CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM	**Tuesday, November 07, 2023**
CITY HALL, 700 EDISON STREET	**6:00 PM**

Call to Order

Public Hearing

1. Public Hearing for Proposed Amendment to the Project Plan for Tax Incremental District (TID) No. 6 to Allocate Excess Increment to TID No. 5.

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the October 3, 2023 Meeting
2. Amend Tax Incremental Finance District (TID) No. 6 Project Plan to Allocate Excess Tax Increments to TID No. 5
3. Recommendation for the Sale of +/- 4.4 Acres of City-owned Property to Karl's Transport for the preservation of Future Development including the Potential Need for the Placement of a Septic System(s)

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Cheryl Barta, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: November 01,2023 TERENCE BRAND

ORIGIN: Committee of the Whole

November 07, 2023

RESOLUTION NO.

CITY OF ANTIGO PLAN COMMISSION

AMENDMENT TO

TAX INCREMENTAL FINANCE DISTRICT NO. 6 PROJECT PLAN

CITY OF ANTIGO, WISCONSIN

WHEREAS, pursuant to sec. 66.1105, Wisconsin Statutes, the Plan Commission of the City of Antigo, has held a public hearing on the proposed Project Plan Amendment for Tax Incremental Finance District No. 6 (herein "Project Plan" and “District”) on November 7, 2023; and,

WHEREAS, prior to publication of notice of said hearing, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within the District including the Antigo School District, Northcentral Technical College, Langlade County, and Antigo Inland Lake Protection and Rehabilitation District; and,

WHEREAS, the purpose of this Project Plan Amendment is to allocate excess tax increments from TID No. 6 (the donor TID) to TID No. 5 (the recipient TID); and,

WHEREAS, the amended Project Plan meets all of the following requirements of sec. 66.1105, Wisconsin Statutes; and,

WHEREAS, the Plan Commission makes the following findings:

§ TID No. 6 (donor TID) has the same overlying taxing jurisdictions as TID No. 5 (recipient TID).

§ This Project Plan demonstrates that TID No. 6 has sufficient revenue to pay for all incurred project costs and has sufficient surplus revenue to pay some of the costs for TID No. 5 project expenses.

§ That TID No. 5 was created in 2001 as a “rehabilitation and conservation” TID; therefore the District qualifies as being a recipient TID pursuant to State Statute 66.1105(6)(f)2.b.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Antigo, Wisconsin hereby approves and adopts the amended Project Plan for the District, and,

BE IT FURTHER RESOLVED, that the Plan Commission does recommend the Project Plan for adoption by the City Council for the City of Antigo, Wisconsin.

Dated this 7th day of November, 2023.

OFFERED BY: SECONDED BY:

Commission Member Commission Member

Mayor

Attest:

Clerk – Treasurer

Amended Project Plan

Allocation Amendment of
Tax Incremental Finance District No. 6

City of Antigo, WI
Project No. 03662058

November 8, 2023

TIF DISTRICT No. 6:

District Type: Mixed Use

Creation Date: 6/25/2008

Expenditure Period: 6/25/2023

Termination Date: 6/25/2028

Project Plan – Allocation Amendment of Tax Incremental Finance District No. 6

City of Antigo, WI

Project No. 00058104

Prepared by:

MSA Professional Services, Inc.
11 E. Marshall Street, Suite 201
Rice Lake, WI
(715) 304-0303

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Amended Section I. Introduction, Planning Schedule & Summary of Findings

The City of Antigo created TID No. 6 in June of 2008. The District was created as a "Mixed-Use" TID for the purpose of facilitating public works projects for a hotel development within the City. The District was amended in 2018 to allocate positive tax increments to TID No. 3 which was declared "severely distressed" in 2015. This action allowed TID No. 3 to have a positive cash flow and fund balance as of the end of 2022 and was terminated on September 13, 2023.

TID No. 5 was created in June of 2001 as a "Rehabilitation and Conservation" TIF District. The District was granted a standard extension of four years and a technical college extension of three years allowing it to extend to June 13, 2035. The expenditure period for TID No. 5 expired on June 13, 2023. The purpose of this amendment is to allocate tax increments from TID No. 6 to TID No. 5.

The allocation amendment of TIF No. 6 would allow the donation of positive tax increments to TIF District No. 5, which is not expected to cash flow without additional increment or donor TIF funds. District No. 6 has been performing well and had a positive cash balance of $165,980 at the end of 2022. TID No. 6 has paid off its project costs and the expenditure period for TID No. 6 ended June 25, 2023. The allocation of fund balance and tax increments from TID No. 6 to TID No. 5 will occur in 2023 and is projected to continue through 2028. Tables 1-2 indicates the current condition of TID No. 5 and TID No. 6 in the City of Antigo:

Table 1: City of Antigo – TID Dates

TIF District	Type	Formation Date	Current Expenditure Deadline	Termination Date
No. 5	Rehabilitation & Conservation	June 13, 2001	June 13, 2023	June 13, 2035*
No. 6	Mixed Use	June 25, 2008	June 25, 2023	June 25, 2028

** Extended with 4-year standard extension and 3-year technical extension.*

Table 2: City of Antigo – Current TID Values

TIF District	Current Value as of 1/1/23	Base Value	Value Increment as of 1/1/2023	Fund Balance 12/31/2022*
No. 5	$ 13,603,800	$ 9,304,200	$ 4,299,600	$106,671
No. 6	$ 9,921,800	$ 629,800	$ 9,292,000	$165,980

** 2022 Annual Report*

While TID No. 5 will cash flow and have a positive fund balance by the projected termination date of June 13, 2035, the allocation of fund balance and tax increment from TID No. 6 will decrease the amount of time that TID No. 5 remains open and termination will occur sooner than June of 2035. This will "free up" approximately $4.3 million dollars of value increment or tax base for all taxing jurisdictions.

State Statute 66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts. The law requires public input in the TID creation process and approval by the City Council and overlying taxing jurisdictions. Figure 1 summarizes the meeting/action calendar for the City of Antigo TID No. 6 amendment process.

Figure 1: TID No. 6 Meeting and Action Calendar

Date	Meeting/Action
October 27, 2023	City notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed amendment to TIF No. 6 and upcoming meetings.
October 30, 2023	Notice of Public Hearing is published in the local newspaper (Class II). Joint Review Board public meeting is published.
November 7, 2023	Joint Review Board hold their first meeting to review TID #6 allocation amendment
November 7, 2023	Plan Commission holds the Public Hearing on the amended Project Plan. Following the Public Hearing, the Plan Commission shall meet and act on a resolution recommending approval to the City Council.
November 8, 2023	City Council action on the adoption of the amended Project Plan. Approval by resolution contains findings that detail the TID's consistency with state statutes.
November 20, 2023	Joint Review Board public meeting notice is published.
Week of November 27th, 2023	Upon approval of the City Council, the Joint Review Board holds a second meeting to review and act, by resolutions, on the amendment of TID No. 6. The JRB submits its decision to the City no more than 7 days after the vote.
December 4, 2023	Department of Revenue is notified of the amendment to TID No. 6 by the City of Antigo and subsequent approval by the Joint Review Board.
On or Before December 31, 2024	Submit amendment documentation and amended Project Plan for Wisconsin Department of Revenue certification.

Summary of Findings

In amending TID No. 6, the City of Antigo has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- TID No. 6 (donor TID) has the same overlying taxing jurisdictions as TID No. 5 (recipient TID).
- This Project Plan demonstrates that TID No. 6 has sufficient revenue to pay for all incurred project costs and has sufficient surplus revenue to pay some of the costs for TID No. 5 project expenses.
- That TID No. 5 was created in 2001 as a "rehabilitation and conservation" TID; therefore the District qualifies as being a recipient TID pursuant to State Statute 66.1105(6)(f)2.b.
- As a donor TID, TID No. 6 does not qualify for a Standard Extension.

Amended Section IV. Proposed Public Works, Estimated Costs and Economic Feasibility

TID No. 6 is being amended to allocate positive tax increments from the District to TID No. 5 in order to assist in the payment of existing debt in TID No. 5, primarily, the reimbursement of capital improvement projects related to eligible TID No. 5 projects. Tables 3 and 4 addresses the City's findings that TID No. 6 has sufficient revenue to pay for all incurred project costs and has sufficient surplus to pay some of the costs for TID No. 5. The following assumptions apply to Table 3:

- Fund Balances as of 12/31/22 is from 2022 Annual Reports (PE-300) for TID No. 5;
- Fund Balances beyond 2022 are projected;
- Value increment is from Department of Revenue TIF Value Limitation Report as of 1/1/2023;
- No changes to value increment is anticipated beyond 2023;
- Tax Increment for 2022 and beyond is projected;
- TID No. 5 owes City General Fund/Capital Improvements Fund $996,722 as of 12/31/23 (Column L);
- Affordable Housing Extension (AHE) tax increment collected in 2026 (Pending);
- Other expenses include administrative, audits, legal, DOR reporting, etc.

Table 4 assumptions include the following:

- Fund Balances as of 12/31/22 is from 2022 Annual Reports (PE-300) for TID No. 5;
- Fund Balances beyond 2022 are projected;
- Value increment is from Department of Revenue TIF Value Limitation Report as of 1/1/2023;
- No changes to value increment is anticipated beyond 2023;
- Tax Increment for 2022 and beyond is projected;
- TID No. 6 will allocation approximately $790,000 in years 2024-25;
- Affordable Housing Extension (AHE) tax increment collected in 2026 (Pending);
- Other expenses include administrative, audits, legal, DOR reporting, etc.

Table 3: City of Antigo – TID No. 5 Cash Flow Analysis

A	B	C	D	E	F	G	H	I	J	K	L
YEAR	VALUE INCREMENT	TAX RATE/$1000 OF VALUE	ANNUAL TAX INCREMENT	ALLOCATION FROM TID #6	OTHER REVENUE	TOTAL REVENUE	DUE GENERAL FUND	OTHER COSTS	TOTAL EXPENSES	ANNUAL CASH FLOW	YEAR EN FUND BALANC
2021	$3,023,500										$177,22
2022	$2,051,200	$24.17	$73,075		$7,026	$80,101	$150,000	$659	$150,659	($70,558)	$106,67
2023	$4,299,600	$24.16	$49,557		$1,000	$50,557	$1,152,950	$1,000	$1,153,950	($1,103,393)	($996,72
2024	$4,299,600	$24.16	$103,878	$500,000	$1,000	$604,878		$1,000	$1,000	$603,878	($392,84
2025	$4,299,600	$24.16	$103,878	$290,000	$1,000	$394,878		$1,000	$1,000	$393,878	$1,035
2026	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$104,91
2027	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$208,79
2028	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$312,67
2029	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$416,54
2030	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$520,42
2031	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$624,30
2032	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$728,18
2033	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$832,06
2034	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$935,94
2035	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$1,039,81
2036	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$1,143,6
2037	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$1,247,5
2038	$4,299,600	$24.16	$103,878		$1,000	$104,878		$1,000	$1,000	$103,878	$1,351,4
2039		$24.16	$103,878		$1,000	$104,878			$0	$104,878	$1,456,3
			$1,784,685	$790,000	$24,026	$2,598,711	$1,302,950	$16,659	$1,319,609		

Table 4: City of Antigo – TID No. 6 Cash Flow Revenue Projections

A	B	C	D	E	F	G	H	I	J	K	L
YEAR	VALUE INCREMENT	TAX RATE/$1000 OF VALUE	ANNUAL TAX INCREMENT	OTHER REVENUE	TOTAL REVENUE	ALLOCATION TO TID #3	ALLOCATION TO TID #5	OTHER COSTS	TOTAL EXPENSES	ANNUAL CASH FLOW	YEAR END FUND BALANCE
2021	$7,437,300									$0	$184,093
2022	$8,153,500	$24.16	$179,710	$2,836	$182,546	$200,000		$659	$200,659	($18,113)	$165,980
2023	$9,292,000	$24.16	$196,989		$196,989			$16,000	$16,000	$180,989	$346,969
2024	$9,292,000	$24.16	$224,495		$224,495		$500,000	$1,000	$501,000	($276,505)	$70,463
2025	$9,292,000	$24.16	$224,495		$224,495		$290,000	$1,000	$291,000	($66,505)	$3,958
2026	$9,292,000	$24.16	$224,495		$224,495			$1,000	$1,000	$223,495	$227,453
2027	$9,292,000	$24.16	$224,495		$224,495			$1,000	$1,000	$223,495	$450,947
2028	$9,292,000	$24.16	$224,495		$224,495			$1,000	$1,000	$223,495	$674,442
2029		$24.16	$224,495		$224,495			$2,000	$2,000	$222,495	$896,937
			$1,723,667	$2,836	$1,726,503	$200,000	$790,000	$23,659	$1,013,659		

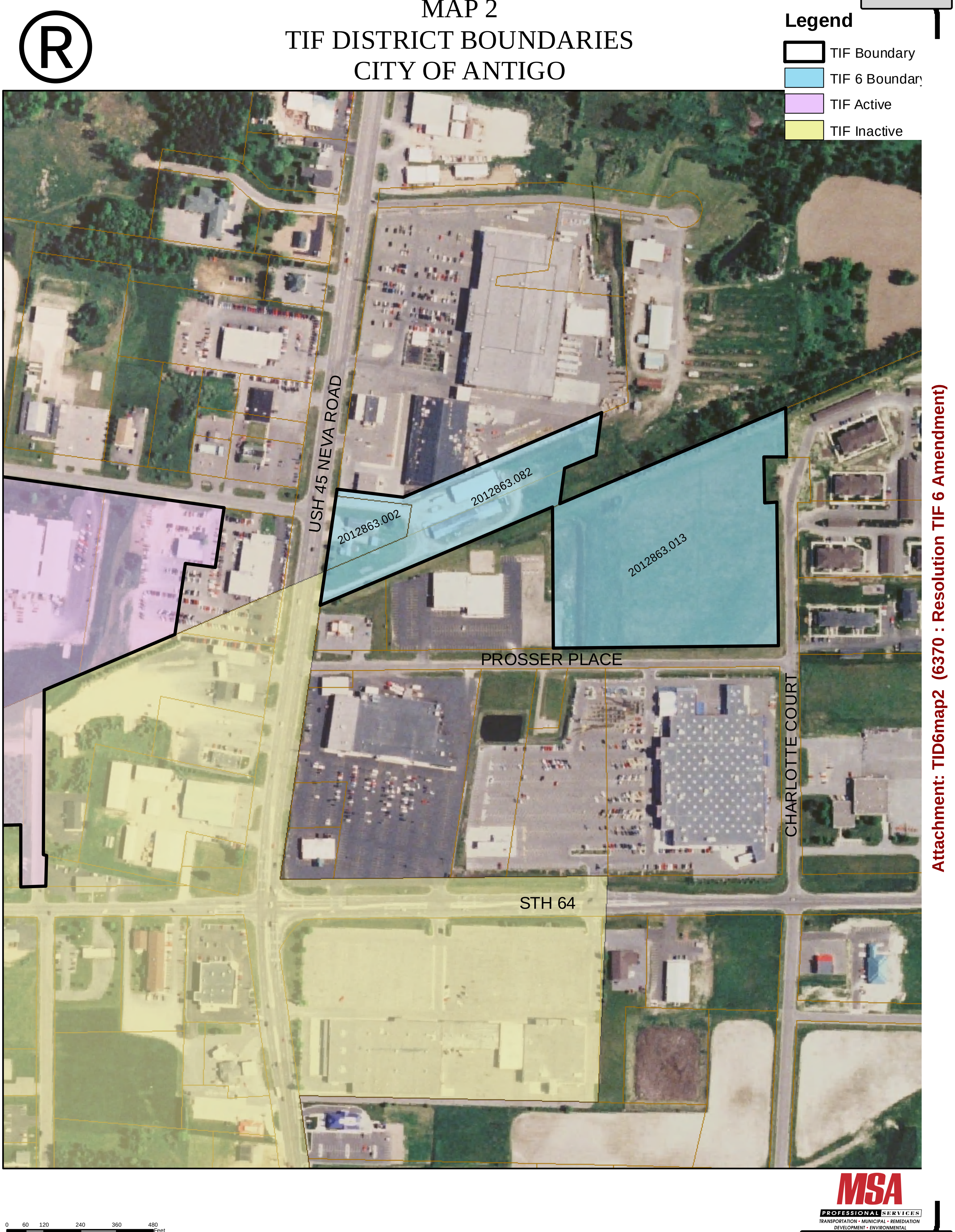
Summary

The allocation amendment will have a positive effect on TIF District No. 5. The allocations from TIF District No. 6 to TIF District No. 5 will pay off debts and other costs associated with TID No. 5 and allow the District to terminate earlier than anticipated. Benefits of the allocation amendment include the following:

- With the allocation amendment of approximately $790,000, TID No. 5 is anticipated to close in 2025 versus 2033 without the amendment;
- TID No. 6 is anticipated to close in 2025 versus 2028;
- Closures of TID No. 5 and TID No. 6 will allow taxing jurisdictions to levy taxes on an additional $4.3 million and $9.3 million of value, respectively;
- Affordable Housing Extensions are recommended for both TID No. 5 and No. 6.

Based on the assumptions contained within the amended Project Plan for TID No. 6, the allocation amendment is feasible.

MAP 2
TIF DISTRICT BOUNDARIES
CITY OF ANTIGO



580702/TI

"Antigo Area on the go"

To: Mayor and City Council

From: Mark Desotell, Director of Administrative Services

Date: November 07, 2023

Re: Recommendation for the Sale of +/- 4.4 Acres of City-owned Property to Karl's Transport for the preservation of Future Development including the Potential Need for the Placement of a Septic System(s)

Karl's Transport expressed an interest in the purchase of +/- 4.4 acres of City-owned property lying immediately west of their Highway 45 facility (formerly known as All-Car). At its northern limits, this parcel is adjacent to a residential housing development located within the Town of Rolling. The parcel zoning is Industrial (I-2).

I recommend that the sale of this parcel carry a restriction such that the northernmost portion have a 50' building/structure setback line so to respect the residential neighbors within the Town of Rolling. However, by example the construction of underground infrastructure such as a septic system/tile field would be acceptable within the 50' setback.

Upon your concurrence, for the recommendation for the sale of the parcel to Karl's Transport, the matter will advance to the November Finance Personnel & Legislative Committee where the following basic parameters will be a part of the discussion:

- Establishing a mutually agreed upon purchase price while considering Karl's Transport's history of commitment to employment creation within the community along with the potential of future economic development

- Consideration of reversionary language if anticipated development (i.e. the construction of a truck service/wash bay facility and/or new corporate offices) has not occurred to a projected level within 10 years of this property transaction

It is my recommendation that based upon their demonstrated history of economic development in the manufacturing sector along with the history of creating and retaining employment within the community that the City Plan Commission strongly consider the advancement of the proposed sale of this parcel to Karl's Transport.

DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS

667 333 0 667

SCALE: 1" = 4,000 '

Antigo "Antigo Area on the go"

Print Date: 11/1/2023

Attachment: Karl's Transport Request to Purchase City Parcel (4.4 Acres) 11-1-23 (6493 : Recommended