

AMENDMENT NO. 1

PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 53
("Menomonee Valley Business Park")

CITY OF MILWAUKEE

Public Hearing Held: August 25, 2011

Redevelopment Authority Adopted:

Common Council Adopted:

Joint Review Board Approval:

**AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL FINANCING DISTRICT NUMBER 53
CITY OF MILWAUKEE
(Menomonee Valley Business Park)**

Introduction

Section 66.1105(4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority (the Authority), subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district.

The Common Council created Tax Incremental District Number 53 in 2003 for the purpose of eliminating blight, improving access to open space and recreation areas, and facilitating the redevelopment efforts of the Menomonee River Valley. In general, funding was to be provided for the Authority to remediate environmental impacts (\$673,000), realign Canal Street (\$1,185,000), prepare developable areas for construction (\$4,800,000), create a stormwater treatment area (\$1,800,000), design and construct local roadways and sewers (\$4,200,000), install utilities (\$1,260,000), and provide engineering oversight (\$2,300,000). The primary investment for TID No. 53 was acquisition and redevelopment of the former Milwaukee Road Shops Redevelopment Project Area into the Menomonee Valley Industrial Center and Community Park. A significant unknown in the overall development of the business park has been the geotechnical issues associated with the fill. This amendment will modify the scope of the Project Plan as it relates to site preparation of the business park.

Since 2005, the Authority has sold land to seven businesses who have located in the Menomonee Valley Industrial Center and Community Park. The seven businesses have constructed nearly 800,000 square feet of building, covered 45 of 60 acres of developable land, and employed over 1,000 residents of the area.

Along with several millions of dollars of grant funding associated with TID 53, the TID has incurred project costs to date of \$22,597,000 including capitalized interest. The TID has achieved an increase in incremental property value of \$46.5 million, and the TID fund for the project has a remaining spendable balance of \$61,000. This balance is needed to fund the remaining activities under the original Project Plan.

The Authority has been preparing the site for redevelopment through surcharging and managing the environmental impacts of the site. The project has been an enormous soil management challenge with over 700,000 cubic yards of imported fill placed on the site in a 2-year time period. There were also numerous environmental impacts identified and remediated. Some of these impacts were detected after acquisition of the property and the creation of TID 53.

There are five parcels that remain unsold in the Menomonee Valley Industrial Center and Community Park. The Authority is currently negotiating with several companies to purchase three of these parcels. However, sale of these parcels cannot proceed unless the Authority performs final geotechnical engineering and environmental capping activities. To complete the site preparation for these parcels, the Authority needs additional funding and proposes to use one-half of land sale proceeds to fund the remaining work.

In summary, Amendment No. 1 to the Project Plan will allow the Authority to retain one-half of land sale proceeds to fund the costs of preparing the remaining sites for redevelopment and to assist in the final environmental capping of the project area.

This amendment is submitted in fulfillment of the requirements of section 66.46, Wisconsin Statutes.

Amendments to the Project Plan:

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

Add to Section II, "Project Plan Proposals":

A. Shops Parcel

c. Geotechnical Considerations

The proposed re-compaction of the top four feet of soil and then the placement of several more feet of fill on top of the compacted soil did not provide a competent base for new buildings in the business park portion of the site. Through additional geotechnical analysis, surcharging of the fill has been necessary for the majority of the site.

E. Other

Estimated costs identified in this Plan have become understated. If the tax increment forecast indicates financial feasibility, the increase in estimated costs for site preparation can be funded by a portion of land sale proceeds that were intended to pay down the TID. The amended Project Plan will provide additional funds, through one-half of the remaining land sale proceeds, to complete the preparation of the remaining sites for redevelopment and to assist in the final environmental capping of the project area.

Table II A, "Project financing and timetable for expenditures," is deleted and restated as follows:

Table A

Year	Estimated Project Costs	Cumulative Total
2004-present	21,800,000	21,800,000
2011-2012	800,000	22,600,000

Table II B, “description of the kind, number, location, and estimated cost of proposed Public Works or Improvement projects that are to be implemented in conjunction with this Project Plan,” is deleted and restated as follows:

**Table II B
Estimated Cost of Proposed Public Works or Improvement Projects**

Project	Estimated Cost	Description
Property Acquisition	\$ 1,000	Acquisition costs over and above the \$3,550,000 initial purchase price.
Site Improvements	4,734,880	Site improvement activities for the southeast, southwest, northwest and northeast quadrants.
Canal Street Alignment	1,185,215	
Stormwater Treatment Area	1,779,950	
Environmental Remediation	673,215	
Local Roadway Construction	4,206,900	
Misc. Utility Construction	991,000	
Misc. Site-wide	266,805	
Mobilization, Const. Bonds, Insurance	300,000	
Engineering, Permitting, Inspection	1,800,000	
DPW Oversight	200,000	
Line Item Contingency	2,100,000	
Development Incentives	2,000,000	
Administrative Costs	500,000	
Subtotal	\$ 20,800,000	(rounded)
Environmental Capping - Ingeteam Parcel	1,000,000	
Subtotal Original Plan	\$ 21,800,000	
Amendment #1		
Additional capping and geotechnical activities	800,000	
Estimated Total Cost of Amended Plan	\$ 22,600,000	

Add to Section III, “Economic Feasibility Study”:

C. “Tax Increment Forecast”:

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2025 (TID year 23).

Add to section III. EXHIBITS:

1. Amended Economic Feasibility Study (attached)

Updated Economic Feasibility Study for Amended TID No. 53

The Authority proposes to increase the project cost of TID 53 by \$800,000 for the purpose of performing final geotechnical engineering and environmental capping activities. Funding is to be provided by retaining one-half of land sale proceeds which reduces the amount of land sales revenue available to amortize City debt.

Although there will be a reduction in revenue, the development is expected to have sufficient funds to amortize outstanding City debt, as shown in the following table. The mandatory termination date of this TID is 2030.

District Valuation Growth Rate	Break-even Year
-1%	2025
0%	2024
1%	2024
2%	2023

The proposed Amendment is therefore feasible.

Attachments:

- TID 53 Forecast of Property Value and District Revenue
- Current debt service (as of 6-30-2011)
- Estimate of future debt service
- Estimated total debt service

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
1% Annual Decrease in Property Value

Year	Beginning District Value	Increase %	Ending District Value ¹	Incremental Value ²	Tax Increment Revenue ³	Land Sales Revenue ⁴	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to PACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow
2004	4,752,300		4,752,300													
2005	5,089,900	7.2%	5,089,900	337,600	8,241	1,049,969	19,790	1,049,969	41,946	122,974		1,008,023	9,073	193,317	814,706	814,706
2006	4,763,500	-5.0%	4,503,500	611,300	8,241	511,771		511,771	315,214	122,974		196,557	9,073	202,390	187,484	1,002,189
2007	4,437,500	-6.8%	4,242,500	191,000	13,472	456,316		456,316	691,036	122,974		234,720	138,617	341,007	373,337	1,375,526
2008	4,112,500	-7.2%	3,842,500	270,000	34,742	2,392,864		2,392,864	1,021,247	122,974		1,371,617	64,361	405,368	1,307,256	1,936,108
2009	3,787,500	-7.8%	3,537,500	250,000	595,126	614,916	19,790	614,916	1,468,951	122,974		(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2010	3,462,500	-8.3%	3,212,500	250,000	1,018,213	1,179,982	54,391	1,206,909	1,625,848	122,974		730,078	6,335	419,195	723,743	(1,451,676)
2011	3,137,500	-7.7%	2,962,500	190,000	486,909	800,000		1,206,909	1,625,848	122,974		(418,939)	8,379	427,574	(427,318)	(1,878,994)
2012	2,812,500	-10.2%	2,612,500	200,000	1,857,330			1,857,330	1,681,581	122,974		52,775	(1,055)	426,518	53,830	(1,825,164)
2013	2,487,500	-11.6%	2,287,500	200,000	1,894,005			1,894,005	1,663,577	122,974		107,454	(2,149)	424,369	109,603	(1,715,561)
2014	2,162,500	-12.7%	1,962,500	200,000	1,894,005			1,894,005	1,663,577	122,974		448,839	(8,977)	415,392	457,816	(1,267,745)
2015	1,837,500	-14.6%	1,637,500	225,000	2,195,318			2,195,318	1,665,486	122,974		406,857	(8,137)	407,355	414,994	(842,751)
2016	1,512,500	-16.6%	1,312,500	200,000	2,172,176			2,172,176	2,743,928	122,974		(694,737)	13,895	421,150	(708,621)	(1,551,372)
2017	1,187,500	-21.5%	1,012,500	175,000	2,149,266			2,149,266	2,322,629	122,974		(296,337)	5,927	427,077	(302,264)	(1,853,636)
2018	862,500	-26.6%	787,500	75,000	2,104,132			2,104,132	2,279,159	122,974		(311,106)	6,222	433,299	(317,328)	(2,170,964)
2019	537,500	-37.7%	462,500	75,000	2,081,902			2,081,902	2,245,731	122,974		(286,803)	5,736	439,261	(304,064)	(2,475,028)
2020	212,500	-60.3%	137,500	75,000	2,059,695			2,059,695	2,280,976	122,974		(344,055)	6,881	451,878	(350,936)	(3,118,503)
2021	87,500	-58.8%	27,500	110,000	2,038,108			2,038,108	1,770,472	122,974		144,662	(2,893)	449,985	147,555	(2,970,948)
2022	42,500	-51.0%	12,500	30,000	2,016,539			2,016,539	1,445,520	122,974		748,045	(14,861)	434,024	763,006	(2,207,942)
2023	17,500	-58.3%	7,500	10,000	1,995,186			1,995,186	652,042	122,974		1,220,169	(24,403)	409,620	1,244,573	(983,369)
2024	7,500	-57.1%	2,500	5,000	1,974,046			1,974,046	612,697	122,974		1,238,374	(24,767)	384,853	299,773	299,773
2025	2,500	-66.7%	750	2,000	1,953,117			1,953,117	398,459	122,974		1,431,684	(28,634)	356,219	1,460,318	1,760,090
2026	750	-70.0%	250	500	1,932,398			1,932,398	398,418	122,974		1,411,005	(28,220)	327,999	1,439,225	3,199,315
2027	250	-66.7%	75	185	1,911,886			1,911,886	296,050	122,974		1,492,861	(29,857)	298,142	1,522,719	4,722,034
2028	75	-70.0%	25	50	1,891,579			1,891,579				1,871,475	(37,832)	260,310	1,939,410	6,651,444
2029	25	-66.7%	7	18	1,871,475			1,871,475				1,871,475	(37,430)	222,881	1,968,905	8,560,349
2030	7	-68.0%	2	5	40,800,339	6,054,447	74,181	45,928,967	32,805,173	2,090,564	3,250,000	8,783,230		222,881	8,560,349	8,560,349

1 Actual values (2004-2011) per the State website
2 District value less base of \$4,752,300
3 2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.5%
4 Palermo parcel \$1,070,200 plus Palermo option \$26,582 less broker and title fees of \$46,915
5 Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100
6 Palermo option \$31,766, Caleffi parcel \$100, Valtay parcel \$410,979
7 Dorse parcel \$952,693, Charter parcel \$1,125,428
8 \$1.6M for all remaining parcels less \$800K in anticipated remediation expense
9 2012: \$6,270,000 Ingoteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)
10 2012: \$10,000,000 Ingoteam-equipment & fixtures
11 \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
12 \$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
13 \$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
14 \$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
15 \$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
16 \$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
17 \$29,257,500 subtotal
18 (\$27,790,500) reverse 1/2 of 2011 correction
19 \$1,467,000 net increase
20 2013: \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
21 \$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
22 \$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
23 \$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
24 \$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
25 \$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
26 \$12,987,500 total increase
27 2014-2030: 1% annual decrease
28 Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10
29 valley cashflows-8-22-11.xlsx

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
0% Annual Increase in Property Value

Year	Beginning District Value	Increase	Ending District Value	Incremental Value	Tax Incremental Revenue	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry Cost	Cumulative Carry Cost	Net Cash Flow	Cumulative Cash Flow
2004	4,752,300	337,600	5,089,900	337,600	8,421	1,049,969	19,790	1,049,969	41,946	122,974	3,250,000	1,008,023	9,073	193,317	814,706	814,706
2005	5,089,900	273,700	5,363,600	611,300	13,472	503,830	19,790	511,771	315,214	122,974		196,557	138,617	202,390	187,484	1,002,189
2006	5,363,600	13,401,900	18,765,500	14,013,200	314,742	442,844	19,790	455,316	691,036	122,974		(234,720)	64,361	341,007	(373,337)	628,853
2007	18,765,500	10,798,200	29,563,700	24,811,400	595,126	2,078,122	19,790	2,392,864	1,021,247	122,974		1,371,617	7,492	405,368	1,307,256	1,936,108
2008	29,563,700	15,153,900	44,717,600	39,965,300	1,018,213	1,179,982	54,391	614,916	1,468,951	122,974		(4,104,035)	6,335	412,860	(4,111,527)	(2,175,418)
2009	44,717,600	34,707,100	79,424,700	74,293,200	406,909	1,206,909	54,391	2,252,586	1,522,508	122,974		730,078	8,379	419,195	723,743	(1,451,676)
2010	79,424,700	1,467,000	80,891,700	75,760,200	1,857,330	800,000		1,206,909	1,625,848	122,974		(418,939)	8,379	427,574	(427,318)	(1,878,994)
2011	80,312,300	93,500,000	173,812,300	88,747,700	1,894,005			1,857,330	1,681,577	122,974		52,775	(2,149)	426,518	53,830	(1,825,164)
2012	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			1,894,005	1,663,577	122,974		107,454	(8,977)	424,369	109,603	(1,715,561)
2013	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	1,646,879	122,974		448,839	(8,977)	415,392	457,816	(1,257,745)
2014	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	1,665,486	122,974		430,232	(8,605)	406,788	438,837	(818,908)
2015	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	2,743,928	122,974		(648,210)	12,964	419,752	(661,175)	(1,480,083)
2016	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	2,322,629	122,974		(226,911)	4,538	424,280	(231,450)	(1,711,532)
2017	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	2,314,717	122,974		(183,541)	3,671	426,570	(231,379)	(1,934,911)
2018	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	2,279,259	122,974		(150,013)	3,000	432,341	(187,412)	(2,122,123)
2019	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	2,345,731	122,974		(185,257)	3,705	435,341	(153,013)	(2,275,137)
2020	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	1,770,472	122,974		325,246	3,000	432,341	(188,963)	(2,464,099)
2021	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	1,145,520	122,974		950,198	(6,505)	432,341	331,751	(2,132,348)
2022	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	652,042	122,974		1,443,676	(19,004)	432,341	969,202	(1,163,146)
2023	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	612,697	122,974		1,483,021	(28,874)	384,664	1,472,550	309,404
2024	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	398,459	122,974		1,697,259	(29,660)	355,004	1,512,682	1,822,086
2025	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	398,418	122,974		1,697,300	(33,945)	321,058	1,731,205	3,553,290
2026	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	296,050	122,974		1,799,688	(33,946)	287,112	1,731,246	5,284,536
2027	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	296,050	122,974		2,218,693	(35,993)	251,119	1,835,661	7,120,197
2028	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	296,050	122,974		2,218,693	(44,374)	206,745	2,263,066	9,383,264
2029	93,500,000	93,500,000	187,000,000	88,747,700	2,218,693			2,218,693	296,050	122,974		2,218,693	(44,374)	162,371	2,263,066	11,646,330
2030	93,500,000	93,500,000	187,000,000	88,747,700	43,825,811	6,054,447	74,181	49,954,439	32,805,173	2,090,564	3,250,000	11,808,701	(44,374)	162,371	11,646,330	11,646,330

1 Actual values (2004-2011) per the State website
2 District value less base of \$4,752,300
3 2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.5%
4 Palermo parcel \$1,070,300 plus Palermo option \$26,582, less broker and title fees of \$46,915
5 Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100
6 Palermo parcel \$31,766, Caleffi parcel \$110, Valtay parcel \$410,979
7 Dorse parcel \$952,693, Charter parcel \$1,125,429
8 Palermo sale \$258,980, Ingotrain sale of \$921,009
9 \$1.6M for all remaining parcels less \$800K in anticipated remediation expense
10 2012: \$6,270,000 Ingotrain-structure value (114,000 sq. ft. x \$55 per sq. ft.)
\$10,000,000 Ingotrain-equipment & fixtures
\$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$1,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$4,000,000 Parcel 2-equipment & fixtures (\$5,000,000 x 1/2 year)
\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
\$29,257,500 subtotal
(\$27,796,500) reverse 1/2 of 2011 correction
\$1,467,000 net increase
2013: \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
\$12,987,500 total increase
2014-2030: 0% annual increase
11 Wisconsin Enterprise returns as new customers were brought online, actuals through 12-31-10

Memomense Valley - TID 53
Forecast of Property Value and District Revenue
1% Annual Increase in Property Value

Year	Beginning District Value	Increase ¹⁰	Ending District Value ¹	Incremental Value ²	Tax Incremental Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry Cost	Cumulative Carry Cost	Net Cash Flow	Cumulative Cash Flow
2004	4,752,300	337,600	5,089,900	337,600	8,241	1,049,969		1,049,969	41,946			1,008,023	9,073	193,317	814,706	814,706
2005	5,089,900	337,600	5,427,500	337,600	8,241	503,530		503,530	315,314			196,557	138,617	202,390	187,484	1,002,189
2006	5,366,500	337,600	5,704,100	337,600	8,241	442,844		442,844	691,336			234,720	138,617	341,007	(373,337)	628,853
2007	5,704,100	337,600	6,041,700	337,600	8,241	2,078,122		2,078,122	1,021,335			1,371,617	64,361	405,368	1,307,256	1,936,108
2008	6,041,700	337,600	6,379,300	337,600	8,241	314,472		314,472	1,261,657			(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2009	6,379,300	337,600	6,716,900	337,600	8,241	1,018,213	19,790	1,038,003	1,222,598		3,250,000	730,078	6,335	419,195	723,743	(1,451,676)
2010	6,716,900	337,600	7,054,500	337,600	8,241	406,909	54,391	461,300	1,681,581			(418,939)	8,379	427,574	(427,574)	(1,878,994)
2011	7,054,500	337,600	7,392,100	337,600	8,241	1,857,330		1,857,330	1,884,005			52,775	(1,055)	426,518	53,830	(1,825,164)
2012	7,392,100	337,600	7,729,700	337,600	8,241	1,954,085		1,954,085	1,646,579			107,454	(2,149)	424,369	109,603	(1,715,561)
2013	7,729,700	337,600	8,067,300	337,600	8,241	2,218,693		2,218,693	1,646,579			448,839	(8,977)	415,392	457,816	(1,257,745)
2014	8,067,300	337,600	8,404,900	337,600	8,241	2,242,068		2,242,068	1,665,486			453,607	(9,021)	406,320	467,679	(795,066)
2015	8,404,900	337,600	8,742,500	337,600	8,241	2,265,676		2,265,676	1,743,528			(601,227)	(12,025)	418,345	(613,251)	(1,408,317)
2016	8,742,500	337,600	9,080,100	337,600	8,241	2,289,521		2,289,521	2,322,629			(156,083)	3,122	421,466	(159,204)	(1,567,521)
2017	9,080,100	337,600	9,417,700	337,600	8,241	2,313,604		2,313,604	2,314,717			(124,087)	2,482	423,948	(126,569)	(1,694,090)
2018	9,417,700	337,600	9,755,300	337,600	8,241	2,337,928		2,337,928	2,279,259			(64,305)	1,286	425,234	(65,591)	(1,759,682)
2019	9,755,300	337,600	10,092,900	337,600	8,241	2,362,496		2,362,496	2,245,731			(6,210)	124	425,359	(6,334)	(1,766,015)
2020	10,092,900	337,600	10,430,500	337,600	8,241	2,387,309		2,387,309	2,280,976			(16,641)	333	425,691	(16,974)	(1,782,989)
2021	10,430,500	337,600	10,768,100	337,600	8,241	2,412,370		2,412,370	1,770,472			518,924	(10,378)	415,313	529,302	(1,253,687)
2022	10,768,100	337,600	11,105,700	337,600	8,241	2,437,682		2,437,682	1,169,188			1,169,188	(23,384)	391,929	1,192,571	(61,115)
2023	11,105,700	337,600	11,443,300	337,600	8,241	2,463,247		2,463,247	1,688,230			1,688,230	(33,765)	358,165	1,721,995	1,660,880
2024	11,443,300	337,600	11,780,900	337,600	8,241	2,489,067		2,489,067	1,753,396			1,753,396	(35,068)	323,097	1,789,464	3,449,343
2025	11,780,900	337,600	12,118,500	337,600	8,241	2,515,146		2,515,146	1,993,713			1,993,713	(39,874)	283,222	2,033,587	5,482,931
2026	12,118,500	337,600	12,456,100	337,600	8,241	2,541,486		2,541,486	398,418			2,020,093	(40,402)	242,820	2,060,495	7,543,425
2027	12,456,100	337,600	12,793,700	337,600	8,241	2,568,088		2,568,088	296,050			2,149,064	(42,981)	199,839	2,192,045	9,735,470
2028	12,793,700	337,600	13,131,300	337,600	8,241	2,594,957		2,594,957				2,594,957	(51,899)	147,940	2,646,857	12,382,327
2029	13,131,300	337,600	13,468,900	337,600	8,241	2,622,095		2,622,095				2,622,095	(52,442)	95,498	2,674,537	15,056,864
2030	13,468,900	337,600	13,806,500	337,600	8,241	47,169,471	74,181	53,298,999	32,805,173	2,090,564	3,250,000	15,152,362				

1. Actual values (2004-2011) per the State website
2. District value less base of \$4,752,300
3. 2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.5%
4. Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915
5. Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100
6. Palermo parcel \$31,786, Caleffi option \$100, Valtay parcel \$410,979
7. Dorse parcel \$952,693, Charter parcel \$1,125,429
8. Palermo sale \$258,980, Ingeteam sale of \$921,082
9. \$1.6M for all remaining parcels less \$800K in anticipated remediation expense
10. 2012: \$6,270,000 Ingeteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)
\$10,000,000 Ingeteam-equipment & fixtures
\$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
\$29,257,500 subtotal
(\$77,799,500) reverse 1/2 of 2011 correction
\$1,467,000 net increase
2013: \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
\$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
\$12,987,500 total increase
2014-2030: 1% annual increase
11. Wisconsin. Enbridge.refunds.as.new.customers.were.brought.online.actuals.through.12.31.10

Metomonee Valley - TID 53
Forecast of Property Value and District Revenue
2% Annual Increase in Property Value

	Beginning District Value	Increase ¹⁰	Ending District Value ¹	Incremental Value ²	Tax Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow	
2004	4,752,300	337,600	5,089,900	337,600	8,241	1,049,969		1,049,969	41,946	122,974		1,008,023	9,073	193,317	814,706	814,706	
2005	5,089,900	273,700	5,363,600	611,300	8,241	503,530		511,771	315,214	122,974		1,966,557	138,617	202,390	187,484	1,002,189	
2006	5,363,600	13,401,900	18,765,500	14,013,200	13,472	442,844		456,316	691,036	122,974		(234,720)	138,617	341,007	(373,337)	628,853	
2007	18,765,500	10,988,200	29,753,700	24,811,400	314,742	2,078,122		2,392,864	1,021,227	122,974		1,371,617	64,361	495,368	1,936,108	2,572,211	
2008	29,753,700	15,453,900	44,717,600	39,965,300	595,126	1,018,213	19,790	94,916	1,468,951	122,974	3,250,000	(4,104,035)	7,492	412,860	(2,175,418)	(1,451,678)	
2009	44,717,600	24,779,100	69,496,700	55,186,200	1,018,213	1,179,982	54,391	2,252,586	1,522,508	122,974		730,078	6,335	419,195	723,743	(1,731,935)	
2010	69,496,700	59,107,000	128,603,700	74,293,200	405,909	800,000		1,206,909	1,625,848	122,974		(418,939)	8,379	427,574	(427,318)	(1,878,994)	
2011	128,603,700	1,467,000	130,070,700	75,760,200	1,857,350			1,857,350	1,681,581	122,974		52,775	(1,055)	426,518	53,830	(1,825,164)	
2012	130,070,700	1,870,000	131,940,700	88,747,700	1,894,005			1,894,005	1,663,577	122,974		107,454	(2,149)	424,369	109,603	(1,715,561)	
2013	131,940,700	1,907,400	133,848,100	90,617,700	2,219,693			2,219,693	1,646,879	122,974		448,839	(8,977)	415,392	457,816	(1,257,745)	
2014	133,848,100	1,945,548	135,793,600	92,525,100	2,265,443			2,265,443	1,665,486	122,974		476,982	(9,540)	405,853	486,522	(771,223)	
2015	135,793,600	2,064,631	137,858,200	94,470,648	2,313,128			2,313,128	1,743,928	122,974		(553,775)	11,076	416,928	(564,514)	(1,336,074)	
2016	137,858,200	2,024,148	139,882,300	96,455,107	2,361,766			2,361,766	2,322,629	122,974		(26,314)	526	419,131	(26,840)	(1,421,588)	
2017	139,882,300	2,105,924	141,988,200	98,479,255	2,411,378			2,411,378	2,279,259	122,974		59,748	(1,195)	417,936	60,943	(1,387,486)	
2018	141,988,200	2,148,042	144,136,200	100,527,397	2,461,981			2,461,981	2,245,517	122,974		144,892	(2,898)	415,039	147,790	(1,239,696)	
2019	144,136,200	2,191,003	146,327,200	102,618,400	2,513,597			2,513,597	2,280,976	122,974		162,385	(3,246)	411,793	165,941	(1,074,155)	
2020	146,327,200	2,237,520	148,564,700	104,765,920	2,566,245			2,566,245	1,770,472	122,974		726,609	(4,530)	397,263	741,030	(333,125)	
2021	148,564,700	2,279,520	150,844,200	106,965,440	2,619,946			2,619,946	1,406,227	122,974		1,406,227	(28,125)	369,138	1,434,352	1,101,227	
2022	150,844,200	2,325,112	153,169,300	109,300,560	2,674,721			2,674,721	1,955,576	122,974		2,051,909	(39,112)	330,027	1,994,687	3,095,914	
2023	153,169,300	2,371,612	155,540,900	111,741,155	2,730,580			2,730,580	2,845,708	122,974		2,324,275	(46,485)	288,988	2,092,947	5,188,860	
2024	155,540,900	2,419,044	157,959,900	114,210,199	2,845,708			2,845,708	3,283,605	122,974		2,383,605	(47,672)	242,503	2,370,760	7,559,621	
2025	157,959,900	2,467,425	160,427,300	116,757,624	2,964,998			2,964,998	3,984,418	122,974		2,546,450	(50,929)	194,831	2,431,277	9,990,898	
2026	160,427,300	2,516,774	162,944,000	119,334,398	3,027,160			3,027,160	2,965,474	122,974		3,027,160	(60,543)	143,902	2,597,379	12,588,276	
2027	162,944,000	2,567,109	165,511,100	121,921,573	3,090,079			3,090,079	3,090,079	122,974		3,090,079	(61,802)	83,359	3,087,703	15,675,979	
2028	165,511,100	2,567,109	168,078,200	124,488,673	50,866,526	6,054,447	74,181	56,995,154	32,805,173	2,090,564	3,250,000	18,849,417		21,557	18,827,860	18,827,860	
2029	168,078,200																
2030	170,645,300																

1. Actual values (2004-2011) per the State website
2. District value less base of \$4,752,300
3. 2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.5%
4. Palermo parcel \$1,070,300 plus Palermo option \$26,582, less broker and title fees of \$46,915
5. Palermo parcel \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100
6. Palermo parcel \$31,766, Caleffi parcel \$100, Valtay parcel \$410,979
7. Degre parcel \$852,693, Charter parcel \$1,125,429
8. Palermo sale \$258,980, Ingeteam sale of \$921,002
9. \$1.6M for all remaining parcels less \$800K in anticipated remediation expense
10. 2012: \$6,270,000 Ingeteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)
11. 2012: \$10,000,000 Ingeteam-equipment & fixtures
12. \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
13. \$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
14. \$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
15. \$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
16. \$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
17. \$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
18. \$29,257,500 subtotal
19. (\$27,990,500) reverse 1/2 of 2011 correction
20. \$1,467,000 net increase
21. \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
22. \$3,000,000 Parcel 1-equipment & fixtures (\$6,000,000 x 1/2 year)
23. \$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
24. \$4,000,000 Parcel 2-equipment & fixtures (\$8,000,000 x 1/2 year)
25. \$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)
26. \$2,000,000 Parcel 3-equipment & fixtures (\$4,000,000 x 1/2 year)
27. \$12,987,500 total increase
28. 2014-2030: 2% annual increase
29. Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10

Year	Service Requirements	Principal	Interest	Total
2003	791			791
2004	791			791
2005	840	39,524		40,364
2006	866	314,349		315,214
2007	34,106	656,930		691,036
2008	251,420	769,827		1,021,247
2009	721,221	747,729		1,468,951
2010	741,791	780,718		1,522,509
2011	763,645	862,203		1,625,848
2012	785,730	895,951		1,681,681
2013	803,261	960,315		1,763,577
2014	822,096	823,883		1,646,879
2015	862,183	783,363		1,645,486
2016	2,029,942	713,866		2,743,928
2017	1,586,794	625,835		2,212,629
2018	1,772,059	542,658		2,314,717
2019	1,823,082	456,178		2,279,260
2020	1,878,866	366,865		2,245,731
2021	2,007,659	273,118		2,280,776
2022	1,693,563	166,908		1,860,471
2023	1,020,314	125,206		1,145,520
2024	563,971	86,071		650,042
2025	551,031	61,666		612,697
2026	358,367	40,092		398,459
2027	375,685	22,724		398,416
2028	289,182	6,868		296,050
	21,756,785	11,046,389		32,803,173

Menomonee Valley - TID 53
Estimate of Future Debt Service

Project Plan Budget	21,800,000	
Current capitalized interest	<u>1,447,655</u>	
Approps. necessary for project plan		23,247,655
Current bond proceeds		<u>21,938,851</u>
Proceeds needed to complete project plan		1,308,804
Cap. Int. on addtl. proceeds @ 10%		<u>130,880</u>
Proceeds needed to complete plan		<u><u>1,439,684</u></u>
Annual debt service on add'l proceeds @ 4.5% (17 yrs.)		<u><u>122,974</u></u>

Menomonee Valley - TID 53
Estimated Total Debt Service

Current debt service	32,805,173
Estimated future debt service	<u>2,090,564</u>
Total Estimated Debt Service	<u><u>34,895,737</u></u>