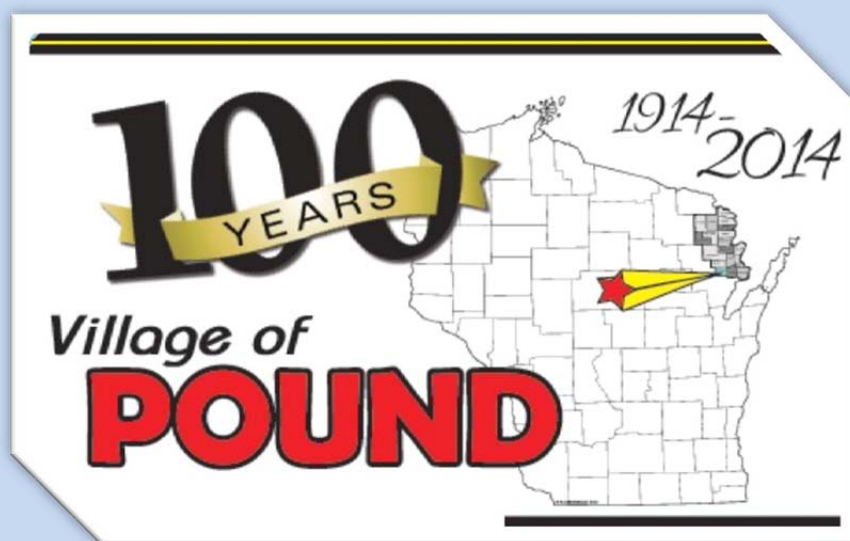




Village of Pound

Where You're Always Welcome!

Village of Pound Project Plan Tax Increment District No. 1



Draft: October 28, 2014

VILLAGE OF POUND – MARINETTE COUNTY

Clerk-Treasurer: Patricia Schutte

Attorney: Vande Castle, S.C.

Village Assessor: R & R Assessing Services, Inc.

Village Board: Jay Martens - President
Tyler Gross - Trustee
Gerald Rogge - Trustee
Adam May - Trustee
Mary Meyer - Trustee

Community Development
Board: Jay Martens
Tyler Gross
Gerald Rogge
Adam May
Mary Meyer

Joint Review Board: Village of Pound
Marinette County
Coleman School District
Northeast Wisconsin Technical College
Public Member

Financial Review: Mike Konecny, CPA – Schenck, S.C.

Prepared by:
ROBERT E. LEE & ASSOCIATES, INC.
1250 Centennial Centre Boulevard
Hobart, WI 54155-8995
(920) 662-9641

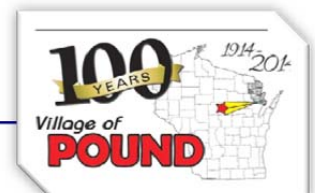


TABLE OF CONTENTS

	<u>Page No.</u>
TAX INCREMENTAL DISTRICT NO. 1 PROJECT PLAN.....	1
VILLAGE OF POUND, WISCONSIN.....	1
Statement of Kind, Number and Location of Proposed Projects	1
Equalized Value Test	2
Economic Feasibility Study	3
Project Development	3
Supporting Documentation.....	3
Detailed List of Project Costs.....	4
Descriptions of the Methods of Financing and the Time When Costs or Obligations will be Incurred.....	5
Available Financing Methods.....	5
General Obligation (G.O.) Bonds or Notes	5
Bonds Issued to Developers – “Pay as You Go” Financing.....	5
Tax Increment Revenue Bonds.....	5
Proposed Changes in Zoning Ordinances or Other Ordinances, Comprehensive Plan, and Future Land Use Plan Map	5
List of Estimated Non-Project Costs.....	6
Proposed Method for Relocation of Any Displaced Persons.....	6
Plan Implementation and Orderly Development of the Village	6

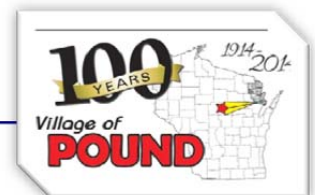
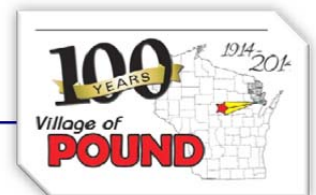


TABLE OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Overall TIF District Map / Legal Description
B	TID Property Listing
C	TIF District Project List, Location Map with Construction Cost Estimates
D	Financial Analysis/Growth Tables
E	Existing Village of Pound Zoning Map
F	Attorney's Opinion of Compliance
G	Approval Documentation





Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Boulevard
Hobart, WI 54155-8995
920-662-9641
FAX 920-662-9141

October 28, 2014

Ms. Patricia Schutte, Clerk-Treasurer
VILLAGE OF POUND
2002 County Road Q
Pound, WI 54161

RE: Tax Incremental District No. 1 Project Plan

Dear Ms. Schutte:

Robert E. Lee & Associates, Inc., (REL) is pleased to provide this Tax Incremental Finance District Number One – Project Plan for the Village of Pound.

This Project Plan represents the Village's commitment to providing economic growth, redevelopment, and employment opportunities for the Village. TID No. 1, as proposed, will help sustain and spur development for the Village, more specifically in the northwest corner of the Village along USH 141. The information contained in the Project Plan provides a financing alternative for the construction and reconstruction of public infrastructure, in addition to providing additional incentive packages to facilitate development.

We would like to thank the Village for assisting in preparing this Project Plan. REL is available to assist the Village through the coming years with implementation of the projects listed in the plans.

We feel that this plan will be helpful for the Village of Pound to further develop and attract new businesses.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Jared G. Schmidt, P.E., Principal
Project Manager

JGS/NJM

ENC.

TAX INCREMENTAL DISTRICT NO. 1 PROJECT PLAN

VILLAGE OF POUND, WISCONSIN

Statement of Kind, Number and Location of Proposed Projects

Tax Incremental District No. 1 (the “District”) was created under the authority of Wisconsin State Statutes Section 66.1105, primarily to promote mixed-use development to assist expansion of the tax base by providing public improvements, land acquisition and consolidations, promote development opportunities, stimulate private investments, promote business development, create jobs, and enhance the quality of life in the Village of Pound (the “Village”). The Project Plan provides a listing of public improvements and has also identified monies and financial incentives to be offered to developers in the form of cash payments, or payments to be shared in escrow to offset infrastructure improvements. The plan structure has been set up with the intent to help stimulate interest and growth in a mixed-use development.

As proposed, the District contains 48.06 acres of land located in the Village’s northwest corner, immediately south of USH 141. The northernmost parcel within the proposed District contains 25.44 acres of currently undeveloped agricultural land, which will be utilized for future commercial and industrial land uses. The remaining parcels within the District currently contain park lands and a cemetery, which will all remain in place. In each of the primary areas, the Village intends that the Tax Increment Financing will be used to assure that park improvements, greater private investment, employment opportunities, and tax base growth are realized.

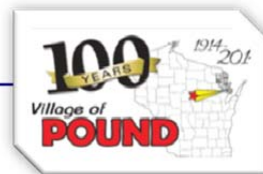
The boundaries of the District are shown on the attached TIF District Map and are legally described in Exhibit A found on pages 1-3. As mentioned, the District has a total of 48.06 acres of land based on property assessment records, not including road rights-of way.

In all, the proposed District consists of five parcels of land with a total (2012) assessed value of \$0. The total assessed value is \$0 because the entire District is owned by the Village of Pound or other tax-exempt institutions such as First Baptist Church and the Coleman-Pound Lions Club. As of 2012, the total valuation of the County was \$12,707,600. A completed listing of parcel identification number, approximate parcel acreages, owner’s information, and property/improvement values for those properties within the boundaries may be found within Exhibit B.

The intent for forming this District is to help create an atmosphere within the Village that is conducive for growth and that will help stimulate investment. Increased investment will contribute to additional tax base and will pay for the initial investments required to stimulate growth. Goals for this District are to promote development within the undeveloped portions of the District, as well as to increase quality of life by spurring enhancement for the park area and increasing recreational opportunities for the residents.

In order to facilitate the Project Plan, a number of public improvement projects plan to be implemented by the Village in the future years, utilizing tax increment funding. The improvements will include the extension of public utilities, including, but not limited to sanitary sewer, water main, storm sewer, storm water management features, gas, electrical, and communications lines. Other aboveground improvements may include, but not be limited to roadways, park features, lighting, and signage. Additional or unforeseen costs directly or indirectly related to public works are considered “project costs” and are eligible to be paid with tax increment revenues generated from the District. The following is a list of projects included within the plan:

- ◆ Administration and professional costs.
- ◆ Organizational costs.



- ◆ Land acquisition / demolition and remediation costs.
- ◆ Extension of public sewer, water, and storm lines through the TID.
- ◆ Storm water management Best Management Practices (BMPs).
- ◆ Construction of public roadway / driveways / sidewalks / trails.
- ◆ Overlot clearing and grubbing, land grading, and restoration.
- ◆ Park improvements
- ◆ Streetscape, signage, lighting, and other utilities.
- ◆ Cash grants, developer incentive payments, facade improvements.
- ◆ Finance costs.

A detailed listing of projects to be performed and associated estimated costs have been provided within this report (Exhibit C). Depending on the implementation of the project plan, the costs and timing of these projects are subject to change. Projects will be conducted, and expenditures will be made within the first 15 years after the Plan creation. If it is found that certain projects cannot be completed within that timeline, these projects will simply be eliminated from the plan. The Village reserves the right to only implement those projects that remain viable to the Plan.

Project costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan, as may be amended from time to time. Project costs will be diminished by any income, special assessments, or other revenues, including user fees or charges. To the extent the costs benefit the Village outside of the District, a proportionate share of the costs is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design consideration and are subject to change after planning is completed. Proration of costs in the Plan is estimated and subject to change based upon implementation, future assessment policies, and user fee adjustments.

Equalized Value Test

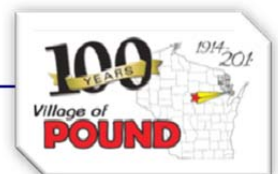
The following calculations demonstrate that the Village is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 1, plus the value increment of the existing Tax Incremental District, does not exceed 12% of the total equalized value of the taxable property within Village of Pound.

TABLE 1
Calculation of Maximum Equalized Property Value Allowed in the New District

District	Equalized Value (as of 2012)		Maximum Allowable TID Value
Village of Pound	\$12,707,600	X 12% =	\$1,524,912

TABLE 2
Calculation of Equalized Property Value Currently Located Within the District

Tax Incremental District	Equalized Value
TID No. 1 Increment	\$0
Total Existing Increment	\$0



Based on a total Village valuation of \$12,707,600, and a District value of \$0, the District accounts for 0.00% of Total Equalized Value, or well below the allowed 12 percent. The above data shows that the Village is in compliance with the statutory equalized test and may proceed with creation of this District.

Economic Feasibility Study

The Village of Pound is located in northeast Wisconsin in Marinette County and has a population of 377 (based on the 2010 census data). Although the Village does not have a large population, the Village is located only 10 miles from Crivitz, 23 miles from Marinette, and only 45 miles from Green Bay. The District will also be located in a highly visible location immediately adjacent to USH 141, adding to the marketability of this vacant land.

Project Development

The Village anticipates the creation of TID No. 1 will finance the improvements to the mixed-used development area, which is projected to generate interest in commercial and industrial businesses. The Village already has interest from owners / developers to relocate existing businesses to the District and the creation of the District will also provide opportunities for owners / developers to create new businesses within the District. However, without the creation of this TID, the business looking to locate in Pound cannot financially make the move.

Supporting Documentation

The financial analysis in this plan will demonstrate that the Village will be able to obtain the necessary funds to implement the projects in this Plan and that the revenues generated in the TID will be sufficient to fund said improvements. The analysis is based on an assumed growth pattern as well as estimated project values, which are subject to variation based on actual development. Plan development will proceed only as analysis determines each project is viable, and will be reviewed on a project to project basis. In the event an increment within TID No. 1 is insufficient to meet the supporting debt services, other revenue sources may be required to meet the shortfall, which may include liabilities to the general tax levy. However, it should be noted that the Village will not incur debt without a developer agreement in place, to provide the necessary tax increment to cover the expenses.

Based on the proposed Project Plan, all projects outlined can be financed and are deemed feasible to be supported by tax increment generated within the TID.

For this project plan, the following assumptions have been made:

Inflationary Valuation Increases: Given the current economic environment, 1% inflationary growth has been projected through the TID's life. Using 1% growth will help provide a conservative increment projection.

New Development and Construction: Based on potential development improvements projected within the District, a total development value of approximately \$6,552,000 was conservatively estimated.

Full Value Tax Rate: Currently, the combined tax rate within the District is \$21.90 per \$1,000 of valuation. The analysis provided assumes this tax rate will not increase over the TID's life. This rate was held at 0% increase to provide a conservative increment projection.

It has been determined that the new private development and proposed public improvements would not occur within TID No. 1 without the use of tax incremental financing. This point is further supported by



the fact that there has been limited development within the Village in recent years. Although the Village has seen a slight increase in population since the 2000 census, the Village has experienced decreased growth, as compared to the 1990 census data. Subsequently, implementation of this Plan will provide an economic advantage that will help sustain development and provide growth opportunities. However, without the availability to provide incentives for developers, proposed projects would simply not be feasible. In addition to spurring private investment, creating jobs, and economic stimulus, the Plan provides for construction and enhancement of public features that will help improve quality of life for residents. Private investment growth in the Village will help support and grow existing businesses as well. Together, with an economic tool such as Tax Incremental Financing, the Village will help provide financial stability within the region for years to come.

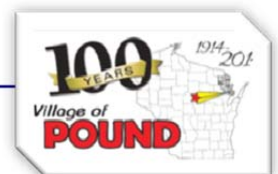
Detailed List of Project Costs

As listed in Table 3, a variety of proposed projects and associated estimated costs has been provided. All costs are relative to year 2014 prices. The Village reserves the right to include capitalized interest as a TIF reimbursable cost. The Village also reserves the right to modify certain project costs, without the need to amend this plan. As project scopes are subject to change, so are their valuations within this Plan. Listing of expenditures within the detailed project costs, does not guarantee that the project will be completed as proposed, but lists those activities that have a viable chance of implementation. The Village reserves the right to delete projects or change the scope and/or timing of projects as they are individually authorized by the Village, or agency approved by the Village, that has the ability to authorize developer agreements. The project costs listed may be incurred by the Village directly, or may be paid as developer incentives, who will undertake projects as part of a written development agreement.

TABLE 3
Proposed TID Projects By Phase

YEAR CONSTRUCTED	2015-2018	2019-2023	2024-2027
PROJECT LIST	PHASE 1	PHASE 2	PHASE 3
1. Phase 1 Utility and Street Construction	\$410,450.00		
2. Phase 1 Storm Water Management Pond Construction	\$95,350.00		
3. Vacant House Demolition	\$15,000.00		
4. Phase 2 Utility and Street Construction		\$348,425.00	
5. Phase 2 Storm Water Management Pond Construction		\$75,100.00	
6. Phase 1 Streetscaping		\$75,000.00	
7. Phase 2 Streetscaping		\$60,000.00	
8. Village Park Enhancements			\$50,000.00
9. Water Tower Improvements			\$50,000.00
10. CTH Q Utility Improvements			\$50,000.00
Contingencies	\$52,080	\$55,852.50	\$15,000.00
Engineering, Legal, and Administration	\$78,120.00	\$83,778.75	\$22,500.00
TOTAL	\$651,000.00	\$698,156.25	\$187,500.00
TOTAL, ALL PHASES			\$1,536,656.25

*Summary of project phasing, location map, and detailed project estimates can be found in Exhibit C.



Descriptions of the Methods of Financing and the Time When Costs or Obligations will be Incurred

The information provided within this section and found in Exhibit D illustrate that the proposed TID Plan is economically feasible provided the following:

- ◆ Financing required to accomplish the projects contained within this plan can be obtained by the Village, as listed below.
- ◆ The executed projects follow the approximate timeline provided within this document, though the Village reserves the right to adjust execution of projects to coincide with private development.
- ◆ Development anticipated to occur as a result of the implementation of the TID plan will generate sufficient tax increment to pay for the costs incurred by each project.

Available Financing Methods

Implementation of this TID Plan may require the Village to issue obligations to fund projects to be undertaken as development occurs. The following are types of obligations that may be available to the Village to use.

General Obligation (G.O.) Bonds or Notes

G.O. Bonds or Notes may be issued to finance projects within this TID Plan. G.O. notes may be utilized provided debt is maintained within the value allowed by Wisconsin State Statutes.

Bonds Issued to Developers – “Pay as You Go” Financing

The Village may issue a bond to one or more developers who provide financing for projects included in this TID Plan. Repayment of the amounts due to the developer under the bonds is limited to the pre-determined percentage of the available annual tax increment collected, as result of a specific development. Obligations of the Village and developer should be outlined in a detailed developer's agreement highlighting project specifics. Bonds issued to developers are not G.O. Bonds, and therefore, would not count against the Village's borrowing capacity.

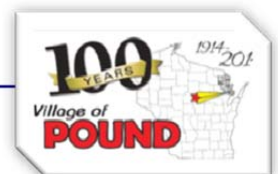
Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increment to be collected in the District. Tax increment bonds are not G.O. Bonds, and therefore, would not count against the Village's borrowing capacity. In the event sufficient increment is not collected to fund the annual debt, the Village may be required to appropriate funding from the General Fund equal to the shortfall.

The funding options listed previously are not inclusive of all potential funding options, but are possible options for funding projects as listed in this Project Plan. Additional funding methods may be Cash on Hand, Utility Revenue Bonds, Special Assessment Bonds, etc.

Proposed Changes in Zoning Ordinances or Other Ordinances, Comprehensive Plan, and Future Land Use Plan Map

Attached in Exhibit E is an image of the existing land uses within Marinette County and within the Village of Pound. The Village of Pound does not currently have a zoning ordinance. Parcel-by-parcel description of existing and proposed land use can also be found in Exhibit B, property list. All future development within the District will be reviewed and approved by the Community Development Board to ensure orderly development within the Village.



List of Estimated Non-Project Costs

There are no non-project costs expected within TIF #1. All the projects and costs listed are in the TIF District.

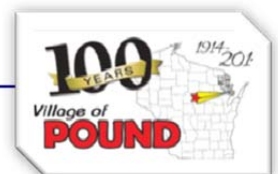
Proposed Method for Relocation of Any Displaced Persons

No businesses or persons are proposed to be relocated or displaced as part of the Plan implementation. However, in the event relocation is deemed necessary in the future to implement the plan, relocation needs should not be precluded from this project plan. In the event relocation or displacement is required, open discussion shall be had between the affected persons and Village, and the appropriate process should be followed, as outlined by the Wisconsin Department of Administration.

Plan Implementation and Orderly Development of the Village

Interest generated within the District will facilitate development within or extending directly adjacent to previously developed areas within the Village. This orderly development is consistent with natural expansion within the Village. By creating TID 1 in the selected location, public utilities are readily available and provide a logical location for organized expansion of existing infrastructure; such expansion has been outlined within the proposed project list. Public improvements are an important segment of this plan, but since they will not generate incremental revenue, they cannot be completed until sufficient increment has been generated to fund said improvements.

The order in which public improvements are made shall be adjusted as actual development occurs. These improvements will be further identified in developer's agreements made between the Village and developers. The Village reserves the right to alter the sequence of improvement(s) as they see fit.



A

EXHIBIT A

OVERALL TIF DISTRICT MAP AND LEGAL DESCRIPTION



Map prepared by Robert E. Lee & Associates, Inc. for the Village of Pound, Wisconsin. Map No. 15228-000. Date: 03/2014.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								AJS
								CHECKED
								MJS
								DESIGNED
								AJS

TAX INCREMENT FINANCING DISTRICT
VILLAGE OF POUND
MARINETTE COUNTY, WISCONSIN

EXHIBIT A
OVERALL TIF DISTRICT MAP

DATE	03/2014
FILE	POUND TIF
JOB NO.	15228-000



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1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.releeinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141

SHEET NO.

TIF District legal description

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 30 North, Range 20 East, Village of Pound, Marinette County, Wisconsin described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 2;

thence N89°30'08"W, 1321.42 feet to the southwest corner of the said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

thence N00°06'49"W, 33.00 feet on the west line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the north right of way of C.T.H. "Q", Main Street, the POINT OF BEGINNING;

thence N00°06'49"W, 2011.87 feet on the west line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the west line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the south right of way of U.S.H. 41 Bypass;

thence N68°57'16"E, 1035.77 feet on said south right of way;

thence S01°05'06"E, 191.41 feet on the west right of way C.T.H. "CP";

thence N89°54'17"E, 178.35 feet on said west right of way;

thence S05°44'21"E, 728.53 feet on said west right of way;

thence S21°51'28"E, 107.67 feet on said west right of way;

thence S00°13'17"E, 104.10 feet on said west right of way to the north line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

thence S89°12'54"E, 25.40 feet on said north line;

thence S00°13'17"E, 216.93 feet on said west right of way of C.T.H. "CP" to the north line of lands described in Jacket 6487 Image 33;

thence N89°17'18"W, 67.00 feet on said north line to the west line of said lands;

thence S00°13'17"E, 110.00 feet on said west line to the south line of said lands;

thence S89°17'18"E, 40.00 feet on said south line to the west right of way of said C.T.H. "CP";

thence S00°13'17"E, 181.95 feet on said west right of way to the north line of lands described in Document Number 708639;

thence N89°21'33"W, 140.00 feet on said north line to the west line of said lands;

thence S00°13'17"E, 145.00 feet on said west line to the south line of the South 10 acres of the said Southeast ¼ of the Southwest ¼ as previously surveyed;

thence N89°21'33"W, 675.40 feet on said south line to the west right of way of Parkview Lane;

thence S00°06'54"E, 623.00 feet on said west right of way to the north right of way of C.T.H. "Q", Main Street;

thence N89°30'08"W, 70.32 feet on said north right of way;

thence N00°06'49"W, 320.00 feet on the east line of land described in Jacket 896 Image 10 to the north line of said lands;

thence N89°30'08"W, 308.50 feet on said north line to the west line of said lands;

thence S00°06'49"E, 320.00 feet on said west line to the north right of way of C.T.H. "Q", Main Street;

thence N89°30'08"W, 66.00 feet on said north right of way to the POINT OF BEGINNING;

Said TIF District contains 48.06 acres of land more or less.

B

EXHIBIT B

TID PROPERTY LISTING




1. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT A LEGAL DOCUMENT.
DATE: 03/20/14 BY: JLS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								CHECKED
								DESIGNED
								JLS

TAX INCREMENT FINANCING DISTRICT
VILLAGE OF POUND
MARINETTE COUNTY, WISCONSIN

EXHIBIT B
OVERALL PARCEL LOCATION MAP

DATE
03/20/14
FILE
POUND
JOB NO.
15229-002

**Robert E. Lee & Associates, Inc.**
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FAX (920) 662-9141

SHEET NO.

**VILLAGE OF POUND
TID PROPERTY LISTING**

MAP KEY	PRIMARY OWNER	PARCEL NUMBER	ACREAGE*	FAIR MARKET VALUE	PROPERTY VALUE	IMPROV. VALUE	TOTAL VALUE	CURRENT LAND USE	PROPOSED LAND USE	PROPERTY CONDITION
1	VILLAGE OF POUND	171-00120.000	25.440	\$ -	\$ -	\$ -	\$ -	AGRICULTURAL	COMMERCIAL/INDUSTRIAL	GOOD
2	FIRST BAPTIST CHURCH	171-00131.000	9.590	\$ -	\$ -	\$ -	\$ -	INSTITUTIONAL	INSTITUTIONAL	GOOD
3	COLEMAN-POUND LIONS CLUB	171-00133.001	0.990	\$ -	\$ -	\$ -	\$ -	INSTITUTIONAL	INSTITUTIONAL	GOOD
4	VILLAGE OF POUND	171-00133.000	7.950	\$ -	\$ -	\$ -	\$ -	PARKS AND RECREATION	PARKS AND RECREATION	GOOD
5	VILLAGE OF POUND	171-00138.000	4.260	\$ -	\$ -	\$ -	\$ -	PARKS AND RECREATION	PARKS AND RECREATION	GOOD
			48.230	\$ -	\$ -	\$ -	\$ -			

*Acreages listed are based on Marinette County Parcel Data. The actual acreage per the legal description is 48.06 acres

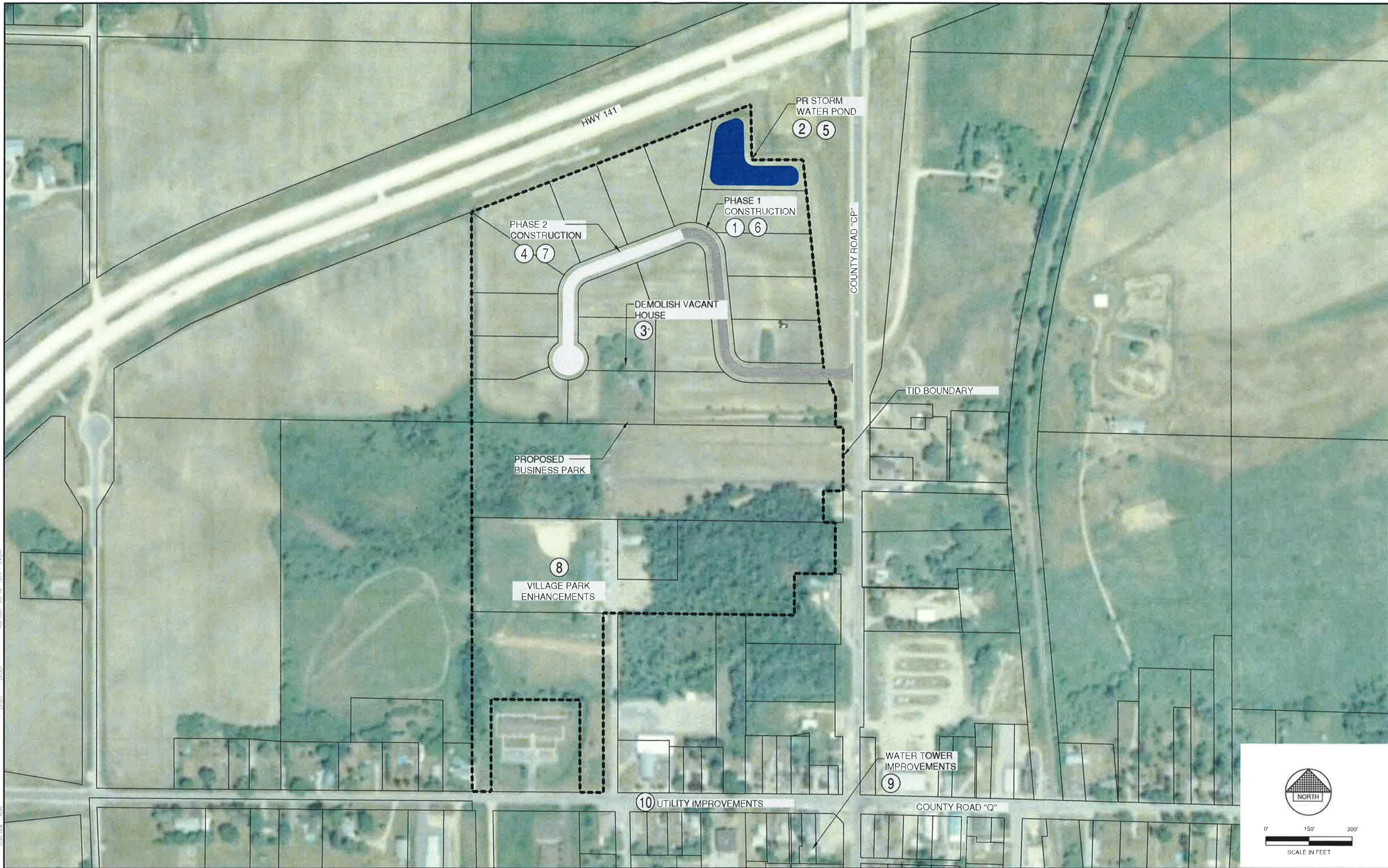
C

EXHIBIT C

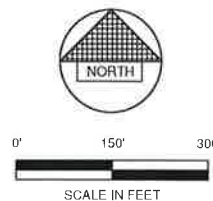
**TIF DISTRICT PROJECT LIST, LOCATION MAP, AND CONSTRUCTION
COST ESTIMATES**

EXHIBIT C
PROPOSED TID PROJECTS BY PHASE

YEAR CONSTRUCTED	2015-2018	2019-2023	2024-2027
PROJECT LIST	PHASE 1	PHASE 2	PHASE 3
1. Phase 1 Utility and Street Construction	\$410,450		
2. Phase 1 Storm Water Management Pond Construction	\$95,350		
3. Vacant House Demolition	\$15,000		
4. Phase 2 Utility and Street Construction		\$348,425	
5. Phase 2 Storm Water Management Pond Construction		\$75,100	
6. Phase 1 Streetscaping		\$75,000	
7. Phase 2 Streetscaping		\$60,000	
8. Village Park Enhancements			\$50,000
9. Water Tower Improvements			\$50,000
10. CTH Q Utility Improvements			\$50,000
Contingencies	\$52,080	\$55,852.50	\$15,000
Engineering, Legal, and Administration	\$78,120.00	\$83,778.75	\$22,500
TOTAL	\$651,000	\$698,156	\$187,500
TOTAL, ALL PHASES			\$1,536,656



1. The information on this map was prepared by Robert E. Lee & Associates, Inc. on 08/20/14.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								REL
								CHECKED
								DESIGNED
								JGS

TAX INCREMENT FINANCING DISTRICT
VILLAGE OF POUND
MARINETTE COUNTY, WISCONSIN

EXHIBIT C
PROJECT LOCATIONS MAP



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HOBART, WI 54155
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INTERNET: www.releeinc.com

DATE	08/20/14
FILE	PCBUND
JOB NO.	16228-002

SHEET NO.

**COST ESTIMATE
PHASE 1 UTILITY AND STREET CONSTRUCTION**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

900 LF of Street and Utility Construction

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
SANITARY SEWER				
8" Sanitary Sewer	LF	1,000	\$ 75.00	\$ 75,000
48" Diameter Manhole	VF	150	\$ 250.00	\$ 37,500
6" Sanitary Sewer Lateral	LF	450	\$ 60.00	\$ 27,000
TOTAL SANITARY SEWER				\$ 139,500
WATER MAIN				
12" Water Main	LF	1000	\$ 45.00	\$ 45,000
6" Hydrant Lead	LF	40	\$ 35.00	\$ 1,400
6" Water Service	LF	450	\$ 35.00	\$ 15,750
12" Valve	EACH	3	\$ 3,000.00	\$ 9,000
6" Valve	EACH	11	\$ 1,250.00	\$ 13,750
Hydrant	EACH	2	\$ 3,500.00	\$ 7,000
TOTAL WATER MAIN				\$ 91,900
STREET CONSTRUCTION				
Stripping Topsoil	SY	9,500	\$ 0.50	\$ 4,750
Unclassified Excavation to Subgrade	CY	4,000	\$ 5.00	\$ 20,000
3/4" Base Course, 15" Depth	SY	3,200	\$ 7.25	\$ 23,200
4" Asphalt Pavement	SY	3,200	\$ 15.50	\$ 49,600
18" Culvert	LF	450	\$ 30.00	\$ 13,500
Reinstalling Salvaged Topsoil	SY	6,000	\$ 1.50	\$ 9,000
Fine Grading, Seeding, and Mulching	SY	6,000	\$ 1.50	\$ 9,000
Erosion Control		1	\$ 5,000.00	\$ 5,000
TOTAL STREET CONSTRUCTION				\$ 134,050
GAS / ELECTRIC	LF	1,000	\$ 45.00	\$ 45,000
SUBTOTAL CONSTRUCTION				\$ 410,450
CONTINGENCY (10%)				\$ 41,045
ENGINEERING (15%)				\$ 61,568
PROJECT TOTAL				\$ 513,063

**COST ESTIMATE
PHASE 2 UTILITY AND STREET CONSTRUCTION**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

750 LF of Street and Utility Construction

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
SANITARY SEWER				
8" Sanitary Sewer	LF	800	\$ 75.00	\$ 60,000
48" Diameter Manhole	VF	100	\$ 250.00	\$ 25,000
6" Sanitary Sewer Lateral	LF	470	\$ 60.00	\$ 28,200
TOTAL SANITARY SEWER				\$ 113,200
WATER MAIN				
12" Water Main	LF	800	\$ 45.00	\$ 36,000
6" Hydrant Lead	LF	40	\$ 35.00	\$ 1,400
6" Water Service	LF	470	\$ 35.00	\$ 16,450
12" Valve	EACH	3	\$ 3,000.00	\$ 9,000
6" Valve	EACH	12	\$ 1,250.00	\$ 15,000
Hydrant	EACH	2	\$ 3,500.00	\$ 7,000
TOTAL WATER MAIN				\$ 84,850
STREET CONSTRUCTION				
Stripping Topsoil	SY	8,400	\$ 0.50	\$ 4,200
Unclassified Excavation to Subgrade	CY	3,200	\$ 5.00	\$ 16,000
3/4" Base Course, 15" Depth	SY	2,700	\$ 7.25	\$ 19,575
4" Asphalt Pavement	SY	2,700	\$ 15.50	\$ 41,850
18" Culvert	LF	500	\$ 30.00	\$ 15,000
Reinstalling Salvaged Topsoil	SY	5,000	\$ 1.50	\$ 7,500
Fine Grading, Seeding, and Mulching	SY	5,000	\$ 1.50	\$ 7,500
Erosion Control		1	\$ 5,000.00	\$ 5,000
TOTAL STREET CONSTRUCTION				\$ 116,625
GAS / ELECTRIC	LF	750	\$ 45.00	\$ 33,750
SUBTOTAL CONSTRUCTION				\$ 348,425
CONTINGENCY (10%)				\$ 34,843
ENGINEERING (15%)				\$ 52,264
PROJECT TOTAL				\$ 435,531

**COST ESTIMATE
PHASE 1 STORM WATER MANAGEMENT POND CONSTRUCTION**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

Phase 1 Storm Water Pond Construction

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
WET DETENTION POND				
In-Place Common Excavation	CY	7,500	\$ 6.00	\$ 45,000
2' Clay Liner	LS	1	\$ 25,000.00	\$ 25,000
36" Storm Sewer	LF	175	\$ 60.00	\$ 10,500
36" Apron Endwall	EACH	1	\$ 1,000.00	\$ 1,000
6' Dia Manhole	VF	6	\$ 750.00	\$ 4,500
Reinforced Concrete Discharge Structure	EACH	1	\$ 3,000.00	\$ 3,000
12" Storm Sewer	LF	50	\$ 25.00	\$ 1,250
Installing Salvaged Topsoil	SY	1,700	\$ 1.50	\$ 2,550
Seed and Mulch Disturbed Areas	SY	1,700	\$ 1.50	\$ 2,550
TOTAL WET DETENTION POND				\$ 95,350
SUBTOTAL CONSTRUCTION				\$ 95,350
CONTINGENCY (10%)				\$ 9,535
ENGINEERING (15%)				\$ 14,303
PROJECT TOTAL				\$ 119,188

**COST ESTIMATE
PHASE 2 STORM WATER MANAGEMENT POND CONSTRUCTION**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

Phase 2 Storm Water Pond Construction

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
WET DETENTION POND				
In-Place Common Excavation	CY	7,500	\$ 6.00	\$ 45,000
2' Clay Liner	LS	1	\$ 25,000.00	\$ 25,000
Installing Salvaged Topsoil	SY	1,700	\$ 1.50	\$ 2,550
Seed and Mulch Disturbed Areas	SY	1,700	\$ 1.50	\$ 2,550
TOTAL WET DETENTION POND				\$ 75,100
SUBTOTAL CONSTRUCTION				\$ 75,100
CONTINGENCY (10%)				\$ 7,510
ENGINEERING (15%)				\$ 11,265
PROJECT TOTAL				\$ 93,875

**COST ESTIMATE
VACANT HOUSE DEMOLITION**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

Vacant House Demolition

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
HOUSE DEMOLITION				
House Demolition	LS	1	\$ 15,000.00	\$ 15,000
TOTAL HOUSE DEMOLITION				\$ 15,000
SUBTOTAL CONSTRUCTION				\$ 15,000
CONTINGENCY (10%)				\$ 1,500
ENGINEERING (15%)				\$ 2,250
PROJECT TOTAL				\$ 18,750

**COST ESTIMATE
PHASE 1 STREETSCAPING**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

900 LF of Streetscaping

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
STREETSCAPING				
Decorative Street Lighting	LS	1	\$ 50,000.00	\$ 50,000
Landscaping	LS	1	\$ 25,000.00	\$ 25,000
TOTAL STREETSCAPING				\$ 75,000
SUBTOTAL CONSTRUCTION				\$ 75,000
CONTINGENCY (10%)				\$ 7,500
ENGINEERING (15%)				\$ 11,250
PROJECT TOTAL				\$ 93,750

**COST ESTIMATE
PHASE 2 STREETSCAPING**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

750 LF of Streetscaping

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
STREETSCAPING				
Decorative Street Lighting	LS	1	\$ 40,000.00	\$ 40,000
Landscaping	LS	1	\$ 20,000.00	\$ 20,000
TOTAL STREETSCAPING				\$ 60,000
SUBTOTAL CONSTRUCTION				\$ 60,000
CONTINGENCY (10%)				\$ 6,000
ENGINEERING (15%)				\$ 9,000
PROJECT TOTAL				\$ 75,000

**COST ESTIMATE
VILLAGE PARK ENHANCEMENTS**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

Village Park Enhancements

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
VILLAGE PARK ENHANCEMENTS				
Park Enhancements	LS	1	\$ 50,000.00	\$ 50,000
TOTAL VILLAGE PARK ENHANCEMENTS				\$ 50,000
SUBTOTAL CONSTRUCTION				\$ 50,000
CONTINGENCY (10%)				\$ 5,000
ENGINEERING (15%)				\$ 7,500
PROJECT TOTAL				\$ 62,500

**COST ESTIMATE
WATER TOWER IMPROVEMENTS**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

Water Tower Improvements

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
WATER TOWER IMPROVEMENTS				
Water Tower Improvements	LS	1	\$ 50,000.00	\$ 50,000
TOTAL WATER TOWER IMPROVEMENTS				\$ 50,000
SUBTOTAL CONSTRUCTION				\$ 50,000
CONTINGENCY (10%)				\$ 5,000
ENGINEERING (15%)				\$ 7,500
PROJECT TOTAL				\$ 62,500

**COST ESTIMATE
CTH Q UTILITY IMPROVEMENTS**

VILLAGE OF POUND
TID NO. 1
ESTIMATED CONSTRUCTION COSTS

AUGUST 2014

CTH Q Utility Improvements

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
CTH Q UTILITY IMPROVEMENTS				
CTH Q Utility Improvements	LS	1	\$ 50,000.00	\$ 50,000
TOTAL CTH Q UTILITY IMPROVEMENTS				\$ 50,000
SUBTOTAL CONSTRUCTION				\$ 50,000
CONTINGENCY (10%)				\$ 5,000
ENGINEERING (15%)				\$ 7,500
PROJECT TOTAL				\$ 62,500

D

EXHIBIT D

FINANCIAL ANALYSIS/GROWTH TABLES

Village of Pound Proposed Tax Incremental District

Cash Flow Analysis

Year	Tax Increments	Investment Earnings	Cash In From Developers	Debt Proceeds	\$400,000 Bonds - 3/01/15 (int. = 2.75%)	\$180,000 Bonds - 3/01/19 (int. = 2.75%)	Capital Projects	Admin	Total Expenditures	Change in Balance	Balances Year End	Debt Outstanding
2015	\$ -	\$ -	\$ 300,000	\$ 400,000	\$ -	\$ -	\$ 632,251	\$ 20,000	\$ 652,251	\$ 47,749	\$ 47,749	\$ 400,000
2016	15,330	-	-	-	11,000	-	18,750	3,000	32,750	(17,420)	30,329	400,000
2017	37,230	-	-	-	11,000	-	-	3,000	14,000	23,230	53,559	400,000
2018	45,048	-	-	-	22,765	-	-	3,000	25,765	19,283	72,842	388,235
2019	56,371	-	300,000	180,000	22,441	4,950	529,406	3,000	559,797	(23,426)	49,416	556,471
2020	64,486	-	-	-	33,882	4,950	-	3,000	41,832	22,654	72,070	532,941
2021	73,284	-	-	-	33,235	10,244	-	3,000	46,479	26,805	98,874	509,412
2022	81,594	-	-	-	32,588	10,099	93,750	3,000	139,437	(57,843)	41,032	480,588
2023	97,657	-	-	-	37,824	15,247	75,000	3,000	131,071	(33,414)	7,618	445,882
2024	109,423	-	-	-	37,015	14,956	-	3,000	54,971	54,452	62,070	405,882
2025	132,299	-	-	-	36,206	14,665	62,500	3,000	116,371	15,928	77,999	365,882
2026	141,059	-	-	-	35,397	17,021	62,500	3,000	117,918	23,141	101,140	325,882
2027	150,616	-	-	-	40,471	16,657	62,500	3,000	122,627	27,989	129,129	277,353
2028	152,027	-	-	-	39,500	16,293	-	3,000	58,793	93,234	222,363	228,824
2029	153,533	-	-	-	38,529	15,929	-	3,000	57,458	96,075	318,438	180,294
2030	155,053	-	-	-	43,441	18,212	-	3,000	64,653	90,400	408,838	125,882
2031	156,588	-	-	-	42,309	17,775	-	3,000	63,084	93,504	502,342	68,824
2032	158,139	-	-	-	-	17,338	-	3,000	20,338	137,801	640,143	52,941
2033	159,705	-	-	-	-	19,549	-	3,000	22,549	137,156	777,300	37,059
2034	161,286	-	-	-	-	19,039	-	3,000	22,039	139,247	916,547	18,529
2035	162,883	-	-	-	-	-	-	3,000	3,000	159,883	1,076,430	-
2036	164,496	-	-	-	-	-	-	3,000	3,000	161,496	1,237,926	-
2037	166,125	-	-	-	-	-	-	3,000	3,000	163,125	1,401,051	-
2038	167,770	-	-	-	-	-	-	3,000	3,000	164,770	1,565,821	-
Totals	\$ 2,762,002	\$ -	\$ 600,000	\$ 580,000	\$ 517,603	\$ 232,921	\$ 1,536,657	\$ 89,000	\$ 2,376,181		\$ 1,565,821	

Slow Growth

Year	Multi-Family \$45,000/unit	Units (each)	Light Industrial \$300,000/unit	Units (acre)	Commercial \$450,000/unit	Units (acre)	Year Total
1	\$ -		\$ 300,000	1	\$ -		\$ 300,000
2	\$ -		\$ -		\$ 450,000	1	\$ 450,000
3	\$ -		\$ 300,000	1	\$ -		\$ 300,000
4	\$ -		\$ -		\$ 450,000	1	\$ 450,000
5	\$ -		\$ 300,000	1	\$ -		\$ 300,000
6	\$ 360,000	8	\$ -		\$ -		\$ 360,000
7	\$ -		\$ -		\$ -		\$ -
8	\$ -		\$ 600,000	2	\$ -		\$ 600,000
9	\$ -		\$ -		\$ 450,000	1	\$ 450,000
10	\$ -		\$ -		\$ 450,000	1	\$ 450,000
11	\$ -		\$ -		\$ 450,000	1	\$ 450,000
12	\$ 360,000	8	\$ -		\$ -		\$ 360,000
Total	\$ 720,000	16	\$ 1,500,000	5	\$ 2,250,000	5	\$ 4,470,000

Multi Family Unit Value 45,000
 Light Industrial Unit Value 300,000
 Commercial Unit Value 450,000

Medium Growth

Year	Multi \$47,000/unit	Units (each)	LI \$350,000/unit	Units (acre)	Commercial \$500,000/unit	Units (acre)	Year Total
1	\$ -		\$ 700,000	2	\$ -		\$ 700,000
2	\$ -		\$ -		\$ 1,000,000	2	\$ 1,000,000
3	\$ -		\$ 350,000	1	\$ -		\$ 350,000
4	\$ -		\$ -		\$ 500,000	1	\$ 500,000
5	\$ -		\$ 350,000	1	\$ -		\$ 350,000
6	\$ 376,000	8	\$ -		\$ -		\$ 376,000
7	\$ -		\$ 350,000	1	\$ -		\$ 350,000
8	\$ -		\$ 700,000	2	\$ -		\$ 700,000
9	\$ -		\$ -		\$ 500,000	1	\$ 500,000
10	\$ -		\$ -		\$ 1,000,000	2	\$ 1,000,000
11	\$ -		\$ 350,000	1	\$ -		\$ 350,000
12	\$ 376,000	8	\$ -		\$ -		\$ 376,000
Total	\$ 752,000	16	\$ 2,800,000	8	\$ 3,000,000	6	\$ 6,552,000

Multi Family Unit Value 47,000
 Light Industrial Unit Value 350,000
 Commercial Unit Value 500,000

High Growth

Year	Multi \$50,000/unit	Units (each)	LI \$400,000/unit	Units (acre)	Commercial \$550,000/unit	Units (acre)	Year Total
1	\$ -		\$ 800,000	2	\$ -		\$ 800,000
2	\$ -		\$ -		\$ 1,100,000	2	\$ 1,100,000
3	\$ -		\$ 800,000	2	\$ -		\$ 800,000
4	\$ -		\$ -		\$ 1,100,000	2	\$ 1,100,000
5	\$ -		\$ 400,000	1	\$ -		\$ 400,000
6	\$ 400,000	8	\$ -		\$ -		\$ 400,000
7	\$ -		\$ 400,000	1	\$ -		\$ 400,000
8	\$ -		\$ 800,000	2	\$ -		\$ 800,000
9	\$ -		\$ -		\$ 1,100,000	2	\$ 1,100,000
10	\$ -		\$ -		\$ 1,100,000	2	\$ 1,100,000
11	\$ -		\$ 400,000	1	\$ -		\$ 400,000
12	\$ 400,000	8	\$ -		\$ -		\$ 400,000
Total	\$ 800,000	16	\$ 3,600,000	9	\$ 4,400,000	8	\$ 8,800,000

Multi Family Unit Value 50,000
 Light Industrial Unit Value 400,000
 Commercial Unit Value 550,000

Table of Estimated TIF District Revenues (Low Growth)

TIF District No. 1 - Village of Pound

Date: August 2014

Year	Life year	District Valuation	Inflation Increment	Construction Increment	Value Increment	Cummulative Value Increment	TIF Revenue	Cummulative TIF Revenue
2015	1	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -
2016	2	\$ 300,000	\$ -	\$ 450,000	\$ 300,000	\$ 300,000	\$ 6,570	\$ 6,570
2017	3	\$ 750,000	\$ 3,000	\$ 300,000	\$ 450,000	\$ 750,000	\$ 16,425	\$ 22,995
2018	4	\$ 1,053,000	\$ 7,500	\$ 450,000	\$ 303,000	\$ 1,053,000	\$ 23,061	\$ 46,056
2019	5	\$ 1,510,500	\$ 10,530	\$ 300,000	\$ 457,500	\$ 1,510,500	\$ 33,080	\$ 79,136
2020	6	\$ 1,821,030	\$ 15,105	\$ 360,000	\$ 310,530	\$ 1,821,030	\$ 39,881	\$ 119,017
2021	7	\$ 2,196,135	\$ 18,210	\$ -	\$ 375,105	\$ 2,196,135	\$ 48,095	\$ 167,112
2022	8	\$ 2,214,345	\$ 21,961	\$ 600,000	\$ 18,210	\$ 2,214,345	\$ 48,494	\$ 215,606
2023	9	\$ 2,836,306	\$ 22,143	\$ 450,000	\$ 621,961	\$ 2,836,306	\$ 62,115	\$ 277,721
2024	10	\$ 3,308,449	\$ 28,363	\$ 450,000	\$ 472,143	\$ 3,308,449	\$ 72,455	\$ 350,176
2025	11	\$ 3,786,812	\$ 33,084	\$ 450,000	\$ 478,363	\$ 3,786,812	\$ 82,931	\$ 433,107
2026	12	\$ 4,269,896	\$ 37,868	\$ 360,000	\$ 483,084	\$ 4,269,896	\$ 93,511	\$ 526,618
2027	13	\$ 4,667,764	\$ 42,699	\$ -	\$ 397,868	\$ 4,667,764	\$ 102,224	\$ 628,842
2028	14	\$ 4,710,463	\$ 46,678	\$ -	\$ 42,699	\$ 4,710,463	\$ 103,159	\$ 732,001
2029	15*	\$ 4,757,141	\$ 47,105	\$ -	\$ 46,678	\$ 4,757,141	\$ 104,181	\$ 836,182
2030	16	\$ 4,804,246	\$ 47,571	\$ -	\$ 47,105	\$ 4,804,246	\$ 105,213	\$ 941,395
2031	17	\$ 4,851,817	\$ 48,042	\$ -	\$ 47,571	\$ 4,851,817	\$ 106,255	\$ 1,047,650
2032	18	\$ 4,899,859	\$ 48,518	\$ -	\$ 48,042	\$ 4,899,859	\$ 107,307	\$ 1,154,957
2033	19	\$ 4,948,377	\$ 48,999	\$ -	\$ 48,518	\$ 4,948,377	\$ 108,369	\$ 1,263,326
2034	20**	\$ 4,997,376	\$ 49,484	\$ -	\$ 48,999	\$ 4,997,376	\$ 109,443	\$ 1,372,769
2035	21	\$ 5,046,860	\$ 49,974	\$ -	\$ 49,484	\$ 5,046,860	\$ 110,526	\$ 1,483,295
2036	22	\$ 5,096,834	\$ 50,469	\$ -	\$ 49,974	\$ 5,096,834	\$ 111,621	\$ 1,594,916
2037	23	\$ 5,147,303	\$ 50,968	\$ -	\$ 50,469	\$ 5,147,303	\$ 112,726	\$ 1,707,642
2038	24	\$ -	\$ -	\$ -	\$ 50,968	\$ 5,198,271	\$ 113,842	\$ 1,821,484
Totals			\$ 626,834	\$ 4,470,000	\$ 5,046,860		\$ 1,483,295	

Net Present Value @ 5% (TIF life 15 yrs) = \$551,507.22
 Net Present Value @ 5% (TIF life 20 yrs) = \$766,259.87
Net Present Value @ 5% (TIF life 23 yrs) = \$876,416.60

Table of Estimated TIF District Revenues (Medium Growth)
TIF District No. 1 - Village of Pound
Date: August 2014

Year	Life year	District Valuation	Inflation Increment	Construction Increment	Value Increment	Cummulative Value Increment	TIF Revenue	Cummulative TIF Revenue
2015	1	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -
2016	2	\$ 700,000	\$ -	\$ 1,000,000	\$ 700,000	\$ 700,000	\$ 15,330	\$ 15,330
2017	3	\$ 1,700,000	\$ 7,000	\$ 350,000	\$ 1,000,000	\$ 1,700,000	\$ 37,230	\$ 52,560
2018	4	\$ 2,057,000	\$ 17,000	\$ 500,000	\$ 357,000	\$ 2,057,000	\$ 45,048	\$ 97,608
2019	5	\$ 2,574,000	\$ 20,570	\$ 350,000	\$ 517,000	\$ 2,574,000	\$ 56,371	\$ 153,979
2020	6	\$ 2,944,570	\$ 25,740	\$ 376,000	\$ 370,570	\$ 2,944,570	\$ 64,486	\$ 218,465
2021	7	\$ 3,346,310	\$ 29,446	\$ 350,000	\$ 401,740	\$ 3,346,310	\$ 73,284	\$ 291,749
2022	8	\$ 3,725,756	\$ 33,463	\$ 700,000	\$ 379,446	\$ 3,725,756	\$ 81,594	\$ 373,343
2023	9	\$ 4,459,219	\$ 37,258	\$ 500,000	\$ 733,463	\$ 4,459,219	\$ 97,657	\$ 471,000
2024	10	\$ 4,996,477	\$ 44,592	\$ 1,000,000	\$ 537,258	\$ 4,996,477	\$ 109,423	\$ 580,423
2025	11	\$ 6,041,069	\$ 49,965	\$ 350,000	\$ 1,044,592	\$ 6,041,069	\$ 132,299	\$ 712,722
2026	12	\$ 6,441,034	\$ 60,411	\$ 376,000	\$ 399,965	\$ 6,441,034	\$ 141,059	\$ 853,781
2027	13	\$ 6,877,445	\$ 64,410	\$ -	\$ 436,411	\$ 6,877,445	\$ 150,616	\$ 1,004,397
2028	14	\$ 6,941,855	\$ 68,774	\$ -	\$ 64,410	\$ 6,941,855	\$ 152,027	\$ 1,156,424
2029	15*	\$ 7,010,629	\$ 69,419	\$ -	\$ 68,774	\$ 7,010,629	\$ 153,533	\$ 1,309,957
2030	16	\$ 7,080,048	\$ 70,106	\$ -	\$ 69,419	\$ 7,080,048	\$ 155,053	\$ 1,465,010
2031	17	\$ 7,150,154	\$ 70,800	\$ -	\$ 70,106	\$ 7,150,154	\$ 156,588	\$ 1,621,598
2032	18	\$ 7,220,954	\$ 71,502	\$ -	\$ 70,800	\$ 7,220,954	\$ 158,139	\$ 1,779,737
2033	19	\$ 7,292,456	\$ 72,210	\$ -	\$ 71,502	\$ 7,292,456	\$ 159,705	\$ 1,939,442
2034	20	\$ 7,364,666	\$ 72,925	\$ -	\$ 72,210	\$ 7,364,666	\$ 161,286	\$ 2,100,728
2035	21	\$ 7,437,591	\$ 73,647	\$ -	\$ 72,925	\$ 7,437,591	\$ 162,883	\$ 2,263,611
2036	22	\$ 7,511,238	\$ 74,376	\$ -	\$ 73,647	\$ 7,511,238	\$ 164,496	\$ 2,428,107
2037	23	\$ 7,585,614	\$ 75,112	\$ -	\$ 74,376	\$ 7,585,614	\$ 166,125	\$ 2,594,232
2038	24	\$ -	\$ -	\$ -	\$ 75,112	\$ 7,660,726	\$ 167,770	\$ 2,762,002
Totals			\$ 959,238	\$ 6,552,000	\$ 7,437,591		\$ 2,263,611	

Net Present Value @ 5% (TIF life 15 yrs) = \$870,291.37
Net Present Value @ 5% (TIF life 20 yrs) = \$1,186,773.51
Net Present Value @ 5% (TIF life 23 yrs) = \$1,349,112.07

Table of Estimated TIF District Revenues (High Growth)

TIF District No. 1 - Village of Pound

Date: August 2014

Year	Life year	District Valuation	Inflation Increment	Construction Increment	Value Increment	Cummulative Value Increment	TIF Revenue	Cummulative TIF Revenue
2015	1	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -
2016	2	\$ 800,000	\$ -	\$ 1,100,000	\$ 800,000	\$ 800,000	\$ 17,520	\$ 17,520
2017	3	\$ 1,900,000	\$ 8,000	\$ 800,000	\$ 1,100,000	\$ 1,900,000	\$ 41,610	\$ 59,130
2018	4	\$ 2,708,000	\$ 19,000	\$ 1,100,000	\$ 808,000	\$ 2,708,000	\$ 59,305	\$ 118,435
2019	5	\$ 3,827,000	\$ 27,080	\$ 400,000	\$ 1,119,000	\$ 3,827,000	\$ 83,811	\$ 202,246
2020	6	\$ 4,254,080	\$ 38,270	\$ 400,000	\$ 427,080	\$ 4,254,080	\$ 93,164	\$ 295,410
2021	7	\$ 4,692,350	\$ 42,541	\$ 400,000	\$ 438,270	\$ 4,692,350	\$ 102,762	\$ 398,172
2022	8	\$ 5,134,891	\$ 46,924	\$ 800,000	\$ 442,541	\$ 5,134,891	\$ 112,454	\$ 510,626
2023	9	\$ 5,981,815	\$ 51,349	\$ 1,100,000	\$ 846,924	\$ 5,981,815	\$ 131,002	\$ 641,628
2024	10	\$ 7,133,164	\$ 59,818	\$ 1,100,000	\$ 1,151,349	\$ 7,133,164	\$ 156,216	\$ 797,844
2025	11	\$ 8,292,982	\$ 71,332	\$ 400,000	\$ 1,159,818	\$ 8,292,982	\$ 181,616	\$ 979,460
2026	12	\$ 8,764,314	\$ 82,930	\$ 400,000	\$ 471,332	\$ 8,764,314	\$ 191,938	\$ 1,171,398
2027	13	\$ 9,247,244	\$ 87,643	\$ -	\$ 482,930	\$ 9,247,244	\$ 202,515	\$ 1,373,913
2028	14	\$ 9,334,887	\$ 92,472	\$ -	\$ 87,643	\$ 9,334,887	\$ 204,434	\$ 1,578,347
2029	15*	\$ 9,427,359	\$ 93,349	\$ -	\$ 92,472	\$ 9,427,359	\$ 206,459	\$ 1,784,806
2030	16	\$ 9,520,708	\$ 94,274	\$ -	\$ 93,349	\$ 9,520,708	\$ 208,504	\$ 1,993,310
2031	17	\$ 9,614,982	\$ 95,207	\$ -	\$ 94,274	\$ 9,614,982	\$ 210,568	\$ 2,203,878
2032	18	\$ 9,710,189	\$ 96,150	\$ -	\$ 95,207	\$ 9,710,189	\$ 212,653	\$ 2,416,531
2033	19	\$ 9,806,339	\$ 97,102	\$ -	\$ 96,150	\$ 9,806,339	\$ 214,759	\$ 2,631,290
2034	20	\$ 9,903,441	\$ 98,063	\$ -	\$ 97,102	\$ 9,903,441	\$ 216,885	\$ 2,848,175
2035	21	\$10,001,504	\$ 99,034	\$ -	\$ 98,063	\$ 10,001,504	\$ 219,033	\$ 3,067,208
2036	22	\$10,100,538	\$ 100,015	\$ -	\$ 99,034	\$ 10,100,538	\$ 221,202	\$ 3,288,410
2037	23	\$10,200,553	\$ 101,005	\$ -	\$ 100,015	\$ 10,200,553	\$ 223,392	\$ 3,511,802
2038	24	\$ -	\$ -	\$ -	\$ 101,005	\$ 10,301,558	\$ 225,604	\$ 3,737,406
Totals			\$ 1,300,538	\$ 8,800,000	\$ 10,001,504		\$ 3,067,208	

Net Present Value @ 5% (TIF life 15 yrs) = \$1,183,851.65

Net Present Value @ 5% (TIF life 20 yrs) = \$1,609,432.81

Net Present Value @ 5% (TIF life 23 yrs) = \$1,827,733.27

E

EXHIBIT E

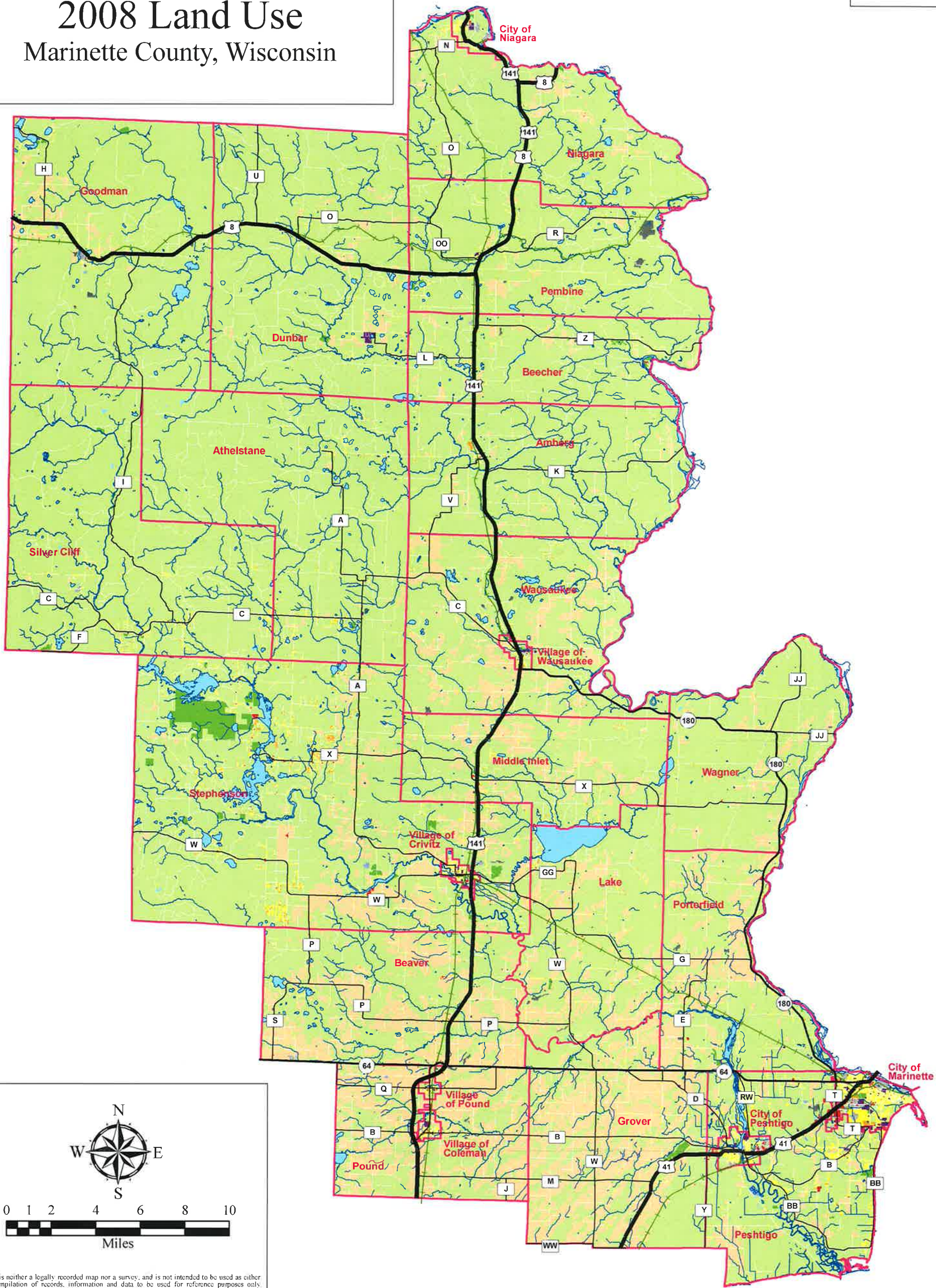
EXISTING VILLAGE OF POUND ZONING MAP

2008 Land Use

Marinette County, Wisconsin

Marinette County
20-Year Comprehensive Plan

10-9



This map is neither a legally recorded map nor a survey, and is not intended to be used as either. It is a compilation of records, information and data to be used for reference purposes only. Marinette County and the Bay-Lake RPC are not responsible for any inaccuracies herein contained.

Base Map Features

- MCD Boundary
- U.S. Highway
- State Highway
- County Highway
- Railroad
- Surface Water

- | | |
|-------------------|----------------------------|
| Residential | Communications/Utilities |
| Mobile Homes | Governmental/Institutional |
| Commercial | Parks and Recreation |
| Industrial | Open Space/Fallow Fields |
| Extractive Mining | Agricultural |
| Transportation | Woodlands/Natural Areas |

Source: Marinette County;
Bay-Lake Regional Planning Commission, 2009.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								BLR
								CHECKED
								DESIGNED
								JOS

TAX INCREMENT FINANCING DISTRICT
VILLAGE OF POUND
MARINETTE COUNTY, WISCONSIN

EXHIBIT E
EXISTING LAND USE MAP



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DATE
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P00100
JOB NO.
15200-002

PHONE: (920) 662-9641
FAX: (920) 662-9141

SHEET NO.

F

EXHIBIT F

ATTORNEY'S OPINION OF COMPLIANCE

G

EXHIBIT G

APPROVAL DOCUMENTATION