development

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**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN**  
*Effective January 1, 2015*

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**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN**  
*Effective January 1, 2015*

**SUMMARY FINDINGS**

<u>District Name:</u>	City of Neenah Tax Increment District #9.
<u>Location:</u>	U.S. Highway 41 South Industrial Redevelopment District.
<u>Purpose:</u>	Stimulate redevelopment, revitalization, and growth as a means to increase employment and ensure a vital and healthy tax base.
<u>Effective Date:</u>	The effective date of the district for the capture of new taxable value within the boundaries of Tax Increment District #9 is January 1, 2015.
<u>Proposed Costs:</u>	Total Project Costs are projected to be \$2.83 million over the life of the District. All costs are based on 2015 prices and are preliminary estimates that are based on best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-seven year period allowed by Wisconsin Statute. The City of Neenah reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2015 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.
<u>Project Financing:</u>	Capital financing of \$780,000, utilizing borrowing proceeds.
<u>Project Revenues:</u>	Tax Increment District #9 is projected to create \$10 million of tax base through its maximum life period (2015-2041). It will generate an estimated \$6.0 million in tax increments during that same period.
<u>Economic Study:</u>	Based on project expenditures and revenue levels, all obligations of TID #9 will be paid in full during calendar year 2027, the 13th year of the District. Upon closure and dissolution of the District, all accrued and unencumbered increments will be promptly distributed among the local taxing entities (School District, County, Vocational District and City) and all future tax revenues will be directly distributed to them.

# **CITY OF NEENAH TAX INCREMENT DISTRICT #9**

## **PROJECT PLAN**

*Effective January 1, 2015*

### **INTRODUCTION**

Tax Incremental District Number 9 (the “District”) is being created by the City of Neenah under the authority provided by the Wisconsin Statute Section 66.1105 “Tax Incremental Law” to assist with the rehabilitation and conservation of the industrial corridor adjacent to U. S. Highway 41 from approximately Breezewood Lane/Bell Street on the north to County Highway G on the south. A map of the District boundaries is provided in Figure 1. This area is characterized by industrial development that, due primarily to the age, is experiencing a high degree of functional obsolescence. The District consists of primarily 73.0 acres of land currently zoned for industrial use.

The District is being created as a “Rehabilitation and Conservation District” based upon the finding that at least 50%, by area of the real property within the District, is in need of rehabilitation and conservation within the meaning of Wisconsin Statute Section 66.1337(2m)(a) described below. The map exhibit in Figure 2 illustrates existing uses and conditions of the District, including identifying the approximately 73.0 acres (100%) of the District is in need of rehabilitation and conservation.

Rehabilitation of Conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

The U.S. Highway 41 corridor has had a significant impact on Neenah’s industrial development, beginning in the early 1960’s when industrial manufacturing facilities were

first constructed by PH Glatfelter and Menasha Corporation. These facilities have provided a consistent manufacturing base for the community for over 50 years. Over this half century, the properties within the District have begun to face both economic and physical obsolescence that must be overcome for the continued success of the District. These properties must either be cleared of aging, underutilized structures, or significant renovation and building conversion must be undertaken to transform older buildings into a modern and efficient space. In either case, excessive development costs seriously limit the ability of the private sector to fully front-end the costs of revitalization and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, property assemblage, and awarding grants to qualified private sector recipients. Wisconsin's Tax Increment law allows the City to use property tax revenues from new development in the District to recover the City's investment in the District. After the Tax Increment District (TID) is created, the City has a 22-year period in which to make the public investment in support of private revitalization efforts. The law allows a 27-year maximum debt retirement period, during which time tax revenues generated by new development and other growth in the TID are applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

Tax increment financing ensures that the public investment made in support of private economic development efforts is done in a financially feasible manner, and that the benefits of the investment are distributed fairly, first to the affected area, and ultimately to the community as a whole. It promotes and supports growth in the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unit that assumes financial risk in a District, it is entitled within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that was generated as a result of the City's TID investment.

### **BOUNDARIES**

The boundaries of TID #9 are illustrated in Figure 1.

### **NAME OF DISTRICT**

The name of the TID shall be City of Neenah, Tax Increment District #9 (TID #9).

### **CREATION DATE**

The date of creation for the capture of all new taxable value created within TID #9 shall be January 1, 2015. This shall be used as the base in computing any increments that may accrue in the tax base for the District.

## **PROPOSED IMPROVEMENTS AND PROJECT COSTS**

Table 1 provides an annual listing of proposed improvements and project costs for TID #9. These are the projected activities that may be required in the District at this time. However, as development and rehabilitation of the District begins to occur, it may dictate additions or deletions from the following list. The City of Neenah reserves the right to such additions and deletions to the project list to the full extent allowed by law. Potential redevelopment sites and proposed uses are illustrated in Figure 3. A half mile buffer around TID #9 and in which project costs may be incurred is illustrated in Figure 4.

Project costs for TID #9 will encompass four areas:

1. Utility and Access Improvements -- Funds will provide upgraded public utilities and infrastructure to support redevelopment within the district.
2. Redevelopment Assistance -- Funds will be provided to assist with activities such as land packaging, site and building renovation, clearance, and site preparation at target sites where the private sector is committed to high value projects that will increase the tax base.
3. Planning/Project Support/Administration -- Administrative costs of managing district activities including promotion and Development, engineering, environmental and organizational cost.
4. Financing Cost – Interest, finance fees, bond discounts, redaction premiums, legal opinions, credit ratings, insurance and other expenses related to financing.

**Table 1**  
**Project Costs**

<b>Project/Activity</b>	<b>Total Cost</b>	<b>Estimated Timing</b>
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$400,000	2015-2016
Redevelopment Assistance	\$1,176,000	2018-2024
Planning/Project Support – Administrative, Professional, Environmental, and Promotion Services Cost. Filing fees and fees charged by the State. Audit costs.	\$1,160,000	2015-2041
Financing Costs <ul style="list-style-type: none"><li>• General Obligation Borrowing Interest Expense</li></ul>	\$89,588	2015-2036
<b>TOTAL</b>	<b>\$2,825,588</b>	<b>-</b>

## **NON-PROJECT COSTS**

There are no anticipated non-project costs within TID #9.

## **RELOCATION**

Some potential redevelopment projects could require the acquisition of private properties, which might involve the displacement of families or businesses. All individuals, families, and business operations that might be displaced as a result of the City's activities are entitled to assistance in conformance with the requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as applicable.

## **MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS**

Proposed TID #9 is consistent with the goals, objectives and strategies of the City of Neenah Comprehensive Plan. The Comprehensive Plan specifically identifies the need for maintaining a strong, diverse economic base that can provide steady employment with quality of jobs. In addition, the Comprehensive Plan states that the City should continually promote the community as a good location for business growth. The use of tax incremental financing is specifically identified in the Comprehensive Plan as a tool the City should use as a means to accomplish development and revitalization objectives throughout the City. City partnership and support, through the formation of TID #9, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage revitalization in the corridor. No changes to zoning or building codes are anticipated.

## **ECONOMIC FEASIBILITY STUDY**

Total revenues generated from property tax increments are projected to offset total costs, within the maximum allowed 27-year life of the District. Consequently, the proposed TID #9 is economically feasible. Projected tax base growth is presented in Appendix A, and a financing plan and feasibility analysis is presented in Appendix B.

The total projected costs of public improvements and activities over the life of the District (2015-2041) are \$2.83 million. The District is expected to create \$10 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$6.0 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #9 will be paid in full during calendar year 2027, the 13th year of the District. Upon closure and dissolution of the District, all remaining unencumbered increments will be promptly distributed among all taxing entities (School District, County, Vocational District and City). Following closure and dissolution, the tax base created as a result of development in the District will directly benefit the taxing entities and all future tax revenues will be directly distributed to them.

Recognizing that all taxing entities involved in the District will accrue significant long-term benefits from the projected success of TID #9, the City realizes that each entity is also a

continuing partner in its progress, in that they will forego tax benefits on new development in the District until it is dissolved. Appendix C shows the projected increments over the life of the District, apportioned among the four entities, based on the formula prescribed by the Wisconsin Department of Revenue.

The following economic assumptions have been applied when developing the Project Plan for TID #9:

- The base equalized value of TID #9 has been established at \$8.8 million, which was the equalized value of real estate and personal property within this area on January 1, 2015.
- The current equalized tax rate of \$24.48 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, a conservative equalized tax rate of \$24.00 was utilized in all calculations.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 11 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 4.00%, approximately the same level as current Aa/AA-rated G.O. Notes. Guidance for estimating future rates was provided by the City's financial advisor. No attempt has been made to anticipate cyclical rate changes in future years. Principal and interest payments of future scheduled debt installments are being planned to match the estimated tax increments generated on an annual basis.

## **FINANCING**

The City of Neenah plans the use of G.O. Notes and Bonds or other permitted loan instruments in order to finance or refinance the costs of TID #9. City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District's affairs.

Another option for financing is the use of developer-funded or "pay as you go" financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

Repayment costs will be funded from tax increments generated by new tax base growth in the District.

### **ORDERLY DEVELOPMENT**

The creation of TID #9 will promote the City's goal of orderly, sustained redevelopment and revitalization in the U.S. Highway 41 South Industrial Redevelopment District. By supporting efforts to revitalize the District, the City will help to ensure a healthy tax base and economy for the entire community.

### **EXISTING USES AND CONDITIONS**

Figure 2 illustrates the existing land use patterns and conditions of real property within TID #9.

### **FINDINGS**

- Within TID #9, properties in need of rehabilitation or conservation work represent 100%, by area, of all real property.
- The redevelopment and revitalization of property within TID #9 will significantly enhance the value of all property in the District. Supporting private investment at key sites will increase property values District-wide.
- It is estimated that as of January 1, 2015, using equalized values, the base value of TID #9 plus the increment values of TID #5, TID #6, TID #7, and TID #8, totals \$181,687,900, which is 9.47% of the total of all taxable property in the City of Neenah as shown below. State law requires that those values not exceed 12%.

TID #5 Increment Value (est)	\$9,283,500	
TID #6 Increment Value (est)	\$29,479,400	
TID #7 Increment Value (est)	\$79,674,300	
TID #8 Increment Value (est)	\$54,459,300	
TID #9 Base Value	\$8,791,400	
Total	\$181,687,900	
	÷	
Total City Equalized Value (est)	\$1,918,342,200	=9.47%

- The project costs are consistent with the purpose of making feasible the revitalization of the U.S. Highway 41 South Industrial Redevelopment District. Without public financial participation, the redevelopment projects could not succeed.
- Based on projected expenditures and revenues all obligations of TID #9 will be paid in full prior to dissolution of the District.

**CITY OF NEENAH TAX INCREMENT DISTRICT #9**  
**PROJECT PLAN**  
*Effective January 1, 2015*

**FIGURES**

**FIGURE 1 – BOUNDARY MAP**

**FIGURE 2 – CURRENT LAND USES**

**FIGURE 3 – PROPOSED LAND USES**

**FIGURE 4 – HALF MILE BUFFER**

**APPENDICES**

**APPENDIX A – SCHEDULE OF PROJECTED TAX BASE GROWTH**

**APPENDIX B – FINANCING & FEASIBILITY PLAN**

**APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS APPORTIONED AMONG  
TAXING ENTITIES**

**APPENDIX D – CITY ATTORNEY'S OPINION**

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FIGURE 1: BOUNDARY MAP

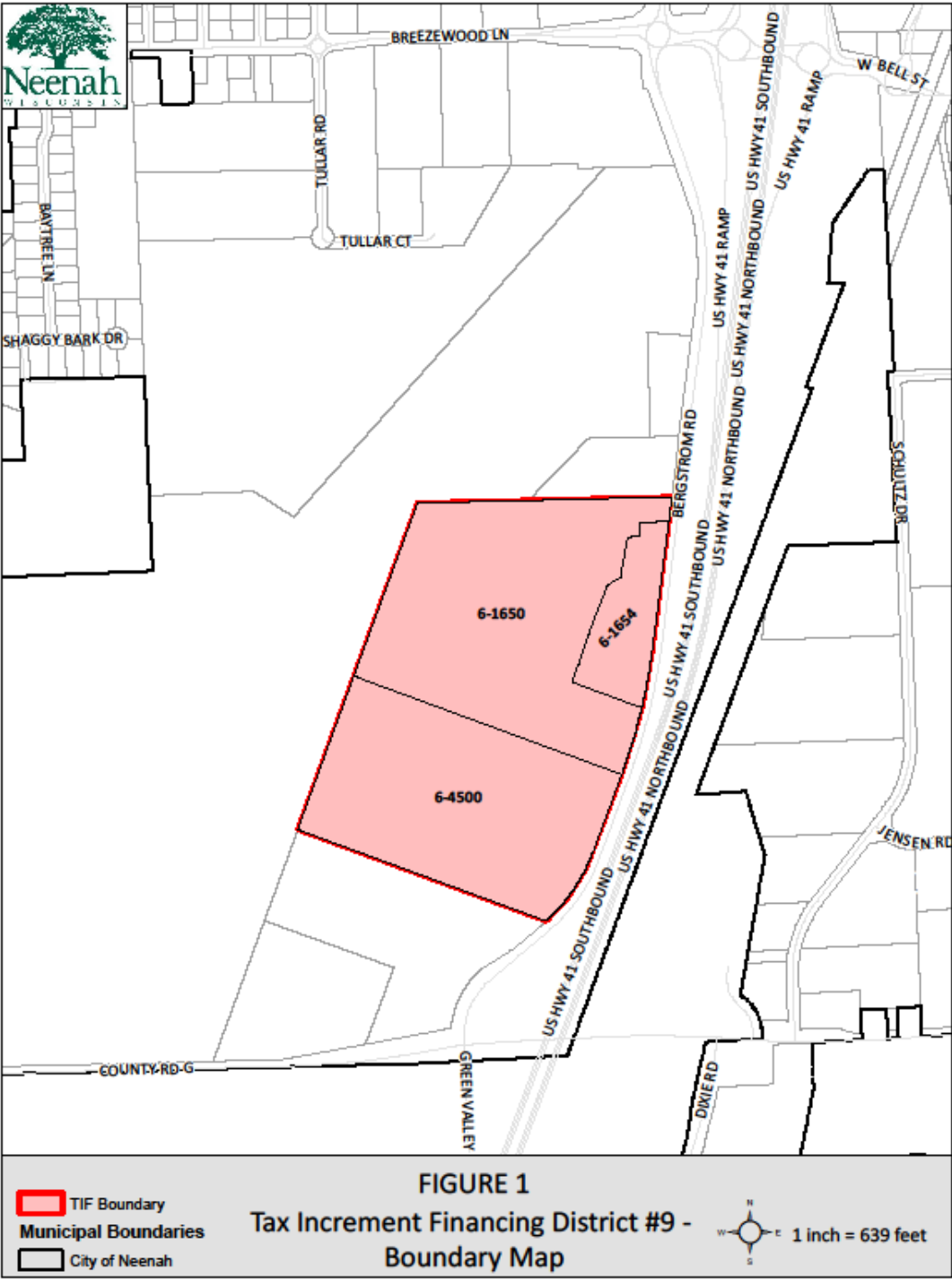


FIGURE 2: CURRENT LAND USES

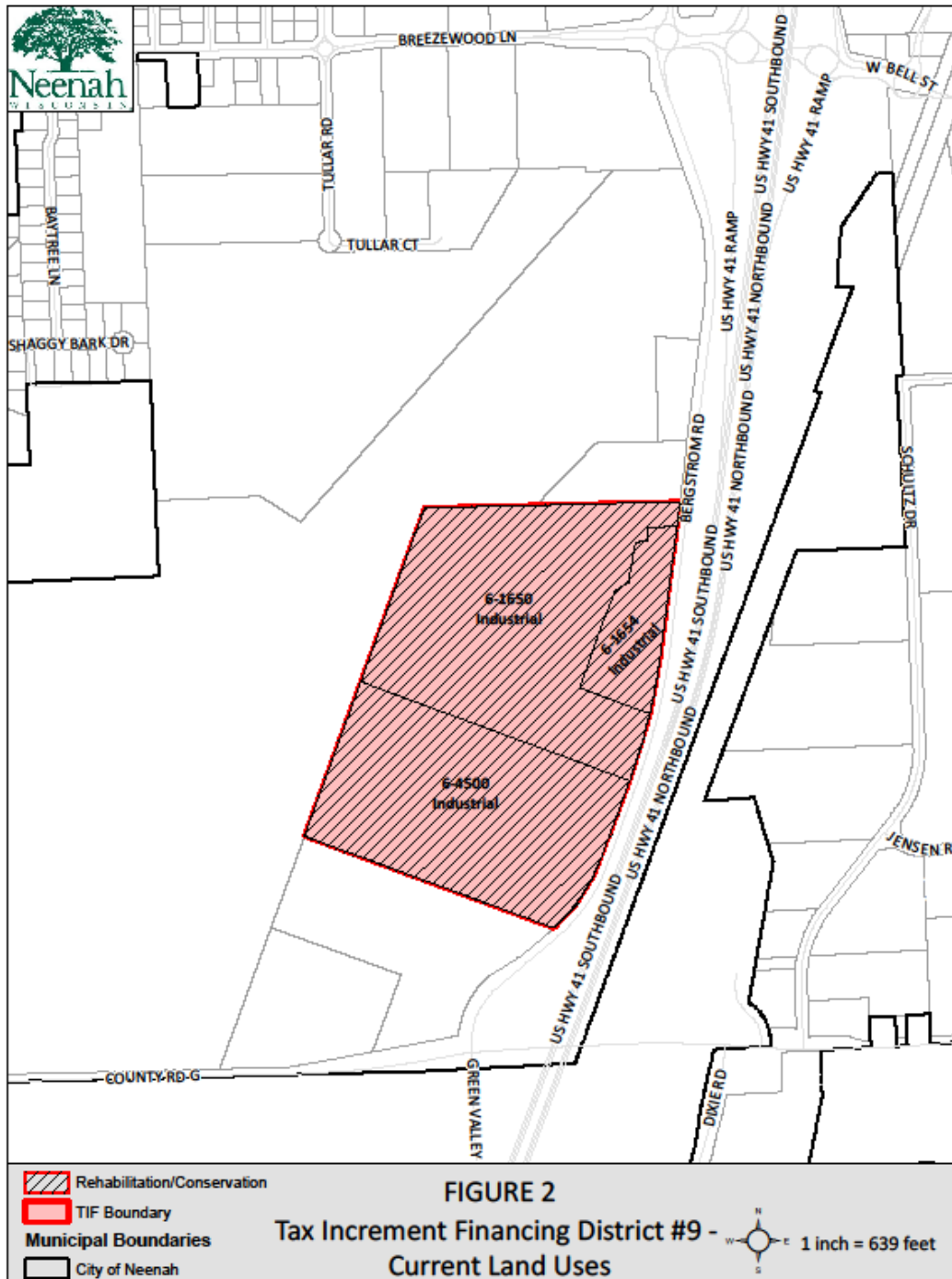


FIGURE 3: PROPOSED LAND USES

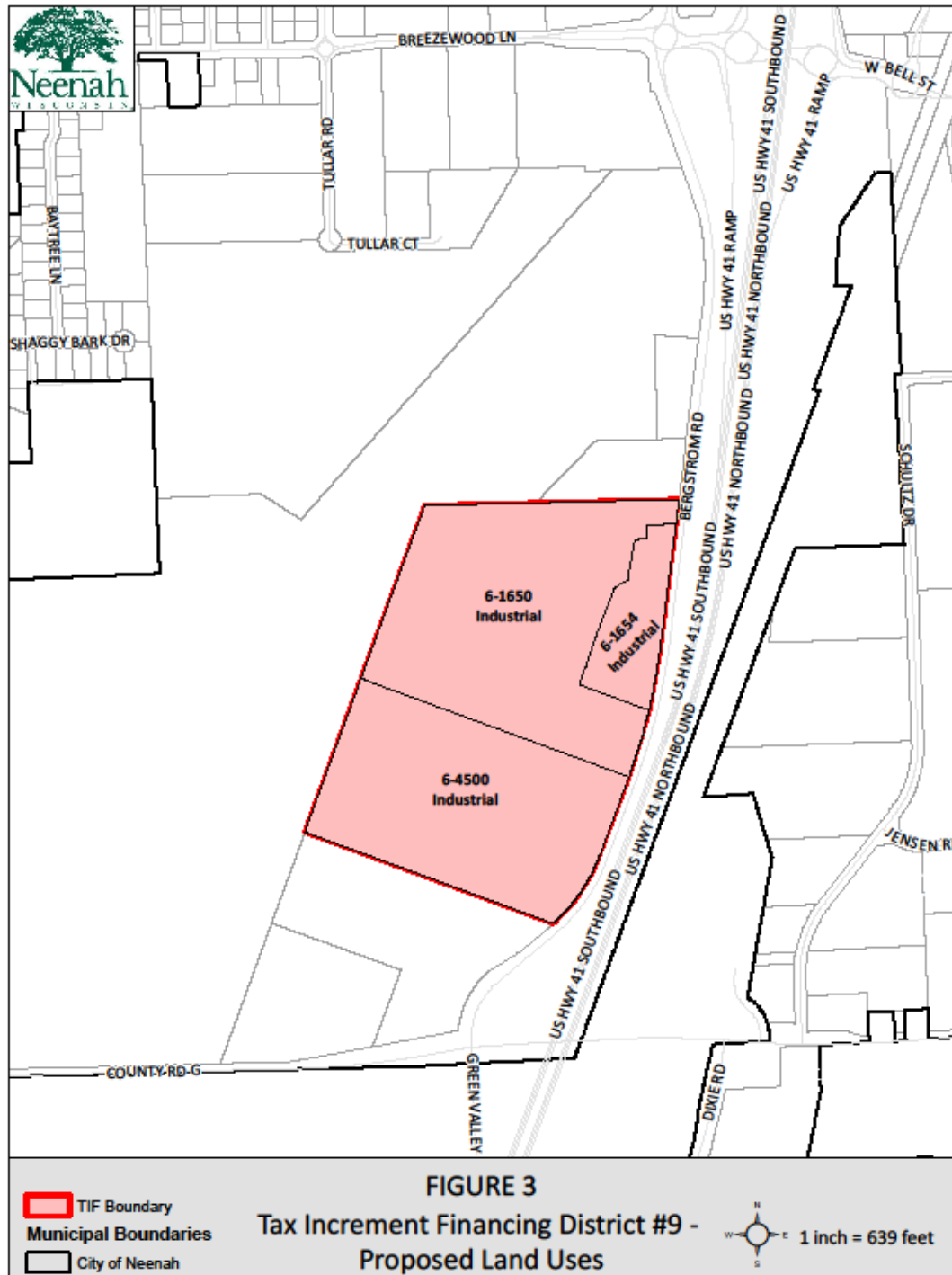
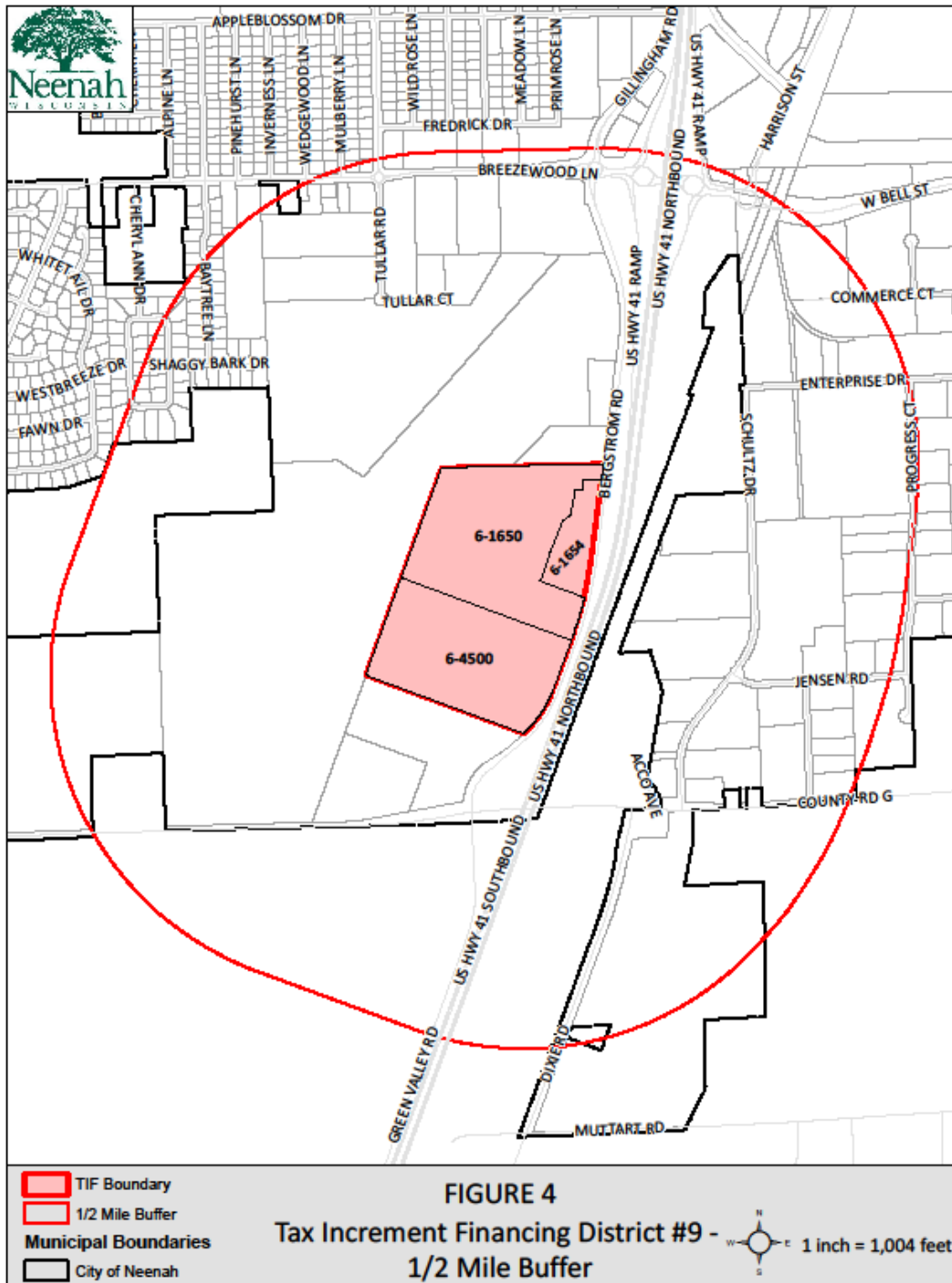


FIGURE 4: HALF MILE BUFFER



APPENDIX A  
SCHEDULE OF PROJECTED TAX BASE GROWTH

Year	Date	Base Value	Property Value Increment Decrease	Property Value Increment Increase	0% Annual Value Appreciation	Total Incremental Value	Cumulative Incremental Value	Cumulative Total Value	Equalized Tax Rate	Projected Tax Increment	Cumulative Tax Increment	Tax Increment Collection Year
1	2015	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800,000.00	\$ -	\$ -		2016
2	2016	\$ 8,800,000.00	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ 9,800,000.00	\$ 24.00	\$ 24,000.00	\$ 24,000.00	2017
3	2017	\$ 8,800,000.00	\$ -	\$ 9,000,000.00	\$ -	\$ 9,000,000.00	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 264,000.00	2018
4	2018	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 504,000.00	2019
5	2019	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 744,000.00	2020
6	2020	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 984,000.00	2021
7	2021	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 1,224,000.00	2022
8	2022	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 1,464,000.00	2023
9	2023	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 1,704,000.00	2024
10	2024	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 1,944,000.00	2025
11	2025	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 2,184,000.00	2026
12	2026	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 2,424,000.00	2027
13	2027	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 2,664,000.00	2028
14	2028	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 2,904,000.00	2029
15	2029	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 3,144,000.00	2030
16	2030	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 3,384,000.00	2031
17	2031	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 3,624,000.00	2032
18	2032	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 3,864,000.00	2033
19	2033	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 4,104,000.00	2034
20	2034	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 4,344,000.00	2035
21	2035	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 4,584,000.00	2036
22	2036	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 4,824,000.00	2037
23	2037	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 5,064,000.00	2038
24	2038	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 5,304,000.00	2039
25	2039	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 5,544,000.00	2040
26	2040	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 5,784,000.00	2041
27	2041	\$ 8,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000.00	\$ 18,800,000.00	\$ 24.00	\$ 240,000.00	\$ 6,024,000.00	2042
TOTAL			\$ -	\$ 10,000,000.00								
NET INCREASE				\$ 10,000,000.00								

# APPENDIX B FINANCING & FEASIBILITY PLAN

	Year	Date	Project Costs				Capital Borrowing				Project Revenues			Net Excess Revenue Over Costs	Cumulative Revenue Over Costs
			Utility & Access Improvements	Planning & Project Support	Administration	Redevelopment Assistance/Incentives	G.O. Debt Service Principal	G.O. Debt Service Interest	Other	Total Plan Costs	Property Tax Increment Projected	Other	Total Plan Revenues		
	1	2015	\$ 100,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2016	\$ 300,000	\$ 40,000	\$ 30,000	\$ -	\$ 55,550	\$ 14,400	\$ -	\$ 69,950	\$ -	\$ -	\$ -	\$ (99,950)	\$ (99,950)
	3	2017	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 56,766	\$ 13,183	\$ -	\$ 69,949	\$ 24,000	\$ -	\$ 24,000	\$ (75,949)	\$ (175,899)
	4	2018	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 58,019	\$ 11,930	\$ -	\$ 69,949	\$ 240,000	\$ -	\$ 240,000	\$ (27,949)	\$ (203,848)
	5	2019	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 59,310	\$ 10,640	\$ -	\$ 69,950	\$ 240,000	\$ -	\$ 240,000	\$ (27,950)	\$ (231,798)
	6	2020	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 60,639	\$ 9,311	\$ -	\$ 69,950	\$ 240,000	\$ -	\$ 240,000	\$ (27,950)	\$ (259,748)
	7	2021	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 62,008	\$ 7,941	\$ -	\$ 69,949	\$ 240,000	\$ -	\$ 240,000	\$ (27,949)	\$ (287,697)
	8	2022	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 63,419	\$ 6,531	\$ -	\$ 69,950	\$ 240,000	\$ -	\$ 240,000	\$ (27,950)	\$ (315,647)
	9	2023	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 64,871	\$ 5,079	\$ -	\$ 69,950	\$ 240,000	\$ -	\$ 240,000	\$ (27,950)	\$ (343,597)
	10	2024	\$ -	\$ 15,000	\$ 30,000	\$ 168,000	\$ 66,367	\$ 3,582	\$ -	\$ 69,949	\$ 240,000	\$ -	\$ 240,000	\$ (27,949)	\$ (371,546)
Estimated Closure Date	11	2025	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 68,051	\$ 2,041	\$ -	\$ 70,092	\$ 240,000	\$ -	\$ 240,000	\$ 139,908	\$ (231,638)
	12	2026	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ (37,088)
	13	2027	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 157,462
	14	2028	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 352,012
	15	2029	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 546,562
	16	2030	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 741,112
	17	2031	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 935,662
	18	2032	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 1,130,212
	19	2033	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 1,324,762
Max Expenditure Date	20	2034	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 1,519,312
	21	2035	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 1,713,862
	22	2036	\$ -	\$ 15,000	\$ 30,000	\$ -	\$ 15,000	\$ 450	\$ -	\$ 15,450	\$ 240,000	\$ -	\$ 240,000	\$ 194,550	\$ 1,908,412
	23	2037	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 210,000	\$ 2,118,412
	24	2038	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 210,000	\$ 2,328,412
Max Closure Date	25	2039	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 210,000	\$ 2,538,412
	26	2040	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 210,000	\$ 2,748,412
	27	2041	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 210,000	\$ 2,958,412
	TOTALS		\$ 400,000	\$ 380,000	\$ 780,000	\$ 1,176,000	\$ 780,000	\$ 89,588	\$ -	\$ 869,588	\$ 5,784,000	\$ -	\$ 5,784,000	\$ 2,958,412	

APPENDIX C  
SCHEDULE OF PROJECTED TAX INCREMENTS  
APPORTIONED AMONG TAXING ENTITIES

			*ESTIMATED APPORTIONMENT AMONG TAXING ENTITES*				
			Neenah School District	City of Neenah	Winnebago County	Fox Valley Technical College	State of Wisconsin
Year	Collection Year	Projected Tax Increment	35.00%	37.60%	22.80%	4.60%	0.00%
1	2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2017	\$ 24,000.00	\$ 8,400.00	\$ 9,024.00	\$ 5,472.00	1,104	\$ -
3	2018	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
4	2019	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
5	2020	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
6	2021	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
7	2022	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
8	2023	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
9	2024	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
10	2025	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
11	2026	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
12	2027	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
13	2028	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
14	2029	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
15	2030	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
16	2031	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
17	2032	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
18	2033	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
19	2034	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
20	2035	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
21	2036	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
22	2037	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
23	2038	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
24	2039	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
25	2040	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
26	2041	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
27	2042	\$ 240,000.00	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
<b>TOTALS</b>		\$ 6,024,000.00	\$ 2,108,400.00	\$ 2,265,024.00	\$ 1,373,472.00	\$ 277,104.00	\$ -