

**NOTICE**  
**VILLAGE OF OSCEOLA**  
**SPECIAL BOARD MEETING**

Date: September 30, 2024  
Time: 6:00 pm  
Place: Village Hall, Room 105 (lower level), 310 Chieftain Street, Osceola, WI

**AGENDA**

1. Call to order
2. Approval of the agenda
3. Other business – discussion and possible action re:
  - a) Approving Police Contract Amendment
  - b) Approving Bach Contract
  - c) Swearing in Chief Bach
  - d) Temporary “Picnic” Beer License – Valley Brew Fest
  - e) Approve TID #4
  - f) Budget Workshop
4. Future agenda items and updates
5. Adjourn

The Power of 10 are the 10 most significant assets in the community identified by the Board. They are listed below:

- |                    |  |   |
|--------------------|--|---|
| 1. Schools         | 5. Falls                                     | 9. Medical Services   |
| 2. Airport         | 6. Downtown Businesses                       | 10. Recreational opportunities and the Braves<br>(tied ranking for number 10) |
| 3. Industrial Park | 7. Personalization/Historic of Downtown Feel |   |
| 4. River           | 8. Access to major population center         |   |

**NOTE:** It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. 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. Meetings may be recorded for public viewing and record retention.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Village Hall at (715) 294-3498.

**Side Letter of Agreement**  
**Between**  
**Village of Osceola**  
**And**  
**The Wisconsin Professional Police Association/LEER**  
**On behalf of the**  
**Osceola Professional Police Association, Local 101**

The Village of Osceola and WPPA on behalf of the Osceola Professional Police Association have a Collective Bargaining Agreement (contract) in effect until December 31, 2025.

Both parties enter into this side letter of agreement to allow changes to **Article VIII - Wages, Appendix "A"** for the purpose of providing a more competitive wage which will assist with police officer recruitment and retention efforts. The agreed-upon changes are as follows:

Adjust **Appendix "A"** to reflect an additional step at the start of year six (6) in the 2024 scale and 2025 scale. Both scales will reflect an hourly wage rate of \$40.00. The 2025 rate for the six (6) year step will not receive the automatic increase.

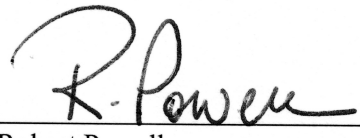
This letter shall remain in effect through the duration of the current contract and the six (6) year step will be integrated into a successor contract upon mutual agreement.

Attached to this letter is a new **Appendix "A"** indicating the updated wage scale pursuant to this agreement.

**FOR THE VILLAGE:**

**FOR THE ASSOCIATION:**

\_\_\_\_\_  
Date:  
Brad Lutz  
Village President

  
\_\_\_\_\_  
Date: 9/25/24  
Robert Powell  
WPPA Business Agent

\_\_\_\_\_  
Date:  
Devin Swanberg  
Village Administrator

\_\_\_\_\_  
Date:  
Tanner Rebhan  
Association President

**UPDATED  
APPENDIX "A"**

**Village of Osceola Wage Scale**

**January 1, 2024**

<b>Start of Year 1</b>	<b>31.54</b>
<b>Start of Year 2</b>	<b>32.62</b>
<b>Start of Year 3</b>	<b>33.68</b>
<b>Start of Year 4</b>	<b>34.76</b>
<b>Start of Year 5</b>	<b>35.84</b>
<b>Start of Year 6*</b>	<b>40.00</b>

**January 1, 2025**

<b>Start of Year 1</b>	<b>33.12</b>
<b>Start of Year 2</b>	<b>34.25</b>
<b>Start of Year 3</b>	<b>35.36</b>
<b>Start of Year 4</b>	<b>36.50</b>
<b>Start of Year 5</b>	<b>37.63</b>
<b>Start of Year 6*</b>	<b>40.00</b>

\*Step added to previous wage scale

Shift Differential: Employees who commence work at 6:00 p.m. or later shall be paid a differential of \$.25 per hour for all contiguous hours worked.

## **EMPLOYMENT AGREEMENT**

This Employment Agreement (the "Agreement") is entered into as of [Insert Date], by and between the **Village of Osceola** (the "Employer"), a municipal corporation, and **Andrew Bach** (the "Employee"), for the position of **Police Chief** of the Village of Osceola Police Department.

### **1. POSITION AND DUTIES**

1.1 **Position:** The Employee is employed as the Police Chief of the Village of Osceola Police Department.

1.2 **Duties:** The Employee agrees to perform the duties and responsibilities customarily assigned to the position of Police Chief as described in the Village of Osceola job description for the position, as well as any additional duties assigned by the Village Board or Village Administrator. The Employee agrees to perform such duties to the best of his ability and professionally and ethically.

### **2. TERM OF EMPLOYMENT**

2.1 **Start Date:** The Employee's start date will be September 9, 2024

2.2 **Employment Status:** This is a salaried position, with compensation and benefits as outlined in this Agreement. The Employee acknowledges that this Agreement does not constitute a guarantee of employment for any specific duration, and the Employee's employment is considered at-will, subject to the terms of severance outlined below.

### **3. COMPENSATION**

3.1 **Salary:** The Employee shall receive a starting salary of \$43.00 per hour, based on a biweekly pay period of 80 hours.

3.2 **Salary Adjustment:** Upon the completion of a positive 3-month performance review, the Employee's salary will increase to \$46.00 per hour, effective January 1.

3.3 **Cost of Living Adjustments (COLA):** The Employee shall receive an annual cost-of-living increase equal to the percentage increase provided to members of the Village of Osceola Police Union, effective at the same time as such union increases.

### **4. BENEFITS**

4.1 **Insurance Stipend:** The Employee shall continue to receive the insurance stipend currently provided, subject to any modifications as may be applicable to Village employees generally.

4.2 **Other Benefits:** The Employee shall be eligible for all other benefits provided to full-time Village employees, in accordance with Village policies.

### **5. TERMINATION AND SEVERANCE**

5.1 **Termination by Employer:**

(a) **With Cause:** The Employer may terminate this Agreement at any time for cause, defined as gross misconduct, criminal behavior, or other serious violations of Village policies. No severance shall be paid in the event of termination for cause.

(b) **Without Cause:** In the event that the Employer terminates the Employee without cause, including for reasons such as budget cuts, reorganization, or other non-disciplinary reasons, the Employee shall be entitled to three (3) months of severance pay based on his then-current salary.

5.2 **Termination by Employee:** The Employee may terminate this Agreement at any time by providing thirty (30) days' written notice to the Employer. No severance shall be paid if the Employee voluntarily resigns.

## 6. PERFORMANCE EVALUATION

The Employee's performance shall be reviewed after the first three (3) months of employment, with subsequent evaluations conducted annually. A positive performance review is required for the salary adjustment specified in Section 3.2.

## 7. MISCELLANEOUS

7.1 **Entire Agreement:** This Agreement constitutes the entire understanding between the parties concerning the subject matter hereof, and supersedes all prior negotiations, agreements, and understandings with respect thereto.

7.2 **Amendment:** This Agreement may only be amended by a written document signed by both parties.

7.3 **Governing Law:** This Agreement shall be governed by the laws of the State of [Insert State].

7.4 **Severability:** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

## 8. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

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**Village of Osceola**

By: \_\_\_\_\_

Brad Lutz

Village President

Date: \_\_\_\_\_

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**Andrew Bach**

By: \_\_\_\_\_

Andrew Bach

Date: \_\_\_\_\_

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# Memo

To: Village Board  
From: Carie Krentz, Village Clerk  
Cc: Devin Swanberg, Village Administrator  
Date: September 25, 2024  
Re: Temporary Liquor License

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The Village has accepted the below application for Alcohol License:

- i. Temporary (Picnic) Class B Beer License for Osceola Trails & Park Group, event is Valley Brew Fest to be held on October 5, 2024.

## **RECOMMENDATION**

The applicant has met requirements and Village staff recommends approval with no additional conditions.

License(s) Requested	Fees	
	<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
	Background Check	\$ 15.00
	<b>Total Fees</b>	<b>\$ 25.00</b>

**Part A: Organization Information**

1. Organization Name  
Osceola Trails + Parks Group

2. Organization Permanent Address  
204 3<sup>rd</sup> Ave. Suite 106

3. City  
Osceola

4. State  
WI

5. Zip Code  
54020

6. Mailing Address (if different from permanent address)

~~7. PERM~~

8. Date of Organization/Incorporation  
2012

9. State of Organization/Incorporation  
WI

10. Phone  
651-755-8696

11. Email  
oscrivtrails@gmail.com

12. Organization type (check one)

Bona Fide Club
  Church
  Fair Association/Agricultural Society
  Veteran's Organization  
 Lodge/Society
  Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? .....  Yes  No

14. Wisconsin Seller's Permit Number (if applicable)

**Part B: Individual Information**

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Metz	Terry	Chairperson	651-755-8696
Klavik	Deb	Director	651-492-3376
Johnson	Shirley	Director	715-497-0670
Stevens	Paul	Event Coordinator	715-338-5124

Continued →

<b>Part C: Event Information</b>			
1. Name of Event (if applicable) Valley Brew Fest			
2. Dates of Operation 10/5/24		3. Hours of Operation 12:00-5:00 pm	
4. Premises Address 400 7th Ave.			
5. City Osceola		6. State WI	7. Zip Code 54020
8. County Polk	9. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: _____		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Shirley Johnson		12. Email and/or Phone Number for Organizer of Event 715-497-0670	
13. Organizer Website		14. Event Website	

15. Premises Description - Describe the building stored, or consumed, and related records at alcohol beverage activities and storage of or diagram and additional sheets if necessary

Valley Brew Fest will be held at the Osceola Fair Grounds. Licensed brewers will set up tents and tables on the grounds to house their tasting supplies. A trailer stage will house the band on the south end of the grounds. Three food trucks will line the west side of the fair grounds. The fair grounds building will be used for storage or if rain as a place for the brewers to serve their tasting beers. On the north side of the grounds an entrance ticket tent will be set up for ticket sales, ID checking, and tasting glass pick-up. Portable bathrooms will line the southeast side of the fair building.

<b>Part D: Attestation</b>			
Who must sign this application? • one officer or director of the nonprofit organization			
<b>READ CAREFULLY BEFORE SIGNING:</b> Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Johnson		First Name Shirley	M.I. A
Title Trails/Brewfest director	Email shirleyjohnson505@gmail.com		Phone 715-497-0670
Signature Shirley Johnson		Date 9/17/24	

<b>Part E: For Clerk Use Only</b>	
Date Application Was Filed With Clerk 9-19-24	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	



All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>	
1. Legal Business Name (Individual name if sole proprietor) <b>Osceola Trails &amp; Parks Group</b>	
2. Business Trade Name or DBA	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>			
1. Last Name <b>METZ</b>	2. First Name <b>THERESA</b>	3. M.I.	
4. Relationship to Business (Title) <b>CHAIR</b>	5. Email <b>OSCRIVTRAILS@GMAIL.COM</b>	6. Phone	
7. Home Address <b>24609 QUINLAN AVE.</b>			
8. City <b>SCANDIA</b>	9. State <b>MN</b>	10. Zip Code <b>55073</b>	11. Date of Birth <b>11-11-77</b>
12. Drivers License/State ID Number		13. Drivers License/State ID State of Issuance	

<b>Part C: Address History</b>			
1. Do you currently reside in Wisconsin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? . . . .			Years
			Months
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State <b>MN</b>	County <b>RAMSEY</b>	State	County
State <b>MN</b>	County <b>CHISAGO</b>	State	County

Continued →

<b>Part D: Criminal History</b>		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

<b>Part E: Attestation</b>	
<b>READ CAREFULLY BEFORE SIGNING:</b> Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature <i>Theresa Metz</i>	Date <i>9-18-24</i>

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) <b>Osceola Trails &amp; Parks Group</b>	
2. Business Trade Name or DBA	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>				
1. Last Name <b>KRARIK</b>		2. First Name <b>DEBORAH</b>		3. M.I. <b>J</b>
4. Relationship to Business (Title) <b>DIRECTOR</b>		5. Email <b>debkrarik@gmail.com</b>		6. Phone
7. Home Address <b>571 280<sup>TH</sup> ST</b>				
8. City <b>OSCEOLA</b>		9. State <b>WI</b>	10. Zip Code <b>54020</b>	11. Date of Birth
12. Drivers License/State ID Number			13. Drivers License/State ID State of Issuance <b>WI</b>	

<b>Part C: Address History</b>			
1. Do you currently reside in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? . . . .			Years <b>1</b>
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State <b>MD</b>	County <b>ADAMS</b>	State <b>MD</b>	County <b>PRINCE GEORGES</b>
State <b>MD</b>	County <b>CITY</b>	State <b>MD</b>	County <b>BALTO. CITY</b>
State <b>MD</b>	County <b>HAYTSVILLE</b>	State <b>MD</b>	County <b>WILTONTON</b>
State <b>MD</b>	County <b>CITY</b>	State <b>MD</b>	County <b>COLLEGE PARK - CITY</b>

Continued →

**Part D: Criminal History**

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature *Adam J. Krumb* Date 9/19/24

# Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>	
1. Legal Business Name (Individual name if sole proprietor) <b>Osceola Trails &amp; Parks Group</b>	
2. Business Trade Name or DBA	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>			
1. Last Name <b>Johnson</b>	2. First Name <b>Shirley</b>	3. M.I. <b>A</b>	
4. Relationship to Business (Title) <b>Director</b>	5. Email <b>shirleyjohnson5050@gmail.com</b>	6. Phone	
7. Home Address <b>724 Maple Leaf Ct.</b>			
8. City <b>Osceola</b>	9. State <b>WI</b>	10. Zip Code <b>54020</b>	11. Date of Birth
12. Drivers License/State ID Number		13. Drivers License/State ID State of Issuance	

<b>Part C: Address History</b>			
1. Do you currently reside in Wisconsin? .....			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? ....			Years:    Months:
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
<b>WI</b>	<b>Chippewa</b>	<b>WI</b>	<b>Polk</b>
State	County	State	County

Continued →

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

Part E: Attestation	
<b>READ CAREFULLY BEFORE SIGNING:</b> Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature <i>Shirley Johnson</i>	Date 9/17/24

## Alcohol Beverage Individual Questionnaire

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) osceola Trails and Parks Group	
2. Business Trade Name or DBA	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>				
1. Last Name Stevens		2. First Name Paul		3. M.I. J
4. Relationship to Business (Title) Member		5. Email		6. Phone
7. Home Address 1310 58th Ave				
8. City Amery		9. State WI	10. Zip Code 54001	11. Date of Birth
12. Drivers License/State ID Number			13. Drivers License/State ID State of Issuance	

<b>Part C: Address History</b>							
1. Do you currently reside in Wisconsin? ..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? . . . .			Years				
			Months				
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1 420 Garfield St		City Dresser	State WI	Zip Code 54009			
Previous Address 2		City	State	Zip Code			
Previous Address 3		City	State	Zip Code			
Previous Address 4		City	State	Zip Code			
Previous Address 5		City	State	Zip Code			
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State WI	County Polk	State MN	County Hennepin	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

**Part D: Criminal History**


1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 09/18/2024
---	-----------------



# OSCEOLA POLICE DEPARTMENT

## 310 CHIEFTAIN STREET

PO BOX 217  
OSCEOLA WI 54020

Incident # **24-010567**

Crime / Incident (Primary, Secondary, Tertiary)  
**Liquor License**

Beat <b>NA</b>	Rpt Dist	Type <b>Background Check</b>	Seq <b>1</b>
Attempt <input type="checkbox"/>	Occurred	Date	Time
<input type="checkbox"/>	On or From	<b>09/20/2024</b>	<b>11:00</b>
<input type="checkbox"/>	To	<b>09/20/2024</b>	<b>:</b>
<input type="checkbox"/>	Reported	<b>09/20/2024</b>	<b>11:00</b>
			Day <b>Fri</b>

Location of Incident **400 7TH AV, OSCEOLA, WI**  
Cross Street **FAIRGROUNDS** County

Dispo "V" = Victim "RP" = Reporting Party "W" = Witness "S" = Suspect "O" = Other

<input type="radio"/>	Last, First, Middle (Firm if Business) <b>OSCEOLA, TRAILS AND PARKS GRP</b>	Race	Sex	Age <b>0</b>	HT	WT	Hair	Eyes	Home Phone <b>(651) 755-8696</b>
Address <b>204 3RD AV #106</b>		DOB <b>/ /</b>		DL Number			State <b>WI</b>	Work Phone <b>0</b>	
City, State, Zip Code <b>OSCEOLA WI 54020</b>		SSN		Local ID #	State #	FBI #		Cell Phone <b>0</b>	

<input type="radio"/>	Last, First, Middle (Firm if Business) <b>METZ, THERESA</b>	Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address <b>24609 QUINLAN AV</b>		DOB		DL Number			State	Work Phone <b>0</b>	
City, State, Zip Code <b>SCANDIA MN 55073</b>		SSN		Local ID #	State #	FBI #		Cell Phone <b>0</b>	

<input type="radio"/>	Last, First, Middle (Firm if Business) <b>KRAVIK, DEBORAH J</b>	Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address <b>571 280TH ST</b>		DOB		DL Number			State	Work Phone	
City, State, Zip Code <b>OSCEOLA WI 54020</b>		SSN <b>- -</b>		Local ID #	State #	FBI #		Cell Phone <b>0</b>	

<input type="radio"/>	Last, First, Middle (Firm if Business) <b>JOHNSON, SHIRLEY A</b>	Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address <b>724 MAPLE LEAF CT</b>		DOB		DL Number			State	Work Phone <b>0 -</b>	
City, State, Zip Code <b>OSCEOLA WI 54020</b>		SSN <b>- -</b>		Local ID #	State #	FBI #		Cell Phone	

Synopsis **The Osceola Trails and Parks Group applied for a Temporary Alcohol Beverage License for Valley Brew Fest occurring on 10/05/24 at the Osceola Fairgrounds. Officers of the organization were given a background check. No Wisconsin or Minnesota criminal histories were found. License recommended by Interim Chief Bach.**

S O L V A B I L I T Y	Continuation Attached <input checked="" type="checkbox"/>	Property List Attached <input type="checkbox"/>	Property Damage \$
	UCR <b>9999</b>	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related <b>N</b>	Hate Crime <input type="checkbox"/>	Victim Senior Citizen <input type="checkbox"/>
	Pursuit <input type="checkbox"/>	Force Used <input type="checkbox"/>	Child Abuse <input type="checkbox"/>
		County Code	Disposition <b>CLSD</b>
			Connecting Case #
	Report Complete/Ready for Review <input checked="" type="checkbox"/>		CAD/CFS Event #
	Assigned To _____		Date _____

Officer ID <b>Assistant J. Giller</b>	<b>J</b>	Reviewed By	Approved	Date
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**OSCEOLA POLICE DEPARTMENT**  
**310 CHIEFTAIN STREET**

Incident # **24-010567**

**Names**

Crime / Incident (Primary)				Attempt <input type="checkbox"/>		Type				Seq <b>1</b>	
<b>Liquor License</b>				<b>Background Check</b>							
Dispo "V" = Victim "RP" = Reporting Party "W" = Witness "S" = Suspect "O" = Other											
<b>O</b>	Last, First, Middle (Firm if Business) <b>STEVENS, PAUL JORGEN</b>			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address <b>420 GARFIELD ST</b>				DOB		DL Number				State	Work Phone <b>0</b>
City, State, Zip Code <b>DRESSER WI 54009</b>				SSN <b>- -</b>		Local ID #		State #	FBI #		Cell Phone <b>0</b>
<b>O</b>	Last, First, Middle (Firm if Business) <b>VALLEY, BREW FEST</b>			Race	Sex	Age <b>0</b>	HT	WT	Hair	Eyes	Home Phone <b>0</b>
Address				DOB <b>/ /</b>		DL Number				State <b>WI</b>	Work Phone <b>0</b>
City, State, Zip Code <b>OSCEOLA WI 54020</b>				SSN		Local ID #		State #	FBI #		Cell Phone <b>0</b>
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number				State	Work Phone
City, State, Zip Code				SSN		Local ID #		State #	FBI #		Cell Phone
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number				State	Work Phone
City, State, Zip Code				SSN		Local ID #		State #	FBI #		Cell Phone
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number				State	Work Phone
City, State, Zip Code				SSN		Local ID #		State #	FBI #		Cell Phone
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number				State	Work Phone
City, State, Zip Code				SSN		Local ID #		State #	FBI #		Cell Phone
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number				State	Work Phone
City, State, Zip Code				SSN		Local ID #		State #	FBI #		Cell Phone
Officer ID	<b>Assistant J. Giller</b>			<b>J</b>		Reviewed By				Approved	Date



## **RESOLUTION #24-13**

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for  
Tax Incremental District No. 4

### **ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 4, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN**

**WHEREAS**, pursuant to Wisconsin Statutes §66.1105 the Village of Osceola has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the village; and

**WHEREAS**, Tax Incremental District No. 4 (“the district”) is proposed to be created as a “mixed-use district” where not less than fifty percent (50%) by area, of the real property within the district is suitable for industrial, commercial, residential development. and

**WHEREAS**, a Project Plan for Tax Incremental District No. 4 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and Village Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the village.
10. A list of estimated non-project costs.
11. A section for the eventual insertion of An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 12, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

**WHEREAS**, after said public hearing, the Plan Commission adopted a resolution, and recommended to the Village Board that it create the district.

**NOW THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Osceola that:

## RESOLUTION #24-13

### Resolution Formally Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 4

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The district is created effective as of January 1, 2024.
4. The Village Board finds and declares that:
  - a. Not less than fifty percent (50%), by area, of the real property within the district is suitable for industrial, commercial, residential development within the meaning of Section §66.1105(2)(cm) of the Wisconsin Statutes.
  - b. Based upon the findings, as stated in (a) above, the district is declared to be a mixed-use development district based on the identification and classification of the property included within the district.
  - c. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
  - d. The private development activities projected in the Project Plan would not occur without tax incremental financing.
  - e. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
  - f. The Village estimates that less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
  - g. Confirms less than 35 percent (35%) of the district is land proposed for newly platted residential development. Residential housing density is a least three unit per acre or will be a conservation subdivision, as define in sec. 66.1027(1)(a), Wis. Stats.
  - h. The project costs relate directly to promoting mixed-use development in the district consistent with the purpose for which the district is created.
  - i. Confirms for any annexed parcels not within the municipalities boundaries on January 1, 2004 the municipality pledges to pay the town an amount equal to the property taxes the town levied on the parcels (at the time of annexation) for each of the next five years.
5. The Project Plan, prepared by Robert W. Baird & Co. dated September 30, 2024, which is incorporated herein in its entirety by reference, is approved and the Village further finds that plan is feasible and in conformity with the master plan of the Village.

**BE IT FURTHER RESOLVED THAT** the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

**RESOLUTION #24-13**

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for  
Tax Incremental District No. 4

**BE IT FURTHER RESOLVED THAT** the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 30th day of September 2024.

**Village of Osceola**

By \_\_\_\_\_  
Brad Lutz, Chair

**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Village Board of the Village of Osceola on the 30th day of September 2024.

\_\_\_\_\_  
Carie Krentz  
Village of Osceola  
Village Clerk

**Project Plan & District Boundary**  
**Tax Incremental District No. 4**  
**in the**  
**VILLAGE OF Osceola, WISCONSIN**



**September 30, 2024**

(Approved Actions)

Organizational Joint Review Board Meeting Held	September 10, 2024
Public Hearing Held	September 12, 2024
Adopted by Planning Commission	September 12, 2024
Adopted by Village Board	September 30, 2024
Adopted by Joint Review Board	October 1, 2024

Prepared in part by:



Robert W. Baird & Co.  
Public Finance  
777 E. Wisconsin Ave.  
Milwaukee, WI 53202  
800.792.2473

**Village of Osceola  
TID #4 Project Plan & District Boundary**

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**Section 1: Village of Osceola Officials**

**Village Board**

Brad Lutz	Village President
Van A. Burch	Village Trustee
Ron Pedrys	Village Trustee
Mike Sine	Village Trustee
Neil Kline	Village Trustee
Arvid Maki	Village Trustee
Marsha Hovey	Village Trustee

**Village Staff**

Devin Swanberg	Village Administrator
Carie Krentz	Village Clerk
Tanya Batchelor	Village Treasurer

**Administration & Finance Committee**

Brad Lutz	Chair
Van A. Burch	Board Member
Ron Pedrys	Board Member

**Planning Commission**

Brad Lutz, Chairperson	Mike Sine
Robert Bullard	Dennis Tomfohrde
Kim O'Connell	Bill Chantelois V
Chelsea Kruse	

**Joint Review Board**

Brad Lutz	Village Representative- Chairperson
Emil Norby	Polk County
Dr. Pete Vrieze	Northwood Technical College
Dr. Rebecca Styles	Osceola School District
Bruce Gilliland	Village Public Member



## **Section 2: Introduction and Description of District**

The village plans to use Tax Incremental Financing (“TIF”) as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the village. The village works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District (“TID”) No. 4 contains approximately 500 acres consisting of 31 parcels located primarily off 68<sup>th</sup> Avenue, State Highway 35, Cascade Street, and Simmon Drive. The TID is being created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the development of a potential manufacturing development with the possibility of 2 future expansion phases which will bring new tax base and employment opportunities to the area. Another commercial/residential development is being proposed for the development of two commercial buildings and either a combination of twin home lots and single family residential or all twin homes. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #4 consist of proposed incentives to be in the form of TIF-financed loans but may be cash grants or other incentives such as a proposed revolving loan. The Village has identified aged and new street and highway infrastructure, water and sewer infrastructure and park improvements in need of replacement or development necessary to support and serve the new development and ancillary surrounding areas. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The village anticipates various public improvement project cost expenditures of approximately \$7,395,000 plus financing/interest costs during the TID’s 15-year expenditure period.

**Village of Osceola**  
**TID #4 Project Plan & District Boundary**

As a result of the creation of this TID, the village projects a preliminary and conservative cash flow analysis indicating \$8,581,035 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for public improvements as defined above on page 4. The village projects land and improvement values (incremental value) of approximately \$26,167,211 will be created in the TID by the end of 2028. This additional value will be a result of the improvements made and projects undertaken within the TID. Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

### **Section 3: Summary of Findings**

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the village. In making this determination, the village has considered the following information:
  - Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the village has concluded that public investment will be required to fully achieve the village’s objectives for this area.
  - To achieve its objectives, the village has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the village, and benefit not only the village, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
  - To make the area included within the TID suitable for development, the village will need to make a substantial investment to pay costs of some or all the projects listed in the project plan.
2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the village has

**Village of Osceola**  
**TID #4 Project Plan & District Boundary**

considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the village surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the village.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the village.
7. The village estimates that less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The village confirms 0% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement of being less than 35%. Residential housing density is at least three units per acre.
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

**Village of Osceola  
TID #4 Project Plan & District Boundary**

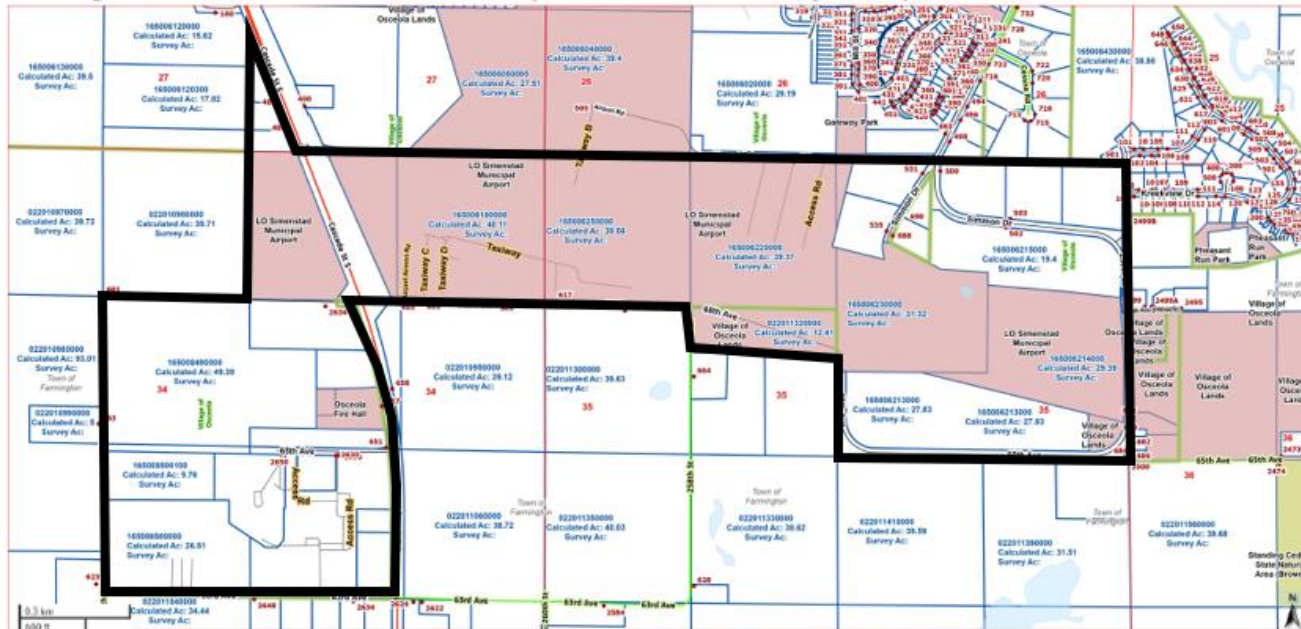
**Section 4: Map of Proposed District Boundary**

The below Map is reflective of the 01/01/2024 parcel list.



Polk County, WI

**Village of Osceola TID 4 Proposed Boundary Map**



Created by: null

- Polk County Information Center
- Post Offices
- Schools
- Town Hall
- City or Village Hall
- Lakes and Rivers
- Rivers and Streams
- Sections
- Parcel Dimensions
- Parcels
- Parcel Numbers
- Towns
- Public Lands
- City or Village Lands
- Conservancy Lands
- Federal Lands
- County Lands
- State Lands
- Town Lands
- School District Lands
- Addresses
- US Highway Shield
- US Highways
- WI State Highway Shield
- State Highways
- Highway On Off Ramp
- County Road Shield
- County Roads
- Town Roads
- City and Village Roads
- Public Access Roads
- Private Roads
- Private Driveways
- WI Rustic Road Shield
- WI Rustic Road
- TwpRgGrdweb
- Regional Counties
- MN
- WI
- Cities (Scale below 25000)
- Villages (Scale below 25000)

The Polk County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Polk County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Polk County, WI provides this information with the understanding that it is not guaranteed to be accurate.

Date created: 8/13/2024

Last Data Uploaded: 8/13/2024 6:48:32 AM

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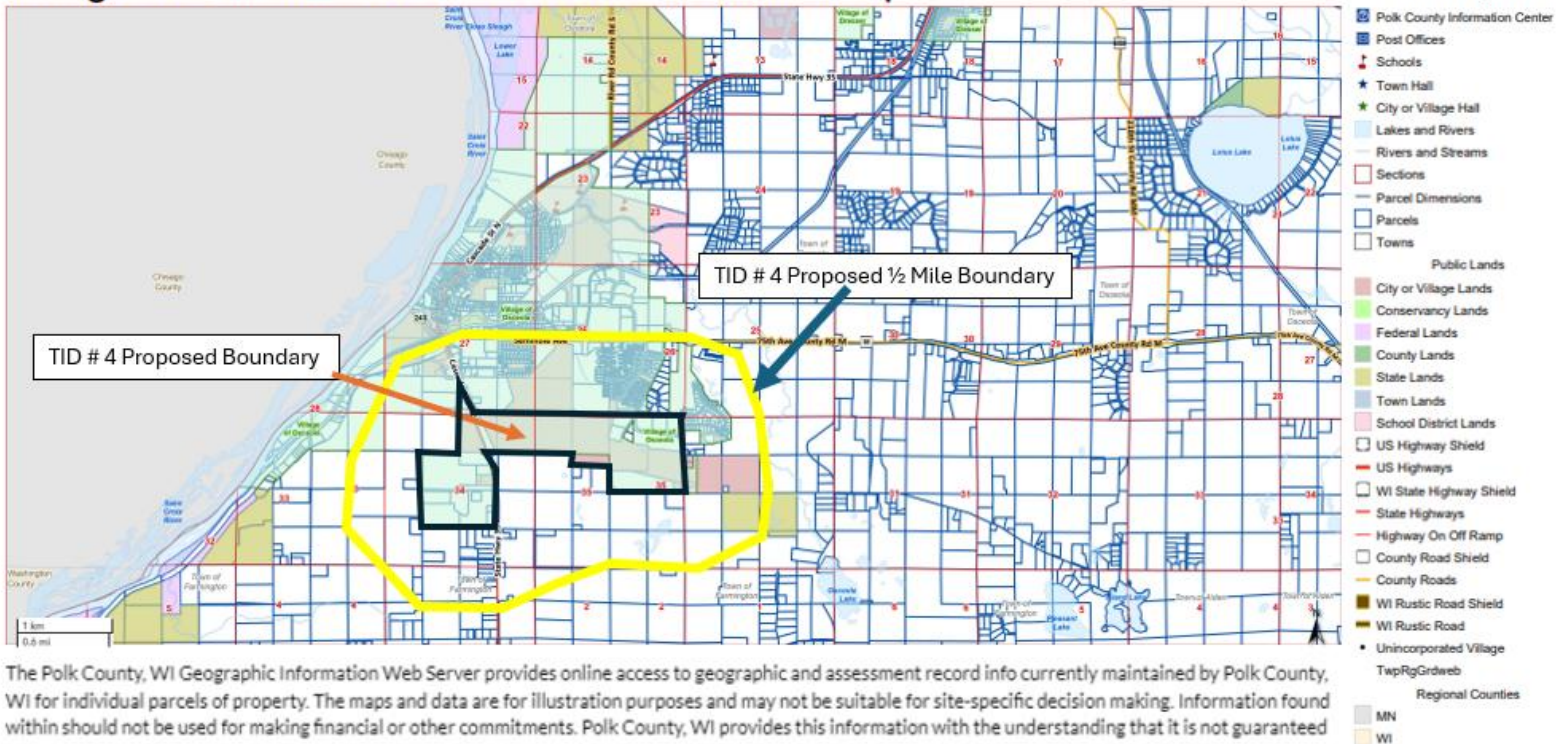
**Village of Osceola  
TID #4 Project Plan & District Boundary**

**Section 5: One Half Mile Radius Map of Proposed District Boundary**



Polk County, WI

**Village of Osceola TID 4 Half Mile Radius Map**



The Polk County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Polk County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Polk County, WI provides this information with the understanding that it is not guaranteed to be accurate.

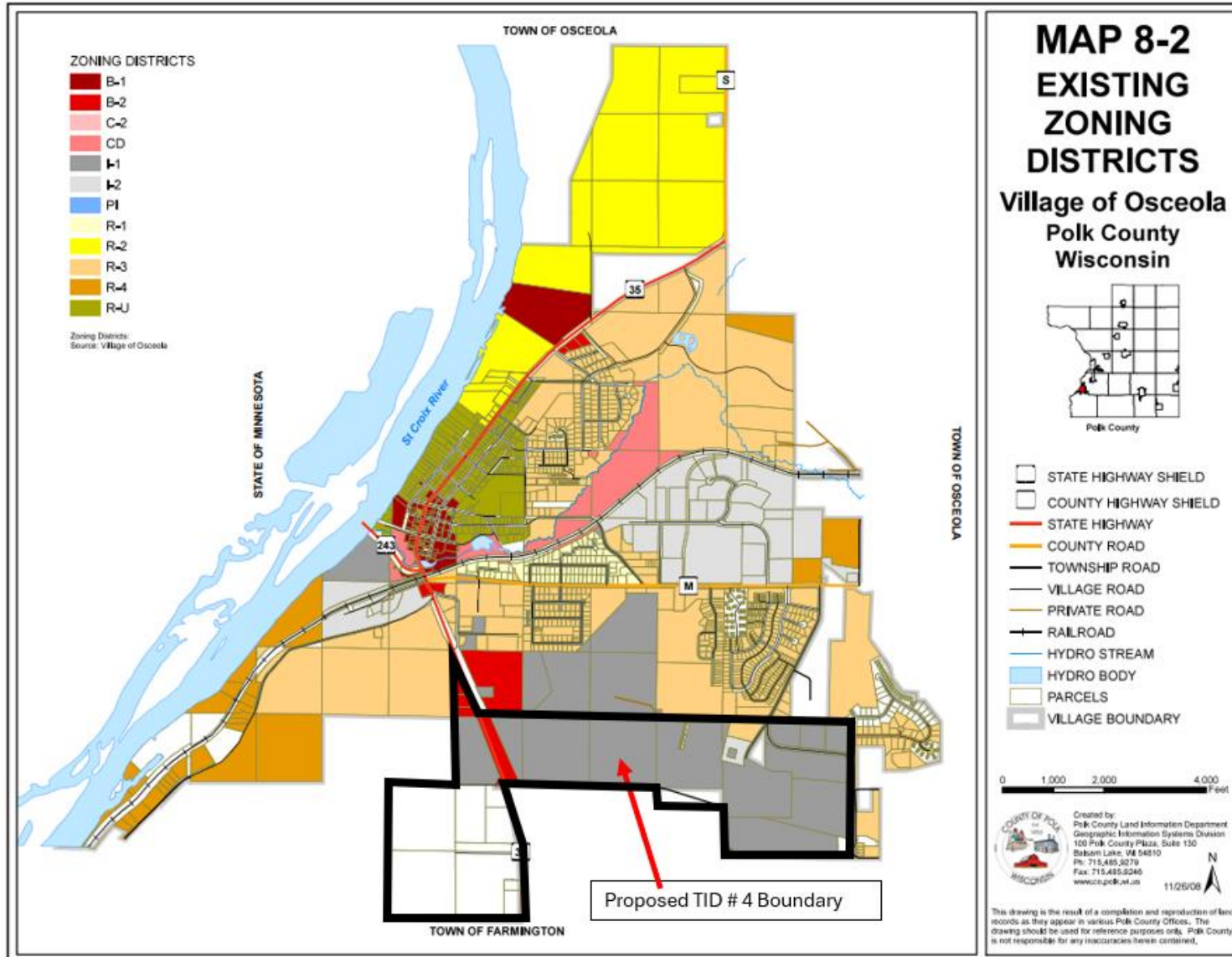
Date created: 8/13/2024

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Developed by



**Section 6: Map Showing Existing Uses and Conditions**



**Village of Osceola  
TID #4 Project Plan & District Boundary**

**Section 7: Preliminary Parcels List and Analysis**

As of the 01/01/2024 parcel list.

Proposed TIF 4 Boundary Parcels									
Map Parcel #	Tax Parcel #	Address	Owner	Acreage	Current Zoned Use	Land Value	Improvements	Total Assessed Valuation	Estimated Equalized Valuation
1	165-00609-0000	401 Cascade St S	D&K Real Estate LLC	1.76	Commercial	\$ 66,000.00	\$ 1,070,700.00	\$ 1,136,700.00	\$ 1,194,000.00
2	165-00610-0000	N/A	D&K Real Estate LLC	1.59	Commercial	\$ 47,700.00	\$ -	\$ 47,700.00	\$ 50,100.00
3	165-00611-0000	407 Cascade St	YIREH 6022 LLC	1.7	Commercial	\$ 63,800.00	\$ 210,700.00	\$ 274,500.00	\$ 288,300.00
4	165-00620-0000	N/A	Village of Osceola	22.81	Exempt	\$ -	\$ -	\$ -	\$ -
5	165-00621-0000	N/A	Village of Osceola	0	Exempt	\$ -	\$ -	\$ -	\$ -
6	165-00846-0000	2634 68th Ave	Federated Co Ops Inc	10.05	Commercial	\$ 84,300.00	\$ 1,511,900.00	\$ 1,596,200.00	\$ 1,676,700.00
7	165-00847-0600	N/A	Federated Co Ops Inc	4.07	Commercial	\$ 61,100.00	\$ -	\$ 61,100.00	\$ 64,200.00
8	165-00847-0000	657 State Highway 35	Village of Osceola	4.02	Exempt	\$ -	\$ -	\$ -	\$ -
9	165-00847-0400	657 State Highway 35	Village of Osceola	0.94	Exempt	\$ -	\$ -	\$ -	\$ -
10	165-00848-0000	651 State Highway 35	Amm Holdings LLC	4.76	Commercial	\$ 73,200.00	\$ 686,800.00	\$ 760,000.00	\$ 798,300.00
11	165-00849-0000	N/A	Ladd Memorial Hospital Inc	47.69	Agricultural	\$ 11,400.00	\$ -	\$ 11,400.00	\$ -
	165-00849-0000	N/A	Ladd Memorial Hospital Inc	49.69	Undeveloped	\$ 100.00	\$ -	\$ 100.00	\$ 11,900.00
	165-00850-0000	N/A	Ladd Memorial Hospital Inc	6.58	Agricultural	\$ 1,600.00	\$ -	\$ 1,600.00	\$ -
12	165-00850-0000	N/A	Ladd Memorial Hospital Inc	10.3	Undeveloped	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 33,100.00
	165-00850-0000	N/A	Ladd Memorial Hospital Inc	10	Exempt	\$ -	\$ -	\$ -	\$ -
13	165-00850-0100	N/A	CCH Osceola Land LLC	9.48	Agricultural	\$ 2,300.00	\$ -	\$ 2,300.00	\$ 2,300.00
14	165-00850-0200	2650 65th Ave	Christian Community Home of Osceola Inc	9.91	Exempt	\$ -	\$ -	\$ -	\$ -
15	165-00851-0000	2600 65th Ave	Ladd Memorial Hospital Inc	4.42	Commercial	\$ 79,700.00	\$ 1,690,700.00	\$ 1,770,400.00	\$ 1,859,600.00
	165-00851-0000	2600 65th Ave	Ladd Memorial Hospital Inc	22.84	Exempt	\$ -	\$ -	\$ -	\$ -
	165-00852-0000	N/A	Ladd Memorial Hospital Inc	2.5	Exempt	\$ -	\$ -	\$ -	\$ -
17	165-00853-0000	N/A	Ladd Memorial Hospital Inc	4.5	Exempt	\$ -	\$ -	\$ -	\$ -
18	165-00618-0000	495 Cascade St S	Village of Osceola	40.11	Exempt	\$ -	\$ -	\$ -	\$ -
	165-00625-0000	617 68th Ave	Village of Osceola	0	Commercial	\$ -	\$ 919,400.00	\$ 919,400.00	\$ 965,370.00
	165-00625-0000	617 68th Ave	Village of Osceola	39.58	Exempt	\$ -	\$ -	\$ -	\$ -
20	165-00622-0000	499 Simmon Dr	Village of Osceola	0	Commercial	\$ -	\$ 1,793,600.00	\$ 1,793,600.00	\$ 1,883,280.00
	165-00622-0000	499 Simmon Dr	Village of Osceola	39.57	Exempt	\$ -	\$ -	\$ -	\$ -
21	022-01132-0000	N/A	Village of Osceola	12.41	Exempt	\$ -	\$ -	\$ -	\$ -
22	165-00623-0000	N/A	Village of Osceola	31.32	Exempt	\$ -	\$ -	\$ -	\$ -
23	165-00621-3000	N/A	Village of Osceola	27.79	Exempt	\$ -	\$ -	\$ -	\$ -
24	165-00621-3100	N/A	Village of Osceola	1.81	Exempt	\$ -	\$ -	\$ -	\$ -
25	165-00621-4000	N/A	Village of Osceola	29.388	Exempt	\$ -	\$ -	\$ -	\$ -
26	165-00621-5000	502 Simmon Dr	KMS Development LLC	19.4	Manufacturing	\$ 313,500.00	\$ 1,283,400.00	\$ 1,596,900.00	\$ 1,677,400.00
27	165-00623-0400	535 Simmon Dr	E&J Partners LLP	5.23	Manufacturing	\$ 117,700.00	\$ 912,000.00	\$ 1,029,700.00	\$ 1,081,600.00
28	165-00623-0200	531 Simmon Dr	Osceola School District	4.65	Exempt	\$ -	\$ -	\$ -	\$ -
29	165-00621-1000	500 Simmon Dr Ste A	JDT LLC	6	Manufacturing	\$ 134,900.00	\$ 2,982,400.00	\$ 3,117,300.00	\$ 3,274,500.00
30	165-00621-2400	503 Simmon Dr	Rohlf Properties LLC	6	Manufacturing	\$ 134,900.00	\$ 2,613,100.00	\$ 2,748,000.00	\$ 2,886,600.00
31	165-00621-2500	N/A	Northern States Power Company	7.1	Exempt	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>				<b>499.968</b>		<b>\$ 1,207,200.00</b>	<b>\$ 15,674,700.00</b>	<b>\$ 16,881,900.00</b>	<b>\$ 17,747,250.00</b>

## Section 8: Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With TID #4, the value increment of all existing Tax Increment Districts will be approximately 6.1%.

### Valuation Test Compliance Calculation

2024 Projected Equalized Valuation (TID IN)	\$ 356,292,800
Limit for 12% Test	\$ 42,755,136
Increment Value of Existing TIDs	\$ 3,943,400
Projected Base Value of New TID	<u>\$ 17,747,250</u>
Total Value Subject to Test	\$ 21,690,650

Compliance ( $\$21,690,650 < \$356,292,800$ ) Meets Requirement

## Section 9: Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

### 1. DEVELOPER GRANT/REVOLVING LOAN INCENTIVES

LOCATION: Entire TID

TOTAL: \$3,000,000

DESCRIPTION: As an inducement to spur development or redevelopment in the district, incentives for developers may be required. Incentives are proposed to be in the form of TIF-financed loans but may be cash grants or other incentives such as a proposed revolving loan. Development agreements will be required and each development project that includes incentives will be



**Village of Osceola**  
**TID #4 Project Plan & District Boundary**

negotiated separately. All financial incentives will be tied to the increment value of the proposed development.

**2. STREET & HIGHWAYS INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$1,500,000

DESCRIPTION: The Village has identified aged and new street and highway infrastructure in need of replacement and improvements necessary to support and serve the new development and ancillary surrounding areas.

**3. SANITARY SEWER UTILITY IMPROVEMENTS**

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$1,500,000

DESCRIPTION: This category includes sanitary sewer extension and rehabilitation of aged infrastructure and gravity sewer rehabilitation in need of replacement necessary to support and serve the new development and ancillary surrounding areas.

**4. WATER UTILITY IMPROVEMENTS**

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$850,000

DESCRIPTION: This category includes water utility extension and rehabilitation of aged infrastructure in need of replacement necessary to support and serve the new development and ancillary surrounding areas. This category also includes the creation of a water transfer station to serve the new and ancillary areas.

**5. PARK IMPROVEMENTS**

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$500,000

DESCRIPTION: Future road/trail improvements to new park with added recreational amenities such as playgrounds, exercise equipment, playing fields, etc. due to additional single/multi-family residential developments.

**Village of Osceola**  
**TID #4 Project Plan & District Boundary**

6. ADMINISTRATIVE / ORGANIZATIONAL FEES

LOCATION: Entire TID

TOTAL: \$45,000

DESCRIPTION: Annual TID and village staff administration fees and professional fees for creation and organization, including legal fees.

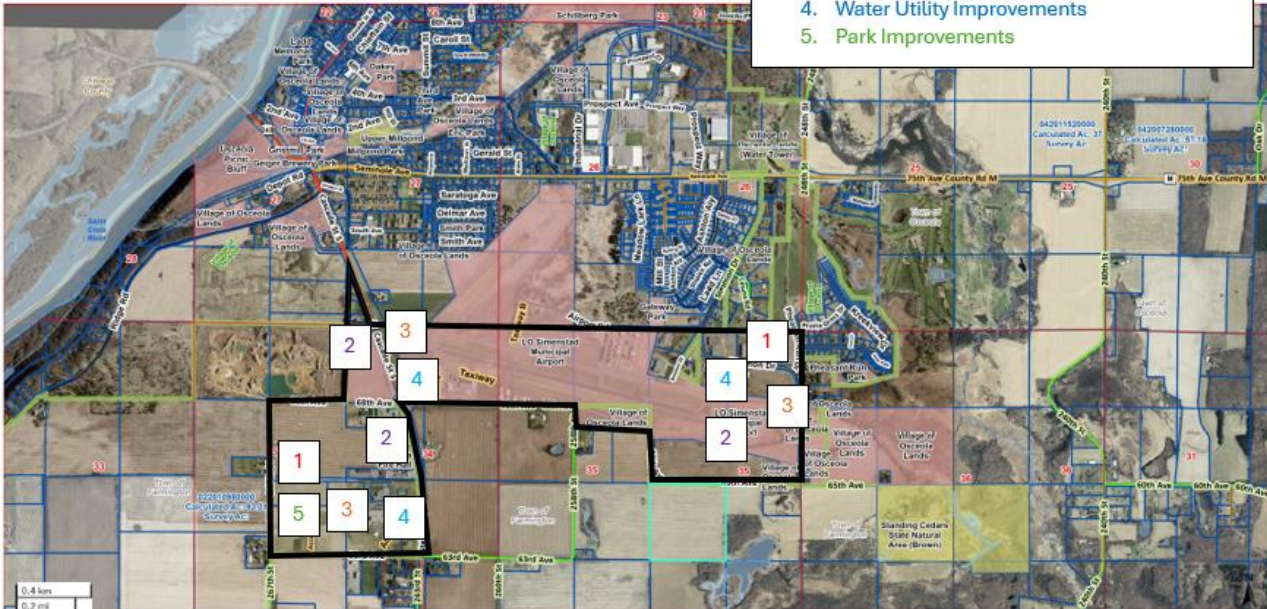
## Section 10: Maps Showing Proposed Improvements and Uses



Polk County, WI

Village of Osceola TID # 4 Proposed Improvements

1. Developer Grant/Loan
2. Street & Highway Improvements
3. Sanitary Sewer Improvements
4. Water Utility Improvements
5. Park Improvements



- Polk County Information Center
- Post Offices
- Schools
- Town Hall
- City or Village Hall
- Lakes and Rivers
- Rivers and Streams
- Sections
- Parcel Dimensions
- Parcels
- Parcel Numbers
- Towns
- Public Lands
- City or Village Lands
- Conservancy Lands
- Federal Lands
- County Lands
- State Lands
- Town Lands
- School District Lands
- US Highway Shield
- US Highways
- WI State Highway Shield
- State Highways
- Highway On Off Ramp
- County Road Shield
- County Roads
- Town Roads
- City and Village Roads
- Public Access Roads
- Private Roads
- Private Driveways
- WI Rustic Road Shield
- WI Rustic Road
- Unincorporated Village
- TwpRtgGrdweb
- Regional Counties
- MN
- WI
- Cities (Scale below 25000)
- Villages (Scale below 25000)

The Polk County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Polk County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Polk County, WI provides this information with the understanding that it is not guaranteed to be accurate.

Date created: 8/13/2024

Last Data Uploaded: 8/13/2024 6:48:32 AM

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## Section 11: Detailed List of Project Costs

1. DEVELOPER GRANT/REVOLVING LOAN INCENTIVES	\$3,000,000
2. STREET & HIGHWAY INFRASTRUCTURE IMPROVEMENTS	\$1,500,000
3. SANITARY SEWER UTILITY IMPROVEMENTS	\$1,500,000
4. WATER UTILITY IMPROVEMENTS	\$850,000
5. PARK IMPROVEMENTS	\$500,000
6. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	\$45,000
<b>ESTIMATED TOTAL</b>	<b>\$7,395,000</b>

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

## Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

**Village of Osceola  
TID #4 Project Plan & District Boundary**

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #4 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #4. The proforma analyzes expenses based on project plan costs of TID #4 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #4 tax increments will be used to fund project costs and implementation of this Plan. In 2045, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

### **Section 13: Method of Financing and Timing of When Costs are to be Incurred.**

The village plans to fund project costs with cash received from future TID #4 tax increments and may fund project costs utilizing debt financing and interest, capitalized interest, and cost of issuance fees. Although not proposed at this time a developer's agreement could be entered into with a developer to be reimbursed for undertaking the entirety or a portion of proposed project costs. The following is a list of the types of obligations the village may choose to utilize.

#### General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

#### Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the Village may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's borrowing capacity. To the extent tax

**Village of Osceola**  
**TID #4 Project Plan & District Boundary**

increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the village's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the

**Village of Osceola  
TID #4 Project Plan & District Boundary**

agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments 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 ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the village at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The village anticipates making total project expenditures of approximately \$7,395,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.**

**Section 14: Annexed Property**

There are no lands proposed for inclusion within the TID that were annexed by the village on or after January 1, 2004.



## **Section 15: Proposed Changes in Zoning Ordinances**

No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the Village's Comprehensive Plan – Future Land Use Map.

## **Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Village Ordinances**

The village does anticipate that the TID will require changes in the master plan, map, building codes, and village ordinances to implement this project plan. The proposed development and uses will be reviewed and approved by the Village board to be consistent with the amended Osceola Comprehensive Plan.

## **Section 17: Relocation**

The village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

## **Section 18: Orderly Development of the Village**

The creation of the TID will enable the village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the village.

## **Section 19: A List of Estimated Non-Project Costs**

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The village does not anticipate any non-project costs for the TID.



## **Section 20: Village Attorney Opinion**

Exhibit B contains a signed opinion from the village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.



SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Proposed TID 4 Proforma

Village of Osceola  
Hypothetical TIF 4 Project Funding  
Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$14.93
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data				
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate
	<i>(January 1)</i>				
	<b>Base Value</b>				
	<b>\$17,747,250</b>				
2024	\$17,747,250	\$177,473	\$0	\$177,473	\$14.93
2025	\$17,924,723	\$179,247	\$19,667,211	\$20,023,931	\$14.93
2026	\$37,771,181	\$377,712	\$5,000,000	\$25,401,643	\$14.93
2027	\$43,148,893	\$431,489	\$1,500,000	\$27,333,131	\$14.93
2028	\$45,080,381	\$450,804		\$27,783,935	\$14.93
2029	\$45,531,185	\$455,312		\$28,239,247	\$14.93
2030	\$45,986,497	\$459,865		\$28,699,112	\$14.93
2031	\$46,446,362	\$464,464		\$29,163,576	\$14.93
2032	\$46,910,826	\$469,108		\$29,632,684	\$14.93
2033	\$47,379,934	\$473,799		\$30,106,483	\$14.93
2034	\$47,853,733	\$478,537		\$30,585,021	\$14.93
2035	\$48,332,271	\$483,323		\$31,068,343	\$14.93
2036	\$48,815,593	\$488,156		\$31,556,499	\$14.93
2037	\$49,303,749	\$493,037		\$32,049,537	\$14.93
2038	\$49,796,787	\$497,968		\$32,547,505	\$14.93
2039	\$50,294,755	\$502,948		\$33,050,452	\$14.93
2040	\$50,797,702	\$507,977		\$33,558,429	\$14.93
2041	\$51,305,679	\$513,057		\$34,071,486	\$14.93
2042	\$51,818,736	\$518,187		\$34,589,673	\$14.93
2043	\$52,336,923	\$523,369		\$35,113,043	\$14.93
2044	\$52,860,293	\$528,603		\$35,641,646	\$14.93
2045					
		\$9,474,435	\$26,167,211		

Year	Revenues	
	(f) Tax Revenue	(h) Total Revenues
2024	\$0	\$0
2025	\$0	\$0
2026	\$2,650	\$2,650
2027	\$298,957	\$298,957
2028	\$379,247	\$379,247
2029	\$408,084	\$408,084
2030	\$414,814	\$414,814
2031	\$421,612	\$421,612
2032	\$428,478	\$428,478
2033	\$435,412	\$435,412
2034	\$442,416	\$442,416
2035	\$449,490	\$449,490
2036	\$456,634	\$456,634
2037	\$463,850	\$463,850
2038	\$471,139	\$471,139
2039	\$478,500	\$478,500
2040	\$485,934	\$485,934
2041	\$493,443	\$493,443
2042	\$501,027	\$501,027
2043	\$508,687	\$508,687
2044	\$516,424	\$516,424
2045	\$524,238	\$524,238
	\$8,581,035	\$8,581,035

Year	Expenditures						
	(i) Developer Grant/Loan Incentives	(m) Street Highway Improvements	(n) Sanitary Sewer Improvements	(k) Water Utility Improvements	(l) Park Improvements	(m) Administrative Expenses	(h) Combined Expenditures
2024							
2025						\$2,500	\$2,500
2026						\$2,500	\$2,500
2027						\$2,500	\$2,500
2028	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2029	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2030	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2031	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2032	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2033	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2034	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2035	\$150,000	\$100,000	\$100,000	\$50,000		\$2,500	\$402,500
2036	\$150,000	\$100,000	\$100,000	\$50,000	\$100,000	\$2,500	\$502,500
2037	\$150,000	\$100,000	\$100,000	\$50,000	\$100,000	\$2,500	\$502,500
2038	\$150,000	\$100,000	\$100,000	\$50,000	\$100,000	\$2,500	\$502,500
2039	\$150,000	\$100,000	\$100,000	\$50,000	\$100,000	\$2,500	\$502,500
2040	\$150,000	\$100,000	\$100,000	\$50,000	\$50,000	\$2,500	\$452,500
2041	\$150,000	\$100,000	\$100,000	\$50,000	\$50,000	\$2,500	\$452,500
2042	\$175,000	\$100,000	\$100,000	\$50,000		\$2,500	\$427,500
2043	\$200,000			\$100,000		\$2,500	\$302,500
2044	\$525,000					\$2,500	\$527,500
2045							\$0
	\$3,000,000	\$1,500,000	\$1,500,000	\$850,000	\$500,000	\$45,000	\$7,395,000

Year	TID Status		
	(i) Annual Balance	(j) Year End Cumulative Balance	(k) Cost Recovery
	<i>(December 31)</i>		
2024	\$0	\$0	
2025	(\$2,500)	(\$2,500)	
2026	\$150	(\$2,350)	
2027	\$296,457	\$294,107	
2028	(\$23,253)	\$270,853	
2029	\$5,584	\$276,437	
2030	\$12,314	\$288,751	
2031	\$19,112	\$307,863	
2032	\$25,978	\$333,841	
2033	\$32,912	\$366,753	
2034	\$39,916	\$406,669	
2035	\$46,990	\$453,659	
2036	(\$45,866)	\$407,793	
2037	(\$38,650)	\$369,144	
2038	(\$31,361)	\$337,782	
2039	(\$24,000)	\$313,782	
2040	\$33,434	\$347,216	
2041	\$40,943	\$388,159	
2042	\$73,527	\$461,687	
2043	\$206,187	\$667,874	
2044	(\$11,076)	\$656,798	Expenditures Recovered
2045	\$524,238	\$1,181,035	Expenditures Recovered

Type of TID: Mixed-Use  
2024 TID Inception (After 4/1)  
2039 Final Year to Incur TIF Related Costs  
2044 Maximum Legal Life of TID (20 Years)  
2045 Final Tax Collection Year

(1) Estimated increment Per Village.

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## SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

Village of Osceola - TID # 4 Creation					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2024	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 2,650	\$ 523	\$ 851	\$ 1,231	\$ 45
2027	\$ 298,957	\$ 59,011	\$ 95,973	\$ 138,936	\$ 5,038
2028	\$ 379,247	\$ 74,859	\$ 121,748	\$ 176,249	\$ 6,391
2029	\$ 408,084	\$ 80,551	\$ 131,005	\$ 189,650	\$ 6,877
2030	\$ 414,814	\$ 81,879	\$ 133,166	\$ 192,778	\$ 6,990
2031	\$ 421,612	\$ 83,221	\$ 135,348	\$ 195,937	\$ 7,105
2032	\$ 428,478	\$ 84,576	\$ 137,552	\$ 199,128	\$ 7,221
2033	\$ 435,412	\$ 85,945	\$ 139,779	\$ 202,351	\$ 7,338
2034	\$ 442,416	\$ 87,328	\$ 142,027	\$ 205,606	\$ 7,456
2035	\$ 449,490	\$ 88,724	\$ 144,298	\$ 208,893	\$ 7,575
2036	\$ 456,634	\$ 90,134	\$ 146,591	\$ 212,214	\$ 7,695
2037	\$ 463,850	\$ 91,559	\$ 148,908	\$ 215,567	\$ 7,817
2038	\$ 471,139	\$ 92,997	\$ 151,248	\$ 218,954	\$ 7,940
2039	\$ 478,500	\$ 94,450	\$ 153,611	\$ 222,375	\$ 8,064
2040	\$ 485,934	\$ 95,918	\$ 155,997	\$ 225,830	\$ 8,189
2041	\$ 493,443	\$ 97,400	\$ 158,408	\$ 229,320	\$ 8,315
2042	\$ 501,027	\$ 98,897	\$ 160,843	\$ 232,844	\$ 8,443
2043	\$ 508,687	\$ 100,409	\$ 163,302	\$ 236,404	\$ 8,572
2044	\$ 516,424	\$ 101,936	\$ 165,785	\$ 240,000	\$ 8,703
2045	\$ 524,238	\$ 103,478	\$ 168,294	\$ 243,631	\$ 8,834
<b>TOTALS</b>	<b>\$ 8,581,035</b>	<b>\$ 1,693,796</b>	<b>\$ 2,754,734</b>	<b>\$ 3,987,899</b>	<b>\$ 144,607</b>

## **SECTION 23: EXHIBIT B VILLAGE ATTORNEY OPINION**

**ENTER ATTORNEY OPINION**

## **SECTION 24: EXHIBIT C TID # 1 BOUNDARY LEGAL DESCRIPTION**

**ENTER LEGAL DESCRIPTION**

## **SECTION 25: DISCLAIMER TEXT**

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