POSTED DATE: August 13, 2026

CITY OF OCONTO FALLS
JOINT REVIEW BOARD ANNUAL MEETING
TAX INCREMENT DISTRICT #3
The meeting is open to the public.
Council Chambers - Municipal Building
500 N. Chestnut Avenue, Oconto Falls, WI 54154
TUESDAY AUGUST 18, 2026 5:00 PM

AGENDA

Mr. Stuart Russ Superintendent School of Oconto Falls
Mr. Richard Heath, County Administrator Oconto County
Mr. Adam Pfost Vice President of Finance & Administration
Mr. Peter Wills City Administrator City of Oconto Falls-Chair
Mr. Andy Mercier Citizen Representative City of Oconto Falls

DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:

1. Call to order.

2. Appointments
   A. Public Member

3. Review Annual PE-300 Report and the performance of Tax Incremental District No. 3.
Re: Administrator Wills

4. Approve "Resolution 26-006 Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement."
Re: Administrator Wills

5. Proposed (TID) Tax Increment District #3 Boundary Amendment #1 Boundary and Project Plan.
   Re: Administrator Wills/David Rasmussen, MSA Consultants

6. Set Next Joint Review Board Meeting-Tentative September 8, 2026 4:00pm.

7. Adjourn.

City Administrator Peter Wills/JF

*A quorum of the Common Council may be in attendance of this meeting.
** A quorum of the Oconto Falls Utility Commission may be in attendance of this meeting.
Notice was given to the public at least 24 hours prior to this open meeting - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at cityofocontofalls.com. Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can.be made.

NOTICE OF ANNUAL JOINT REVIEW BOARD MEETING
«capsfullclientname», WISCONSIN

Notice is Hereby Given that the «fullclientname» will hold a Joint Review Board meeting on August 18, 2026 at 5:00 p.m. at the «clientname» «clienttype» Hall, located at «clientaddress». The purpose of the meeting is to review the annual report and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

The meeting is open to the public. Copies of the annual report will be available for viewing in the offices of the «clienttype» Clerk at the «clientname» «clienttype» Hall, located at «clientaddress», during normal business hours and will be provided upon request.

By Order of the «fullclientname», Wisconsin

Published August 7,2026

NOTICE OF JOINT REVIEW BOARD MEETING AND PLAN COMMISSION PUBLIC HEARING REGARDING THE PROPOSED TERRITORY AMENDMENT AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT (TID) NO. 3 IN THE CITY OF OCONTO FALLS, WISCONSIN

NOTICE IS HEREBY GIVEN, that the City of Oconto Falls will hold an organizational Joint Review Board (JRB) meeting on August 18, 2026 at 5:00 p.m. in the City Hall, located at 500 N. Chestnut Avenue, Oconto Falls, WI. The purpose of this meeting is to organize a JRB to consider the proposed amended Project Plan and boundary for TID No. 3. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of Oconto Falls will hold a public hearing on August 18, 2026 at 5:30 p.m. in the City Hall, located at 500 N. Chestnut Avenue, Oconto Falls, WI regarding the proposed amended Project Plan and boundary for TID No. 3. The meeting is open to the public. Through this amendment, the City will be adding the following tax parcels to TID #3:

2660303005900T	2660303005975	2660202705305TA
2660303005900T1	2660202705275T	2660202705365T

As part of the amendment of the TID No. 3 Project Plan, cash grants may be made by the City of Oconto Falls to owners, lessees, or developers of property within TID No. 3. The estimated cost of the proposed amendment is $1.0 million.

At the public hearing, all persons will be afforded an opportunity to be heard concerning the proposed amended TID No. 3 Project Plan and amended boundaries. A copy of the proposed amended TID No. 3 Project Plan and boundaries are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the amended TID No. 3 Project Plan and boundaries may be made by contacting the City Clerk at 920-846-4505.

Dated this 28th day of July, 2026

Peter Wills
City Administrator

Publication Dates: August 7, 2026.

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **42266**	Municipality **OCONTO FALLS**		County **OCONTO**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **003**	TID type **6**	TID name **TID#3**	Creation date **09/25/2023**	Mandatory termination date **09/25/2043**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-23,912**

Section 3 – Revenue	Amount
Tax increment	$5,105
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$0
Sale of property	$0
Allocation from another TID	
TID number	$0
Developer guarantees	
Developer name	$0
Transfer from other funds	
Source	$0
Grants	
Source	$0
Other revenue	
Source	$0
Total Revenue (deposits)	**$5,105**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	$0
Administration	$0
Professional services	$14,663
Interest and fiscal charges	$0
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$0
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
TID number	$0
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	$0
Other expenditures	
Name	$0
Total Expenditures	**$14,813**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-33,620**
Future costs	**$0**
Future revenue	**$0**
Surplus or deficit	**$-33,620**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 6 – TID New Construction

Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	$11,800	$-11,800	$18,600	$18,600
Total	**$11,800**	**$-11,800**	**$18,600**	**$18,600**

Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	$18,600	$263,112,700	0.01	$1,211,414	$121
Total	**$18,600**	**$263,112,700**	**0.01**	**$1,211,414**	**$121**

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	003	$0	$263,430,900	0.00	$1,209,733	$0
2024	**Total**	**$0**	**$263,430,900**	**0.00**	**$1,209,733**	**$0**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Peter A Wills**	Preparer title **Administrator-Clerk/Treasurer**
Preparer email **pwills@cityofocontofalls.wi.gov**	Preparer phone **(920) 846-4505**
Contact name **Peter Wills**	Contact title **Administrator-Clerk/Treasurer**
Contact email **admin@ci.ocontofalls.wi.us**	Contact phone **(920) 846-4505**

Submission Information

Co-muni code	**42266**
TID number	**003**
Submission date	**06-25-2026 04:32 PM**
Confirmation	**TIDAR20251154O1780001877319**
Submission type	**ORIGINAL**

Form PC-202	2025 Tax Increment Worksheet	WI Dept of Revenue

Report Type	Co-muni Code	County / Muni Type / Municipality	Account No.	Total Equalized TID Value Increment	
ORIGINAL	42266	County: OCONTO Muni Type: CITY Municipality: OCONTO FALLS	1154	5,565,800	This worksheet is for all TIDs in this municipality

Taxing Jurisdiction	*Col. A*		*Col. B*		*Col. C*		*Col. D*		*Col. E*	*Col. F*
	Apportioned Levy	**/**	**Equalized Value (less TID Value Increment)**	**=**	**Interim Rate**	**X**	**Equalized Value (with TID Value Increment)**	**=**	**Total Levy Amount *(use on Mill Rate Worksheet)***	**Col. E - A = Tax Increment**
1. County										
OCONTO	$800,026.99	/	278,786,400.00	=	0.002869677	X	284,352,200.00	=	$815,998.97	$15,971.98
2. Special Districts (metro, sanitary, lake)										
3. Tax District (town, village, city)										
OCONTO FALLS	$1,669,365.00	/	278,786,400.00	=	0.005987971	X	284,352,200.00	=	$1,702,692.73	$33,327.73
4. School Districts										
SCH D OF OCONTO FALLS	$2,086,065.60	/	278,786,400.00	=	0.007482666	X	284,352,200.00	=	$2,127,712.54	$41,646.94
5. Technical College Districts										
NORTHEAST WISCONSIN TECH COLLEGE GNBY	$147,897.98	/	278,786,400.00	=	0.000530506	X	284,352,200.00	=	$150,850.55	$2,952.57
6. Tax Increment Total										
	$4,703,355.57								$4,797,254.79	$93,899.22

Form PC-202	2025 Tax Increment Worksheet	WI Dept of Revenue

Preparer Information

Name	EVE WALLACE	Title	DEPUTY TREASURER
Email	dtreasurer@ci.ocontofalls.wi.us	Phone	(920) 846-4505

Comments

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

[X] YES [ ] NO

Submission Information

You successfully submitted your worksheet. Print a copy for your records.

Co-muni code:	42266
Submission date:	12-02-2025 10:34 AM
Confirmation:	TIW20251154O1763133936374
Submission type:	ORIGINAL

JOINT REVIEW BOARD
RESOLUTION 26-006 ACKNOWLEDGING FILING OF ANNUAL REPORT AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
«capsfullclientname»

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board ("JRB") meet annually on August 18, 2026 or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the «clienttype» has filed an annual report with the Wisconsin Department of Revenue for Tax Incremental District No.3; and

WHEREAS, a copy of the annual report has been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on August 18, 2026 to review the annual report and the performance and status of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the «clienttype» has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this 18th day of August, 2026.

Joint Review Board **Representing**

________________________________«Countyname» County – Mr. Richard Heath

________________________________«SchoolDistrictname» School District – Mr. Stuart Russ

________________________________Vice President of Finance & Administration – Mr. Adam Pfost

________________________________«fullclientname» – Mr. Peter Wills

________________________________Public Member – Mr. Andy Mercier

Project Plan

Territory Amendment No. 1 to Tax Increment Finance District No. 3

City of Oconto Falls

Oconto Falls, Wisconsin

Amendment Date: Tuesday, August 18, 2026

Approved by:

Plan Commission	Tuesday, August 18, 2026
City Council	Tuesday, August 18, 2026
Joint Review Board	Wednesday, September 9, 2026

Prepared by MSA Professional Services, Inc.

Original Project Plan Approved: Monday, September 25, 2023

SECTION I TIF Adoption Process and Calendar

State statute prescribes the process for creating and amending Tax Incremental Finance Districts for the City of Oconto Falls. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create or amend TIF Districts including approval by the Plan Commission, City Council, and the Joint Review Board.

This Project Plan is for Territory Amendment No. 1 to the City of Oconto Falls TID No. 3. Tax Increment Financing District No. 3 was created on September 25, 2023 as a "mixed-use TID. The amendment involves the adding of six parcels of land which is adjacent to TID No. 3. Changes to the original Project Plan for TID No. 3 are highlighted in this amended Project Plan.

The following is the formal meeting/action calendar for the City of Oconto Falls Tax Incremental Finance District No. 3 process:

Table 1: Adoption Calendar

Activity	Date
City notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed territory amendment of TID No. 3 and upcoming meetings.	By 8/6/2026
Publication of Class I Notice of First Joint Review Board Meeting.	8/7/2026
Publication of Class I Notice of Plan Commission Public Hearing.	8/7/2026
Joint Review Board - Meeting No. 1 to include representatives of taxing jurisdictions. Chairperson and member-at-large are selected at this meeting and a review of the draft amended Project Plan and Map occurs.	8/18/2026
Plan Commission holds the Public Hearing for the amended Project Plan and Map. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.	8/18/2026
The Plan Commission action shall occur and a resolution recommending consideration and approval by the City Council is acted upon.	8/18/2026
City Council takes action on the proposed territory amendment of TID No. 3 boundary and project plan occurs. Approval by resolution contains findings that detail the TID's consistency with state statutes.	8/18/2026
Publication of Class I Notice of second Joint Review Board Meeting.	9/4/2026 (Tentative)
Upon approval of the City Council, the Joint Review Board holds a second meeting to review the TID and act by resolution on the amendment of TID No. 3. The JRB submits its decision to the City no more than 7 days after the vote.	9/9/2026 (Tentative)
Department of Revenue is notified of the amendment of TID No. 3 by the City of Oconto Falls and subsequent approval by the Joint Review Board.	9/10/2026
Submit base packet documentation and amended Project Plan for Wisconsin Department of Revenue certification.	On or Before 10/31/2026

SECTION II Introduction and Purpose

The City of Oconto Falls has identified a need to expand its economic base through business development. In order to promote development, the City is seeking to amend Tax Incremental Finance District (TID) No. 3. The amendment of TID No. 3 will allow the City to make certain public improvements to the designated area so that business growth can occur. Anticipated growth, combined with the City's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the City to attract and retain potential development, and encourage further private investment in local businesses. The business development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions.

A: Summary of Findings

In amending TID No. 3, the City of Oconto Falls has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- Activities and improvements to the existing and amended TID No. 3 are intended to encourage and attract business growth in the City.
- The improvement to the existing and amended area is likely to encourage, develop, and maintain a strong growth pattern in the City, taking advantage of major transportation routes through the City.
- The improvement to the area is likely to maximize private investment within the existing and amended TID No. 3 and significantly enhance the value of substantially all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the City more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the City's land use policies and procedures.
- The development in the existing and amended area would not take place in the absence of the improvements stated in the Project Plan.
- The TID No. 3 is declared to be a "Mixed-use District" and at least 50% of the land in TID No. 3 has been classified as suitable for mixed-use development, as defined in s.66.1105(2)(cm).
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.
- The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- The newly platted residential development within the District is less than 35% of the total land area.
- Any vacant property within the TID is suitable for mixed-use development.

SECTION III District Description and Equalized Value Test

Tax Incremental District No. 3 is being amended by the City of Oconto Falls (Amendment #1). The City of Oconto Falls TID No. 3 was approved as a "Mixed-use District" by the City Council on September 25, 2023. The City of Oconto Falls finds that at least 50%, by area, of real property within the District is suitable for mixed-use development.

A: Boundary Description

The boundary for the existing and amended TID No. 3 was established using the following criteria:

1. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City did not exceed 12% of the total value of equalized taxable property within the City at the time of amendment.
2. The District is contiguous and contains only whole parcels.
3. A map identifying the original boundaries and the amended boundaries, through Territory Amendment #1 for TID No. 3, are provided in Appendix A.

B: Tax Parcels

The following whole tax parcels will be included in the newly designated TID No. 3:

2660303005900T	2660303005975	2660202705305TA
2660303005900T1	2660202705275T	2660202705365T

C: Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. Table 2 indicates is the Equalized Value Test for Amendment #1 to TID No. 3:

Table 2: Equalized Value Test

12% Calculation - Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2026)	$306,826,300
Maximum Allowable TID Property Value (12%)	$36,819,156
12% Test - Compliance	
Existing TID #3 Value Increment (as of January 1, 2026)	$732,500
Amended TID #3 Equalized Value (Estimated)	$5,928,400
Total Equalized Values	$6,690,900
Percentage	2.18%

D: Newly Platted Residential Subdivision

None of above parcels have been identified as being suitable for a newly platted residential subdivision.

SECTION IV Statement of Kind, Number and Location of Public Works and Other projects

The City of Oconto Falls intends to implement a number of public works projects that will positively impact business and community related development in the newly designated TID No. 3 area. These projects will be undertaken within the 15-year expenditure period of the TID's existence, subject to change based upon the relative needs of the City and the ability of the newly designated District to recoup expenses through the generation of tax increment. These projects may be undertaken within TID No. 3 or within ½ mile of the TID No. 3 boundary, per 2007 Wisconsin Act 57 § 2. A brief description of each project is provided below.

A: Public Works Projects

Project No. 1 Property Development

The City may engage in property development in order to retain current businesses and/or to encourage business expansion/attraction. Eligible costs include building demolition, earthwork (site preparation/grading/environmental remediation), or property access and utility improvements.

Project No. 2 Water System Improvements

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand water system infrastructure. In addition, costs associated to installing new or upgrading existing water supply, storage and distribution system inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible. Specific projects may include the construction of a new well and storage tank, improvements to the existing wells and storage tank, SCADA improvements, and installation of new distribution mains and laterals.

Project No. 3 Sanitary Sewer System Improvements

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand the sanitary sewer system infrastructure. In addition, costs associated to upgrading the sanitary sewer system inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible. Specific projects may include the installation of sanitary sewer mains and laterals, upgrade of existing lift stations and construction of a new lift station to serve the TID, upgrades at the Wastewater Treatment Plant and SCADA improvements (including pump/motor replacements).

Project No. 4 Drainage and Storm Water Management Improvements

The construction of new buildings and other impervious surfaces within the TID will affect stormwater runoff to the existing detention and infiltration areas. As a result the City may need to undertake stormwater planning, design, and construction activities. The City may use TIF funds for public improvements to the City's storm sewer system that improve the quality of discharges to surface waters, groundwater infiltration, or for erosion control stabilization projects. Stormwater planning and design and construction of collection, conveyance, treatment, and retention systems are eligible project costs. Specific projects may include the construction of stormwater management features for the Business Park and addressing storm drainage issues on local streets.

Project No. 5 Electric, Natural Gas, and Other Utility Improvements

In order to promote redevelopment the City may incur costs to relocate, upgrade, or bury electrical service lines, upgrade natural gas mains/lines, or telecommunication lines/cables. Such costs are eligible project costs, including those costs that would be incurred by private landowners as a result of City decisions to relocate, upgrade, or bury utilities.

Project No. 6 Transportation and Parking Infrastructure Improvements

To encourage development, the City may need to construct or reconstruct streets, access drives, and/or parking lots to improve or increase parking in the project area. Eligible project costs include, but are not limited to: excavation, removal or placement of fill, construction of road base, asphalt or concrete paving or repaving, street resurfacing, parking lot resurfacing, installation of curb and gutter, installation of sidewalks and bicycle lanes/paths, installation or repair of culverts and bridges, installation or repair of traffic control signage/signals, pavement marking, and installation of retaining walls.

Project No. 7 Streetscaping, Landscaping and Park Improvements

In order to attract development and improve the appearance of the TID, the City may install amenities to enhance development sites, rights-of-way, parks, and other public spaces. These amenities include, but are not limited to: landscaping, lighting of streets, installation of planters, benches, clocks, tree rings, trash receptacles, installation of brick or other decorative walks, terraces and street crossings. In addition, the City may find it necessary to make certain site improvements to any of the City owned parks for the purposes of improving park land, enhancing park access and the general aesthetics of the TID. These and any other similar amenities installed by the City are eligible project costs. Specific projects may include the installation entrance features, signage and landscape screening.

Project No. 8 Development Incentives

The City may enter into agreements with property owners, lessees, or developers of land located within the TID for the purpose of sharing costs to encourage the desired type of improvements and assure tax base is generated sufficient to recoup project costs. Such improvements could include cash grants or loans. No cash grants will be provided until a developer agreement is executed. Any payments of cash grants made by the City are eligible project costs. Establishment of a Revolving Loan Fund (low interest loan or temporary grant) is considered Development Incentives and these are eligible project costs. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the Main Street Committee or City Council. Any funds returned to the Main Street Committee or City Council from the repayment of loans made are not considered revenues to the TID, and will not be used to offset TID Project Costs. Instead, these funds will be placed into a revolving loan fund and will continue to be used for the program purposes stated above.

Project No. 9 Economic Development Planning

To encourage quality development and/or redevelopment within the TID, the City may engage in planning and economic development projects including land use plans, grant applications, zoning regulations and design guidelines, economic development plans, impact fee studies, Business Improvement District (BID) amendment, and business attraction and retention related costs. GIS mapping and assistance with developer's agreements are eligible costs. As provided for in Wisconsin Statutes Section 66.1105(2)(f)(1)(h) and 66.1333(13), the City may provide funds to its Main Street Committee to be used for administration, planning, and operations related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project in the TID. Funds provided to the Main Street Committee for this purpose are eligible project costs.

Project No. 10 Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Project Plan are eligible project costs.

Project No. 11 TID Administration

The City will provide TID administration and reporting to the Department of Revenue including base packet submittal and annual eligibility evaluations. The City may charge to the TID appropriate allocations of administrative costs, including, but not limited to, employee salaries and prorated equipment usage. Costs allocated must bear a direct correlation to the time spent by City employees and/or equipment costs in connection with the implementation of the Project Plan. In addition, costs related to outside review of TID performance, TID auditing costs, or legal counsel associated to the TID are eligible costs.

Project No. 12 Township Annexation Fees

The City may use tax increments to help pay the fees that are required for annexation of territory into the City to become part of the TID.

Project No. 13 Façade Improvement Program

The City may encourage improvement efforts of the central city and downtown area through cash grants/incentives, in the form of a Facade Improvement Program. No cash grants/incentives will be provided until an agreement is executed. Any payments of cash grants/incentives made by the City are eligible project costs. Establishment of a Revolving Loan Fund (low interest loan or temporary grant) for the purpose of Facade Improvement are eligible project costs. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of property, enhance the visual appearance of the property and surrounding area, eliminate slum and/or blight conditions, or as otherwise specified by the Main Street Committee or City Council.

Project No. 14 Industrial Development

Development and redevelopment in the project area may require the City to construct, alter, rebuild, or expand water system infrastructure, sewer system infrastructure, stormwater management infrastructure, electrical infrastructure, natural gas infrastructure, and telecommunication infrastructure in order to attract and/or retain industrial development. Costs-related to marketing the City's Industrial District ("District"), for the purpose of attracting and/or retaining industrial development, is an eligible project cost. Specific projects may include the development and distribution of marketing materials for the District, the development and implementation of a marketing plan for the District, and other activities related to developer/business recruitment. In addition, costs associated with industrial development inside the TID are considered eligible project costs. If costs are incurred outside the TID, only the portion related to the TID will be eligible.

Projects Outside the TID

The City expects that there may be several projects that encompass an area outside of the boundaries of the TID. Pursuant to Wisconsin Statutes Section 66.1105(2(f)(1)(n), the City may undertake projects within territory located within one-half (1/2) mile of the boundary of the TID, and pay for them using tax increment, provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are an eligible TIF expenditure within this Project Plan as approved by the Joint Review Board and 3) the expenditure must be made within the expenditure period.

Other Projects

Other infrastructure projects unknown at this time, but consistent with the purpose of the TID may be eligible project costs. Such eligibility will be determined by the City Council at the time the projects are being considered. The projects listed above will provide necessary facilities and support to enable and encourage the development of the TID. These projects may be implemented in varying degrees in response to development needs.

In addition to the above projects, the City of Oconto Falls may request multiple base value redeterminations during the life of TID No. 3, if necessary and allowed by the WI State Statute.

B: Project Cost Summary

Table 3 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

Table 3: TID No. 3 Project Costs

Project #	Project	Amount
1	Development Incentives	$45,284
2	Property Development	$10,000
3	Water System Improvements	$25,000
4	Sanitary Sewer Improvements	$25,000
5	Drainage and Storm Water Management Improvements	$25,000
6	Electric, Natural Gas, and Other Utility Improvements	$25,000
7	Transportation and Parking Infrastructure Improvements	$25,000
8	Streetscaping, Landscaping and Park Improvements	$25,000
9	Economic Development Planning	$12,500
10	Financing Costs	$51,820
11	TID Administration	$105,000
12	Incentives to Promote Development of Multi-Family Housing	$166,570
13	Facade Improvement Program	$25,000
14	Industrial Development	$64,486
	TOTAL PROJECT COSTS	$630,660

All costs are stated in 2023 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2023 and the time of construction/implementation, such as higher than anticipated financing costs. The City reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the City to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID No. 3 is limited to September 21, 2023 through September 21, 2043. The City retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the City and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the City change, projects may have to be slightly or substantially altered or even eliminated. This allocation of increments is preliminary and is subject to adjustment based upon the implementation of the Plan.

C: Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and governmental buildings and school buildings, unless the administrative buildings, police and fire buildings, libraries and community and governmental buildings were damaged or destroyed before January 1, 1997, by a natural disaster.
- The cost of constructing or expanding any facility, except a parking structure, if the City generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the City to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the City, a copy of which shall be retained by the City in the official records for that TID.

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the TID, such as a new water tower which serves properties both inside and outside of the TID, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the TID, and its ½ - mile boundary, would be a non-project cost.

No ineligible project costs were identified at the time this Project Plan was considered for adoption.

SECTION V Economic Feasibility

The economic feasibility of TID No. 3 depends on the tax incremental revenue generated from within the TID. There are three critical components in determining the economic feasibility of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID No. 3, assumptions were made for each of the above-mentioned critical components.

Based on the projected values in Table 5 and projected costs in Table 6, the TID is feasible.

A: New Development Activities

Since the creation of TID #3 in 2023, the District's value equalized value increment over the last three years has grown to $732,500. The TID is projected to realize $72,582,500 in new value over its anticipated 20-year life.

Table 4: Anticipated New Development Activities

YEAR	TYPE OF DEVELOPMENT	PROJECTED VALUE
2029	Multi- & Single-Family Homes	$2,700,000
2030	Multi- & Single-Family Homes	$4,700,000
2031	Multi- & Single-Family Homes	$3,400,000
2032	Single-Family Homes	$1,400,000
2033	Single-Family Homes	$4,000,000
2034	Single-Family Homes	$4,000,000
2035	Single-Family Homes	$4,000,000
2036	Multi- & Single-Family Homes	$7,000,000
2037	Multi- & Single-Family Homes	$7,000,000
2038	Industrial Development	$10,000,000
2039	Industrial/Commercial, & Residential Development	$5,000,000
2040	Single-Family Homes	$3,000,000
2041	Commercial/Indistrial Expansion	$1,750,000
2042	Revaluation Increase	$12,700,000
2043	Commercial/Indistrial Expansion	$1,200,000
TOTAL		**$71,850,000**

B: Tax Rate

The full value tax rate is assumed to be $16.78 per $1,000 of assessed value and remain constant through 2043.

C: Projected Income

Assuming that the new development activities occur as planned the TID is expected to generate $9,065,145 of tax increment through 2043. Table 5 presents the projected income for TID No. 3 commencing in 2023 and running over the life of the District to the year 2043.Table 6 presents the projected annual performance of the TID's income and the proposed project costs.

Based on the projected values in Table 5 and projected costs in Table 6, the TID is feasible.

Table 5: TID No. 3 Projected Income

A YEAR	B TOTAL DISTRICT VALUE	C DEVELOPMENT CONSTRUCTION	D ANNUAL VALUE INCREMENT	E TAX RATE	F TAX INCREMENTS (INCOME)	G OTHER INCOME	H TOTAL INCOME
2022	$0	$0	$0	0.00	$0	$0	$0
2023	$26,472,800	$305,500	$0	0.00	$0	$0	$0
2024	$26,778,300	$5,260,300	$305,500	0.00	$0	$0	$0
2025	$32,038,600	($4,833,300)	$5,565,800	16.71	$5,105	$0	$5,105
2026	$27,205,300	$0	$732,500	16.78	$93,899	$0	$93,899
2027	$27,205,300	$0	$732,500	16.78	$12,291	$0	$12,291
2028	$27,205,300	$2,700,000	$732,500	16.78	$12,291	$0	$12,291
2029	$29,905,300	$4,700,000	$3,432,500	16.78	$12,291	$0	$12,291
2030	$34,605,300	$3,400,000	$8,132,500	16.78	$57,597	$0	$57,597
2031	$38,005,300	$1,400,000	$11,532,500	16.78	$136,463	$0	$136,463
2032	$39,405,300	$4,000,000	$12,932,500	16.78	$193,515	$0	$193,515
2033	$43,405,300	$4,000,000	$16,932,500	16.78	$217,007	$0	$217,007
2034	$47,405,300	$4,000,000	$20,932,500	16.78	$284,127	$0	$284,127
2035	$51,405,300	$7,000,000	$24,932,500	16.78	$351,247	$0	$351,247
2036	$58,405,300	$7,000,000	$31,932,500	16.78	$418,367	$0	$418,367
2037	$65,405,300	$10,000,000	$38,932,500	16.78	$535,827	$0	$535,827
2038	$75,405,300	$5,000,000	$48,932,500	16.78	$653,287	$0	$653,287
2039	$80,405,300	$3,000,000	$53,932,500	16.78	$821,087	$0	$821,087
2040	$83,405,300	$1,750,000	$56,932,500	16.78	$904,987	$0	$904,987
2041	$85,155,300	$12,700,000	$58,682,500	16.78	$955,327	$0	$955,327
2042	$97,855,300	$1,200,000	$71,382,500	16.78	$984,692	$0	$984,692
2043	$99,055,300	$0	$72,582,500	16.78	$1,197,798	$0	$1,197,798
2044	$99,055,300	$0	$72,582,500	16.78	$1,217,934	$0	$1,217,934
TOTAL		$72,582,500			$9,065,145		

Table 6: TID No. 3 Projected Annual Performance

	I	J	K	L	M	N
YEAR	DEVELOPMENT INCENTIVE	ANNUAL DEBT SERVICE	OTHER EXPENSES	TOTAL EXPENSES	ANNUAL CASH FLOW	DEC. 31ST ACCT. BALANCE
2022	$0	$0	$0	$0		$0
2023	$0	$0	$0	$0	$0	$0
2024	$0	$0	$0	$0	$0	($23,912)
2025	$0	$0	$14,813	$14,813	($9,708)	($33,620)
2026	$0	$0	$60,000	$60,000	$33,899	$279
2027	$20,000.00	$0	$70,000	$90,000	($77,709)	($77,430)
2028	$20,000.00	$0	$80,000	$100,000	($87,709)	($165,138)
2029	$70,000.00	$0	$80,000	$150,000	($137,709)	($302,847)
2030	$130,000.00	$55,000	$100,000	$285,000	($227,403)	($530,250)
2031	$220,000.00	$55,000	$125,000	$400,000	($263,537)	($793,786)
2032	$250,000.00	$55,000	$150,000	$455,000	($261,485)	($1,055,271)
2033	$250,000.00	$55,000	$175,000	$480,000	($262,993)	($1,318,264)
2034	$250,000.00	$55,000	$180,000	$485,000	($200,873)	($1,519,136)
2035	$250,000.00	$55,000	$190,000	$495,000	($143,753)	($1,662,889)
2036	$270,000.00	$55,000	$200,000	$525,000	($106,633)	($1,769,522)
2037	$290,000.00	$120,000	$300,000	$710,000	($174,173)	($1,943,694)
2038	$290,000.00	$120,000	$250,000	$660,000	($6,713)	($1,950,407)
2039	$350,000.00	$120,000	$255,000	$725,000	$96,087	($1,854,319)
2040	$350,000.00	$120,000	$260,000	$730,000	$174,987	($1,679,332)
2041	$350,000.00	$120,000	$260,000	$730,000	$225,327	($1,454,005)
2042	$350,000.00	$120,000	$260,000	$730,000	$254,692	($1,199,312)
2043	$350,000.00	$120,000	$0	$470,000	$727,798	($471,514)
2044	$0	$0	$0	$0	$1,217,934	$746,420
TOTAL	$4,060,000	$1,225,000	$3,009,813	$8,294,813		

D: Impact on Overlying Taxing Jurisdictions

The estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID No. 3 is presented in Table 7.

Table 7: Analysis of Impact on Overlying Tax Jurisdictions

Jurisdiction	% Share of Taxes (2025)	Share of Projected Increment
School District of Oconto Falls	44.4%	$4,024,927
Northeast Wisconsin Technical College	3.1%	$281,020
Oconto County	17.0%	$1,541,075
City of Oconto Falls	35.5%	$3,218,128
	100%	$9,065,150

Source: Wisconsin Department of Revenue "Town, City and City Taxes Levied 2025 - Collected 2026"

SECTION VI Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

Special Assessment "B" Bonds

Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

SECTION VII Proposed Zoning Changes

The City of Oconto Falls is zoned in accordance with an ordinance formally adopted by the City Council. Based on the current zoning classifications within TID No. 3, no zoning changes are necessary as a result of amending TID No. 3.

SECTION VIII Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The amendment of TID No. 3 will not require any changes to the existing community development plans or the City's municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

SECTION IX Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the City or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statues and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

SECTION X Statement Indicating How the TID Promotes Orderly Development of Municipality

TID No. 3 will promote orderly development in the City of Oconto Falls by marketing and attracting economic activity to a specified area. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

SECTION XI Legal Opinion

An opinion from the City legal counsel regarding the Project Plan for TID No. 3 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix G.

To Be Provided Upon Review of All Documents.

SECTION XII Glossary of TIF Related Terms

Base Value

The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value

The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period

The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs

As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan

The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID)

The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

Tax Incremental Financing (TIF)

A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment

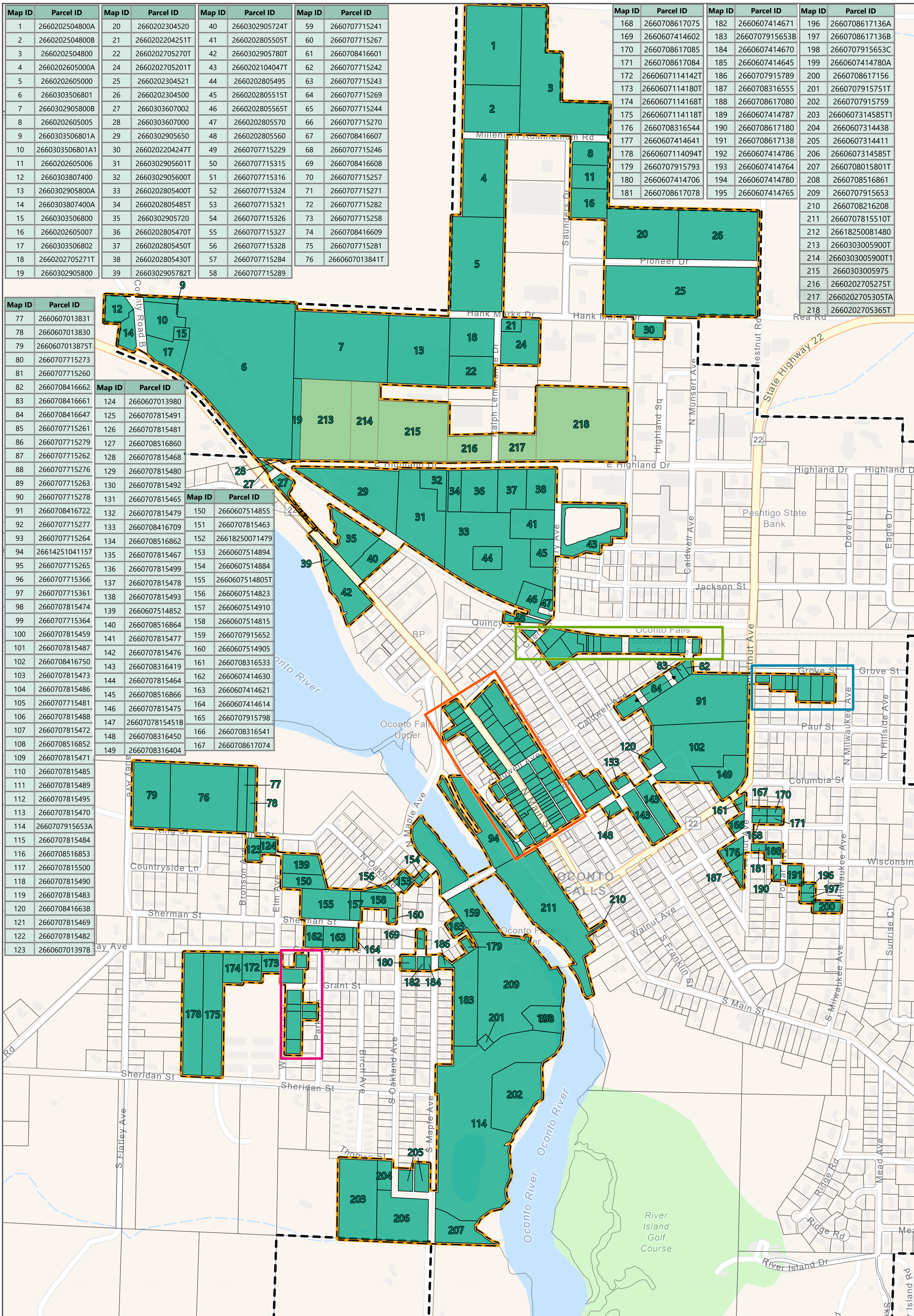
The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

Tax Rate

The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment

The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.



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MSA

Data Sources: Oconto County, WI
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TID NO. 3 PARCELS
CITY OF OCONTO FALLS PARCELS
TID NO. 3 AMENDED PARCELS
MUNICIPAL BOUNDARY
TID NO. 3 BOUNDARY

PLEASE SEE INSERT MAP FOR PARCELS MISSING MAP IDS

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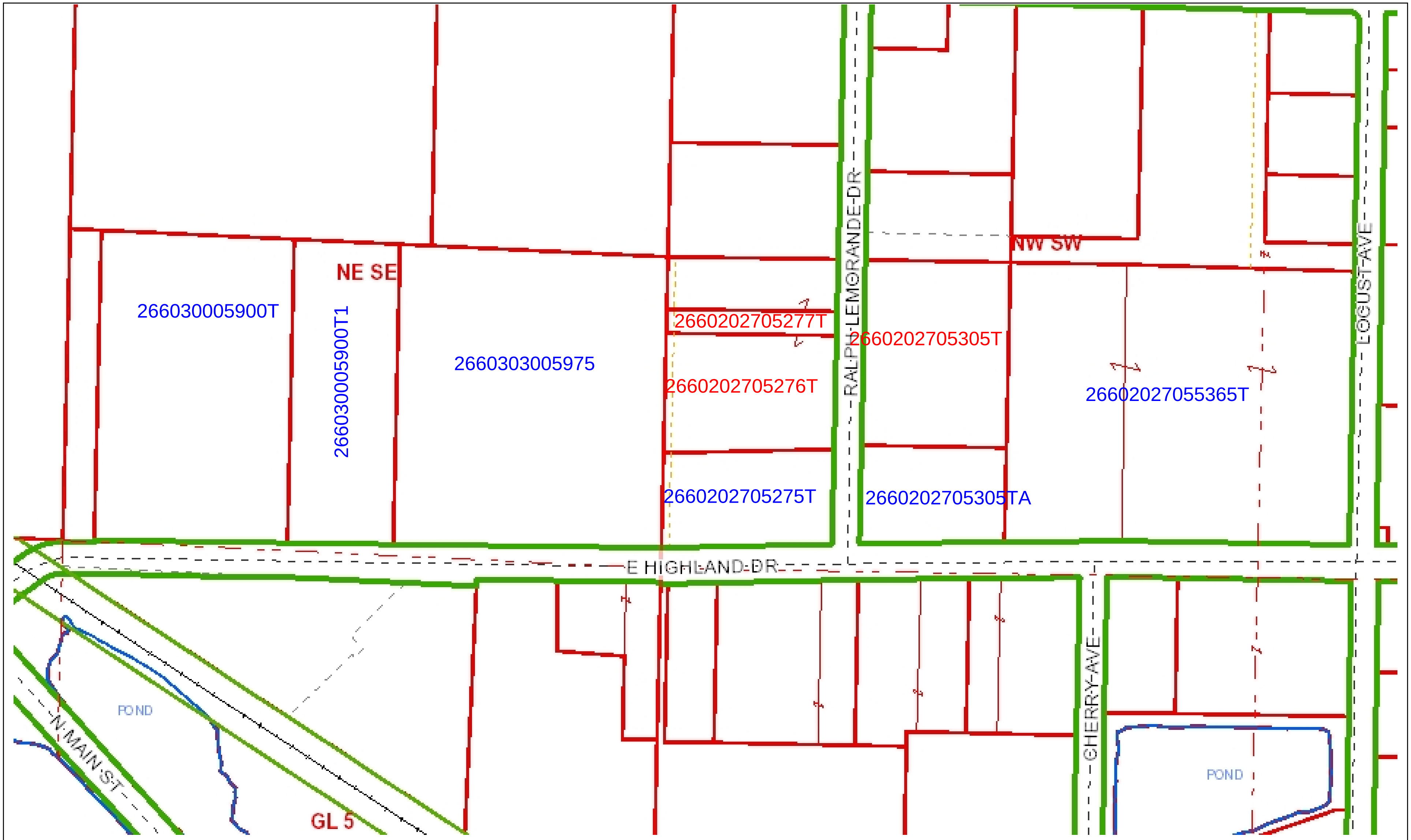
TID BOUNDARY

TID No. 3 Amendment

CITY OF OCONTO FALLS
OCONTO COUNTY, WISCONSIN



Oconto County GIS

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CITY OF OCONTO FALLS
AMENDMENT #1 TO TID #3
PROPOSED TIMETABLE

Date	Meeting/Action
July 31, 2026 (Monday)	Plan Commission Public Hearing and Joint Review Board Organization meeting notices sent to the newspaper. MSA prepares notices.
August 6, 2026 (Thursday)	City notifies taxing entities (school district, county, vocational college, and any special taxing districts) on the proposed amendment of No. 3 and upcoming meetings. As of 1/1/25, notification can be via email.
August 7, 2026 (Friday)	Notice of Plan Commission Public Hearing is published in the local newspaper (Class I). Joint Review Board public meeting is published. MSA prepares the Notice of Public Hearing and meetings.
August 18, 2026 (Tuesday)	Joint Review Board meets to choose chairperson and citizen member. A review of the draft of amended Project Plan and boundaries for TID No. 3 occurs.
August 18, 2026((Tuesday)	Plan Commission holds the Public Hearing on the amended Project Plan and boundaries of TIF No. 3. Following the Public Hearing, the Plan Commission shall meet and act on a resolution recommending approval of the amendment of TID #8 to the City Council. MSA attends the Public Hearing and the Plan Commission meeting.
August 18, 2026 (Tuesday)	City Council action on the amendment of TID No. 3. Approval by resolution contains findings that detail the TID's consistency with state statutes. MSA attends this meeting.
August 21, 2026 (Friday)	Second Joint Review Board meeting notice sent to the newspaper.
August 28, 2026 (Friday)	Joint Review Board public meeting notice is published. MSA prepares public meeting notice.
September 9, 2026 (Tentative - Tuesday)	Upon approval of the City Council, the Joint Review Board holds a second meeting to review and act, by resolution, on the amendment of TID No. 3. The JRB submits its decision to the City no more than 7 days after the vote. MSA attends this meeting.
September 17, 2026 (Thursday)	Department of Revenue is notified of the amendment of TID No. 3 by the City of Oconto Falls and subsequent approval by the Joint Review Board.
On or Before October 31, 2026	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.