

AGENDA
CITY OF STURGEON BAY
WATERFRONT REDEVELOPMENT AUTHORITY

Wednesday, November 23, 2016

1:00 p.m.

Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 19, 2016.
4. Consideration of: Creation of Premier Economic Development District.
5. Consideration of: Tax Increment District #4 – Redetermination of the Tax Increment Base.
6. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

2:00 p.m.
11/18/16
CN

WRA Members
Thomas Herlache, Chair
Rick Wiesner
Will Gregory
Chris Jeanquart
John Asher
Cindy Weber
Ryan Hoernke

WATERFRONT REDEVELOPMENT AUTHORITY

Monday, September 19, 2016

A meeting of the Waterfront Redevelopment Authority was called to order at 2:30 p.m. by Chairperson Thomas Herlache in the Common Council, City Hall, 421 Michigan St.

Roll call: Members Mr. Herlache, Mayor Thad Birmingham, Mr. Wiesner, Mr. Asher, Alderman Mr. Gregory, Mr. Jeanquart, Mr. Hoernke were present. Ms. Weber was excused. Also present were City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Ryan Kernosky, Assessment Clerk Peggy J Tong, City Treasurer/Finance Director Valerie Clarizio, Bob Papke, Attorney Amy Sullivan, Alderman Ron Vandertie, Alderman Kelly Catarozoli, Alderman David J Ward, and Bill Chaudoir.

Adoption of agenda: Moved by Mr. Gregory, seconded by Mr. Asher to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 12, 2016.
4. Consideration of: Elimination of Waterfront Design Review Code.
5. Convene in closed session in accordance with the following exemptions:
 - a. Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Wis. Stats. 19.85(g)
Consideration of: Friends of Sturgeon Bay Public Waterfront et al v. City of Sturgeon Bay and Sturgeon Bay Waterfront Redevelopment Authority
 - b. Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. 19.85(1)(e).
Consideration of: Amendments to Development Contract with Sawyer Hotel Development, LLC
Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Authority may adjourn in closed session.
6. Adjourn

Approval of minutes from July 12, 2016. Motion to accept minutes from July 12, 2016 by Mr Gregory, 2nd by Mr. Asher. Carried.

Consideration of: Elimination of Waterfront Design Review Code. Mr. Olejniczak

reminded the members this was discussed earlier in the year. Before taking any action the authority had requested that it be discussed with both design review boards which are affected to get their input.

Both the Waterfront Design Review Board and the Aesthetic Design & Site Plan Review Board considered the proposal. While neither board is overly excited about these changes, there were no objections from either and they agreed that it made sense.

Mr. Olejniczak stated it will add consistency and will help streamline the process. The recommendation is to:

- Eliminate the Waterfront Design Review Code.
- Change the Zoning Code to make sure the Waterfront Redevelopment Area is now covered by the overall design code.
- Add 2 more members to the Aesthetic Design & Site Plan Review Board.

Mr. Olejniczak mentioned that appointment of the two new members would be up to the Common Council and the Mayor, but the thinking is to appoint two members from the Waterfront Design Review Board.

Mr. Herlache asked for clarification on how the boards felt about this proposal. Mr. Olejniczak stated they understand what we are trying to accomplish with the proposal and didn't see the need for two separate boards. Many of the guidelines are the same and the type of plans they review and the information they require are also the same. So there was consensus to move forward with the combining.

Moved by Asher. 2nd Rick Wiesner to recommend to Council to repeal Ch. 29 Waterfront Design Review code and amend Section 20.43 of the Zoning code to include the Waterfront Redevelopment area for applicability and to add two additional members to the Aesthetic Design & Site Plan Review Board. Carried.

Convene in closed session in accordance with the following exemptions:

a. Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Wis. Stats. 19.85(g)

Consideration of: Friends of Sturgeon Bay Public Waterfront et al v. City of Sturgeon Bay and Sturgeon Bay Waterfront Redevelopment Authority

b. Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. 19.85(1)(e).

Consideration of: Amendments to Development Contract with Sawyer Hotel Development, LLC.

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Authority may adjourn in closed session.

Moved by Wiesner seconded Asher to Convene in closed session. Roll call vote, all ayes. Carried. Time 2:38p.m.

Meeting adjourned in closed session at 4:39p.m.

Respectfully Submitted

Peggy J Tong
Assessment Clerk/Recording Secretary

EXECUTIVE SUMMARY

Title: Creation of Premier Economic Development District

Background: The Wisconsin Statutes were recently amended in regard to "Class B" liquor licenses. Municipalities may issue up to two additional "Class B" reserve licenses within an established Premier Economic Development District (PEDD). Such district is a defined geographic area created by ordinance where new development is occurring or is expected to occur.

The West Waterfront Redevelopment Area is a prime candidate for designation as a PEDD. There is significant development expected to occur and the hotel developer is requesting a "Class B" liquor license. The proposed brewpub will also require a liquor license and currently there is only one such license available to the City. Thus, the additional two licenses from the PEDD would be a great benefit to the City.

The rules for creating a PEDD include the following:

1. The district cannot exceed 40 acres.
2. The boundaries of the district must be precisely identified in the ordinance.
3. The property within the district must be contiguous.
4. The district cannot include property that is zoned exclusively for single-family residential, two-family residential or industrial uses.
5. The projects within the PEDD must have an estimated new construction assessed valuation of at least \$20 Million as established and certified through a written report by an independent 3rd-party appraiser or market research firm.
6. Only one PEDD can be created in a municipality.
7. The PEDD requires a two-thirds vote of the Council to approve.
8. A "Class B" license issued under a PEDD can only be used within the PEDD and cannot be transferred outside of the PEDD.
9. The initial fee for issuance of the license must be at least \$30,000.

The current projects planned within the West Waterfront Redevelopment District (TID #4) have an estimated value of \$18.7 Million. These include:

- a. The Bay Lofts, which based on the development contract, will have a minimum assessed value of \$5 Million.
- b. The Hotel Lindgren, which based on the development contract, will have a minimum assessed value of \$8.2 M.
- c. The proposed brewpub, which doesn't have a contract yet, but the developer's proposal for it had an estimated value of \$2.5 M.
- d. The planned apartments on Maple Street, which doesn't have anything specific yet, but was valued at \$3 Million in the TID financial proforma.

It is possible that the value will ultimately hit \$20 Million from those projects or that additional development will occur in the nearby area. But, an easy way to ensure that the \$20 Million threshold is met is to include the portion of the Marina View Apartments that is currently under construction. There are two buildings under construction that match existing buildings and it would be easy to put a value on that development in order to exceed the required assessed valuation.

Three draft versions of the Premier Economic Development District were created. The drafts all comply with the requirements to be contiguous and not include strictly residentially zoned or industrially zoned property. Option A starts with all the properties within TID #4 and then

expands along the bay shore with the minimum parcels necessary to include the three Marina View parcels still undergoing development. Option B eliminates the Maritime Museum parcel and adjoining City parking lot parcel and expands to pick up a portion of the downtown area along Madison Ave and Oak Street. Option C eliminates the portion of the City's redevelopment site below the DNR's ordinary high water mark and a portion of Sawyer Park in order to pick up the greater part of the West downtown area. This option works if the PEDD is not required to use whole parcels only (which we believe is OK). In order to maximize future flexibility for use of the additional two licenses, the PEDD should include as many parcels that potentially need a liquor license as possible.

Fiscal Impact: There will be an expense to hire the independent appraiser to certify the estimated assessed valuation. If both of the two additional "Class B" licenses are issued, it will generate at least \$60,000 in license fees.

Recommendation: Staff recommends creating the Premier Economic Development District using Option C.

Prepared by:  11-15-16
Martin Olejniczak
Community Development Director Date

Reviewed by:  11/15/16
Josh Van Lieshout
City Administrator Date

Premier Economic Development District

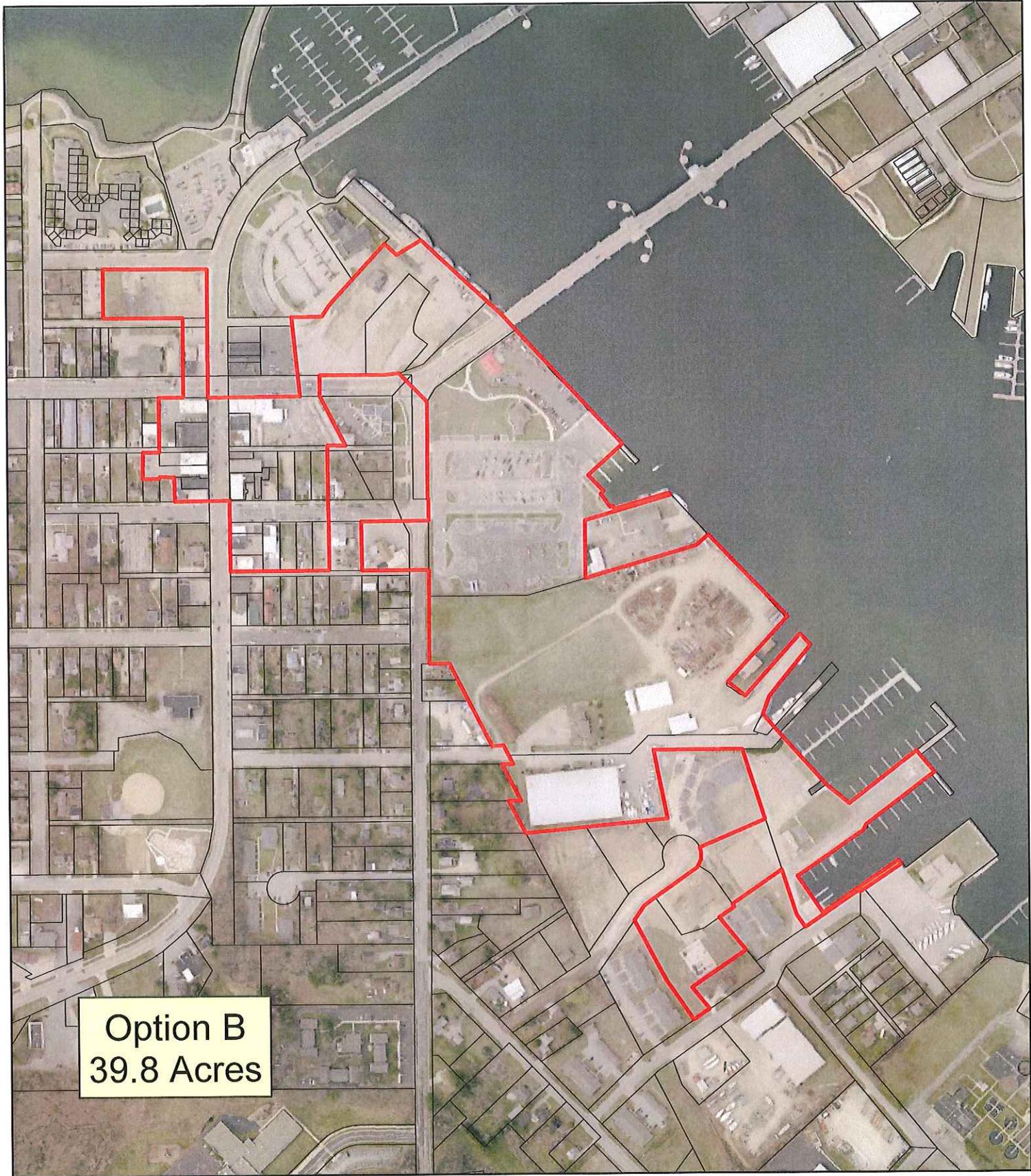


Option A
38.3 Acres



November 14, 2016

Premier Economic Development District

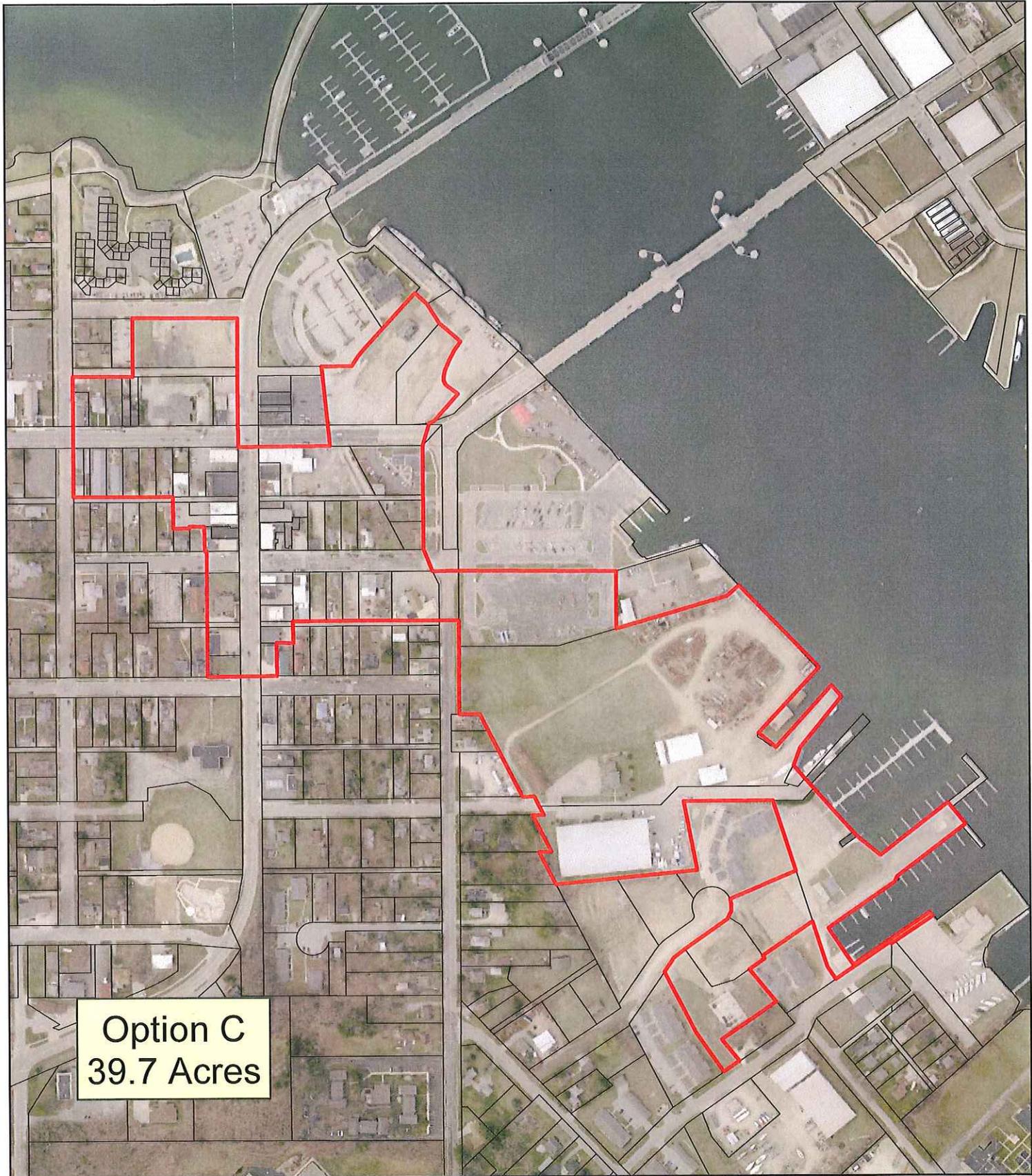


Option B
39.8 Acres



November 14, 2016

Premier Economic Development District



Option C
39.7 Acres



November 14, 2016

State of Wisconsin



2015 Assembly Bill 612

Date of enactment: March 29, 2016
Date of publication*: March 30, 2016

2015 WISCONSIN ACT 286

AN ACT to amend 125.51 (3) (e) 1., 125.51 (3) (e) 2., 125.51 (4) (br) 2. and 125.51 (4) (v) 1.; and to create 125.51 (3) (e) 4., 125.51 (3) (e) 6., 125.51 (4) (br) 1. g. and h., 125.51 (4) (e) and 125.51 (4) (u) of the statutes; relating to: municipal quotas for retail intoxicating liquor licenses.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 125.51 (3) (e) 1. of the statutes is amended to read:

125.51 (3) (e) 1. Except as provided in subds. 2. and 3. to 4. and 6., the annual fee for a "Class B" license shall be established by the municipal governing body and shall be the same for all "Class B" licenses, except that the minimum fee shall be \$50 and the maximum fee shall be \$500. The minimum fee does not apply to licenses issued to bona fide clubs and lodges situated and incorporated in the state for at least 6 years.

SECTION 2. 125.51 (3) (e) 2. of the statutes is amended to read:

125.51 (3) (e) 2. Each municipal governing body shall establish the fee, in an amount not less than \$10,000, for an initial issuance of a reserve "Class B" license, as defined in sub. (4) (a) 4., and, if the municipality contains a capital improvement area enumerated under sub. (4) (x) 2. a., for an initial issuance of a "Class B" license under sub. (4) (x) 3. and 4., except that the fee for an initial issuance of a reserve "Class B" license to a bona fide club or lodge situated and incorporated in the state for at least 6 years is the fee established under subd. 1. for such a club or lodge. The fee under this subdivision is in addition to any other fee required under this chapter. The annual fee

for renewal of a reserve "Class B" license, as defined in sub. (4) (a) 1., and a "Class B" license issued under sub. (4) (x) 3. or 4. is the fee established under subd. 1. A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid by the licensee under this subdivision for initial issuance of a reserve "Class B" license.

SECTION 3. 125.51 (3) (e) 4. of the statutes is created to read:

125.51 (3) (e) 4. Each municipal governing body that transfers a license under sub. (4) (e) shall establish the fee, in an amount not less than \$10,000, for issuance of a reserve "Class B" license after it has been transferred under sub. (4) (e). A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid under this subdivision for issuance of the license after transfer. The annual fee for renewal of a reserve "Class B" license after it has been transferred and reissued under sub. (4) (e) is the fee established under subd. 1.

SECTION 4. 125.51 (3) (e) 6. of the statutes is created to read:

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

125.51 (3) (e) 6. Notwithstanding subd. 2., each municipal governing body that has designated a premier economic development district under sub. (4) (u) 2. shall establish the fee, in an amount not less than \$30,000, for initial issuance of a reserve "Class B" license under sub. (4) (u) 3. A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid by the licensee under this subdivision for initial issuance of a reserve "Class B" license under sub. (4) (u) 3. The annual fee for renewal of a reserve "Class B" license issued under sub. (4) (u) 3. is the fee established under subd. 1.

SECTION 5. 125.51 (4) (br) 1. g. and h. of the statutes are created to read:

125.51 (4) (br) 1. g. Add one license for each license transferred to the municipality under par. (e).

h. Subtract one license for each license transferred from the municipality under par. (e).

SECTION 6. 125.51 (4) (br) 2. of the statutes is amended to read:

125.51 (4) (br) 2. Notwithstanding subd. 1., if the difference between the number of licenses determined under par. (b) 1g. and under par. (bm) 1. is 3 or fewer, the number of reserve "Class B" licenses authorized to be issued by that municipality is the difference between the number of licenses determined under par. (b) 1g. and under par. (bm) 1., plus one per each increase of 500 population to the population recorded under par. (bm), plus one for each license transferred to the municipality under par. (e), minus one for each license transferred from the municipality under par. (e), plus one if the municipality had issued a license under s. 125.51 (4) (br) 2., 1999 stats., based on a fraction of 500 population but only as long as the total number of licenses issued by the municipality equals the maximum number of licenses authorized.

SECTION 7. 125.51 (4) (e) of the statutes is created to read:

125.51 (4) (e) 1. A municipality may make a request to another municipality that is contiguous with, or within 2 miles of, the requesting municipality that the other municipality transfer a reserve "Class B" license to the requesting municipality. If the request is granted, the reserve "Class B" license shall be transferred.

2. A municipality may transfer or receive more than one reserve "Class B" license under this paragraph as long as each transfer meets the requirements of this paragraph, but a municipality may not transfer more than 3 reserve "Class B" licenses under this paragraph.

3. After transfer of a reserve "Class B" license under this paragraph, the municipality receiving the reserve "Class B" license may issue and renew the reserve "Class B" license in the same manner as other reserve "Class B" licenses that have not been so transferred, except that the

fee under sub. (3) (e) 4., not sub. (3) (e) 2., applies upon issuance of the reserve "Class B" license by the receiving municipality after the transfer. Upon receipt of the issuance fee from the licensee, the receiving municipality shall remit this issuance fee to the municipality that transferred the license.

4. Notwithstanding subds. 1. to 3., if a municipality has not issued any licenses, the municipality may not transfer any licenses under this paragraph.

SECTION 8. 125.51 (4) (u) of the statutes is created to read:

125.51 (4) (u) 1. In this paragraph:

a. "Economic development project" means a project or projects within a premier economic development district that, alone or together, have an estimated comprehensive new construction assessed valuation increase of at least \$20,000,000, as established and certified by an independent 3rd-party appraiser or market research firm that provides a written report regarding the estimated value to be created by the project or projects.

b. "Premier economic development district" means a geographic area designated under subd. 2.

2. A municipality may, by ordinance enacted by at least a two-thirds vote of the municipality's governing body, designate a geographic area within the municipality as a premier economic development district if all of the following apply:

a. The geographic area does not exceed 40 acres and the boundaries of the geographic area are precisely identified in the ordinance.

b. No part of the geographic area is physically separated from the rest of the geographic area so that, except for public streets, similar community infrastructure, and rivers and other waterways, each portion of the geographic area is contiguous with some other portion of the geographic area.

c. The geographic area does not include any land that is zoned exclusively for industrial use or zoned exclusively for single-family or 2-family residences.

3. Notwithstanding pars. (am) to (d) and s. 125.185 (5), a municipality that has designated a premier economic development district may issue up to 2 "Class B" licenses in connection with an economic development project within the premier economic development district, in addition to the number of licenses determined for the municipality's quota under pars. (b) to (d) and in addition to any license under par. (v) or (w).

4. A "Class B" license issued under subd. 3. may not be transferred under s. 125.04 (12) (b) 4. If a "Class B" license issued under subd. 3. is surrendered to the issuing municipality, revoked, or not renewed, the municipality may reissue the license only for premises located within the premier economic development district.

5. A municipality may not designate more than one premier economic development district under this paragraph.

2015 Assembly Bill 612

2015 Wisconsin Act 286

* { 6. Not more than 2 "Class B" licenses may be issued under this paragraph for premises within a premier economic development district, regardless of the number of economic development projects within the premier economic development district.

SECTION 9. 125.51 (4) (v) 1. of the statutes is amended to read:

125.51 (4) (v) 1. A full-service restaurant that has ~~a~~ an interior, permanent seating capacity of 300 or more persons.

SECTION 10. Initial applicability.

(1) The treatment of section 125.51 (3) (e) 2. of the statutes first applies to licenses initially issued on the effective date of this subsection.

(2) The treatment of section 125.51 (4) (v) 1. of the statutes first applies to licenses initially issued under section 125.51 (4) (v) 1. of the statutes on the effective date of this subsection.

SECTION 11. Effective date.

(1) This act takes effect on the first day of the 3rd month beginning after publication.

EXECUTIVE SUMMARY

Title: Tax Increment District #4 –Redetermination of the Tax Increment Base

Background: TID #4 was created in 2013 and is the funding mechanism used to implement the redevelopment plan for the West Waterfront Redevelopment Area. Since the creation of TID #4 a number of factors have altered the proposed development and the financial projections of the district. These include:

- The DNR's determination that the original development plan had to be revised by shifting the new development further away from the dock wall due to the ordinary high water mark location. This impacted the amount of land available for new development and, hence, affected the anticipated tax increments generated from the private development. The DNR's determination also simultaneously increased the amount of public space that needed to be programmed and constructed, thereby impacting the City's project costs. The increase in costs is partially offset by state grants that the City was awarded.
- The City's inability to attract a developer for the proposed public market, which in the original plan was a key catalyst for the overall development. While the public market project might still happen somewhere within TID #4, the focus switched to the other proposed projects.
- The lawsuits that were filed by a group of citizens alleging the proposed development violated the public trust doctrine. These lawsuits have directly held up the construction of the Hotel Lindgren, for which a development contract was approved by the City. They also have indirectly held up the proposed brewpub since it is contingent on the hotel development happening. The delay in construction negatively impacts the total tax increments collected in the district.
- The cost figures and projected increments have been adjusted based upon actual costs for work already completed, clearer estimates for work yet to be performed, and minimum assessed values contained in the development contracts.

The original TID #4 project plan anticipated \$4,915,000 in total project costs, \$4,706,000 to be paid with tax increments, \$17,625,000 in total assessed value of development, \$10,162,000 in total tax increment, and estimated that the expenditures would be recovered in year 2035.

Based upon the latest financial analysis it is anticipated to have \$7,634,000 in total project costs, \$5,951,000 to be paid with tax increments, \$18,705,000 in total assessed value of development, \$9,418,000 in total tax increments, and the TID fails to recover its expenditures by its closing date in year 2040, with a shortfall of about \$68,000.

Redetermination of Tax Incremental Base: The tax increment law was amended to provide an option for the Department of Revenue to redetermine the base value of a TID that is in a decrement situation for at least two consecutive years. Basically, if the TID has gone down in value by at least 10% it qualifies to have its base value reset to the current value.

TID #4 is in a decrement situation because of the fire and subsequent demolition of the Harbor Place Shoppes, which reduced the assessed value of that parcel to just its land value. The base value of TID #4 is \$1,059,100 and its current value is \$416,800. If the base value is reset

to the current value, the total tax increments generated by the TID will increase to \$9,758,000, thereby allowing the TID to recover its expenditures in 2040.

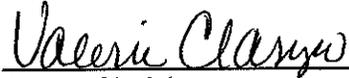
In order for DOR to reset the base value, the Council must adopt a resolution and it must be approved by the Joint Review Board. In addition, a project plan amendment must be adopted and it must include one of three restrictions. The options are that the project plan specifies:

1. At least 51% of the value of the public infrastructure improvements must be financed by a private developer in return for the City's agreement to repay the developer solely through the payment of cash grants via a development agreement.
2. The City expects all project costs to be paid within 90% of the TID's remaining life.
3. Expenditures may be made only within the first half of the TID's remaining life, unless the expenditure is approved by unanimous vote of the Joint Review Board.

Option 3 appears to be the most likely option for the project plan. It would mean that planned expenditures are made by year 2028, except that with unanimous approval of the Joint Review Board an expenditure could be made up to year 2035 (which is the normal deadline for TID #4).

Recommendation: Staff recommends that the Waterfront Redevelopment Authority recommend to the Council and Joint Review Board to adopt a resolution to have the Department of Revenue redetermine the tax increment base value for TID #4 and approve a project plan amendment using option 3.

Prepared by:  11-18-16
Martin Olejniczak
Community Development Director Date

Reviewed by:  11/18/16
Valerie Clarizio
Finance Director Date

Reviewed by:  11/18/16
Josh Van Lieshout
City Administrator Date

TID Base Redetermination Worksheet

Municipality name:	City of Sturgeon Bay		
Co-muni code:	15281		
TID number:	4		
Current Base Value:	1,059,100		

	Year	TID Equalized Value	Change	Decline
1	2015	416,800	(642,300)	-60.65%
2	2016	415,900	(643,200)	-60.73%

Instructions

1. **Base Value:** Enter the current base value for the TID
See TID Statement of Changes
2. **Year Column:** Enter the two most current years
3. **TID Equalized Value Column:** Enter the equalized value of the TID (from the TID Statement of Changes) for the listed years
4. **Change and Decline Columns:** These cells contain formulas which calculate the change amounts and decline percentages

TID#4 - Scenario B_1
Without Re-Certifying Base Value

City of Sturgeon Bay
Tax Increment District No. 4 (New)
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2015 Gross Tax Rate (Per \$1000 Equalized Value)	\$24.09
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%

Data above dashed line are actual

Year	Background Data				Revenues			
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment (2)	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues
2013	\$1,059,100					\$0	\$0	\$0
2014	\$1,070,000					\$0	\$0	\$0
2015	\$416,800					\$0	\$0	\$0
2016	\$420,968	\$4,168				\$0	\$195	\$195
2017	\$4,981,647	\$4,916				\$0	\$112	\$112
2018	\$5,387,137	\$153,671				\$94,603	\$0	\$94,603
2019	\$18,192,830	\$181,928	\$4,556,470			\$341,524	\$0	\$341,524
2020	\$18,274,759	\$182,748	\$10,203,326			\$345,195	\$0	\$345,195
2021	\$18,344,099	\$187,443	\$2,651,822			\$347,173	\$0	\$347,173
2022	\$18,344,099	\$187,443				\$421,600	\$0	\$421,600
2023	\$18,344,099	\$187,443				\$426,071	\$0	\$426,071
2024	\$19,120,848	\$191,208				\$430,597	\$0	\$430,597
2025	\$19,120,848	\$191,208				\$435,126	\$0	\$435,126
2026	\$19,700,228	\$197,002				\$439,755	\$0	\$439,755
2027	\$19,700,228	\$197,002				\$444,407	\$0	\$444,407
2028	\$20,096,203	\$200,962				\$449,107	\$0	\$449,107
2029	\$20,096,203	\$200,962				\$453,843	\$0	\$453,843
2030	\$20,096,203	\$200,962				\$458,617	\$0	\$458,617
2031	\$20,800,137	\$205,001				\$463,488	\$0	\$463,488
2032	\$20,800,137	\$205,001				\$468,378	\$0	\$468,378
2033	\$20,800,137	\$205,001				\$473,317	\$0	\$473,317
2034	\$20,800,137	\$205,001				\$478,317	\$0	\$478,317
2035	\$21,121,311	\$211,311				\$483,344	\$0	\$483,344
2036	\$21,121,311	\$211,311				\$488,432	\$0	\$488,432
2037	\$21,445,850	\$215,458				\$493,572	\$0	\$493,572
2038	\$21,445,850	\$215,458				\$498,763	\$0	\$498,763
2039	\$21,761,308	\$215,458				\$503,999	\$0	\$503,999
2040	\$21,761,308	\$215,458				\$509,289	\$0	\$509,289
						\$3,932,891	\$17,411,617	\$21,344,508

Type of TID: Blight Elimination
 2013 TID Inception (3/19/2013)
 2035 Final Year to Incur TIF Related Costs
 2040 Maximum Legal Life of TID (27 Years)

(1) Increment per City Estimates.

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TID#4 - Scenario B_1
Without Re-Certifying Base Value

City of Sturgeon Bay
Tax Increment District No. 4 (New)
Cash Flow Proforma Analysis

TID Status				Year
(f)	(g)	(h)	(i)	
Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery		Year
\$0	\$0			2013
(\$12,133)	\$39,000			2014
(\$38,805)	\$102,403			2015
(\$65,446)	\$26,957			2016
(\$1,392,227)	(\$1,365,270)			2017
(\$1,392,227)	(\$1,326,585)			2018
(\$43,077)	(\$369,665)			2019
(\$167,963)	(\$537,629)			2020
(\$1,009,578)	(\$1,547,207)			2021
(\$1,009,578)	(\$727,630)			2022
(\$1,004,008)	(\$841,698)			2023
(\$91,575)	(\$933,273)			2024
(\$94,557)	(\$1,027,830)			2025
(\$82,111)	(\$1,110,000)			2026
(\$82,679)	(\$1,192,679)			2027
(\$75,121)	(\$1,267,800)			2028
(\$71,379)	(\$1,339,179)			2029
(\$51,013)	(\$1,390,192)			2030
(\$51,013)	(\$1,441,205)			2031
(\$37,987)	(\$1,479,192)			2032
(\$37,622)	(\$1,516,814)			2033
(\$30,283)	(\$1,547,097)			2034
(\$24,714)	(\$1,571,811)			2035
\$249,232	(\$1,322,579)			2036
\$483,572	(\$840,007)			2037
\$498,763	(\$351,244)			2038
	(\$66,364)			2039
				2040

TID#4 - Scenario B_1
Re-Certify Base Value

City of Sturgeon Bay
Tax Increment District No. 4 (New)
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2015 Gross Tax Rate (per \$1000 Equalized Value)	\$24.09
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%

Data above dashed line are actual

Year	Background Data				Revenues			
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues
2013	\$1,059,150				2.35	\$0	\$0	\$0
2014	\$1,030,700				2.35	\$0	\$0	\$0
2015	\$416,800				2.35	\$0	\$0	\$0
2016	\$420,968	\$4,168			2.35	\$0	\$195	\$195
2017	\$424,136	\$4,210	\$4,556,470		2.35	\$100	\$182	\$282
2018	\$15,387,137	\$152,348	\$10,703,236		2.35	\$109,577	\$182	\$109,759
2019	\$15,387,137	\$152,348	\$2,651,822		2.35	\$356,999	\$0	\$356,999
2020	\$18,132,830	\$181,928			2.35	\$360,669	\$0	\$360,669
2021	\$18,132,830	\$181,928			2.35	\$360,669	\$0	\$360,669
2022	\$18,132,830	\$181,928			2.35	\$360,669	\$0	\$360,669
2023	\$18,132,830	\$181,928			2.35	\$360,669	\$0	\$360,669
2024	\$18,744,091	\$187,441			2.35	\$437,074	\$0	\$437,074
2025	\$18,931,532	\$189,515			2.35	\$441,546	\$0	\$441,546
2026	\$19,120,848	\$191,208			2.35	\$446,051	\$0	\$446,051
2027	\$19,312,164	\$193,164			2.35	\$450,556	\$0	\$450,556
2028	\$19,505,479	\$195,055			2.35	\$455,061	\$0	\$455,061
2029	\$19,700,228	\$197,002			2.35	\$459,566	\$0	\$459,566
2030	\$19,897,231	\$198,972			2.35	\$464,071	\$0	\$464,071
2031	\$20,096,203	\$200,962			2.35	\$468,576	\$0	\$468,576
2032	\$20,297,155	\$202,952			2.35	\$473,081	\$0	\$473,081
2033	\$20,500,137	\$205,001			2.35	\$477,586	\$0	\$477,586
2034	\$20,705,138	\$207,051			2.35	\$482,091	\$0	\$482,091
2035	\$20,912,190	\$209,122			2.35	\$486,596	\$0	\$486,596
2036	\$21,121,311	\$211,213			2.35	\$491,101	\$0	\$491,101
2037	\$21,332,032	\$213,304			2.35	\$495,606	\$0	\$495,606
2038	\$21,544,450	\$215,458			2.35	\$500,111	\$0	\$500,111
2039	\$21,758,613	\$217,561			2.35	\$504,616	\$0	\$504,616
2040					2.35	\$509,121	\$0	\$509,121
						\$3,758,456	\$932	\$3,759,388

Type of TID: Blight Elimination
 2013 TID Inception (3/13/2013)
 2035 Final Year to Incur TIF Related Costs
 2040 Maximum Legal Life of TID (27 Years)

(1) Assumes 2013 certified base value of \$1,059,100 is adjusted down in 2016 due to two years of negative growth.
 (2) Increment per City Estimates.

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TID #4 - Scenario B_1
Re-Certify Base Value

City of Sturgeon Bay
Tax Increment District No. 4 (New)
Cash Flow Proforma Analysis

Year	Example New Issues - Refunds 2015 Tax. Note Anticipation Notes				Example New Issues - Refunds 2016 Tax. Note Anticipation Notes				Example New Issues - Refunds 2017 Tax. Note Anticipation Notes																
	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)	(x)	(y)	(z)	(aa)	(ab)	(ac)	(ad)	(ae)					
	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	Principal (4/7)	Interest (4/7)	Debt Service (4/7)	Debt Service (4/7)	
2013																									
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TID#4 - Scenario B_1
 Re-Certify Base Value

**City of Sturgeon Bay
 Tax Increment District No. 4 (New)**
 Cash Flow Proforma Analysis

TID Status			
(f)	(g)	(h)	(i)
Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
\$0	\$0		2013
(\$12,133)	\$39,000		2014
(\$2,805)	\$102,429		2015
(\$224,213)	\$46,487		2016
(\$123,752)	(\$157,262)		2017
(\$27,602)	(\$311,014)		2018
(\$27,602)	(\$338,616)		2019
(\$34,609)	(\$373,225)		2020
(\$84,504)	(\$457,729)		2021
(\$88,534)	(\$546,263)		2022
(\$76,500)	(\$622,763)		2023
(\$76,500)	(\$699,263)		2024
(\$76,500)	(\$775,763)		2025
(\$76,500)	(\$852,263)		2026
(\$67,204)	(\$919,467)		2027
(\$59,647)	(\$979,114)		2028
(\$59,647)	(\$1,038,761)		2029
(\$44,634)	(\$1,083,395)		2030
(\$37,629)	(\$1,123,024)		2031
(\$22,512)	(\$1,145,536)		2032
(\$22,147)	(\$1,167,683)		2033
(\$22,147)	(\$1,189,830)		2034
(\$22,147)	(\$1,211,977)		2035
\$23,186	(\$1,188,791)		2036
\$255,618	(\$933,173)		2037
\$264,707	(\$668,466)		2038
\$509,046	(\$163,420)		2039
\$314,237	\$274,174	Expenditures Recovered	2040