



**Community Development Authority
Meeting AGENDA**

January 8, 2016 7:30 A.M.

Village Hall Second Floor Committee Room
3930 N. Murray Avenue, Shorewood, WI 53211

1. Call to order.
2. Consideration of December 4, 2015 meeting minutes.
3. Review and discussion of Draft 1 – Annual Financial Review presentation document for the February joint CDA/Village Board meeting.
4. Review and discussion of the draft Façade Program recommendations. 4 attachments:
 - a. Façade Program Recommendations – Draft 1 for January CDA Meeting.docx
 - b. Façade best practices.docx
 - c. Comparison of Program Grant Amounts.xlsx
 - d. Façade Reporting Template.xlsx
5. Review prioritization of Opportunity Site List. Revised Pdf
6. Update on identified action items
 - a. Identification of potential candidates for the “small development project”
 - b. Identification of any potential large façade project candidates
7. Future agenda items
8. Scheduling of future meetings
9. Adjournment

DATED at Shorewood, Wisconsin, this 4th day of January, 2016.

VILLAGE OF SHOREWOOD

Tanya O'Malley, Village Clerk WCMC

Should you have any questions or comments regarding any items on this agenda, please contact the Village Manager's Office at 847-2700. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals



FACADE IMPROVEMENT PROGRAM NUMBER ONE

PURPOSE

This Facade Improvement Program is established to stimulate exterior building improvements to existing commercial buildings in the target area which are sufficient in scope to produce visible changes to the building facades.

PROGRAM GOALS

- Maintain vibrancy** and enhance the attractiveness of the target area.
- Promote a high level of maintenance for a sustainable commercial area.
- Promote commercial vitality and increase economic activity.
- Maintain or improve existing property values in the target area and adjacent areas.
- Support all businesses including regional and national entities with a focus on encouraging local businesses and local entrepreneurship.**

NOTE FOR CDA DISCUSSION: Are there specific ways we want to encourage local businesses and local entrepreneurship? Do we want to provide greater funding (for example a 75% grant for signs)?

TARGET AREA

The target area for this Facade Improvement Program is the area included within Tax Incremental District #1. Please see the attached map.

ELIGIBLE ACTIVITIES

Eligible activities shall include but are not limited to the following:

- Repair and/or replacement of the original building's materials and decorative details which are deteriorated or missing.
- Repair of non-original materials which cannot be removed due to deterioration of the underlying original building material.
- Cleaning of exterior building surfaces.
- Tuck pointing and masonry repair.
- Painting.
- Repair, replacement or addition of entrances, doors, display windows, transoms, or second story windows.

- Removal, repair and/or replacement of existing signs and awnings.
- New signs and awnings.
- Design fees on completed projects.
- Landscaping improvements and planters.
- Permanent exterior lighting.
- Permit fees for completed projects.

NON-ELIGIBLE ACTIVITIES

- Work on a Facade not facing a public street.
- Work on a roof.
- Work done before approval of an Application Agreement for this Facade Improvement Program.
- Purchase of property.
- Construction of a NEW building.
- Fixtures and equipment.
- Inventory.
- Additional items mentioned by CDA members:**
 - **Standalone landscaping projects**
NOTE FOR CDA DISCUSSION: In reviewing other Façade programs, a very small minority (I located 2) excludes this activity; however, the guidelines for these programs do not detail the reasons for the exclusion.

Our Façade program appears to have funded two "stand alone" landscaping projects (North Shore Funeral Home and North Shore Bank). Both encompassed significant footprints of new landscaping. While this category was raised as something that should not be funded moving forward, a well-reasoned and planned landscaping project can be as impactful as any building restoration. In contemplating this exclusion, it is unclear why this is an excludable activity. Are there specific elements of landscaping that we would want to exclude?

CDA REVIEW

- Cumulative Grant Evaluation*
A property that has received a Façade Grant in the past may apply for additional Façade Grants. Once a site has received cumulative grant funds of \$25,000 per project site per five year period for single tenant properties and \$50,000 per project site for multi-tenant properties (or other properties that qualify under this document), subsequent requests within that period will require direct CDA review. These limitations exclude sign/awning requests due to business change outs.
NOTE FOR CDA DISCUSSION: There was some CDA discussion of excluding properties from receiving subsequent funding. The exclusion language would forbid the CDA from funding and while that may be prudent most of the time, there may be instances where the CDA would want to assist. Does the CDA want to procedurally limit its ability to fund a beneficial project for a location that has surpassed predefined funding milestones? To avoid that situation, the

proposed wording requires locations that have surpassed funding milestones to receive CDA approval for any subsequent requests. Does this put too much burden on the CDA? What criteria will the CDA utilize to approve or deny?

In my review of other Façade Programs, I located only a few other programs that contained grant limitation language. None had exclusion language but did require direct CDA approval after limits were exceeded.

□ *BID Board of Directors Grant Requests*

NOTE FOR CDA DISCUSSION: There was some CDA discussion that there could be a perceived conflict involving grants for projects on buildings controlled by and/or occupied by members of the BID Board of Directors. In reviewing other Façade programs, none had any language on this subject. In addition, it may be ill-advised to have a different and more onerous process for those businesses that volunteer their time to help the community.

In reviewing the Façade Program activities since inception, BID Board of Directors members do not appear to have received preferential treatment. In addition, the audit that has been conducted on the program each year since the program's inception has not identified this as an issue. Is the CDA trying to solve a problem that does not exist? Two thoughts on this:

1. It is likely that the more frequent and comprehensive reporting to the CDA and Village Board (see proposed updated reporting template) will provide the necessary transparency and visibility to address future potential conflicts that could arise.
2. The BID Director has seen a few other communities utilize a conflict of interest statement, signed by the BID Board of Directors members when they are appointed.

PROGRAM FUNDING

This program is established to stimulate eligible exterior improvements. Two types of grants are available under the program.

Concept Design Grant

This grant will share the cost of developing a conceptual design and cost estimate for improvement of the subject building facade. An approved applicant will receive 90% of the consultant cost for developing the COMPLETED conceptual design and cost estimate up to \$2,000.

Facade Improvement Grant

This grant will share in the actual cost of implementing the improvements identified in the conceptual design and cost estimate including the cost to complete final design and construction documents. An approved applicant will receive an amount equal to 50% of the aforementioned costs up to \$25,000. Amounts above the maximum may be authorized with approval by the Community Development Authority of the Village of Shorewood.

APPLICATION PROCESS

- A. An official application containing all information requested shall be submitted to the Administering Agency by an Owner/Applicant.
- B. Agency staff reviews the application, meets with the Owner/Applicant to discuss the concept design process and program agreement.
- C. Agency staff and/or Owner/Applicant arranges for preliminary consultation with a design professional to ascertain the aesthetic and functional goals of the facade remodeling and determine the potential budget parameters.
- D. Design professional prepares schematic concept elevation of the facade and a cost estimate for approval by Owner/Applicant and Village review process.
- E. Owner/Applicant submits a building permit for the accepted remodeling concept to the Shorewood Design Review Board for approval.
- F. Owner/Applicant obtains a minimum of two written proposals from experienced contractors to complete the remodeling in accordance with the plans and specifications and all applicable laws and submits them to the Administering Agency for review and approval.
- G. The Owner/Applicant and Agency execute an agreement in which the Owner/Applicant agrees to complete the project within one year. In return, the Agency agrees to reimburse the Owner/Applicant for 50% of the cost of the project, up to \$25,000, including the preparation of plans and specifications, upon completion of the project.

Façade Grants

Municipality	Max/Min	Grant/FL	Approval	Notable Differences
Shorewood	\$25,000/none	Grant	Staff	
Milwaukee	\$5,000*	Grant	Committee	\$10,000 and above lien is placed on property for 3 years; vacant space 50% grant until occupied
South Milwaukee	\$2,500*	Grant	Committee	contract over \$2000 subject to fed wage standards (CDBG);
Grafton	\$20,000*	grant	CDA	"sign replacement program";
Wauwatosa	\$5,000*	Forgiveable Loan	CDA	If tenant/owner stays 5 years pay back only 20% of loan funds (sliding scale prior to that); "junior" version for signs only
Hartland	\$10,000*	Grant	BID	approval at committee and board level (BID); categorization of impactful improvements which guides priorities
Glendale	no program			
Mequon	no program			
Whitefish Bay	no program			
Brown Deer	no program			
Brookfield	\$5,000	grant	staff?	CDBG funding from County; targeted industrial area NW side of City
New Berlin	no program			
Menomonee Falls	\$20,000	grant	CDA	does have a "need determination" but the process for that is unspecified; mirrors revolving loan program language
West Allis	\$20,000	grant	several levels, staff, Council	mult-level approvals at all levels. Anecdotal information from BID Director is that this could take months to get approved.

Shorewood Façade Grant Program

A Best Practices Discussion

Introduction: In the last several months, Community Development Authority members and Village Trustees have requested staff to report on the state of Shorewood's Façade Grant program, its effectiveness, and how other communities are organizing and evaluating their programs.

In talks with Chairman Peter Hammond, he suggested the following areas of focus for today's discussions.

1. Program Management
2. Village Board Reporting
3. Program Success Factors
4. Control Procedures

1. Program management.

a. Market Practices. We are interested in what other communities are doing after they have had a program in place for a number of years and the obvious needs have been addressed. How do they, and how can we, continue to have a vibrant program that focuses its support principally on "need" based small businesses.

Answer: In my research of local and a handful of out of state programs, I did not find any criteria for "need". The main criteria throughout is the physical improvement of buildings to enhance the commercial corridors the program is servicing.

I believe another way to answer the question about "need" is not related to the business/property owner per se (they need funding or project doesn't happen) is that the community wants the quality of the improvements that the funding assures.

b. Expense Categories. Are there types of expenses that we should consider including/excluding? Should we review the categories on which we are willing to grant?

Answer: I've found that the categories of eligible expenses and non-eligible are pretty constant across the various communities I researched. (See attached programs)

As to the "intent of the original program" funding "permanent" enhancements, I'll offer the approved language from the original adoption of the program:

PURPOSE: *This Facade Improvement Program is established to stimulate exterior building improvements to existing commercial buildings in the target area which are sufficient in scope to produce visible changes to the building facades. **PROGRAM GOALS** Enhance the attractiveness of the target area; Promote a high level of maintenance for a sustainable commercial area; Promote commercial vitality and increase economic activity; and Maintain or improve existing property values in the target area and adjacent areas.*

This mission statement is clear as to intent and direction given in 2004. I believe it dictates how the program was intended to be run and how future applicants should be reviewed. If we want quality, substantive improvements then we need to continue to encourage an environment where we can assist owners in the reaching that mutual goal of an attractive and vibrant business district.

c. **Grant Amounts.** We are also interested in dollar amounts of grants that other communities utilize and your thoughts on what ours should be. Are ours higher/lower than other communities? Does that provide a competitive advantage/disadvantage?

Answer: See attached spreadsheet for comparisons. I would say Shorewood's is on the high end of grant amounts especially with the "large" ones that were approved by the CDA.

It's anecdotal but Shorewood's program (as far as amount of grant) grabs people's attention. Remember its matching private dollars so over \$850,000 have been spent on the private side.

2. **Village Board Reporting.** We would like to enhance the reporting we provide to the Board so they can understand in more detail how the money is allocated for the specific projects. It would be helpful to see reporting templates others use that we could adopt that provide more detail on each grant.

Answer: Two discussions with staff in other communities found nothing special as a reporting mechanism to local funding boards. Spreadsheets and testimony at meetings is how they report. BID/Village staff could draft something quarterly that could show details of grants in that quarter along with running totals for properties/dollars spent. That would not be difficult to draft a form.

3. **Program Success Factors.** I think it would also be good for you to identify the key elements that make our program successful and provide Shorewood with a competitive advantage over other communities from your experience and from what you hear in the market. Do we have specific examples of where a façade grant was instrumental in attracting a business to Shorewood?

Answer: There are several factors why it's successful. 1) Amount of grant (compared); 2) Ease of application/staff approval (no meeting process per se); and 3) support of funding bodies (sends a message).

I can't recall a specific example of attracting a business due to the Façade Grant program. I'm sure it's been a key factor as new businesses/property owners are doing their pro forma due diligence and they have the ability to drop in the potential grant and therefore reduce their expense of opening. But its part and parcel of an entire package of reasons they may open in Shorewood: Market, rent, price of real estate, parking, transportation options, other economic development incentives, etc.

4. **Control Procedures.** Finally, it would be beneficial to remind members of the controls, checks and balances that are in place with respect to the program to eliminate any perceived conflict of interest.

Answer: To the conflict of interest concern, I would point to the guidelines/rules of the grant and how they are executed. The program does not offer judgement for staff to grant or not grant. If you meet the criteria, you are eligible for a grant. The only way a conflict could occur is for staff to ignore certain criteria for grant dollars, execute a grant without proper documentation, etc. In other words, if all parties (private and public) are following the guidelines for the program there is no discretion as to who receives and doesn't receive.

The program, along with all BID financial activity, is reviewed during the BID's annual audit review. That has occurred since program inception (2004) and to date no issues have arisen with the BID's management of the program or grant execution by the independent auditor.

In reviewing other programs, there are more people involved with the process. I found various committees set up specific to the program, a BID board, a CDA, or multiple City staff handling applications, approvals, and grant execution. In only one or two instances did I find a similar review process to Shorewood's.

Lastly, this is a good overview of façade grant programs in general. You will note that Shorewood's mission is in line with the general principles outlined by this blogger:
<http://plannersweb.com/2013/10/how-facade-improvement-programs/>

Shorewood Economic Development Activities Survey of Opportunity Site Priorities

1/4/2016 Totals from 18. Missing 1 trustee and 3 plan commissioners

No.	Address	Current use	Opportunity	Rough Priority			Absolut- ely Not
				Top 4	Next 4	Bottom 4	
1	4300 N. Oakland	Queensway Cleaners	Mixed use	4	5	5	
2	4100 block Oakland (entire block)	Verizon, Benjis, Starbucks	2 mixed use buildings	6	5	2	2
3	4230 N. Oakland	UPS	Pocket park	8	1	4	
4	1516-30 E. Capitol Drive	Wells Drive Thru and garages	Senior apartments	5	6	2	
5	1700-12 E. Capitol	3 parcels: Crivello's, Brighter Concepts	Commercial/mixed use	5	7	1	
6	1610 E. Capitol Drive	Post Office	Adaptive commercial reuse	2	5	6	1
7	1300 E. Capitol	Baker's Square	Mixed use	2	4	2	1
8	1409-25 E. Capitol	Thompson Drug, 2 other parcels	Mixed use	5	5	4	
9	3600 block Oakland	East Gardens, BP station and office building	Residential or Mixed use, office first floor	7	6	1	
10	4201 N. Oakland	TCF Bank	Mixed use	5	3	1	1
11	2400-20 E. Capitol	private parking lot and Sunseekers	Mixed use	2	4	5	1

Shorewood Economic Development Activities Survey of Opportunity Site Priorities

1/4/2016 Totals from 18. Missing 1 trustee and 3 plan commissioners

No.	Address	Current use	Opportunity	Rough Priority			Absolut- ely Not
				Top 4	Next 4	Bottom 4	
12	3900 block Oakland	North Shore Bank building parking lot	Redevelopment of excess space in lot	4	3	4	2
13	3800 block Oakland	3 Single Family, east side	Redevelopment when available	1		5	3
14	4400 N. Oakland	North Shore Bank	Mixed use- Theatre?/Bank?/Other use?	6	3	2	1
15	4057-67 N. Wilson	AB Data and The Legion Post	Redevelopment??	3	5	3	1
16	4442-50 N. Oakland	Multifamily and public parking lot	Public parking deck		4	4	4
17	1820 E. Capitol	ATT Building	Retail reuse 1st floor	2	1	6	1
18	1200 E. Capitol	Remax Building	Access from trail to building. Rest stop, bike station, patio	3	3	8	1
19	1572 E. Capitol	Improvements to Northwoods vacant stories	Ability to increase revenue	2	4	3	3
20	Oakland Avenue	Several prospective sites	boutique hotel	1	3	3	1

Note River Park site removed as a redevelopment site. Opportunity remains for parking, accessibility and gateway improvements.

1st Draft
January 8, 2016

Village of Shorewood

**Community Development Authority
and
Tax Incremental Districts**

**2015 Annual Financial Report
As of December 31, n2015**

Introduction and Summary

**Village of Shorewood
Community Development Authority and Tax Incremental Districts
2015 Annual Financial Report
As of December 31 2015**

Report Purpose

- To report on the financial position of each Tax Incremental District.
- To identify the accomplishments, long term strategies, and prospective short term activities of the Shorewood Economic Development Authority in pursuit of the Village's economic development goals.
- To assess the financial capacity of each TID to accommodate and support prospective activities.
- To present prospective multi-year expense approximations expected to be incurred by each of the Districts. More reliable for near years than for distant ones.
- To provide the basis for the Shorewood 2017 annual revenue and expense budget for TID and CDA activities.

Report Table of Contents

- Financial summary, including Ehlers evaluation of plans
- Shorewood TID boundaries
- Major project information
- Appreciation and tax rate assumptions
- For each of the 4 open districts
 - ✓ TID profile
 - ✓ Recurring revenue and expense details
 - ✓ Cash flow and anticipated close timetable/values for each economic case
- Project images

Report Development and Approval Timetable

- | | |
|---|--------------|
| • Staff identification of prospective activities and associated costs | December 18 |
| • CDA review of 1st draft of plans and economic projections and guidance to staff regarding direction and economic provisions | January 8 |
| • CDA review of the entire report (including 2 nd draft of the numbers | February 5 |
| • Village Board review and consideration of the Annual Report | February 18? |

January 8, 2016 CDA Discussion
Materials and Sequence of Discussion

Introduction	This Package
Overall Report Content, Development Process, and Timetable	
Projection Assumptions	
Projection Summary and Expense Estimates	Also Discuss at End
Conclusions and Issues	Also Discuss at End
Next Steps	Also Discuss at End
TID #1 Projections and Issues	Separate Package
2016 TID #1 Façade Program Request Support	Separate Package
Prospective Business District-wide CDA Loan Program	Separate Package
IID #3 Projection and Issues	Separate Package
TID #4 Projection and Issues	Separate Package
TID #5 Projection and Issues	Separate Package
TID Economic Summary	This Package
CDA Direction to Staff	This Package

**Shorewood TID #1
Re-projection Assumptions @ January 1, 2016**

Year	Appreciation			Property Taxes		Comments
	Conservative	Moderate	Average	Levy / \$1000	% Decrease	
2016	1.00%	2.00%	1.50%	\$29.80		
2017	1.50%	2.50%	2.00%	\$29.66	-0.5%	
2018	1.75%	2.75%	2.25%	\$29.51	-0.5%	
2019	1.75%	2.75%	2.25%	\$29.36	-0.5%	
2020	1.75%	2.75%	2.25%	\$29.21	-0.5%	
2021	1.75%	2.75%	2.25%	\$29.07	-0.5%	
2022	1.75%	2.75%	2.25%	\$28.92	-0.5%	

Assumptions Used	Appreciation			Tax Rate
	Case 1	Case 2	Case 3	
TID #1			X	All Cases
TID #3	X	X		All Cases
TID #4	X	X		All Cases
TID #5	X	X		All Cases

<u>Computation As Of Date</u>	<u>Year of Close</u>	<u>Cash Remaining</u>	<u>Ending Increment</u>	<u>Annual Tax @ Close(**)</u>
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TID #1

Case 1 - No Transfers Out and No Small Devlpm't	31-Dec-15	2021	\$1,823,000	\$77,681,000	\$563,000
	30-Sep-15	2021	\$1,753,000	\$73,054,000	\$529,000
	31-Dec-14	2022	\$1,866,000	\$66,268,000	Not Calc.

Case 2 - Transfers Out but No Small Development	31-Dec-15	2021	\$974,000	\$77,681,000	\$563,000
	30-Sep-15	2021	\$1,005,000 *	\$77,771,000	\$599,000
	31-Dec-14	2021	\$773,500 *	\$75,040,500	Not Calc.

Case 3 - Transfers Out and One Small Development	31-Dec-15	2021	\$765,000	\$82,492,000	\$598,000
	30-Sep-15	2021	\$937,000 *	\$82,684,500	\$563,500
	31-Dec-14	2021	\$760,500 *	\$70,078,500	Not Calc.

TID #3

Case 1 - Conservative Appreciation	31-Dec-15	2028	\$259,000	\$39,152,000	TBD
	31-Dec-14	2026	\$270,000	\$43,480,000	Not Calc.

Case 2 - Moderate Appreciation	31-Dec-15	2027	\$49,000	\$43,251,000	TBD
	31-Dec-14	2026	\$929,000	\$47,723,000	Not Calc.

TID #4

Case 1 - Conservative Appreciation	31-Dec-15	2028	\$1,119,000	\$20,085,000	TBD
	31-Dec-14	2028	\$418,000	\$18,144,000	Not Calc.

Case 2 - Moderate Appreciation	31-Dec-15	2028	\$1,578,000	\$22,738,000	TBD
	31-Dec-14	2028	\$871,000	\$20,398,000	Not Calc.

TID #5

Case 1 - Conservative Appreciation	31-Dec-15	2027	\$682,000	\$44,729,000	TBD
	31-Dec-14	2029	\$1,232,000	\$40,047,000	Not Calc.

Case 2 - Moderate Appreciation	31-Dec-15	2027	\$1,488,000	\$50,145,000	TBD
	31-Dec-14	2028	\$675,000	\$43,435,000	Not Calc.

* Average of conservative and moderate appreciation rates.

** Annual tax value of the increment at the current tax rate.

1st Draft

January 8, 2016

TID #1 Projections

Village of Shorewood
TID #1 Projection Profile

	<u>Constr. Year</u>	<u>Expenditure Amount</u>	<u>New Increment Amount</u>	<u>Leverage</u>	<u>Case 1</u>	<u>Case 2</u>	<u>Case 3</u>
Prospective TID #1 One-time Development							
Transfers Out					No	Yes	Yes
Small Redevelopment Project	2016	750,000	4,500,000	6.0	O	O	X
Grand Total TID #1		750,000	4,500,000	6.0			
Net Recurring Items							
		<u>Spend Per.</u>	<u>Trans. Out</u>	<u>Total</u>			
Façade Expenses thru 2016		\$145,000	\$330,000	\$475,000	\$145,000	\$475,000	\$475,000
Net Regular Loan Cost Thru 2016		\$58,800	\$200,000	\$258,800	\$58,800	\$258,800	\$258,800
Net Northwoods Loan Revenue Thru 2016		\$0	\$0	\$0	\$0	\$0	\$0
Other Recurring Expenses thru 2022		\$220,400	\$308,500	\$528,900	\$220,400	\$528,900	\$528,900
Total Net Recurring Expenses		\$424,200	\$838,500	\$1,262,700	\$424,200	\$1,262,700	\$1,262,700
Required TID #1 Close Date		01/16/22			2022	2022	2022
Projected TID #1 Close Date					2021	2021	2021
Excess Cash at Close					\$1,822,662	\$973,628	\$764,905
Number of Interim Negative Years					0	0	2
Largest Cumulative Negative Balance					0	0	323818
Increment at Close					\$77,681,000	\$77,861,000	\$82,492,000
Annual Tax Value at Close					\$563,000	\$563,000	\$597,000

Prospective Projects in TID #1 Needing to be Funded by Other Methods

Tax Credit Senior Housing	2017+	200,000	3,000,000	15.0
Thompson / Silento Site Redeveloppr	2017+	1,200,000	6,000,000	5.0
Sunseekers Site Redevelopment	2017+	800,000	5,000,000	6.3
Other New Redevelopment	2017+	2,000,000	5,000,000	2.5

**Village of Shorewood
Revised Expenses for
TID #1 projection Profile**

**Period 2016 through 2022 Loan Program with CDA
Average of Conservative and Moderate**

	Case 1	Case 2	Case 3
Small Redevelopment Project	0	0	750,000
Recurring Expenses			
Façade Expenses through 2016			
TID Expenditure Period	145,000	145,000	145,000
Transfer Out 12-31-2016	0	330,000	330,000
Net Regular Loan Repayment			
TID Expenditure Period	58,800	58,800	58,800
Transfer Out 12-31-2016	0	200,000	200,000
Net Northwoods Loan Repayment	0	0	0
Other Recurring Expenses			
Through TID Closure Date	220,400	220,400	220,400
Transfer Out 12-31-2016	0	220,000	220,000
Transfer out at 12-31-2016	0	88,500	88,500
Total Recurring	424,200	1,262,700	1,262,700
Total Project and Recurring	424,200	1,262,700	2,012,700

Estimated Projection Results

Required Expenditure Period End Date	1/16/2017		
Required TID #1 Close Date	1/16/2022		
Projected TID #1 Close Date	2021	2021	2021
Excess Cash at Close	1,822,662	973,628	764,905
Number of Interim Negative Years	0	0	2
Largest Cumulative Negative Balance	0	0	-323,818
Projected Increment at Time of Closure	77,681,144	77,681,144	82,491,779

Benefit to Village - Year after Closure

Annual Tax Value of Increment @ Current Tax Rate	562,951	562,951	597,814
Less: Optional Levy Limit Increase at 50% of Max	281,476	281,476	298,907
Estimate of additional Levy *	<u>281,476</u>	<u>281,476</u>	<u>298,907</u>

Benefit to Village - For 20 Year Period after Closure

Present Value of Annual Tax Value for 20 Years @ 5%	7,015,620	7,015,620	7,450,083
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* Estimate of additional levy that may be available to the Village for supporting operations budget year following estimated TID closure

Village of Shorewood, WI



Tax Increment District No. 1 Cash Flow Pro Forma Summary

DRAFT

**Average
Case 1**

Assumptions

Base Value	139,131,300
Property Appreciation Factor (2016)	1.50%
Property Appreciation Factor (2017)	2.00%
Property Appreciation Factor (2018 & 2019)	2.25%
Property Appreciation Factor (Thereafter)	2.25%
Tax Rate Adjustment Factor (Next 2 Years)	-0.05%
Tax Rate Adjustment Factor (Following 1 Years)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

01-08-2016 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2016	10,595,100	0	57,669,800	1,740,867	1,701,185	39,682	1,225,000	*	8,690,000	2015
2017	0	2,741,193	60,410,993	1,820,192	1,590,016	230,175	1,264,682		7,395,000	2016
2018	198,750	3,709,748	64,319,492	1,926,085	1,598,423	327,663	1,494,857		6,045,000	2017
2019	93,750	4,261,408	68,674,650	2,044,418	1,630,798	413,620	1,822,520		4,610,000	2018
2020	93,750	4,359,399	73,127,799	2,164,727	1,665,423	499,304	2,236,140		3,095,000	2019
2021	93,750	4,459,595	77,681,144	2,287,032	1,714,815	572,217	2,735,445		1,485,000	2020
2022	93,750	4,562,045	82,336,939	2,411,323	1,516,331	894,992	3,307,662		0	2021
Total				15,826,492	12,937,063	2,889,430	4,202,654			

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood, WI



Tax Increment District No. 1 Cash Flow Pro Forma Summary

DRAFT

**Average
Case 2**

Assumptions

Base Value	139,131,300
Property Appreciation Factor (2016)	1.50%
Property Appreciation Factor (2017)	2.00%
Property Appreciation Factor (2018 & 2019)	2.25%
Property Appreciation Factor(Thereafter)	2.25%
Tax Rate Adjustment Factor (Next 2 Years)	-0.05%
Tax Rate Adjustment Factor (Following 1 Years)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

01-08-2016 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2016	10,595,100	0	57,669,800	1,740,867	2,539,685	(798,818)	1,225,000	*	8,690,000	2015
2017	0	2,741,193	60,410,993	1,818,095	1,590,016	228,079	426,182		7,395,000	2016
2018	198,750	3,709,748	64,319,492	1,923,984	1,598,423	325,561	654,261		6,045,000	2017
2019	93,750	4,261,408	68,674,650	2,042,311	1,630,798	411,513	979,822		4,610,000	2018
2020	93,750	4,359,399	73,127,799	2,162,615	1,665,423	497,192	1,391,336		4,610,000	2019
2021	93,750	4,459,595	77,681,144	2,284,915	1,714,815	570,100	1,888,528		3,095,000	2020
2022	93,750	4,562,045	82,336,939	2,409,200	1,516,331	892,869	2,458,628		1,485,000	2021
Total				15,813,836	13,775,563	2,038,273	3,351,497		0	2022

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood, WI



Tax Increment District No. 1 Cash Flow Pro Forma Summary

DRAFT

**Average
Case 3**

Assumptions

Base Value	139,131,300
Property Appreciation Factor (2016)	1.50%
Property Appreciation Factor (2017)	2.00%
Property Appreciation Factor (2018 & 2019)	2.25%
Property Appreciation Factor(Thereafter)	2.25%
Tax Rate Adjustment Factor (Next 2 Years)	-0.05%
Tax Rate Adjustment Factor (Following 1 Years)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

01-08-2016 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2016	10,595,100	0	57,669,800	1,740,867	3,289,685	(1,548,818)	1,225,000	*	8,690,000	2015
2017	0	2,741,193	60,410,993	1,817,030	1,590,016	227,014	(96,804)		7,395,000	2017
2018	4,698,750	3,709,748	68,819,492	2,055,731	1,598,423	457,309	360,504		6,045,000	2018
2019	93,750	4,362,658	73,275,900	2,176,465	1,630,798	545,667	906,172		4,610,000	2019
2020	93,750	4,462,927	77,832,577	2,299,464	1,665,423	634,041	1,540,213		3,095,000	2020
2021	93,750	4,565,452	82,491,779	2,424,507	1,714,815	709,692	2,249,905		1,485,000	2021
2022	93,750	4,670,285	87,255,814	2,551,583	1,516,331	1,035,252	3,285,157		0	2022
Total				16,497,496	14,525,563	1,971,933				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood TID #1 Recurring Expense Details

<u>TID #1</u>	<u>2016-2022 Proj'd</u>	<u>Spend 2015 Pjtd Actual</u>	<u>Spend 2016 Proj'd</u>	<u>Transition 2017 Proj'd</u>	<u>Transition 2018 Proj'd</u>	<u>Transition 2019 Proj'd</u>	<u>Transition 2020 Proj'd</u>	<u>Transition 2021 Proj'd</u>	<u>Closed 2022 Proj'd</u>	
TID #1 Other Recurring Expenses										
Village Staff, Including benefits	89,400	40,000	30,600	20,400	15,300	7,700	7,700	7,700	0	B
Liability and Property Insurance	6,000	2,500	1,000	1,000	1,000	1,000	1,000	1,000	0	
TID Audits and Prof. Services	45,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500	0	
BID Fees for All Services	30,000	Imbedded	5,000	5,000	5,000	5,000	5,000	5,000	0	B
Community Education	30,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0	B
Assessment and Planning	10,000	10,000	10,000	A						
Developer Recruitment	2,000	2,000	2,000	A						
Business Recruit and Rention	8,000	8,000	8,000	A						
Trans Out @ End of Spend Per.	220,000		220,000	A	(\$20,000 for 11 Years for bottom 5 items labeled A. To extend throuth 2027.)					
Trans Out @ End of Spend Per.	88,500		88,500	B	(\$17,700 for 5 Years for top 5 items labeled B. To extend through 2027.)					
Total Other Recurring	528,900	72,500	377,600	38,900	33,800	26,200	26,200	26,200	0	
Grand Total TID #1 Recurring	1,262,700	151,300	1,111,400	38,900	33,800	26,200	26,200	26,200	0	

1st Draft

January 8, 2016

TID #3 Projections

Village of Shorewood
TID #3 Projection Profile

	Comple- tion Year	Expen- diture Amount	New Increment Amount	Lev- erage	Appreciation Scenarios	
					Conser- vative	Moderate
TID #3 One-time Developments						
Harbor Development Project	2016	1,700,000	18,920,000	11.1	1,700,000	1,700,000
Sherman Development Project	2018	5,500,000	16,349,000	3.0	5,500,000	5,500,000
Bluff Restoration	2016	180,000	0	0.0		
Other - See Below						
Grand Total TID #3		7,380,000	35,269,000	4.8		
Net Recurring Items						
		Spend Per.	Trans. Out	Total		
Façade Expenses thru 2027						
TID Expenditure Period		\$120,000		\$120,000	120,000	120,000
Transfer Out			\$0	\$0		
Net Regular Loan Cost Thru 2016						
TID Expenditure Period		\$0		\$0		
Transfer Out			\$0	\$0		
Other Recurring Expenses thru 2033						
Through TID Closure		\$304,900		\$304,900	242,400	229,900
Transfer Out			\$0	\$0		
Total Net Recurring Expenses		\$424,900	\$0	\$424,900	362,400	349,900
Required Expenditure Period End Date 7/14/2030						
Required TID #3 Close Date 7/14/2033 *						
Projected TID #3 Close Date					2028	2027
Excess Cash at Close					258,773	49,439
Number of Interim Negative Years					9	8
Largest Cumulative Negative Balance					-1,076,301	-1,076,301

* Closure 2 years less due to Base reset. Originally 7/14/2035

Other Prospective Projects In TID #3

Bakers Square Redevelopment	\$x,xxx,xxx	\$xx,xxx,xxx	x.x
DPW Redevelopment to Residential Units	\$x,xxx,xxx	\$xx,xxx,xxx	x.x
Other Opportunity Sites	\$x,xxx,xxx	\$xx,xxx,xxx	x.x

Village of Shorewood, Wisconsin



Tax Increment District # 3

Cash Flow Pro Forma Summary

**Draft
Conservative
Case**

Assumptions

Property Appreciation Factor (2016)	1.00%
Property Appreciation Factor (2017)	1.50%
Property Appreciation Factor (2018 & 2019)	1.75%
Property Appreciation Factor (Thereafter)	1.75%
Rate Adjustment Factor (Next 2 Years)	-0.50%
Rate Adjustment Factor (Following 1 Year)	-0.50%
Rate Adjustment Factor (Thereafter)	-0.50%

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2016	9,649,900	0	5,131,600	173,630	749,931	(576,301)	(500,000)		7,745,000	2015
2017	25,838,702	128,800	31,099,102	935,461	819,836	115,624	(1,076,301)		7,424,508	2016
2018	0	582,713	31,681,815	945,642	884,437	61,205	(960,677)		7,020,065	2017
2019	0	690,029	32,371,843	961,380	877,736	83,644	(899,472)		6,531,201	2018
2020	0	702,104	33,073,948	977,347	864,886	112,461	(815,828)		6,032,422	2019
2021	0	714,391	33,788,339	993,563	867,188	126,375	(703,367)		5,518,207	2020
2022	0	726,893	34,515,232	1,009,991	899,518	110,473	(576,992)		4,983,008	2021
2023	0	739,614	35,254,845	1,026,560	825,689	200,871	(466,520)		4,391,249	2022
2024	0	752,557	36,007,402	1,043,537	527,221	516,317	(265,649)		3,857,322	2023
2025	0	765,727	36,773,128	1,061,488	481,742	579,746	250,668		3,600,589	2024
2026	0	779,127	37,552,255	1,079,786	481,743	598,043	830,414		3,330,378	2025
2027	0	792,761	38,345,017	1,098,319	481,742	616,577	1,428,457		3,045,980	2026
2028	0	806,635	39,151,651	1,117,090	471,742	645,348	2,045,034		2,746,652	2027
2029	0	820,751	39,972,402	1,136,129	459,242	676,886	2,690,382		2,431,609	2028
2030	0	835,114	40,807,516	1,155,443	459,242	696,201	3,367,268		2,100,026	2029
2031	0	849,729	41,657,245	1,175,006	459,242	715,764	4,063,469		1,751,035	2030
2032	0	864,599	42,521,844	1,194,820	459,242	735,578	4,779,233		1,383,722	2031
2033	0	879,729	43,401,573	1,201,689	459,242	742,447	5,514,811		997,125	2032
2034	0	895,125	44,296,697	1,221,983	621,219	600,764	6,257,258		590,232	2033
2035				0	0		6,858,021		0	2034
2036				0	0					2035
2036				0	0					2036
Total				19,508,863	12,150,842	7,358,021				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood, Wisconsin



Tax Increment District # 3

Cash Flow Pro Forma Summary

Assumptions

Property Appreciation Factor (2016)	2.00%
Property Appreciation Factor (2017)	2.50%
Property Appreciation Factor (2018 & 2019)	2.75%
Property Appreciation Factor (Thereafter)	2.75%
Rate Adjustment Factor (Next 2 Years)	-0.50%
Rate Adjustment Factor (Following 1 Year)	-0.50%
Rate Adjustment Factor (Thereafter)	-0.50%

Draft Moderate Case

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2016	9,649,900	0	5,131,600	173,630	749,931	(576,301)	(500,000)		7,745,000	2015
2017	25,838,702	257,600	31,227,902	939,280	819,836	119,444	(1,076,301)		7,424,508	2016
2018	0	974,408	32,202,310	961,010	884,437	76,573	(956,857)		7,020,065	2017
2019	0	1,098,645	33,300,954	988,706	877,736	110,970	(880,284)		6,531,201	2018
2020	0	1,128,857	34,429,811	1,017,072	864,886	152,186	(769,314)		6,032,422	2019
2021	0	1,159,901	35,589,712	1,046,138	867,188	178,951	(617,128)		5,518,207	2020
2022	0	1,191,798	36,781,510	1,075,882	899,518	176,364	(438,177)		4,983,008	2021
2023	0	1,224,573	38,006,083	1,106,244	825,689	176,364	(261,813)		4,391,249	2022
2024	0	1,258,248	39,264,331	1,137,504	527,221	280,555	629,025		3,857,322	2023
2025	0	1,292,850	40,557,181	1,170,241	481,742	610,283	1,317,524		3,600,589	2024
2026	0	1,328,403	41,885,585	1,203,842	481,743	688,500	2,039,624		3,045,980	2025
2027	0	1,364,935	43,250,519	1,238,210	481,742	722,099	2,796,091		2,746,652	2026
2028	0	1,402,470	44,652,989	1,273,361	459,242	756,468	3,610,210		2,431,609	2027
2029	0	1,441,038	46,094,028	1,309,371	459,242	814,119	4,460,338		2,100,026	2028
2030	0	1,480,667	47,574,694	1,346,200	459,242	850,128	5,347,296		1,751,035	2029
2031	0	1,521,385	49,096,079	1,383,868	459,242	886,958	6,271,922		1,383,722	2030
2032	0	1,563,223	50,659,303	1,422,394	459,242	924,626	7,235,073		997,125	2031
2033	0	1,606,212	52,265,515	1,448,596	459,242	963,151	8,224,427		590,232	2032
2034	0	1,650,383	53,915,897	1,488,862	621,219	989,354	9,092,069		0	2033
2035				0	0	867,643				2034
2036				0	0					2035
Total				21,730,411	12,138,342	9,592,069				2036

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood TID #3 Recurring Expense Details

TID #3	2016-2022 Totals	Spend 2015 Pjtd Actual	Spend 2016 Proj'd	Spend 2017 Proj'd	Spend 2018 Proj'd	Spend 2019 Proj'd	Spend 2020 Proj'd	Spend 2021 Proj'd	Spend 2022-27 Proj'd	Transition 2028-33 Proj'd
TID #3 Façade Program		Not many older properties . Can't anticipate timing.							6 Years	6 Years
Regular Façade Program	120,000	0	10,000	10,000	10,000	10,000	10,000	10,000	60,000	TBD Later
BID Administration Fee	0	0	In "Other"	In "Other"						
Façade Transfer Out - At end	0									
Total Façade	120,000	0	10,000	10,000	10,000	10,000	10,000	10,000	60,000	0
TID #3 Other Recurring Expenses									x 6	x1
Village Staff, Including benefits	97,900	17,000	17,000	15,300	10,200	10,200	5,100	5,100	30,000	5,000
Liability and Property Insurance	7,500	550	1,000	1,000	500	500	500	500	3,000	500
TID Audits and Prof. Services	65,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	30,000	5,000
BID Fees	13,000	0	1,000	1,000	1,000	1,000	1,000	1,000	6,000	1,000
Community Education	15,000	0	1,500	1,500	1,500	1,500	1,000	1,000	6,000	1,000
Assessment and Planning	20,000	0	5,000	5,000	5,000	5,000	0	0		
Developer Recruitment	12,000	0	2,000	2,000	2,000	2,000	2,000	2,000		
Business Recruit and Rention	12,000	0	2,000	2,000	2,000	2,000	2,000	2,000		
Other Professional Services	0	0	0	0	0	0	0	0		
Trans Out @ End of Spend Per.	0	Probably None Needed								
Total Other Recurring	242,400	22,550	34,500	32,800	27,200	27,200	16,600	16,600	75,000	12,500
Grand Total TID #3 Recurring	362,400	22,550	44,500	42,800	37,200	37,200	26,600	26,600	135,000	12,500

1st Draft

January 8, 2016

TID #4 Projections

Village of Shorewood
TID #4 Projection Profile

	Comple- tion Year	Expen- diture Amount	New Increment Amount	Lev- erage	Scenarios	
					Con- servative	Moderate
TID #4 One-time Developments						
LightHorse Redevelopment Project	Done	5,130,000	14,278,000	2.8	5,130,000	5,130,000
Grand Total TID #4		<u>5,130,000</u>	<u>14,278,000</u>	2.8		
Net Recurring Items						
		<u>Spend Per.</u>	<u>Trans. Out</u>	<u>Total</u>		
Facade Expenses						
TID Expenditure Period		\$0		\$0		
Transfer Out			\$0	\$0		
Net Regular Loan Cost						
TID Expenditure Period		\$0		\$0		
Transfer out			\$0	\$0		
Other Recurring Expenses						
Through TID Closure		\$199,000		\$199,000	151,500	151,500
Transfer out			\$0	\$0		
Total Net Recurring Expenses		<u>\$199,000</u>	<u>\$0</u>	<u>\$199,000</u>	<u>151,500</u>	<u>151,500</u>
Required Expenditure Period End Date 5/16/2033						
Required TID #4 Close Date 5/16/2038						
Projected TID #4 Close Date 2028 2028						
Excess Cash at Close 1,114,641 1,573,796						
Number of Interim Negative Years 0 0						
Largest Cumulative Negative Balance 0 0						

* Repayable Loan \$3,535,000

Other Prospective Projects in TID #4

None identified

Village of Shorewood

Tax Increment District # 4 - "Lighthouse 4041" Project

Cash Flow Pro Forma Summary

**Draft
Conservative
Case**

Assumptions

Property Appreciation Factor (2016)	1.00%
Property Appreciation Factor (2017)	1.50%
Property Appreciation Factor (2018 & 2019)	1.75%
Property Appreciation Factor (Thereafter)	1.75%
Tax Rate Adjustment Factor (Next 2 Years)	-0.50%
Tax Rate Adjustment Factor (Following 1 Years)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2015							25,000	*	7,805,000	2015
2016	1,977,100	0	16,255,000	711,440	524,244	187,196	208,890		7,515,000	2016
2017	0	174,584	16,429,584	687,171	503,444	183,727	392,618		7,240,000	2017
2018	0	264,495	16,694,079	690,999	512,444	178,555	571,173		6,950,000	2018
2019	0	313,206	17,007,285	696,178	516,644	179,534	750,707		6,650,000	2019
2020	0	318,687	17,325,972	701,065	520,269	180,796	931,503		6,340,000	2020
2021	0	324,264	17,650,236	706,037	528,694	177,343	1,108,846		6,015,000	2021
2022	0	329,939	17,980,174	715,795	541,469	174,326	1,283,172		5,665,000	2022
2023	0	335,713	18,315,887	720,479	552,838	167,641	1,450,813		5,295,000	2023
2024	0	341,588	18,657,474	725,043	553,213	171,830	1,622,643		4,915,000	2024
2025	0	347,565	19,005,040	729,704	563,338	166,366	1,789,009		4,515,000	2025
2026	0	353,648	19,358,687	734,100	566,150	167,950	1,956,959		4,100,000	2026
2027	0	359,837	19,718,524	738,588	563,513	175,075	2,132,034		3,675,000	2027
2028	0	366,134	20,084,658	2,783,182	2,625,575	157,607	2,289,641		1,175,000	2028
2029	0	372,541	20,457,199	576,986	411,250	165,736	2,455,377		800,000	2029
2030	0	379,060	20,836,259	585,076	425,000	160,076	2,615,453		400,000	2030
2031	0	385,694	21,221,953	593,245	413,000	180,245	2,795,698		0	2031
2032	0	392,444	21,614,397	594,559	0	594,559	3,390,257			2032
2033	0	399,311	22,013,708	602,516	0	602,516	3,992,773			2033
2034	0	406,299	22,420,008	610,568	0	610,568	4,603,341			2034
2035	0	413,410	22,833,417	618,717	0	618,717	5,222,058			2035
2036	0	420,644	23,254,061	626,965	0	626,965	5,849,023			2036
2037	0	428,006	23,682,067	635,312	0	635,312	6,484,335			2037
2038	0	435,496	24,117,563	643,760	0	643,760	7,128,095			2038
2039	0	443,117	24,560,680	652,310	0	652,310	7,780,405			2039
Total				18,079,792	10,321,081	7,758,711				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood

Tax Increment District # 4 - "Lighthouse 4041" Project

Cash Flow Pro Forma Summary

Assumptions

Property Appreciation Factor (2016)	2.00%
Property Appreciation Factor (2017)	2.50%
Property Appreciation Factor (2018 & 2019)	2.75%
Property Appreciation Factor (Thereafter)	2.75%
Tax Rate Adjustment Factor (Next 2 Years)	-0.50%
Tax Rate Adjustment Factor (Following 1 Years)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

**Draft
Moderate
Case**

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2015							25,000	*	7,805,000	2015
2016	1,977,100	0	16,255,000	711,440	524,244	187,196	208,890		7,515,000	2016
2017	0	349,168	16,604,168	692,349	503,444	188,905	397,795		7,240,000	2017
2018	0	445,189	17,049,357	701,495	512,444	189,051	586,846		6,950,000	2018
2019	0	501,951	17,551,308	712,189	516,644	195,546	782,392		6,650,000	2019
2020	0	515,754	18,067,062	722,794	520,269	202,525	984,917		6,340,000	2020
2021	0	529,938	18,597,000	733,690	528,694	204,996	1,189,913		6,015,000	2021
2022	0	544,511	19,141,511	749,585	541,469	208,116	1,398,029		5,665,000	2022
2023	0	559,485	19,700,996	760,625	552,838	207,787	1,605,816		5,295,000	2023
2024	0	574,871	20,275,867	771,770	553,213	218,557	1,824,374		4,915,000	2024
2025	0	590,680	20,866,547	783,242	563,338	219,904	2,044,278		4,515,000	2025
2026	0	606,924	21,473,471	794,687	566,150	228,537	2,272,814		4,100,000	2026
2027	0	623,614	22,097,085	806,466	563,513	242,954	2,515,768		3,675,000	2027
2028	0	640,763	22,737,848	2,858,603	2,625,575	233,028	2,748,796		1,175,000	2028
2029	0	658,384	23,396,232	660,204	411,250	248,954	2,997,750		800,000	2029
2030	0	676,490	24,072,722	676,356	425,000	251,356	3,249,107		400,000	2030
2031	0	695,093	24,767,815	692,857	413,000	279,857	3,528,963		0	2031
2032	0	714,208	25,482,024	700,948	0	700,948	4,229,912			2032
2033	0	733,849	26,215,873	717,529	0	717,529	4,947,441			2033
2034	0	754,030	26,969,903	734,476	0	734,476	5,681,917			2034
2035	0	774,766	27,744,669	751,797	0	751,797	6,433,714			2035
2036	0	796,072	28,540,741	769,502	0	769,502	7,203,216			2036
2037	0	817,964	29,358,705	787,598	0	787,598	7,990,813			2037
2038	0	840,458	30,199,162	806,094	0	806,094	8,796,907			2038
2039	0	863,570	31,062,733	824,999	0	824,999	9,621,906			2039
Total				19,921,293	10,321,081	9,600,212				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood TID #4 Recurring Expense Details

TID #4	2016-2033 Totals	<u>Spend</u> 2015 Pjtd Actual	<u>Spend</u> 2016 Proj'd	<u>Spend</u> 2017 Proj'd	<u>Spend</u> 2018 Proj'd	<u>Spend</u> 2019 Proj'd	<u>Spend</u> 2020 Proj'd	<u>Spend</u> 2021 Proj'd	<u>Spend</u> 2022-27 Proj'd	<u>Transition</u> 2028-33 Proj'd
TID #4 Other Recurring Expenses									x 6	x1
Village Staff, Including benefits	40,000	5,500	5,500	5,500	5,500	5,500	5,500	5,500	6,000	1,000
Liability and Property Insurance	6,000	1,000	1,000	1,000	500	500	500	500	1,500	500
TID Professional Services	65,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	30,000	5,000
Community Education	13,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,000	1,000
Assessment and Planning	0									
Developer Recruitment	0									
Business Recruit and Rention	27,500	2,000	2,500	2,500	2,500	2,000	2,000	2,000	12,000	2,000
Other Professional Services	0	0	0	0	0	0	0	0	0	0
Trans Out @ End of Spend Per.	0	Probably None Needed								
Transfer Out Pre-Close@ End	0	Probably None Needed								
Total Other Recurring	151,500	14,500	15,000	15,000	14,500	14,000	14,000	14,000	55,500	9,500

1st Draft

January 8, 2016

TID #5 Projections

Village of Shorewood
TID #5 Projection Profile

	Comple- tion Year	Expen- diture Amount	New Increment Amount	Lev- erage	Appreciation Scenarios	
					Con- servative	Moderate
TID #5 One-time Developments						
Metro Market - Combined *	Done	5,500,000	30,200,000	5.5	5,500,000	5,500,000
Grand Total TID #5		<u>5,500,000</u>	<u>30,200,000</u>	5.5		
Net Recurring Items						
		<u>Spend Per.</u>	<u>Trans. Out</u>	<u>Total</u>		
Façade Expenses						
TID Expenditure Period		\$0		\$0		
Transfer Out			\$0	\$0		
Net Regular Loan Cost						
TID Expenditure Period		\$0		\$0		
Transfer Out			\$0	\$0		
Other Recurring Expenses						
Through TID Closure		\$193,100		\$193,100	155,100	155,100
Transfer Out			\$0	\$0		
Total Net Recurring Expenses		<u>\$193,100</u>	<u>\$0</u>	<u>\$193,100</u>	155,100	155,100
Required TID Expenditure End Date 6/16/2036						
Required TID #5 Close Date 6/16/2041						
Projected TID #5 Close Date 2027 2027						
Excess Cash at Close 681,846 1,487,840						
Number of Interim Negative Years 1 1						
Largest Cumulative Negative Balance -20,324 -20,324						

* Repayable Loan \$6,500,000

Other Prospective Projects in TID #5

None

Village of Shorewood

Tax Increment District No. 5 (Metro Market / Roundys)

Cash Flow Pro Forma Summary

Assumptions

Property Appreciation Factor (2015)	0.50%
Property Appreciation Factor (2016)	1.00%
Property Appreciation Factor (2017)	1.50%
Property Appreciation Factor (2018 & 2019)	1.75%
Property Appreciation Factor (Thereafter)	1.75%
Tax Rate Adjustment Factor (Next 2 years)	-0.50%
Tax Rate Adjustment Factor (Following 1 year)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

**Draft
Conservative
Case**

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation Increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2015							50,000	*	12,825,000	2015
2016	383,100	0	383,100	11,876	215,198	(203,322)	(20,324)		12,825,000	2016
2017	25,093,750	79,581	25,556,431	1,230,977	383,315	847,662	827,338		12,775,000	2017
2018	12,882,300	496,971	38,935,702	1,627,392	925,333	702,059	1,529,397		12,300,000	2018
2019	(390,600)	813,937	39,359,040	1,637,344	942,358	694,987	2,224,384		11,800,000	2019
2020	(331,475)	821,346	39,848,910	1,648,129	957,720	690,409	2,914,793		11,275,000	2020
2021	(280,556)	829,918	40,398,273	1,659,481	995,945	663,536	3,578,329		10,700,000	2021
2022	(238,453)	839,532	40,999,352	1,676,292	996,816	679,476	4,257,805		10,105,000	2022
2023	(204,667)	850,051	41,644,736	1,693,509	1,030,838	662,671	4,920,476		9,460,000	2023
2024	(169,717)	861,345	42,336,364	1,611,047	1,017,381	593,667	5,514,143		8,810,000	2024
2025	(144,260)	873,449	43,065,553	1,631,805	1,037,681	594,124	6,108,267		8,120,000	2025
2026	(122,621)	886,210	43,829,142	1,647,771	1,090,766	557,006	6,665,273		7,355,000	2026
2027	0	899,572	44,728,715	1,671,757	1,095,183	576,574	7,241,846		6,560,000	2027
2028	0	915,315	45,644,030	1,695,364	1,132,310	563,054	7,804,900		5,690,000	2028
2029	0	931,333	46,575,363	1,718,481	1,130,940	587,541	8,392,441		4,790,000	2029
2030	0	947,631	47,522,994	1,741,294	1,162,415	578,869	8,971,310		3,825,000	2030
2031	0	964,215	48,487,209	1,768,560	1,084,750	683,810	9,655,120		2,900,000	2031
2032	0	981,089	49,468,297	1,795,355	1,097,800	697,555	10,352,675		1,925,000	2032
2033	0	998,258	50,466,555	1,816,270	1,057,300	758,970	11,111,645		950,000	2033
2034	0	1,015,727	51,482,282	1,840,865	991,088	3,410,777	14,522,422		0	2034
2035	0	1,033,502	52,515,785	1,459,327	0	1,459,327	15,981,749			2035
2036	0	1,051,589	53,567,374	1,484,212	0	1,484,212	17,465,961			2036
2037	0	1,069,992	54,637,365	1,509,406	0	1,509,406	18,975,367			2037
2038	0	1,088,716	55,726,082	1,534,911	0	1,534,911	20,510,278			2038
2039	0	1,107,769	56,833,850	1,560,733	0	1,560,733	22,071,011			2039
2040	0	1,127,155	57,961,005	1,586,874	0	1,586,874	23,657,885			2040
2041	0	1,146,880	59,107,885	1,613,339	0	1,613,339	25,271,223			2041
2042	0	1,166,950	60,274,836	1,640,132	0	1,640,132	26,911,355			2042
Total				45,073,492	18,345,135	26,728,357				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood

Tax Increment District No. 5 (Metro Market / Roundys)

Cash Flow Pro Forma Summary

**Draft
Moderate
Case**

Assumptions

Property Appreciation Factor (2016)	2.00%
Property Appreciation Factor (2017)	2.50%
Property Appreciation Factor (2018 & 2019)	2.75%
Property Appreciation Factor (Thereafter)	2.75%
Tax Rate Adjustment Factor (Next 2 years)	-0.50%
Tax Rate Adjustment Factor (Following 1 year)	-0.50%
Tax Rate Adjustment Factor (Thereafter)	-0.50%

01-08-16 Estimates

Budget/ Revenue Year	Added Value	Inflation increase/ deflation decrease	Increment Value	Summarized		Balances		Note	Project Cost Principal Outstanding	Year
				Total Revenues	Total Expenditures	Annual	Cumulative			
2015							50,000	*	12,825,000	2015
2016	383,100	0	383,100	11,876	215,198	(203,322)	(20,324)		12,825,000	2016
2017	25,093,750	159,162	25,636,012	1,233,337	383,315	850,022	829,698		12,775,000	2017
2018	12,882,300	830,275	39,348,587	1,639,581	925,333	714,248	1,543,946		12,300,000	2018
2019	(390,600)	1,290,399	40,248,386	1,663,491	942,358	721,134	2,265,080		11,800,000	2019
2020	(331,475)	1,315,143	41,232,054	1,688,637	957,720	730,917	2,995,997		11,275,000	2020
2021	(280,556)	1,342,194	42,293,692	1,714,777	995,945	718,832	3,714,830		10,700,000	2021
2022	(238,453)	1,371,389	43,426,628	1,746,834	996,816	750,018	4,464,848		10,105,000	2022
2023	(204,667)	1,402,545	44,624,505	1,779,776	1,030,838	748,937	5,213,785		9,460,000	2023
2024	(169,717)	1,435,486	45,890,275	1,713,540	1,017,381	696,159	5,909,944		8,810,000	2024
2025	(144,260)	1,470,295	47,216,310	1,751,049	1,037,681	713,368	6,623,312		8,120,000	2025
2026	(122,621)	1,506,761	48,600,450	1,784,313	1,090,766	693,547	7,316,860		7,355,000	2026
2027	0	1,544,825	50,145,275	1,826,164	1,095,183	730,981	8,047,840		6,560,000	2027
2028	0	1,587,308	51,732,583	1,868,252	1,132,310	735,942	8,783,782		5,690,000	2028
2029	0	1,630,959	53,363,541	1,910,483	1,130,940	779,543	9,563,325		4,790,000	2029
2030	0	1,675,810	55,039,351	1,953,051	1,162,415	790,636	10,353,961		3,825,000	2030
2031	0	1,721,895	56,761,246	2,000,759	1,084,750	916,009	11,269,971		2,900,000	2031
2032	0	1,769,247	58,530,492	2,048,671	1,097,800	950,871	12,220,842		1,925,000	2032
2033	0	1,817,901	60,348,393	2,091,406	1,057,300	1,034,106	13,254,948		950,000	2033
2034	0	1,867,893	62,216,287	2,099,544	991,088	3,708,457	16,963,405		0	2034
2035	0	1,919,260	64,135,547	1,780,290	0	1,780,290	18,743,694			2035
2036	0	1,972,040	66,107,587	1,829,220	0	1,829,220	20,572,915			2036
2037	0	2,026,271	68,133,858	1,879,240	0	1,879,240	22,452,155			2037
2038	0	2,081,994	70,215,852	1,930,373	0	1,930,373	24,382,527			2038
2039	0	2,139,248	72,355,100	1,982,644	0	1,982,644	26,365,171			2039
2040	0	2,198,078	74,553,178	2,036,079	0	2,036,079	28,401,250			2040
2041	0	2,258,525	76,811,703	2,090,705	0	2,090,705	30,491,955			2041
2042	0	2,320,634	79,132,337	2,146,547	0	2,146,547	32,638,502			2042
Total				50,800,639	18,345,135	32,455,504				

Projected TID Closure

NOTES: 2015 Cash Provided by Village Staff

Village of Shorewood TID #5 Recurring Expense Details

TID #5	2016-2033 Totals	<u>Spend</u> 2015 Pjtg Actual	<u>Spend</u> 2016 Proj'd	<u>Spend</u> 2017 Proj'd	<u>Spend</u> 2018 Proj'd	<u>Spend</u> 2019 Proj'd	<u>Spend</u> 2020 Proj'd	<u>Spend</u> 2021 Proj'd	<u>Spend</u> 2022-27 Proj'd	<u>Transition</u> 2028-33 Proj'd
TID #5 Other Recurring Expenses										
									x 6	x6
Village Staff, Including benefits	33,600	5,100	5,100	5,100	5,100	5,100	5,100	5,100	3,000	0
Liability and Property Insurance	6,000	1,000	1,000	1,000	500	500	500	500	2,000	0
TID Professional Services	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	30,000	0
Community Education	7,500	1,000	1,000	1,000	1,000	500	500	500	3,000	0
Assessment and Planning	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	12,000	
Developer Recruitment	0									
Business Recruit and Rention	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	12,000	
Other Professional Services	0									
Trans Out @ End of Spend Per.	0	Probably None Needed								
Transfer Out Pre-Close@ End	0	Probably None Needed								
Total Other Recurring	155,100	16,100	16,100	16,100	15,600	15,100	15,100	15,100	62,000	0

1st Draft

January 8, 2016

2016 Façade Program Support

**BID Façade Grant Program - Activities Since Inception
As of December 31, 2015**

Façade Fund Status

CDA Direct Funding	870,050	Years 2004 through 2015
Audit Adjustments	3,256	
Interest Earned	<u>30,127</u>	
Total Income available for Grants	903,433	
Minus: Amounts Spent to Date	<u>-873,202</u>	See Detailed Status List
Fund Balance	30,231	
Less: Pending Project	<u>-35,100</u>	See Detailed Status List
Balance after Pending Projects	<u><u>-4,869</u></u>	

TID #1 Regular Façade Funds Requested for 2016

Estimated New Demand for 2016	40,131	See Detailed Status List
Less: Beginning Balance after Pending Projects	<u>-4,869</u>	See above
Budget Amount Requested for 2016	<u><u>45,000</u></u>	

Detailed Façade Status Report
As of December 31, 2015

Type	Address	Street	Owner	Business	Year	Façade Grant	TID Grant	Total Grant
Façade	1330	CAPITOL DR	EKL INVESTMENTS	Shorewood Auto Repair	2011	27,000.00		
Façade	1425	CAPITOL DR	DAVID WOLFF	small office building/Trilogy Hair Salon	2014	778.80		
Façade	1431	CAPITOL DR	DOMINION 1 LLC	Grande Flowers	2012	1,900.00		
Façade	1572	CAPITOL DR	JAMES T BARRY	monument sign for CFLI building	2008	14,952.69		
Façade	1572	CAPITOL DR	JAMES T BARRY	Northwoods Software; re-face of monument sign	2015	4,926.24		
Façade	1800	CAPITOL DR	Stein Office Building	Stein building painting	06 and 09	8,857.00		
Façade	1906	CAPITOL DR	ARLENE SEGAL	SHOP, Smoothie, et al	2008	686.86		
Façade	1916	CAPITOL DR	ARLENE SEGAL	Clicks	2014	3,446.00		
Façade	2127	CAPITOL DR	KATZ PROPERTIES	Q-ticles	2012	567.07		
Façade	2201	CAPITOL DR	CAPITOL & MARYLAND LLC	City Market	2009	52,000.00	76,000	128,000
Façade	2201	CAPITOL DR	CAPITOL & MARYLAND LLC	Family Pharmacy	2009	950.00		
Façade	2219	CAPITOL DR	EDMUND BK YUN	Luxe Salon, Swanky Seconds	2012	600.00		
Façade	2219	CAPITOL DR	EDMUND BK YUN	Swanky Seconds expansion; awning	2015	750.00		
Façade	2219	CAPITOL DR	EDMUND BK YUN	Workroom signs	2014	559.13		
Façade	2317	CAPITOL DR	MICHAEL SCHRAMM	Edward Jones; Scenario	2007	32,800.00		
Façade	2500	CAPITOL DR	ROSENE LLC	Shorewood Animal Hospital	2013	7,033.80		
Façade	2510	CAPITOL DR	2510 CAPITOL RE	Mark Sweet law offices	2010	34,000.00		
Façade	2521	CAPITOL DR	Lakeshore Mobil	Lakeshore Mobil	2012	11,757.75		
Façade	4001	DOWNER AVE	WILLIAM QUANDT	Hayek's	2013	8,950.50		
Façade	1720	LAKE BLUFF	Tim Hart	Dr. Tim Hart	2005	13,219.50		
Façade	3956	MURRAY AVE	EASTMORE	Wisconsin Gazette	2012	25,000.00		
Façade	3506	OAKLAND AVE	KONSTATINE DIMITROPOULOS	Mautz; Family Pharmacy; Chiro Company	2008	52,000.00	105,000	157,000
Façade	3506	OAKLAND AVE	KONSTATINE DIMITROPOULOS	Chiro Company	2009	778.65		
Façade	3547	OAKLAND AVE	KATZ PROPERTIES	Harry's Bar and Grill	2010	4,825.00		
Façade	3549	OAKLAND AVE	KATZ PROPERTIES	Harry's Patio	2011	59,786.00		
Façade	3575	OAKLAND AVE	KATZ PROPERTIES	Harleys, CYGA	2009	16,250.00		
Façade	3575	OAKLAND AVE	KATZ PROPERTIES	Groom For Men	2014	4,075.99		
Façade	3601	OAKLAND AVE	JODY ARMATA	North Shore Funeral Services	2011	14,535.52		
Façade	3723	OAKLAND AVE	Bay Shore Vet	Bay Shore Vet New location	04 and 10	16,196.20		
Façade	3801	OAKLAND AVE	BORIS GOLDENBERG	Gloss Photography; Tete-te salon; et al	2012	1,525.00		
Façade	3970	OAKLAND AVE	WI ROBINSON FAMIL		2011	54,000.00	190,000	244,000
Façade	4000	OAKLAND AVE	1800 E CAPITOL DR LLC	Visionworks; Alliance De Francals	2006	2,499.50		
Façade	4009	OAKLAND AVE	NS APTS LLC	Harleys	2006	2,450.00		
Façade	4009	OAKLAND AVE	KATZ PROPERTIES	Anytime Fitness	2010	3,204.96		
Façade	4016	OAKLAND AVE	OAKLAND AVENUE LLC	Oak Crest Tavern	2007	14,965.11		
Façade	4042	OAKLAND AVE	Paul Hackbarth	Sound By Design/Camp Bar	2012	19,710.28		
Façade	4060	OAKLAND AVE	NOAH CHRISTENSEN	Shorewood Press	2005	32,713.50		
Façade	4093	OAKLAND AVE	OAKLAND AVE PROP LP	Open Book	2009	2,106.72		
Façade	4106	OAKLAND AVE	JOHN OGDEN	Goldi	2010	4,159.00		
Façade	4144	OAKLAND AVE	PALMETTO	Verizon; Benji's, et al	2005	13,568.16		
Façade	4156	OAKLAND AVE	PALMETTO	Great Clips	2011	4,093.81		
Façade	4170	OAKLAND AVE	MARIAN LAEV	Starbucks	2005	27,000.00		

Detailed Facade Status Report
As of December 31, 2015

Type	Address	Street	Owner	Business	Year	Facade Grant	TID Grant	Total Grant
Façade	4201	OAKLAND AVE	TCF BANK		2005	2,484.40		
Façade	4208	OAKLAND AVE	EUGENE KASPRZAK	Glow Salon	2006	726.50		
Façade	4214	OAKLAND AVE	Suzanne Powers	Suzanne Powers Realty Group	2013	27,000.00		
Façade	4300	OAKLAND AVE	DONALD CARLSON	Queensway Cleaners	2004	3,489.56		
Façade	4312	OAKLAND AVE	AUNT PEGS OAKLAND LLC	Eyez Boutique sign	2005	480.33		
Façade	4312	OAKLAND AVE	AUNT PEGS OAKLAND LLC	Mautz; Thirst and Vine; et al	2010	51,800.00	143,835	195,635
Façade	4326	OAKLAND AVE	Olson House	new awning	2015	850.00		
Façade	4401	OAKLAND AVE	THOMAS KUEHN	Performance Outfitters; Zen Salon; Men's Room	05 and 06	3,750.00		
Façade	4401	OAKLAND AVE	THOMAS KUEHN	North Shore Boulangerie	2014	1,634.44		
Façade	4413	OAKLAND AVE	BLACKBIRD MERCANTILE	Waxwing Art/Draft and Vessel	2014	22,403.37		
Façade	4414	OAKLAND AVE	NORTH SHORE BANK		2004	15,612.00		
Façade	4449	OAKLAND AVE	LORI GENSCHE	Min's	2013	728.81		
Façade	4465	OAKLAND AVE	JOSEPH ULLRICH	offices	2006	5,177.50		
Façade	4473	OAKLAND AVE	BK OAKLAND	Taekwon Doe, Curves, Calderone Club	2012	25,441.98		
Façade	4484	OAKLAND AVE	PETER GRAMOLL	American Family; new signs, awnings, lighting	2015	7,657.56		
Façade	4493	OAKLAND AVE	VALLIS LLC	Stowell and Associates	2004	25,295.00		
Façade	4501	OAKLAND AVE	DONALD WEISNER	Establishment Salon; No. 1 Chinese	2010	5,341.50		
Façade	4508	OAKLAND AVE	EXCHEQUER	Fyndig LLC signs	2014	1,133.15		
Façade	4511	OAKLAND AVE	STEVEN ELKIND	Three Lions; Big Bay (storefront reconstruction)	2008	26,800.00		
Façade	4514	OAKLAND AVE	EXCHEQUER	Elements East sign	2013	2,607.50		
Façade	4517	OAKLAND AVE	STEVEN ELKIND	Big Bay sign	2011	554.53		
Façade	4517	OAKLAND AVE	STEVEN ELKIND	Three Lions sign; storefront work	2011	8,320.00		
Façade	4517	OAKLAND AVE	STEVEN ELKIND	Nana Asian Fusion sign	2011	2,326.37		
Façade	4517	OAKLAND AVE	STEVEN ELKIND	Three Lions Phase II (windows, second sign)	2013	11,114.19		
Façade	4601	OAKLAND AVE	BGB REAL ESTATE LLLC	LaDea; former Lakeside Diagnostic	2008	3,975.31		
Façade	3951	PROSPECT AVE	Lynn Moritz	St. Moritz Salon	2014	633.60		
Façade	1922	Capitol Dr.	ARLENE SEGAL	Movement personal trainer sign	2014	1,702.56		
Façade	4414	Oakland Ave.	North Shore Bank	reconstruction of landscaping	2015	5,705.04		
Façade	1800	Capitol Dr.	Vedo's/Oleg the Tailor	new storefront	2015	7,278.00		
Pending	1604	Capitol Dr.	gas station	redeveloped gas station building; landscaping; sign	2015	25,000.00		
Pending	4334	Oakland Ave.	Sherwin Williams	new awning	2015	7,850.00		
Pending	3592-96	Oakland Ave.	New Grave Cafe	new sign; patio railings and planters	2015	9,250.00		
INQUIRY	4488	OAKLAND AVE	new owner	former Village Pub				

Detailed Facade Status Report
As of December 31, 2015

Type	Address	Street	Owner	Business	Year	Facade Grant	TID Grant	Total Grant
Prospect	1305	CAPITOL DR	KONSTATINE DIMITROPOULOS	Baker's Square				
Prospect	1325	CAPITOL DR	KONSTATINE DIMITROPOULOS	Culvers				
Prospect	1400	CAPITOL DR	WILLIAM HO	apt. building				
Prospect	1410	CAPITOL DR	VIRGINIA LITTLE	small office building				
Prospect	1513	CAPITOL DR	DAVID ROETTGERS	gas station				
Prospect	1928	CAPITOL DR	GENEVIEVE CAHILL	Main Salon				
Prospect	2011	CAPITOL DR	4TH CHURCH OF CHRIST	Christian Science Reading Room				
Prospect	2025	CAPITOL DR	FEERICK INC	Feerick's Funeral Home				
Prospect	2101	CAPITOL DR	GOOK B'HAN	Capitol Cleaners				
Prospect	2107	CAPITOL DR	DSK LLC	Mod Gen				
Prospect	2400	CAPITOL DR	SHORELINE MARKDALE	parking lot				
Prospect	2420	CAPITOL DR	JOSEPH D'AGOSTINO	Sunseekers				
Prospect	2514	CAPITOL DR	JOEL PECH	Pech Investments				
Prospect	2520	CAPITOL DR	WILLIAM HARGARTEN JR	Chattel Changers				
Prospect	4012	N WILSON	MONTROSE APTS	Sophisticated Rose et al				
Prospect	3524	OAKLAND AVE	WILLIAM HO	William Ho's				
Prospect	4010	OAKLAND AVE	CAMILLA AVERY	Andrew McCabe Allstate				
Prospect	4230	OAKLAND AVE	FREDERIC WEIN	UPS Store				
Prospect	4231	OAKLAND AVE	BV SHOREWOOD LLC	PNC Bank				
Prospect	4301	OAKLAND AVE	BLANKENSTEIN ENTERPR	Einstein Bagels				
Prospect	4425	OAKLAND AVE	MARQUIS LLC	Goody Gourment, Vanity Fur				
Prospect	4433	OAKLAND AVE	RALPH HOFFMAN	Forever Young				
Prospect	4447	OAKLAND AVE	JAMES MAGESTIRO	offices				
Prospect	4496	OAKLAND AVE	TIM WICK	Kensington Liquor				
Prospect	4507	OAKLAND AVE	LORENZO DRAGHICCI	office building				
Prospect	4559	OAKLAND AVE	SHWD GROUP GEN PART	Shorewest				
Prospect	4001	WILSON	KIVELY INVESTMENTS	Remax/Kively Investments				
Prospect	4057	WILSON	WILSON DEV GROUP	AB Data				
Prospect	4000	WILSON DR	LUTTERS VILLAGE SERV	recently redeveloped				
N/A	1100	1100 E CAPITOL DR	COMMUNITY TELEVISION Fox 6	not applicable/not a building	XX			
Redevmt		1111 E CAPITOL DR	Harbor Development	senior assisted living	XX			
Redevmt		1409 E CAPITOL DR	STEVEN ELKIND	small office building				
Redevmt		1421 E CAPITOL DR	CAP LANE REALTY	Thompson Pharmacy				
Redevmt		1518 E CAPITOL DR	James Petrs	Milwaukee PC (new)				
Redevmt		1520-22 E CAPITOL	CAPLAR LLC	Nick's Barber Shop				
Redevmt		1530 E CAPITOL DR	WELLS FARGO BANK	drive thru only				

Detailed Facade Status Report
As of December 31, 2015

Type	Address	Street	Owner	Business	Year	Facade Grant	TID Grant	Total Grant
Redevelopment		1700 E CAPITOL DR	MARTIN MERCEN	Mike Grivello's				
Redevelopment		1706 E CAPITOL DR	KEITH JOHNSON	Solatube				
Redevelopment		1716 E CAPITOL DR	MICHAEL YERUKHIMOVICH	Dr. Fleysch/DDS				
Redevelopment		3600 N OAKLAND AV	SIK KIN NG	East Garden				
Redevelopment		3610 N OAKLAND AV	3610 N OAKLAND LLC	Field Office building. Run with Scissors, et al				
Redevelopment		3624 N OAKLAND AV	BEG ENTERPRISES	BP Gas station				
Redevelopment		4023 N OAKLAND AV	SENDIKS II LLC		XX			
Redevelopment		4027 N OAKLAND AV	SENDIKS II LLC	Walgreen's/Lighthorse	XX			
Redevelopment		4081 N OAKLAND AV	OAKLAND AVE PROP LP	former Walgreen's	XX			
Redevelopment		4095-97 N OAKLAND	ROUNDYS	Pick N Save	XX			
Redevelopment		4097+ N OAKLAND A	ROUNDYS	Pick N Save	XX			
Redevelopment		4145 N OAKLAND AV	OAKLAND AVE PROP LP	Pick N Save	XX			
Redevelopment		4145 N OAKLAND AV	ROUNDYS	Pick N Save	XX			
Total Grants (2004-2015)						873,201.94	514,835	
Total Pending (2015)						35,100.00		

Key

-  complete projects
-  approved pending projects
-  no project to date/larger grant (\$10,000 or above)
-  no project to date/smaller grant (\$10,000 or less)
-  recent inquiry about program

1st Draft

January 8, 2016

**Prospective Long Term CDA District-wide
Business Loan Program**

Program Description and Initial Sizing Information

**Village of Shorewood
TID #1 Business Loan Account Information**

<u>Business</u>	<u>Principal</u>	<u>Address</u>	<u>Status</u>	<u>Original Amount Loaned</u>	<u>Term</u>	<u>Interest Rate</u>	<u>Closing Date</u>	<u>Final Payment Due Date</u>	<u>2,015 Ending Balance</u>
Open Book	Keith Schmidt	4093 N. Oakland Ave.	Default	25,000	7 Years	3.00%	11/2/2009	12/1/2016	0
Sweet Law Firm (?)	Mark Sweet	2510 E. Capitol Dr.	Active	100,000	10 Years	2.00%	11/5/2009	12/1/2019	80,098
Thief Wine	Phil Bilodeau	4512 N. Oakland Ave.	Paid	109,000	7 Years	4.50%	7/2/2010	8/1/2017	0
North Star Bistro	Mike Stoner	4514 N. Oakland Ave.	Active	102,500	10 Years	4.50%	9/30/2010	10/1/2020	68,174
Big Bay Brewery	Chris Piotrowski	4517 N. Oakland Ave.	Active	25,000	7 Years	4.50%	12/30/2010	1/1/2018	9,023
Sendiks	John Nehring	4027 N. Oakland Ave.	Active	50,000	5 Years	4.50%	1/25/2012	12/1/2016	15,675
Sendiks	John Nehring	4027 N. Oakland Ave.	Active	100,000	10 Years	4.50%	1/25/2012	12/1/2021	77,291
Kively Investments	Mark Kively	1200 E. Capitol Dr.	Paid	25,000	6 Years	3.20%	9/25/2012	10/1/2018	0
Kensington Liquor	Keith Marquardt	4496 N. Oakland Ave.	Active	25,000	7 Years	3.32%	3/20/2013	4/1/2020	20,502
La Orangeire	Gene Web	4401 N. Oakland Ave.	Paid	50,000	1/2 Year	3.40%	12/19/2013	4/15/2014	0
Draft & Vessel	Nathaniel Davauer	4413 N. Oakland Ave.	Active	20,000	10 Years	3.40%	11/20/2015	12/1/2025	15,000
Total Approved				631,500					285,763
Northwoods Software	Patrik Bieser	1572 E. Capitol Dr.	Pending	200,000	10 Years		TBD	TBD	
Grand Total				831,500					285,763

Prospective Loan Program Description and Plan

A. Current Situation

1. The current Business Loan Program is funded by TID #1.
2. The current account balances and activity are shown in the previous exhibit.
3. The current program is limited to TID #1 territory.
4. The current program is unable to make new loans after January 16, 2017.
5. The current program has helped attract new enterprises and increase property values in the Shorewood business district.

B. Prospective Replacement Program Objectives

1. Expand authorized loan territory to the entire business district.
2. Reduce or eliminate restrictions on program life.
3. Provide financial resources sufficient to fund an identified level of loan activity into the foreseeable future. The currently modeled program would support the current or slightly increased volume of TID #1 loan activity. Additional variables could also be modeled.
4. Continue or improve guidance needed to follow rational priorities and criteria necessary to foster economic development and minimize financial risk.

C. Recommended Approach

1. Model the desired level of new loan activity and other parameters. In order to evaluate needed CDA Program capacity
2. Establish a revolving loan fund within the CDA organization.
3. Transfer the appropriate amount of cash from TID #1 to the CDA at the end of its spending period (end of 2016).

4. Transfer the post-2016 revenue (loan repayments) stream from the current TID #1 receivables (\$285,763) to the CDA. Immediately reserve the appropriate amount of funding to cover estimated defaults on current loans
5. After new program approval, if obtained, begin accepting and processing new loan applications for 2017 and beyond. Reserve the appropriate amount of funds to cover estimated defaults upon disbursing any amount for each new loan in 2017 and beyond.

D. Considerations

1. Because of personnel turnover and other factors, like our Façade Program, many current CDA and Village Board members have not been in a position to observe and understand the operations and outcomes of our current TID #1 Business Loan Program. Nor has there been any recent review of the Loan program to facilitate effectiveness
2. The CDA would be using loaned monies to generate interest income. Available unloaned cash balances could be invested in an appropriate way to generate additional income for the Village.
3. CDA program limits could be based on a cap on outstanding loan balances or maximum new loan activity – all with consideration of risk to the Village.
4. John Meland, the SEWRPC source that has assisted Shorewood in the past our Program design and application processing, believes that a default rate of 5% of the amount of new loans is a conservative estimate.
5. John or another consultant could be used to help review and TID #1 program and/or design the CDA program.
6. Other – to be identified.

E. Recommended Next Steps

1. Use a model (one is illustrated here) to size the amount needed to fund an adequate program. Don't get distracted by Program details during that process
2. Reserve that amount in the 2015 Annual Plan projections. The reserving would not constitute authorization to proceed, only to provide room for the investment in case the Board decides to later proceed with the program.

3. During the period from February to May of 2016, conduct a CDA/Staff evaluation of the current TID #1 Business Loan Program and develop recommendations for improvement in application and effectiveness of the Program in the CDA Program setting. Including CDA review and consideration.
4. Obtain Village Board consideration in time to entertain new applications on a timely basis. June, 2016 action would be a useful goal
5. Use the two previous two steps to facilitate stakeholder participation and input, as well as improve the effectiveness of the Program.

Annual Loan Model

Loan Program Parameters

	Historical (2010 - 2015)	Future (Model)
Original Amounts Loaned	\$631,500	
Number of Loans	11	
Average Amount Loaned	\$57,409	\$60,000
Number of Years	6	Many
Number of Loans per Year	1.8	2.0
Total Annual Loan Amt.		\$120,000

	Historical (2010 - 2015)	Future (Model)
Number of Applications	3 +/- ?	3
Loan Setup Fee	Various	\$500
Loan Term - Years	8.5 +/-	9
Interest Rate	Various	4.00%
Default Rate	2.2%	5.00%
Annual Payment	Not Calculated	\$16,883

Single Year New Loan Analysis

	<u>Total</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Account Balance											
Beginning Balance		120,000	109,117	97,690	85,692	73,094	59,866	45,976	31,392	16,079	
Interest Payments	31,945	6,000	5,456	4,885	4,285	3,655	2,993	2,299	1,570	804	
Principal Payments	120,000	10,883	11,427	11,998	12,598	13,228	13,890	14,584	15,313	16,079	
Ending Balance		<u>109,117</u>	<u>97,690</u>	<u>85,692</u>	<u>73,094</u>	<u>59,866</u>	<u>45,976</u>	<u>31,392</u>	<u>16,079</u>	<u>0</u>	
Cash Flow											
Loan Disbursement	-120,000	-120,000									
Interest	31,945	6,000	5,456	4,885	4,285	3,655	2,993	2,299	1,570	804	0
Principal	120,000	10,883	11,427	11,998	12,598	13,228	13,890	14,584	15,313	16,079	0
Setup Fees - CDA funded		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Allowance for Default	-6,000	-6,000	0	0	0	0	0	0	0	0	0
Annual Cash Flow	<u>25,945</u>	<u>-107,617</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>18,383</u>	<u>1,500</u>
Cumulative Cash Flow		<u>-107,617</u>	<u>-89,234</u>	<u>-70,852</u>	<u>-52,469</u>	<u>-34,086</u>	<u>-15,703</u>	<u>2,680</u>	<u>21,062</u>	<u>39,445</u>	<u>40,945</u>

**Shorewood CDA Business Loan Program
Long Term Financial Model @ December 31, 2015**

	<u>10 Year Total</u>	<u>1 2016</u>	<u>2 2017</u>	<u>3 2018</u>	<u>4 2019</u>	<u>5 2020</u>	<u>6 2021</u>	<u>7 2022</u>	<u>8 2023</u>	<u>9 2024</u>	<u>10 2025</u>
Cash Flow Summary											
Cash Transferred In from TID #1		200,000	(solving for this TID #1 transfer amount)								
Reserved for Existing Loan Defaults	-14,288	-14,288	5.00%	(x% of \$285,763 initial receivable base)			285,763				
Interest on Existing Loans	29,472	8,636	7,157	6,113	4,814	1,676	606	201	147	90	32
Principal on Existing Loans	285,763	50,454	35,872	32,749	100,582	43,601	15,888	1,571	1,625	1,681	1,740
New Loan Cash Flow (below)	-265,828	-107,617	-89,234	-70,852	-52,469	-34,086	-15,703	2,680	21,062	39,445	40,945
Annual Totals	<u>35,119</u>	<u>137,185</u>	<u>-46,205</u>	<u>-31,990</u>	<u>52,927</u>	<u>11,191</u>	<u>286,554</u>	<u>4,452</u>	<u>22,834</u>	<u>41,216</u>	<u>42,717</u>
Cum Cash Balance		<u>137,185</u>	<u>90,979</u>	<u>58,990</u>	<u>111,917</u>	<u>123,108</u>	<u>409,662</u>	<u>414,114</u>	<u>436,948</u>	<u>478,164</u>	<u>520,882</u>
											(\$190,000 safety)
New Loan Cash Flow											
		(Source is the single year cash flow model)									
Originated in 2016		-107,617	18,383	18,383	18,383	18,383	18,383	18,383	18,383	18,383	1,500
Originated in 2017			-107,617	18,383	18,383	18,383	18,383	18,383	18,383	18,383	18,383
Originated in 2018				-107,617	18,383	18,383	18,383	18,383	18,383	18,383	18,383
Originated in 2019					-107,617	18,383	18,383	18,383	18,383	18,383	18,383
Originated in 2020						-107,617	18,383	18,383	18,383	18,383	18,383
Originated in 2021							-107,617	18,383	18,383	18,383	18,383
Originated in 2022								-107,617	18,383	18,383	18,383
Originated in 2023									-107,617	18,383	18,383
Originated in 2024										-107,617	18,383
Originated in 2025											-107,617
Total New Loans	<u>-265,828</u>	<u>-107,617</u>	<u>-89,234</u>	<u>-70,852</u>	<u>-52,469</u>	<u>-34,086</u>	<u>-15,703</u>	<u>2,680</u>	<u>21,062</u>	<u>39,445</u>	<u>40,945</u>
Potential Added Northwoods Cash Flow		<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>	<u>24,658</u>
(\$200,000 for 10 years @ 4%)		(Safety factor - not included in above)									
Increment from New Loans											
New Loan Amounts	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
Times: Multiplier	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Annual New Increment		<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>