

A quorum of the Administration Committee, Board of Public Works, Park Board, and/or Common Council may attend this meeting; (Although it is not expected that any official action of any of those bodies will be taken).

**CITY OF MENASHA
JOINT REVIEW BOARD – WINNEBAGO COUNTY
Council Chambers, 3rd Floor, City Hall
140 Main Street, Menasha**

October 18, 2016

2:00 PM

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the July 16, 2015 Joint Review Board, Winnebago County Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
- E. ACTION ITEMS
 - 1. Set Next Meeting Date
- F. DISCUSSION
 - 1. [Review and Discuss Amendment to Tax Incremental District #5 Project Plan](#)
 - 2. [Review and Discuss Amendment to Tax Incremental District #10 Project Plan](#)
- G. ADJOURNMENT

CITY OF MENASHA
Winnebago County Joint Review Board
Council Chambers, City Hall – 140 Main Street
July 16, 2015
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:00 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

MEMBERS PRESENT: Brian Adesso, Mark Harris, Amy Van Straten, Scott Francis, and Mayor Merkes.

MEMBERS EXCUSED: None.

OTHERS PRESENT: CDD Keil, ASD Steeno, AP Englebert, CDC Heim, and Todd Taves representing Ehlers.

C. MINUTES TO APPROVE

1. **Minutes of the June 16, 2015 Joint Review Board Meeting**

Motion by Amy Van Straten, seconded by Mark Harris to approve the June 16, 2015 Joint Review Board, Winnebago County meeting minutes as presented.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. ACTION/DISCUSSION ITEMS

1. **Review of the Public Record, Planning Documents, Plan Commission Resolutions, and the Resolutions passed by the Common Council Approving the Creation of Tax Incremental District #13 and Project Plan Amendment to Tax Incremental District #5**

Mr. Taves commented that state statutes require the Joint Review Board review the public record and planning documents creating or amending TIF districts and proceeded to deliver a brief overview of the respective documents and public record.

2. **Consideration of the City of Menasha, Joint Review Board – Winnebago County Resolution 1-15 Approving the Creation of Tax Incremental District #13**

Mr. Taves indicated that the Joint Review Board resolution outlines the three criteria that are required for the Joint Review Board to approve the creation of Tax Incremental District #13.

No further discussion by the board.

Motion by Amy Van Straten, seconded by Scott Francis to approve City of Menasha Joint Review Board resolution 1-15 approving the creation of Tax Incremental District #13. Motion carried on roll call 5-0.

3. **Consideration of the City of Menasha, Joint Review Board – Winnebago County Resolution 2-15 Approving Project Plan Amendment to Tax Incremental District #5**

Mr. Taves provided an overview of the resolution and how it relates to State Statutes. Brian Adesso questioned if any members of the Board knew if the exempt computer TID payment legislation was passed. Mark Harris indicated that the legislation never made it to the floor of the legislative for a vote.

Motion by Scott Francis, seconded by Mark Harris to approve City of Menasha Joint Review Board resolution 2-15 approving project plan amendment to Tax Incremental District #5. Motion carried on roll call 5-0.

4. **Determination of Whether to Designate Joint Review Board as a Standing Joint Review Board, or to Disband Following Adjournment**

Mr. Taves indicated that statutes do not require the board has to take action on this item. CDD Keil explained that the city would prefer to have a standing board for ease of contacting board members.

Motion by Mark Harris, seconded by Brian Adesso to designate the Joint Review Board a standing board. The motion carried 5-0.

G. ADJOURNMENT

Motion by Brian Adesso, seconded by Scott Francis to adjourn at 3:10 p.m.

The motion carried.

Minutes respectfully submitted by CDC Kristi Heim.

September 28, 2016

Tax Incremental District #5
Project Plan Amendment #5

CITY OF MENASHA, WISCONSIN



| | |
|-------------------------------------|--|
| Joint Review Board Meeting Held: | October 18, 2016 |
| Public Hearing Held: | October 18, 2016 |
| Adoption by Plan Commission: | October 18, 2016 |
| Adoption by Common Council: | Scheduled for Consideration November 7, 2016 |
| Approval by the Joint Review Board: | Scheduled for Consideration November 8, 2016 |

Introduction

The City of Menasha ("City") created Tax Increment District #5 ("TID #5" or "Donor District") as an industrial use district on September 9, 1998. Since then, the project plan for Tax Increment District #5 has been amended four times with this amendment being the fifth. Two of the four amendments were territory amendments and the other two amendments were allocation and project plan amendments. This amendment seeks to change the project plan but will not affect territory in TID #5 and therefore will not be counted against the maximum of four allowable territorial amendments. A map of the current TID #5 boundaries is included on the following page.

It is recognized that TID #5 has positive surplus funds due to a higher than expected increment resulting from its creation. Tax Increment District #3 ("TID #3" or "Recipient District") is an existing blighted area TID that has a lower than expected fund balance. Currently, TID #3 is expected to terminate by 12/05/2016 without recovering its project costs. Therefore this amendment seeks to share funds in the estimated amount of \$732,500 in the form of a one-time payment from TID #5 to TID #3 in order to make the Recipient District financially solvent.

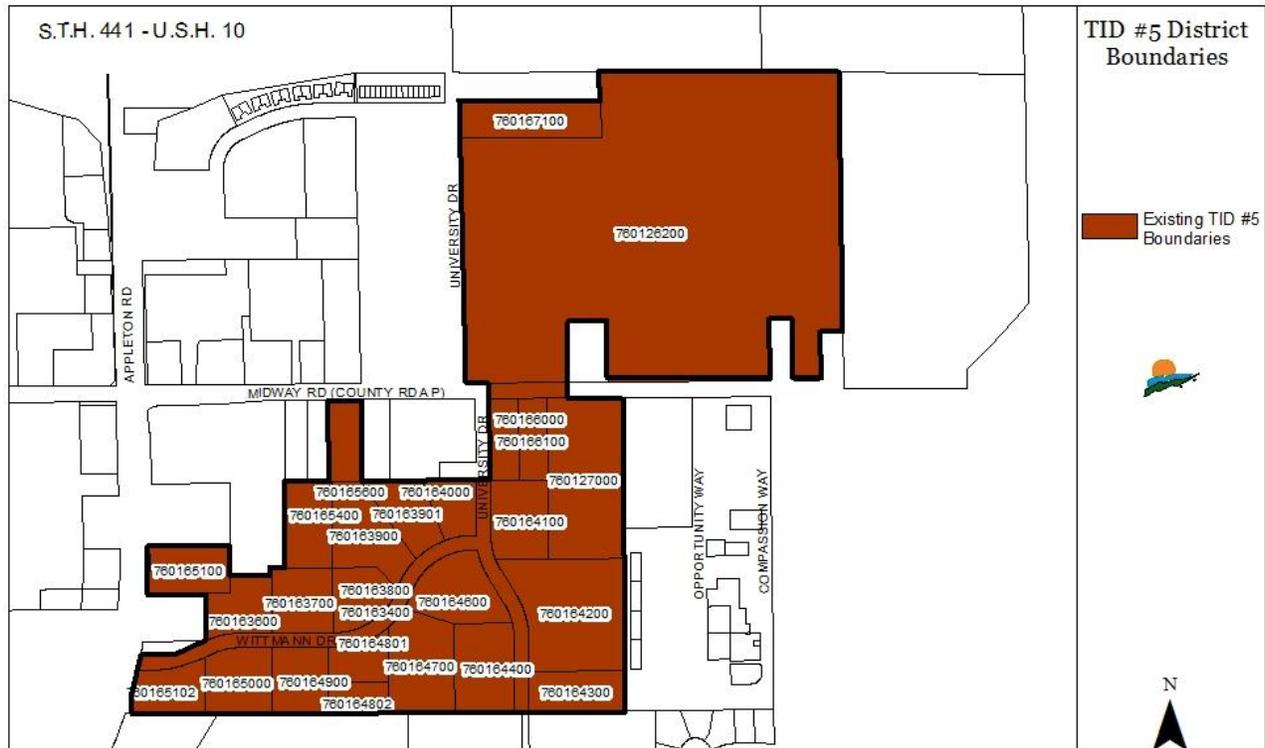
Statement of Kind, Number and Location of Proposed Public Works or Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional Project Costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan and subsequent Project Plan Amendments remains in effect.

Detailed List of Project Costs

The proposed improvements consist of an estimated allocation from TID #5 to TID #3 in the amount of \$732,500 in order to facilitate the successful closure of TID #3 (see page 5).

Map of Current District Boundaries



Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan and subsequent Project Plan Amendments for prior maps showing the existing uses and conditions of property.

Economic Feasibility Study, Financing Methods and the Time When Costs or Monetary Obligations are to be Incurred

Tax Increment District #5 is allocating positive tax increments to Tax Increment District #3 under the authority provided by Wisconsin Statutes Section 66.1105(6)(f). The following requirements are to be met under that statute:

1. The donor tax incremental district, the positive tax increments of which are to be allocated, and the recipient tax incremental district have the same overlying taxing jurisdictions.
2. The allocation of tax increments under this paragraph is approved by the joint review board.
3. The recipient district was created upon a finding that not less than 50 percent, by area, of the real property within the district is blighted or in need of rehabilitation.

4. The allocation of positive tax increments from a donor district to one or more recipient districts cannot be made unless the donor district has first satisfied all of its current-year debt service and project cost obligations.

Tax Increment District #5, the positive tax increments to be allocated, and Tax Increment District #3 have the same overlying taxing jurisdictions. The recipient district was created with the finding that not less than 50 percent, by area, of real property within the district is blighted or in need of rehabilitation.

The donor district has satisfied its current-year debt service and project cost obligations. The exhibits on the following page demonstrate that Tax Increment District #5 has sufficient increment to pay for its project costs and has a surplus with which to allocate increment to Tax Increment District #3.

Projected Cash Flow Prior to Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Donor TO OTHER TID's (#7 & #8) | ADVANCE TO TID #10 | DONOR TO TID #13 | POTENTIAL DONOR TO TID #3 | NEW BORROWING | END OF YEAR FUND BALANCE | REMAINING LIABILITIES |
|----------------------------|---------------|----------------|------------|---------------------|----------------|--------------|----------------|--------------------------------|--------------------|------------------|---------------------------|---------------|--------------------------|-----------------------|
| 2003/2004 | | | | | | | | | | | | | \$1,006,547 | |
| 2004/2005 | | | \$98,177 | \$2,876 | \$156,958 | \$263,180 | \$1,295,075 | | | | | \$1,300,000 | \$1,006,303 | |
| 2005/2006 | | | \$154,948 | \$4,071 | \$442,206 | \$1,054,867 | \$105,352 | | | | | \$0 | \$447,309 | |
| 2006/2007 | | | \$135,756 | \$7,864 | \$565,965 | \$703,153 | \$0 | | | | | \$0 | \$453,741 | |
| 2007/2008 | | | \$263,713 | \$6,755 | \$123,658 | \$1,310,245 | \$1,225 | | | | | \$765,000 | \$301,400 | |
| 2008/2009 | | | \$290,472 | \$161,558 | \$659,337 | \$648,876 | \$414,597 | | | | | | \$349,294 | |
| 2009/2010 | | | \$256,913 | \$162,040 | \$89,576 | \$390,801 | \$20,973 | | | | | | \$446,050 | |
| 2010/2011 | | | \$272,424 | \$163,588 | \$184,855 | \$420,017 | \$5,524 | | \$250,000 | | | | \$391,375 | |
| 2011/2012 | \$10,510,200 | \$27.198 | \$285,855 | \$178,891 | \$164,286 | \$1,537,069 | \$26,867 | | (\$29,000) | | | \$1,170,000 | \$655,471 | |
| 2012/2013 | \$10,360,000 | \$27.877 | \$288,809 | \$263,953 | \$1,171,958 | \$235,591 | \$10,146 | | | | | | \$2,134,454 | |
| 2013/2014 | \$10,510,800 | \$28.207 | \$296,480 | \$296,124 | \$608 | \$1,415,855 | \$13,463 | \$109,710 | | | | | \$1,188,638 | |
| 2014/2015 | \$11,441,200 | \$28.056 | \$320,998 | \$457,071 | \$0 | \$265,500 | \$12,228 | \$18,048 | | \$750,000 | | | \$920,931 | \$1,780,918 |
| 2015/2016 | \$11,797,700 | \$27.976 | \$330,058 | \$584,678 | | \$271,902 | \$10,653 | \$24,748 | (\$221,000) | | | | \$1,749,364 | \$1,484,268 |
| 2016/2017 | \$11,797,700 | \$27.976 | \$330,058 | | | \$276,719 | \$150 | \$143,173 | | | | | \$1,659,380 | \$1,064,376 |
| 2017/2018 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$264,000 | | | | | \$1,556,194 | \$631,282 |
| 2018/2019 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$114,500 | | | | | \$1,602,508 | \$347,688 |
| 2019/2020 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$9,500 | | | | | \$1,753,823 | \$169,094 |
| 2020/2021 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | | | | | | \$1,914,637 | \$0 |

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Projected Cash Flow Following Transfer to Recipient District

TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/21/2016

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Donor TO OTHER TID's (#7 & #8) | ADVANCE TO TID #10 | DONOR TO TID #13 | POTENTIAL DONOR TO TID #3 | NEW BORROWING | END OF YEAR FUND BALANCE | REMAINING LIABILITIES |
|----------------------------|---------------|----------------|------------|---------------------|----------------|--------------|----------------|--------------------------------|--------------------|------------------|---------------------------|---------------|--------------------------|-----------------------|
| 2003/2004 | | | | | | | | | | | | | \$1,006,547 | |
| 2004/2005 | | | \$98,177 | \$2,876 | \$156,958 | \$263,180 | \$1,295,075 | | | | | \$1,300,000 | \$1,006,303 | |
| 2005/2006 | | | \$154,948 | \$4,071 | \$442,206 | \$1,054,867 | \$105,352 | | | | | \$0 | \$447,309 | |
| 2006/2007 | | | \$135,756 | \$7,864 | \$565,965 | \$703,153 | \$0 | | | | | \$0 | \$453,741 | |
| 2007/2008 | | | \$263,713 | \$6,755 | \$123,658 | \$1,310,245 | \$1,225 | | | | | \$765,000 | \$301,400 | |
| 2008/2009 | | | \$290,472 | \$161,558 | \$659,337 | \$648,876 | \$414,597 | | | | | | \$349,294 | |
| 2009/2010 | | | \$256,913 | \$162,040 | \$89,576 | \$390,801 | \$20,973 | | | | | | \$446,050 | |
| 2010/2011 | | | \$272,424 | \$163,588 | \$184,855 | \$420,017 | \$5,524 | | \$250,000 | | | | \$391,375 | |
| 2011/2012 | \$10,510,200 | \$27.198 | \$285,855 | \$178,891 | \$164,286 | \$1,537,069 | \$26,867 | | (\$29,000) | | | \$1,170,000 | \$655,471 | |
| 2012/2013 | \$10,360,000 | \$27.877 | \$288,809 | \$263,953 | \$1,171,958 | \$235,591 | \$10,146 | | | | | | \$2,134,454 | |
| 2013/2014 | \$10,510,800 | \$28.207 | \$296,480 | \$296,124 | \$608 | \$1,415,855 | \$13,463 | \$109,710 | | | | | \$1,188,638 | |
| 2014/2015 | \$11,441,200 | \$28.056 | \$320,998 | \$457,071 | \$0 | \$265,500 | \$12,228 | \$18,048 | | \$750,000 | | | \$920,931 | \$1,780,918 |
| 2015/2016 | \$11,797,700 | \$27.976 | \$330,058 | \$584,678 | | \$271,902 | \$10,653 | \$24,748 | (\$221,000) | | \$732,500 | | \$1,016,864 | \$1,484,268 |
| 2016/2017 | \$11,797,700 | \$27.976 | \$330,058 | | | \$276,719 | \$150 | \$143,173 | | | | | \$926,880 | \$1,064,376 |
| 2017/2018 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$264,000 | | | | | \$823,694 | \$631,282 |
| 2018/2019 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$114,500 | | | | | \$870,008 | \$347,688 |
| 2019/2020 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | \$9,500 | | | | | \$1,021,323 | \$169,094 |
| 2020/2021 | \$11,797,700 | \$27.976 | \$330,058 | | | \$169,094 | \$150 | | | | | | \$1,182,137 | \$0 |

Notes:

Includes end of year G.O. debt outstanding plus remaining planned transfers to TIDs 7 and 8.

Map Showing Proposed Improvements and Uses

There will not be any changes to the Tax Increment District #5 boundaries or to the existing uses and conditions within Tax Increment District #5 as a result of this Project Plan Amendment. Please refer to the original Project Plan and its subsequent Project Plan Amendments for maps detailing the proposed improvements and property within Tax Increment District #5.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended Tax Increment District #5. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #5 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended Tax Increment District #5. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #5 Project Plan or its subsequent Amendments as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

Opinion of the Attorney of the City of Menasha Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

September 30, 2016

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District #5 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive style with a large, stylized initial "P".

Attorney Pamela Captain
City of Menasha

September 28, 2016

Tax Incremental District #10
Project Plan Amendment #1

CITY OF MENASHA, WISCONSIN



| | |
|-------------------------------------|--|
| Joint Review Board Meeting Held: | October 18, 2016 |
| Public Hearing Held: | October 18, 2016 |
| Adoption by Plan Commission: | October 18, 2016 |
| Adoption by Common Council: | Scheduled for Consideration November 7, 2016 |
| Approval by the Joint Review Board: | Scheduled for Consideration November 8, 2016 |

Introduction

The City of Menasha ("City") created Tax Increment District #10 ("TID #10") as a blighted area district in May, 2006. This is the first amendment to TID #10. The amendment seeks to change the project plan but will not affect territory in TID #10. Therefore, it will not be counted against the maximum of four allowable territorial amendments. A map of the current TID#10 boundaries is included on the following page.

It is recognized that TID #10 has positive surplus funds due to a higher than expected increment resulting from its creation. Therefore, the project plan for TID #10 is proposed to provide an opportunity to use excess funds in TID #10 to capitalize the City of Menasha Housing Rehabilitation Fund. Such fund is to be used within a ½ mile radius of the TID #10 boundaries.

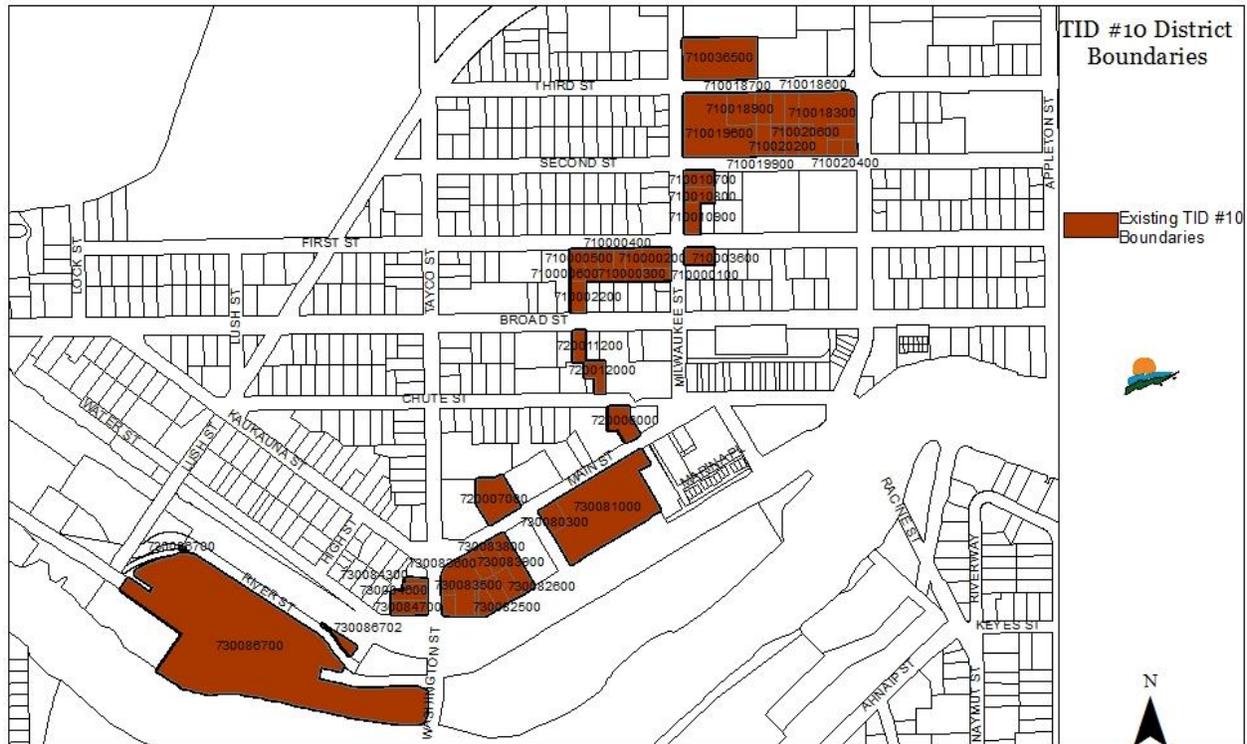
Statement of Kind, Number and Location of Proposed Public Works or Other Projects

This amendment provides the authority for the District to expend funds within a ½ mile radius of its boundaries as described in the Detailed List of Project Costs. This cost category is specifically added to the Project Plan, and the statement of kind, number and location of proposed public works and other projects as documented in the original Project Plan otherwise remains in effect.

Detailed List of Project Costs

The proposed improvements consist of the capitalization of monies into the City of Menasha Housing Rehabilitation Fund from TID #10 using increment above and beyond its project costs as granted under the authority of Wisconsin Statute 66.1105(2)(f)1.a and 66.1105(2)(f)1.L. The Housing Rehabilitation Funds are to be used in an annual rehabilitation program up to \$50,000 per year or as permitted from available future increment for projects within a ½ mile radius of the TID #10 District Boundaries under the authority provided by Wisconsin Statute 66.1105(2)(f)1.n.

Map of Current District Boundaries



Map Showing Existing Uses and Conditions

There will be neither changes to District boundaries nor any changes to the existing uses and conditions within the District as a result of this Amendment. Please refer to the original TID Project Plan for prior maps showing the existing uses and conditions of property.

Economic Feasibility Study, Financing Methods and the Time When Costs or Monetary Obligations are to be Incurred

Since the funds will only be allocated if there is enough increment to pay off the project costs, this amendment is economically feasible. Presented on the following page is the current cash flow table for the TID #10 increment indicating that there will be enough funds to pay off the project costs.

TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

9/21/2016

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | ADVANCE FROM TID #5 | NEW BORROWING | END OF YEAR FUND BALANCE |
|-------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|------------------------|------------------|--------------------------------|
| 2005/2006 | | | \$0 | \$0 | \$0 | \$7,436 | \$366,214 | | \$375,000 | \$1,350 |
| 2006/2007 | | | \$0 | \$0 | \$0 | \$23,563 | \$3,139 | | \$0 | (\$25,352) |
| 2007/2008 | | | \$59,449 | \$12,581 | \$0 | \$34,111 | | | | \$12,567 |
| 2008/2009 | | | \$82,516 | \$10,562 | \$0 | \$34,110 | | | | \$71,535 |
| 2009/2010 | | | \$72,996 | \$10,554 | \$0 | \$34,110 | \$5,506 | | | \$115,469 |
| 2010/2011 | | | \$70,538 | \$9,345 | \$0 | \$409,110 | \$30,480 | \$250,000 | | \$5,762 |
| 2011/2012 | \$1,512,100 | \$27.198 | \$41,126 | \$4,945 | \$0 | \$9,391 | \$12,616 | (\$29,000) | | \$827 |
| 2012/2013 | \$2,263,800 | \$27.877 | \$63,109 | \$11,072 | \$0 | \$0 | \$7,563 | | | \$67,444 |
| 2013/2014 | \$1,397,500 | \$28.207 | \$39,420 | \$28,933 | \$0 | \$0 | \$3,305 | | | \$132,492 |
| 2014/2015 | \$1,743,100 | \$28.056 | \$48,905 | \$20,557 | \$250,000 | \$0 | \$281,119 | | | \$170,835 |
| 2015/2016 | \$2,438,200 | \$27.976 | \$68,212 | \$14,450 | | | \$36,483 | (\$221,000) | | (\$3,986) |
| 2016/2017 | \$2,710,100 | \$27.976 | \$75,819 | | | | \$55,983 | | | \$15,850 |
| 2017/2018 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | \$57,287 |
| 2018/2019 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | \$98,724 |
| 2019/2020 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$430,983 | | | (\$259,839) |
| 2020/2021 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$218,402) |
| 2021/2022 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$176,965) |
| 2022/2023 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$135,528) |
| 2023/2024 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$94,091) |
| 2024/2025 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$52,655) |
| 2025/2026 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | (\$11,218) |
| 2026/2027 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | \$30,219 |
| 2027/2028 | \$2,588,600 | \$27.976 | \$72,420 | | | | \$30,983 | | | \$71,656 |
| 2028/2029 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$144,076 |
| 2029/2030 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$216,496 |
| 2030/2031 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$288,916 |
| 2031/2032 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$361,336 |
| 2032/2033 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$433,756 |
| 2033/2034 | \$2,588,600 | \$27.976 | \$72,420 | | | | | | | \$506,176 |

Map Showing Proposed Improvements and Uses

There will not be any changes to the TID #10 boundaries or to the existing uses and conditions within TID #10 as a result of this Project Plan Amendment. Please refer to the original Project Plan for maps detailing the proposed improvements and property within TID #10.

Proposed Changes to the Zoning Ordinance, Master Plan, Building Codes and City Ordinances

No changes to the Zoning Ordinance or Master Plan are anticipated to be proposed to accommodate the amended TID #10. The development and improvements associated with this plan is consistent with City Zoning and the City's Master Plan.

Non-Project Costs

Non-Project Costs are costs for projects to be undertaken within Tax Increment District #10 that will be paid from sources other than tax increments. The City of Menasha does not anticipate that there will be any Non-Project Costs associated with the adoption of this Project Plan Amendment.

Relocation of Persons or Businesses

The City expects no persons or businesses to be displaced as a result of the implementation of the amended TID #10. If such displacement is necessary, then relocation procedures of Chapter 32 of the Wisconsin Statutes will be followed.

Orderly Development of the City of Menasha

The viability of the original Tax Increment District #10 Project Plan as it relates to the orderly development of the City of Menasha will not be impacted by this Project Plan Amendment.

Opinion of the Attorney of the City of Menasha Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

September 30, 2016

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, Wisconsin 54952

RE: City of Menasha, Wisconsin Tax Incremental District #10 Amendment

Dear Mayor:

As City Attorney for the City of Menasha, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

A handwritten signature in black ink that reads "Pamela Captain". The signature is written in a cursive, flowing style.

Attorney Pamela Captain
City of Menasha