

City of Abbotsford

City of Abbotsford

PO Box 589, 203 N. First Street, Abbotsford, WI 54405

City Hall (715) 223-3444

Fax (715) 223-8891

AGENDA FOR THE SPECIAL COUNCIL MEETING TO BE HELD TUESDAY JULY 24, 2018 AT 7:00 PM

IN THE CONFERENCE ROOM OF THE ABBOTSFORD CITY HALL
203 NORTH FIRST STREET, ABBOTSFORD WI

All items listed will be brought before the Abbotsford City Council for discussion and possible approval.

1. Call the special meeting to order
 - a. Roll call
2. Comments by the Mayor
3. Appearances:
 - a. Ehlers Sean Lentz TIF District #6 Amendment Projected Bonding for Several Projects.
4. Discusses/Approve To Proceed with TIF District #6 Amendment Bond Sale for Future Projects.
5. Adjourn

City of Abbotford, WI

Tax Increment Forecast - With Proposed 2018 Projects

TID No. 6 - Mixed Use District (With Boundary Amendment)

Creation Year 2016
 End of Expenditure Period 2031
 Maximum Life of District (Final Year) 2036
 Final Revenue Collection Year 2037

Inflation Factor: 0.00%

Preliminary Projects		
Shilling Subdivision (Inc. Eng. & Contin.)	1,418,739	
Sportsman's Addition (Inc. Eng. & Contin.)	371,877	
Webb Land Purchase	240,000	
Industrial Park Road (Inc. Eng. & Contin.)	230,000	
Total	2,260,616	

Preliminary

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	2018 TIRB	Shilling Land Purchase	Develop. Incentive	Projected Admin. Expenses	Total TID 6 Debt and Expenses	Annual Balance	Cumulative Balance
2015	2016	2017	-		10,853,000	23.98	260,251				20,000	87,000	173,251	-
2016	2017	2018	-	4,000,000	14,853,000	23.98	356,170	182,612	47,000	20,000	7,500	230,112	126,058	173,251
2017	2018	2019	-	2,600,000	17,453,000	23.98	418,517	293,658	40,000		7,500	341,158	77,359	299,309
2018	2019	2020	-	2,200,000	19,653,000	23.98	471,272	292,498	40,000		7,500	339,998	131,275	376,668
2019	2020	2021	-		19,653,000	23.98	471,272	293,575			7,500	303,360	167,912	507,943
2020	2021	2022	-		19,653,000	23.98	471,272	295,860			7,500	301,075	170,197	675,855
2021	2022	2023	-		19,653,000	23.98	471,272	295,895			7,500	303,395	167,877	846,052
2022	2023	2024	-		19,653,000	23.98	471,272	292,770			7,500	300,270	171,002	1,013,929
2023	2024	2025	-		19,653,000	23.98	471,272	294,355			7,500	301,855	169,417	1,354,349
2024	2025	2026	-		19,653,000	23.98	471,272	290,080			7,500	297,580	173,692	1,528,041
2025	2026	2027	-		19,653,000	23.98	471,272	290,360			7,500	297,860	173,412	1,701,453
2026	2027	2028	-		19,653,000	23.98	471,272				7,500	7,500	173,412	1,701,453
2027	2028	2029	-		19,653,000	23.98	471,272				7,500	7,500	173,412	2,165,225
2028	2029	2030	-		19,653,000	23.98	471,272				7,500	7,500	173,412	2,628,997
2029	2030	2031	-		19,653,000	23.98	471,272				7,500	7,500	173,412	3,092,769
2030	2031	2032	-		19,653,000	23.98	471,272				7,500	7,500	173,412	3,556,542
2031	2032	2033	-		19,653,000	23.98	471,272				7,500	7,500	173,412	4,020,314
2032	2033	2034	-		19,653,000	23.98	471,272				7,500	7,500	173,412	4,484,086
2033	2034	2035	-		19,653,000	23.98	471,272				7,500	7,500	173,412	4,947,858
2034	2035	2036	-		19,653,000	23.98	471,272				7,500	7,500	173,412	5,411,630
2035	2036	2037	-		19,653,000	23.98	471,272				7,500	7,500	173,412	5,875,402
Total					8,800,000		9,046,565					3,171,162		

Notes:

- 1) The Cumulative Balance as of the end of Revenue Year 2017 is potentially negative due to initial costs to create TID No. 6. We will update the forecast with that amount when the 2017 Audit is completed.
- 2) The \$4,000,000 represents the additional tax value for the Sausage Plant as of Jan. 1, 2018 for a total value of approximately \$15 Million.
- 3) The \$2,600,000 and the \$2,200,000 are the projected values for the Apartment Buildings.



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City of Abbotsford, WI City Council Meeting

Tax Increment District (TID) No. 6 Amendment – Preliminary Finance Plan
for Proposed Projects

July 24, 2018



Discussion Topics

- Tax Increment District No. 6: Proposed 2018 Projects
- Preliminary Finance Plan for 2018 TID No. 6 Projects
- Estimated TID No. 6 Cash Flow Forecast
 - Existing Value
 - Estimated Future Value
 - Project Costs
 - Existing
 - Proposed
- Timeline and Questions



Tax Increment District No. 6 – 2018 Proposed Projects

- Schilling Subdivision: \$1,418,739
- Sportsman's Addition: \$371,877
- Webb Land Purchase: \$240,000
- Industrial Park Road: \$230,000

- Total: \$2,260,616

- All projects will be eligible for funding from Tax Increment District No. 6 following approval of the boundary and project plan amendment of TID No. 6



Preliminary Finance Plan – 2018 TID No. 6 Projects

City of Abbotsford, WI

Estimated Debt Service and Capitalization Schedule

\$2,340,000 Tax Increment Revenue Bond, Series 2018A

Year	Principal	Rate	Interest	Total P&I
2018				
2019	100,000	2.600%	82,612	182,612
2020	220,000	2.800%	73,658	293,658
2021	225,000	2.950%	67,498	292,498
2022	235,000	3.100%	60,860	295,860
2023	240,000	3.200%	53,575	293,575
2024	250,000	3.250%	45,895	295,895
2025	255,000	3.300%	37,770	292,770
2026	265,000	3.500%	29,355	294,355
2027	270,000	3.600%	20,080	290,080
2028	280,000	3.700%	10,360	290,360
Totals	2,340,000		481,662	2,821,662

Issue Summary	
Key Dates	
Dated Date:	9/1/2018
First Interest Payment:	10/1/2019
First Principal Payment:	10/1/2019
Interest Rates	
Preliminary	
True Interest Cost (TIC):	3.66%
All Inclusive Cost (AIC):	4.02%
Sources and Uses	
Par Amount of Bonds	Total 2,340,000
Total Sources	\$2,340,000
Underwriters Discount	35,100
Cost of Issuance	44,000
Deposit to Project Fund	2,260,616
Rounding Amount	284
Total Uses	\$2,340,000

- Tax Increment Revenue Bonds do not count against the General Obligation Borrowing Capacity of the City (Current Approx. Capacity: \$3,300,000)
- Bonds will likely be sold through a competitive process offered to local and regional banks



Tax Increment District No. 6 – Cash Flow Forecast with Proposed 2018 Tax Increment Revenue Bonds

City of Abbotsford, WI

Tax Increment Forecast - With Proposed 2018 Projects

TID No. 6 - Mixed Use District (With Boundary Amendment)

Creation Year	2016
End of Expenditure Period	2031
Maximum Life of District (Final Year)	2036
Final Revenue Collection Year	2037

Inflation Factor: 0.00%

TID No. 6 Valuation and New Valuation	
Jan. 1, 2017 Increment:	10,853,000
Sausage Plant Additional	4,000,000
Apartment No. 1	2,600,000
Apartment No. 2	2,200,000
Future Apartments	-
Future Residential	-
Future Commercial	-
Future Industrial	-
Total	19,653,000

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Total				8,800,000			9,046,565	2,821,662	167,000	20,000	162,500	3,171,162		

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- Jan. 1, 2018 TID No. 6 Value Increment will be available August 1, 2018 – Potential Update
- 2017 Audit will provide more detailed starting cumulative balance



Timeline / Questions

- July 24, 2018: Review Preliminary Finance Plan with City Council
- July 31, 2018: Council Approves TID No. 6 Amendment
- August 2018: Term Sheets are sent to prospective purchasers of the Tax Increment Revenue Bonds
- Early to Middle September 2018: Council Reviews Proposals
- End of September 2018: Bond Closing
- Questions





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