

September 25, 2024

PROJECT PLAN

Village of Rib Mountain, Wisconsin

Tax Incremental District No. 2



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	August 21, 2024
Public Hearing Held:	August 21, 2024
Approval by Plan Commission:	August 21, 2024
Adoption by Village Board:	September 17, 2024
Approval by the Joint Review Board:	October 2, 2024

TABLE OF CONTENTS

Executive Summary	3
Preliminary Maps of Proposed District Boundary	6
Maps Showing Existing Uses and Conditions	9
Equalized Value Test	15
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	16
Maps Showing Proposed Improvements and Uses	22
Detailed List of Estimated Project Costs	26
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	27
Annexed Property	32
Estimate of Property to Be Devoted to Retail Business	32
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances	32
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	33
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village	34
List of Estimated Non-Project Costs	34
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	35
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	37

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 2 (“District”) is a proposed Mixed Use District comprising approximately 120 acres, suitable for commercial/business development and residential development, located on the Village’s north side along County Highway NN from Interstate Highway 39 west to Boulder Ridge Circle. The District will be created to pay for the costs of various infrastructure projects needed (“Project”) to allow for future development. In addition to the incremental property value that will be created, the Village expects the Project will result in future residential and commercial development.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately \$22 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$17 million of infrastructure projects and \$100 thousand of development incentives. Of these amounts, \$7 million will only be undertaken if further development occurs to pay for the projects. In addition, the project costs include \$4 million in interest and financing expenses and \$150 thousand for ongoing administration of the District.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately \$54 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

SUMMARY OF FINDINGS

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this 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 reaching this determination, the Village has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

Development is likely to spur purchase of goods and services from local suppliers in the construction of the Project, and induce effects of employee households spending locally for goods and services from retailers, restaurants and service companies. In addition, development may increase employment and tax base within the Village and provide additional housing that the Village is interested in occurring.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed

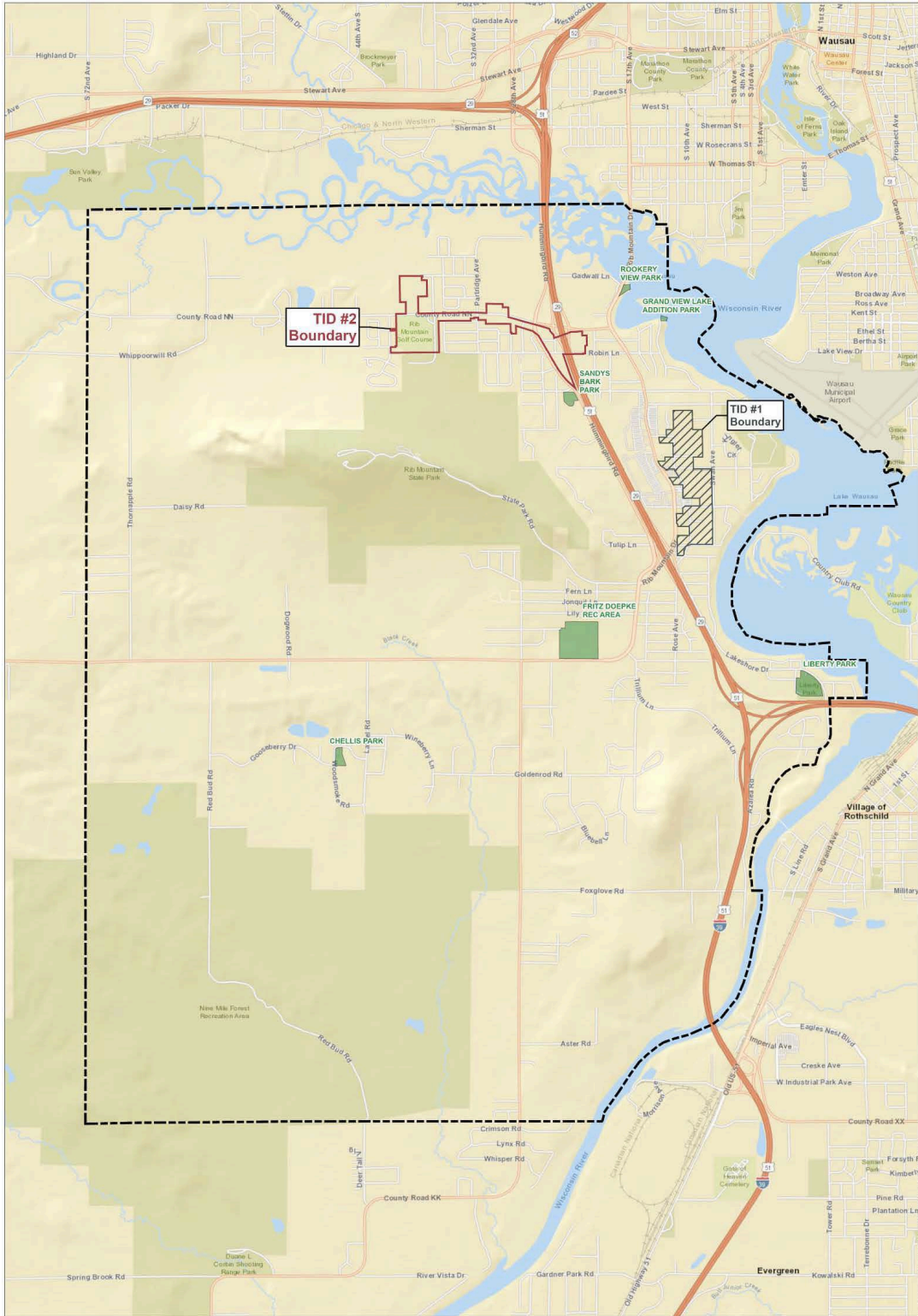
development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that 75% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2: Preliminary Maps of Proposed District Boundary

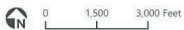
Maps Found on Following Pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



MSA

Data Sources:
 World Street Map: MarathonCountyGIS, Esri, HERE,
 Garmin, INCREMENT P, NGA, USGS, GeoData@Wisconsin



- TID #2 BOUNDARY
- TID #1 BOUNDARY
- MUNICIPAL BOUNDARY
- MUNICIPAL PARKS

TID #2 LOCATION MAP

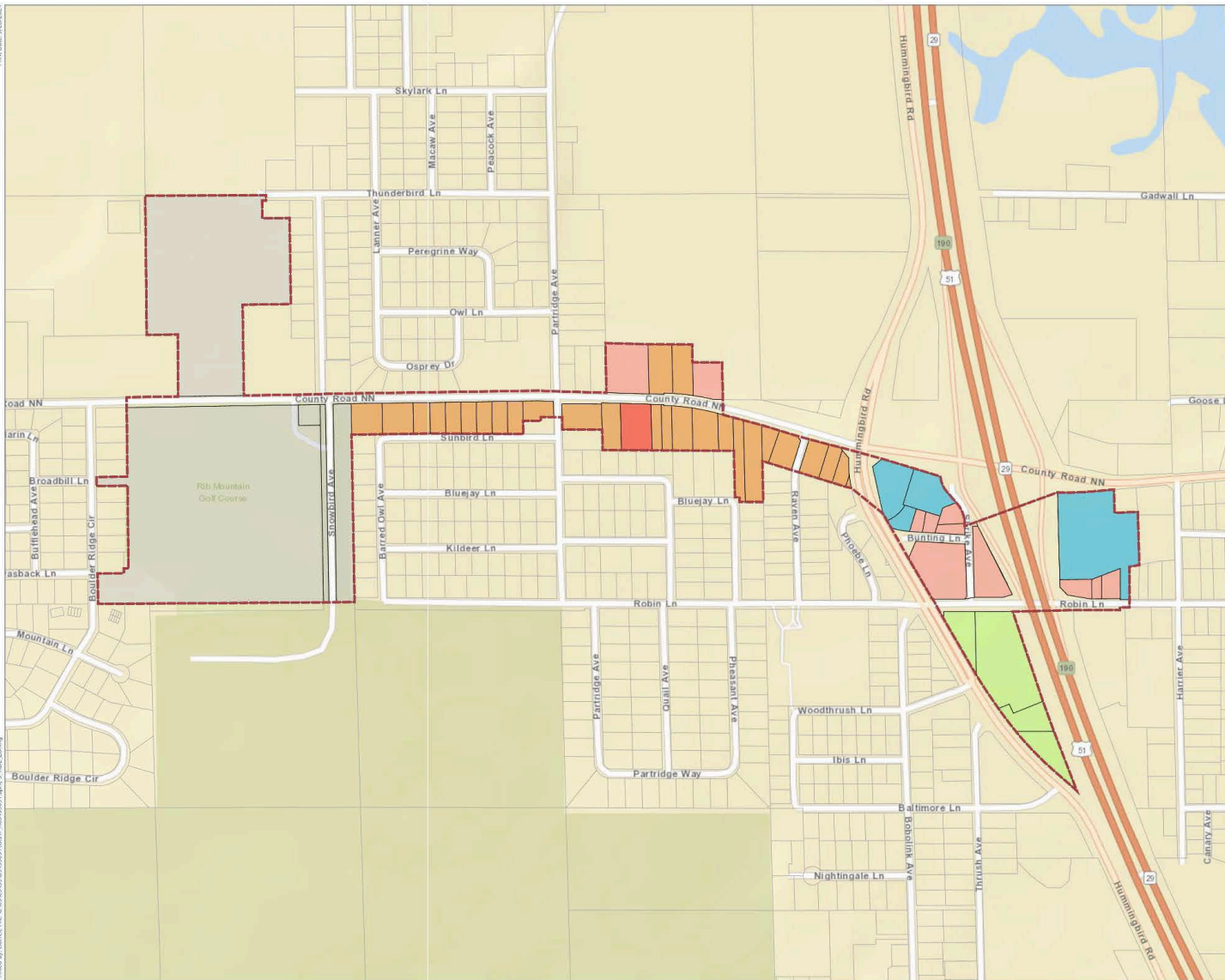
TID PROJECT PLAN
 VILLAGE OF RIB MOUNTAIN,
 MARATHON COUNTY, WISCONSIN

SECTION 3:

Maps Showing Existing Uses and Conditions

Maps Found on Following Pages.

Print Date: 9/20/2024
 Printed By: c:\ehlers\ehlers\GIS\2024\TID2_Zoning



TID #2 ZONING

TID PROJECT PLAN

VILLAGE OF RIB MOUNTAIN,
MARATHON COUNTY, WISCONSIN

- ZONING CLASSIFICATION
- OR
 - SR-3
 - SC
 - NC
 - UDD
 - SO
 - TID #2 BOUNDARY
 - TID #2 PARCELS
 - MUNICIPAL BOUNDARY
 - COUNTY PARCELS

Data Sources:
MarathonCountyGIS, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

MSA 0 300 600 Feet

SECTION 4: Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres		
					Commercial / Business	Previously-Platted Residential	Newly-Platted Residential
1	168-2807-043-0954	149841 COUNTY ROAD NN	DEVELOPMENT CORPORATION	37.33	37.33		
2	168-2807-043-0960	149722 COUNTY ROAD NN	DEVELOPMENT CORPORATION	22.70			22.70
3	168-2807-043-0979	149855 COUNTY ROAD NN	DEVELOPMENT CORPORATION	0.43	0.43		
4	168-2807-043-0980	227200 SNOWBIRD AVE	STATE OF WISCONSIN	6.60	6.60		
5	168-2807-044-0975		NATURAL RESOURCES	0.93			0.93
6	168-2807-044-0976		NATURAL RESOURCES	0.92			0.92
7	168-2807-044-0974	150091 COUNTY ROAD NN	TESCH, SCOTT	0.48		0.48	
8	168-2807-044-0001	150114 SUNBIRD LN	HOFMANN, ARLENE	0.46		0.46	
9	168-2807-044-0002	150142 SUNBIRD LN	KIRBY, LISA	0.47		0.47	
10	168-2807-044-0003	150186 SUNBIRD LN	FROEHLICH FAMILY LEGACY TRUST	0.47		0.47	
11	168-2807-044-0004	150220 SUNBIRD LN	SMITH, BRUCE	0.47		0.47	
12	168-2807-044-0005	150248 SUNBIRD LN	WILDE, DANNY	0.48		0.48	
13	168-2807-044-0006	150288 SUNBIRD LN	GREGOIRE, DARLENE	0.48		0.48	
14	168-2807-044-0977	150355 COUNTY ROAD NN	HAUSER, BRUCE	0.53		0.53	
15	168-2807-044-0972	150441 COUNTY ROAD NN	DZIADOSZ, THOMAS	1.00		1.00	
16	168-2807-044-0969	150495 COUNTY ROAD NN	BERAN, DEBRA	0.84	0.84		
17	168-2807-044-0999	150518 COUNTY ROAD NN	ROMANO PROPERTIES LLC,	2.03	2.03		
18	168-2807-044-0967	150515 COUNTY ROAD NN	BECKS PROPERTIES LLC	1.50	1.50		
19	168-2807-044-0961	150557 COUNTY ROAD NN	BECKS PROPERTIES LLC	0.50	0.50		
20	168-2807-044-0998	150556 COUNTY ROAD NN	FOSBENDER REVOCABLETRUST	1.14		1.14	
21	168-2807-044-0966	150583 COUNTY ROAD NN	MCKEE, MICHAEL	0.44	0.44		
22	168-2807-044-0996	150600 COUNTY ROAD NN	LANG, PRUDENCE	0.98		0.98	
23	168-2807-044-0965	150599 COUNTY ROAD NN	GUSTAFSON, CAROL ANN	0.85	0.85		
24	168-2807-044-0956		STEPANIK, DAVID	1.01		1.01	
25	168-2807-044-0968	150633 COUNTY ROAD NN	SHEVY, CONSTANCE	0.99	0.99		
26	168-2807-044-0973	150671 COUNTY ROAD NN	VANOUSE, GARRY	0.51	0.51		
27	168-2807-044-0970	150691 COUNTY ROAD NN	KROEPFL, MATTHEW	0.80	0.80		
28	168-2807-044-0971	150717 COUNTY ROAD NN	ZIEGLMEIER, DORIS	1.37	1.37		
29	168-2807-033-0987	150725 COUNTY ROAD NN	HIORNS, DONNALEE	0.38	0.38		
30	168-2807-033-0986	150779 COUNTY ROAD NN	OLSON, JULIE	0.79	0.79		

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres		
					Commercial / Business	Previously-Platted Residential	Newly-Platted Residential
31	168-2807-033-0984	150805 COUNTY ROAD NN	COGGAN, BILLIE	0.73		0.73	
32	168-2807-033-0983	150811 COUNTY ROAD NN	PEVYTOE, RODNEY	0.50	0.50		
33	168-2807-033-0982		PEVYTOE, JOYCE	0.39		0.39	
34	168-2807-033-0981		PEVYTOE, JOYCE	0.02	0.02		
35	168-2807-033-0940	151025 COUNTY ROAD NN	CONNEXUS CREDIT UNION,	1.53	1.53		
36	168-2807-033-0978	151101 COUNTY ROAD NN	MOUNTAIN EXPRESS OIL COMPANY	1.42		1.42	
37	168-2807-033-0042		CONNEXUS CREDIT UNION	0.43	0.43		
38	168-2807-033-0020	151124 BUNTING LN	AHRENS, ESTHER	0.26	0.26		
39	168-2807-033-0019	151130 BUNTING LN	SHABANI, LABINOT	0.25	0.25		
40	168-2807-033-0975	227460 SHRIKE AVE	MBL INVESTMENTS LLC	0.52	0.52		
41	168-2807-033-0018		MBL INVESTMENTS LLC,	0.27	0.27		
42	168-2807-033-0976	227308 SHRIKE AVENUE	SHABANI, LABINOT	2.58		2.58	
43	168-2807-033-0960	227301 SHRIKE AVE	COMMISSION	1.52	1.52		
44	168-2807-033-0941	151401 COUNTY ROAD NN	2101 NORTH MOUNTAINROAD LLC	6.16	6.16		
45	068-2807-033-0954	151406 ROBIN LN	2009 NORTH MOUNTAIN ROAD LLC	0.49	0.49		
46	068-2807-033-0968	151416 ROBIN LN	2009 NORTH MOUNTAINROAD LLC	0.20	0.20		
47	068-2807-033-0963	151422 ROBIN LN	2009 NORTH MOUNTAINROAD LLC	0.48	0.48		
48	168-2807-102-0866		511 S 28TH AVENUE LLC	1.04	1.04		
49	168-2807-102-0861	227201 HUMMINGBIRD RD	511 S 28TH AVENUE LLC	4.50	4.50		
50	168-2807-102-0862		RIB MOUNTAIN PARTNERS LLC	1.00	1.00		
51	168-2807-102-0864	227071 HUMMINGBIRD RD	RIB MOUNTAIN PARTNERS LLC	1.23	1.23		
TOTALS				119.95	75.76	13.09	24.55
Percentage of TID Area Suitable for Mixed Use Development (at least 50%)							95%
Percentage of TID Area Not Suitable for Development							5%
Total Area							100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)							20%
Wetland Acreage Removed from District Boundary							0.90

Calculation of Estimated Base Value

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
168-2807-043-0954	532,100	524,500	1,056,600	674,900	665,300	1,340,200
168-2807-043-0960	255,000	0	255,000	323,400	0	323,400
168-2807-043-0979	61,200	77,100	138,300	77,600	97,800	175,400
168-2807-043-0980	0	0	0	0	0	0
168-2807-044-0975	0	0	0	0	0	0
168-2807-044-0976	0	0	0	0	0	0
168-2807-044-0974	40,900	78,600	119,500	51,900	99,700	151,600
168-2807-044-0001	40,000	117,900	157,900	50,700	149,500	200,200
168-2807-044-0002	40,000	134,700	174,700	50,700	170,900	221,600
168-2807-044-0003	40,500	116,100	156,600	51,400	147,300	198,700
168-2807-044-0004	40,500	113,200	153,700	51,400	143,600	195,000
168-2807-044-0005	40,900	108,100	149,000	51,900	137,100	189,000
168-2807-044-0006	40,900	97,800	138,700	51,900	124,000	175,900
168-2807-044-0977	42,700	74,200	116,900	54,200	94,100	148,300
168-2807-044-0972	61,800	89,800	151,600	78,400	113,900	192,300
168-2807-044-0969	56,600	84,100	140,700	71,800	106,700	178,500
168-2807-044-0999	83,300	0	83,300	105,700	0	105,700
168-2807-044-0967	130,700	67,900	198,600	165,800	86,100	251,900
168-2807-044-0961	41,800	66,600	108,400	53,000	84,500	137,500
168-2807-044-0998	64,800	76,900	141,700	82,200	97,500	179,700
168-2807-044-0966	38,300	60,500	98,800	48,600	76,700	125,300
168-2807-044-0996	61,300	155,500	216,800	77,800	197,200	275,000
168-2807-044-0965	57,000	8,000	65,000	72,300	10,100	82,400
168-2807-044-0956	31,900	0	31,900	40,500	0	40,500
168-2807-044-0968	61,600	60,600	122,200	78,100	76,900	155,000
168-2807-044-0973	42,200	75,900	118,100	53,500	96,300	149,800
168-2807-044-0970	54,800	55,400	110,200	69,500	70,300	139,800
168-2807-044-0971	70,000	73,500	143,500	88,800	93,200	182,000
168-2807-033-0987	33,100	73,900	107,000	42,000	93,700	135,700
168-2807-033-0986	54,400	59,800	114,200	69,000	75,800	144,800
168-2807-033-0984	51,800	60,000	111,800	65,700	76,100	141,800
168-2807-033-0983	41,800	84,100	125,900	53,000	106,700	159,700
168-2807-033-0982	17,000	0	17,000	21,600	0	21,600
168-2807-033-0981	900	0	900	1,100	0	1,100
168-2807-033-0940	399,100	972,600	1,371,700	506,200	1,233,600	1,739,800
168-2807-033-0978	371,100	437,600	808,700	470,700	555,000	1,025,700
168-2807-033-0042	111,600	0	111,600	141,600	0	141,600
168-2807-033-0020	22,700	72,900	95,600	28,800	92,500	121,300
168-2807-033-0019	21,800	80,800	102,600	27,700	102,500	130,200
168-2807-033-0975	135,900	117,500	253,400	172,400	149,000	321,400
168-2807-033-0018	69,600	0	69,600	88,300	0	88,300
168-2807-033-0976	336,900	716,300	1,053,200	427,300	908,500	1,335,800
168-2807-033-0960	0	0	0	0	0	0
168-2807-033-0941	1,608,900	5,485,400	7,094,300	2,040,700	6,957,600	8,998,300
068-2807-033-0954	85,900	227,800	313,700	109,000	288,900	397,900
068-2807-033-0968	17,400	90,600	108,000	22,100	114,900	137,000
068-2807-033-0963	40,800	56,500	97,300	51,800	71,700	123,500
168-2807-102-0866	278,900	0	278,900	353,800	0	353,800
168-2807-102-0861	1,174,500	646,100	1,820,600	1,489,700	819,500	2,309,200
168-2807-102-0862	261,400	0	261,400	331,600	0	331,600
168-2807-102-0864	321,500	564,200	885,700	407,800	715,600	1,123,400
TOTALS	7,487,800	12,063,000	19,550,800	9,497,900	15,300,300	24,798,200

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

Calculation of Village Equalized Value Limit		
Village TID IN Equalized Value (Jan. 1, 2023)	\$	1,151,428,800
TID Valuation Limit @ 12% of Above Value	\$	138,171,456
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	\$	24,798,200
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	12,413,800
Total Value Subject to 12% Valuation Limit	\$	37,212,000
Total Percentage of TID IN Equalized Value		3.23%
Residual Value Capacity of TID IN Equalized Value	\$	100,959,456

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$37,212,000, which is 3.23% of the Village’s total equalized value. This value is less than the maximum of \$138,171,456 (12%) in equalized value that is permitted for the Village. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. 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; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. There are no project costs outside of the District boundaries.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

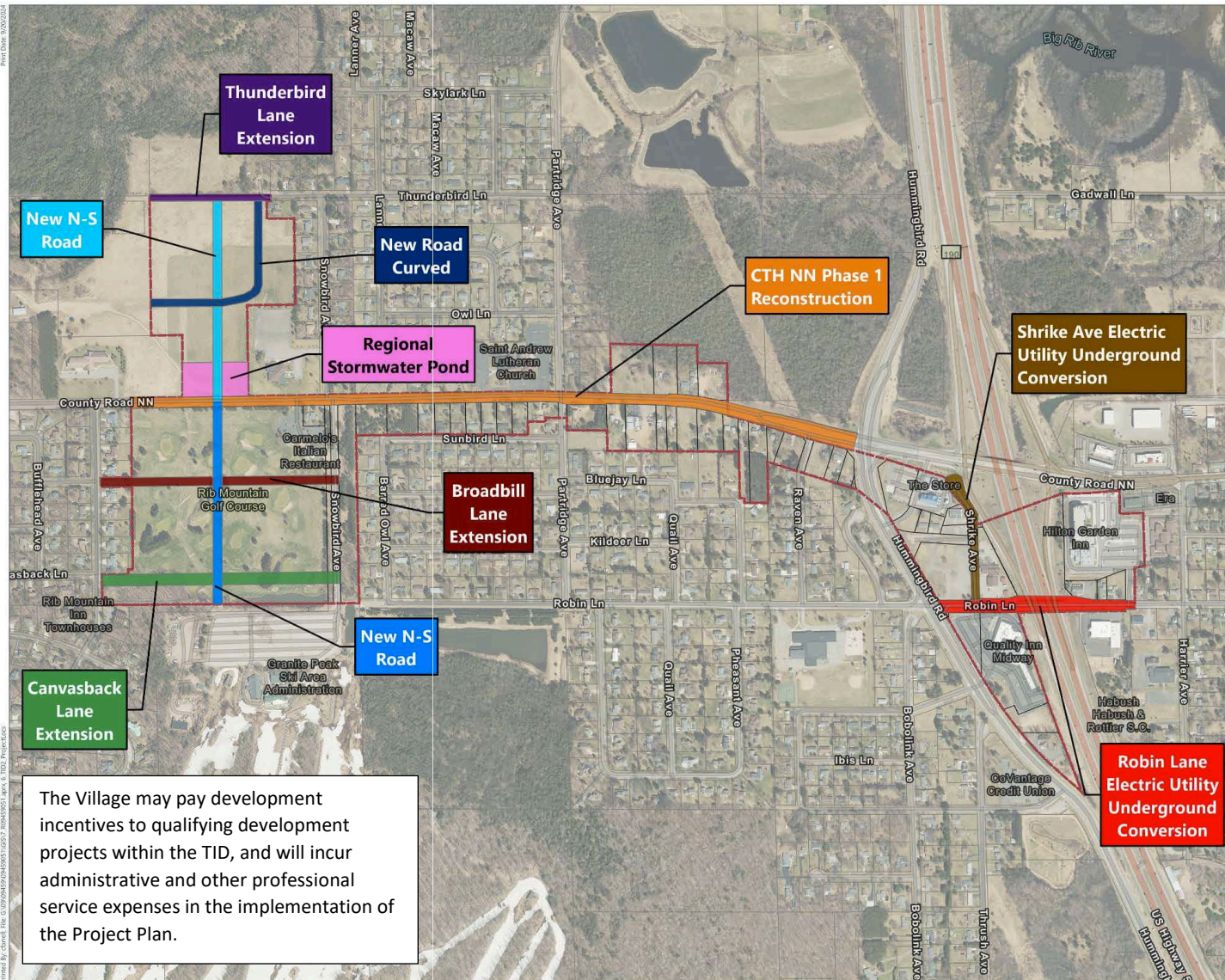
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.

Proposed Improvements:



TID #2 PROJECT LOCATIONS

TID PROJECT PLAN
 VILLAGE OF RIB MOUNTAIN,
 MARATHON COUNTY, WISCONSIN

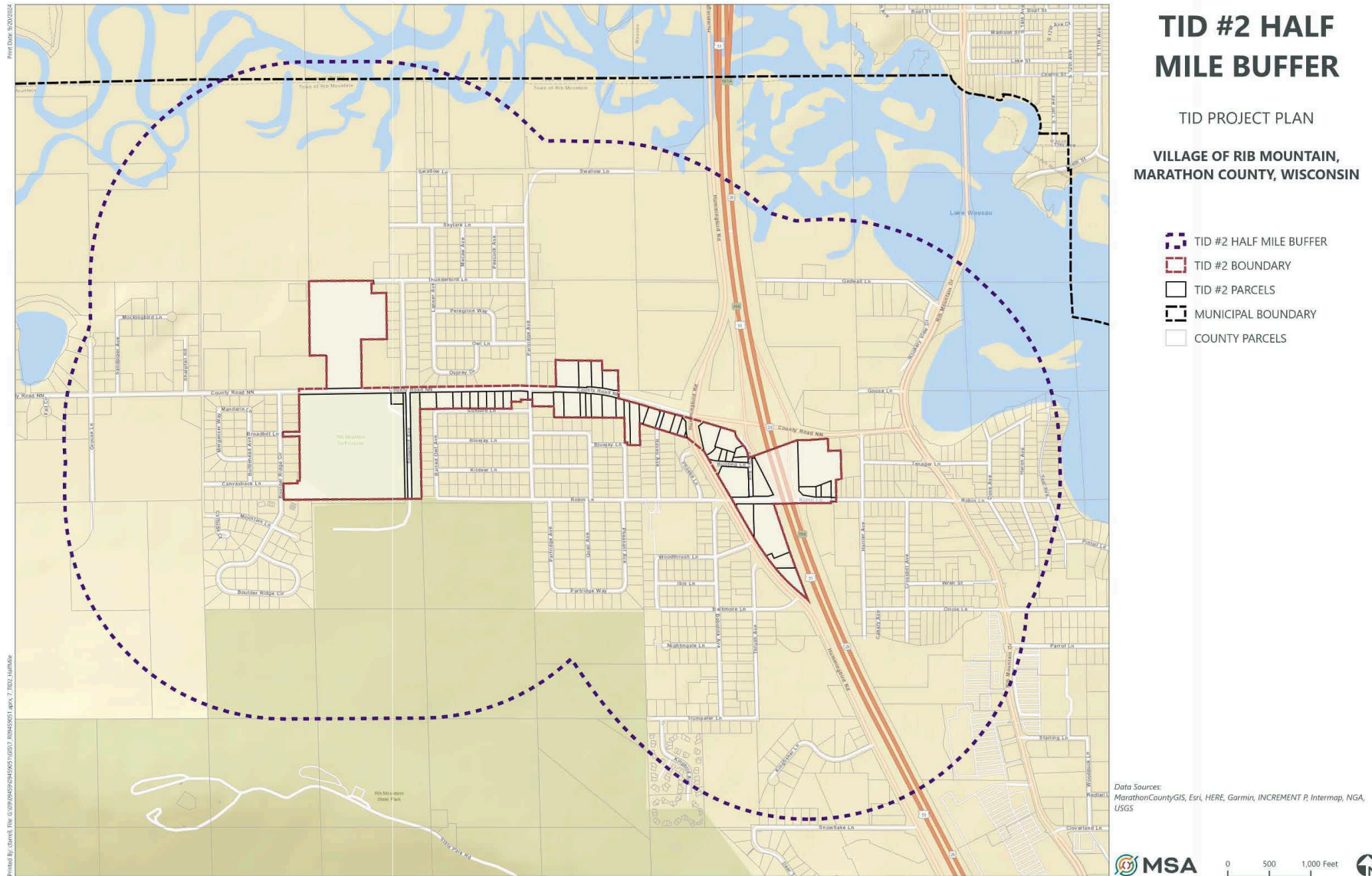
- TID #2 PROJECTS
- SHRIKE AVE ELECTRIC UTILITY UNDERGROUND CONVERSION
 - ROBIN LANE ELECTRIC UTILITY UNDERGROUND CONVERSION
 - CTH NN PHASE 1 RECONSTRUCTION
 - CANVASBACK LANE EXTENSION
 - REGIONAL STORMWATER POND
 - BROADBILL LANE EXTENSION
 - THUNDERBIRD LANE EXTENSION
 - NEW N-S ROAD (DRIVING RANGE)
 - NEW N-S ROAD (GOLF COURSE)
 - NEW ROAD CURVED (DRIVING RANGE)
 - TID #2 BOUNDARY
 - TID #2 PARCELS
 - MUNICIPAL BOUNDARY
 - COUNTY PARCELS

The Village may pay development incentives to qualifying development projects within the TID, and will incur administrative and other professional service expenses in the implementation of the Project Plan.

Data Sources:
 Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Projects Within One-Half Mile of the Boundary:



SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project ID	Project Name/Type	Estimated Costs					Estimated Timing
		Total Project Costs	Non-Project Costs	TID Project Costs	Percentage in 1/2 Mile	1/2 Mile	
1	Shrike Ave Electric Utility Underground Conversion (Robin Ln to north end)	300,000	0	300,000	NA	0	2025
2	Robin Lane Electric Utility Underground Conversion (CTH R to Hilton Driveway)	500,000	0	500,000	NA	0	2025
3	Thunderbird Lane Extension (west end to Snowbird)	1,100,000	0	1,100,000	NA	0	2029
4	New Road - N-S through Driving Range Property (CTH NN to Thunderbird Lane)	1,200,000	0	1,200,000	NA	0	2029
5	New Road - Curved through Driving Range Property (west end to Thunderbird Lane)	1,300,000	0	1,300,000	NA	0	2029
6	Broadbill Ln Extension (Bufflehead Ave to Snowbird Ave)	1,800,000	0	1,800,000	NA	0	2031
7	Canvasback Ln Extension (Bufflehead Ave to Snowbird Ave)	1,800,000	0	1,800,000	NA	0	2031
8	New Road - N-S through Golf Course Property (south end to CTH NN)	1,200,000	0	1,200,000	NA	0	2031
9	Regional Stormwater Pond (North of CTH NN between Boulder Ridge and Snowbird)	1,400,000	0	1,400,000	NA	0	2031
TBD							
1	CTH NN Reconstruction (Snowbird Ave to CTH R)	7,000,000	0	7,000,000	NA	0	TBD
2	Development Incentives	100,000	0	100,000	NA	0	TBD
Ongoing							
3	Interest on Long Term Debt	3,776,348	0	3,776,348	NA	0	2025 - 2031
4	Financing Costs	311,313	0	311,313	NA	0	2027 - 2045
5	Ongoing Planning & Administrative Costs	150,000	0	150,000	NA	0	2024 - 2045
Total Projects		21,937,661	0	21,937,661		0	
Notes:		TBD = Projects that will only undertaken based upon development occurring to pay for the project costs.					

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$54 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$16.87 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$14,904,973 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Financing and Implementation

Implementation of the Plan includes road projects, burying of overhead electrical lines and development incentives that will benefit the District. The Village projects that it will have enough available increment to pay for all the projects except the projects designated as TBD. The Village will finance the cost of the construction through the issuance of General Obligation Notes with debt service to be paid from the tax increment generated by the Project. Cost of issuance, if any, will be paid from the debt proceeds.

Development incentives may be made using a Municipal Revenue Obligation (MRO). Payments to the developer will be based upon the value that the development creates where increment from the development will be paid to the developer on an annual basis. Any MRO entered into will be reviewed to determine if the "but for" test has been satisfied, making sure that there is a financial gap for the developer. Development incentives are not factored into the cashflow as they will only occur if there is available increment to pay the incentives.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 1 - Development Assumptions

Village of Rib Mountain, Wisconsin					
Tax Increment District No. 2					
Development Assumptions					
Construction Year	Commercial	Residential	Additional Value Needed to Pay for Priority Projects and Administration	Annual Total	Construction Year
1 2024	1,200,000			1,200,000	2024 1
2 2025	7,000,000			7,000,000	2025 2
3 2026				0	2026 3
4 2027	14,000,000			14,000,000	2027 4
5 2028	2,800,000			2,800,000	2028 5
6 2029				0	2029 6
7 2030	4,000,000			4,000,000	2030 7
8 2031	5,000,000	15,000,000	5,000,000	25,000,000	2031 8
9 2032				0	2032 9
10 2033				0	2033 10
11 2034				0	2034 11
12 2035				0	2035 12
13 2036				0	2036 13
14 2037				0	2037 14
15 2038				0	2038 15
16 2039				0	2039 16
17 2040				0	2040 17
18 2041				0	2041 18
19 2042				0	2042 19
20 2043				0	2043 20
Totals	<u><u>34,000,000</u></u>	<u><u>15,000,000</u></u>	<u><u>5,000,000</u></u>	<u><u>54,000,000</u></u>	

Table 2 – Tax Increment Projection Worksheet

Village of Rib Mountain, Wisconsin Tax Increment District No. 2 Tax Increment Projection Worksheet								
Type of District	Mixed Use				Base Value	32,474,200		
District Creation Date	September 17, 2024				Economic Change Factor	1.00%		
Valuation Date	Jan 1,	2024			Apply to Base Value	No		
Max Life (Years)	20				Base Tax Rate	\$16.87		
Expenditure Period/Termination	15	9/17/2039			Rate Adjustment Factor	0.00%		
Revenue Periods/Final Year	20	2045						
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							
Construction Valuation Economic Total Revenue								
	Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment
1	2024	1,200,000	2025	0	1,200,000	2026	\$16.87	20,245
2	2025	7,000,000	2026	12,000	8,212,000	2027	\$16.87	138,544
3	2026	0	2027	82,120	8,294,120	2028	\$16.87	139,930
4	2027	14,000,000	2028	82,941	22,377,061	2029	\$16.87	377,522
5	2028	2,800,000	2029	223,771	25,400,832	2030	\$16.87	428,536
6	2029	0	2030	254,008	25,654,840	2031	\$16.87	432,821
7	2030	4,000,000	2031	256,548	29,911,389	2032	\$16.87	504,633
8	2031	25,000,000	2032	299,114	55,210,502	2033	\$16.87	931,453
9	2032	0	2033	552,105	55,762,607	2034	\$16.87	940,768
10	2033	0	2034	557,626	56,320,234	2035	\$16.87	950,175
11	2034	0	2035	563,202	56,883,436	2036	\$16.87	959,677
12	2035	0	2036	568,834	57,452,270	2037	\$16.87	969,274
13	2036	0	2037	574,523	58,026,793	2038	\$16.87	978,967
14	2037	0	2038	580,268	58,607,061	2039	\$16.87	988,756
15	2038	0	2039	586,071	59,193,131	2040	\$16.87	998,644
16	2039	0	2040	591,931	59,785,063	2041	\$16.87	1,008,630
17	2040	0	2041	597,851	60,382,913	2042	\$16.87	1,018,717
18	2041	0	2042	603,829	60,986,743	2043	\$16.87	1,028,904
19	2042	0	2043	609,867	61,596,610	2044	\$16.87	1,039,193
20	2043	0	2044	615,966	62,212,576	2045	\$16.87	1,049,585
Totals		54,000,000		8,212,576		Future Value of Increment		14,904,973
Notes: 1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).								

Table 3 - Cash Flow

Village of Rib Mountain, Wisconsin																									
Tax Increment District No. 2																									
Cash Flow Projection																									
Year	Projected Revenues				Projected Expenditures													Balances			Year				
	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	2025 State Trust Fund Loan \$804,000 Dated Date: 09/01/25			2025 State Trust Fund \$804,000 Issue Total	2029 G.O. Promissory Note \$3,675,000 Dated Date: 08/01/29			2029 G.O. Promissory Note \$3,675,000 Issue Total	2031 G.O. Promissory Note \$6,290,000 Dated Date: 08/01/31			2031 G.O. Promissory Note \$6,290,000 Issue Total	Total Debt Service	Capital	Financing Costs	Ongoing Planning & Administration		Total Expenditures	Annual	Cumulative	Liabilities Outstanding
2024				0			0				0				0	0			30,000	30,000	(30,000)	(30,000)	0	2024	
2025			804,000	804,000			0				0				0	0	800,000	4,000	5,000	809,000	(5,000)	(35,000)	804,000	2025	
2026	20,245			20,245			0				0				0	0			5,000	5,000	15,245	(19,755)	804,000	2026	
2027	138,544			138,544	247	6.00%	74,012	74,259			0				0	74,259			5,000	79,259	59,285	39,530	803,753	2027	
2028	139,930			139,930	25,902	6.00%	48,357	74,259			0				0	74,259			5,000	79,259	60,670	100,200	777,850	2028	
2029	377,522	54,000	3,675,000	4,106,522	27,588	6.00%	46,671	74,259			0				0	74,259	3,600,000	126,188	5,000	3,805,447	301,075	401,275	4,425,262	2029	
2030	428,536			428,536	29,244	6.00%	45,016	74,259	225,000	3.35%	129,990	354,990			0	429,249			5,000	434,249	(5,713)	395,562	4,171,018	2030	
2031	432,821	93,000	6,290,000	6,815,821	30,998	6.00%	43,261	74,259	230,000	3.30%	122,452	352,452			0	426,711	6,200,000	181,125	5,000	6,812,836	2,985	398,547	10,200,020	2031	
2032	504,633			504,633	32,745	6.00%	41,515	74,259	230,000	3.30%	114,862	344,862	200,000	3.35%	222,351	422,351			10,000	851,472	(346,839)	51,708	9,737,275	2032	
2033	931,453			931,453	34,823	6.00%	39,437	74,259	230,000	3.30%	107,272	337,272	280,000	3.30%	215,651	495,651			5,000	912,182	19,271	70,980	9,192,452	2033	
2034	940,768			940,768	36,912	6.00%	37,347	74,259	230,000	3.30%	99,682	329,682	305,000	3.30%	206,411	511,411			5,000	920,352	20,416	91,395	8,620,540	2034	
2035	950,175			950,175	39,127	6.00%	35,132	74,259	230,000	3.30%	92,092	322,092	330,000	3.30%	196,346	526,346			5,000	927,697	22,478	113,874	8,021,413	2035	
2036	959,677			959,677	41,385	6.00%	32,875	74,259	230,000	3.32%	84,502	314,502	360,000	3.30%	185,456	545,456			5,000	939,217	20,460	134,334	7,390,028	2036	
2037	969,274			969,274	43,958	6.00%	30,302	74,259	230,000	3.35%	76,866	306,866	385,000	3.30%	173,576	558,576			5,000	944,701	24,573	158,907	6,731,070	2037	
2038	978,967			978,967	46,595	6.00%	27,664	74,259	230,000	3.40%	69,161	299,161	415,000	3.32%	160,871	575,871			5,000	954,291	24,676	183,583	6,039,475	2038	
2039	988,756			988,756	49,391	6.00%	24,869	74,259	230,000	3.50%	61,341	291,341	440,000	3.35%	147,093	587,093			10,000	962,693	26,063	209,646	5,320,084	2039	
2040	998,644			998,644	52,294	6.00%	21,965	74,259	230,000	3.60%	53,291	283,291	475,000	3.40%	132,353	607,353			5,000	969,903	28,741	238,387	4,562,790	2040	
2041	1,008,630			1,008,630	55,492	6.00%	18,767	74,259	230,000	3.85%	45,011	275,011	510,000	3.50%	116,203	626,203			5,000	980,473	28,157	266,544	3,767,298	2041	
2042	1,018,717			1,018,717	58,822	6.00%	15,438	74,259	230,000	3.85%	36,156	266,156	545,000	3.60%	98,353	643,353			5,000	988,768	29,949	296,493	2,933,476	2042	
2043	1,028,904			1,028,904	62,351	6.00%	11,909	74,259	230,000	3.85%	27,301	257,301	585,000	3.85%	78,733	663,733			5,000	1,000,293	28,611	325,104	2,056,126	2043	
2044	1,039,193			1,039,193	66,070	6.00%	8,190	74,259	230,000	4.00%	18,446	248,446	625,000	3.85%	56,210	681,210			5,000	1,008,915	30,277	355,381	1,135,056	2044	
2045	1,049,585			1,049,585	70,056	6.00%	4,203	74,259	230,000	4.02%	9,246	239,246	835,000	3.85%	32,148	867,148			10,000	1,190,653	(141,068)	214,313	(0)	2045	
Totals	14,904,973	147,000	10,769,000	25,820,973	804,000		606,929	1,410,929	3,675,000		1,147,671	4,822,671	6,290,000		2,021,749	8,311,749	14,545,348	10,600,000	311,313	150,000	25,606,661				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that 75% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for mixed use.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by providing necessary public infrastructure improvements to create opportunities for mixed use development, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and additional housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



WELD RILEY^{SC}

EAU CLAIRE
BLACK RIVER FALLS
MENOMONIE
WAUSAU

Please direct all communications to Attorney Dean R. Dietrich at the Wausau Office.
Email: ddietrich@weldriley.com • Phone: 715.845.8234 • Cell: 715.574.4747

August 26, 2024

Sent Via Electronic Mail Only

Mr. Al Opall
Village Chairman
Village of Rib Mountain
227800 Snowbird Avenue
Wausau, WI 54401
aopall@ribmountainwi.gov

RE: Project Plan for Tax Incremental District No. 2

Dear Village Chairman Opall:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute Section 66.1105.

As Village Attorney for the Village of Rib Mountain, I have been asked to review the above-referenced project plan for compliances with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Rib Mountain tax Incremental District No. 2 is complete and complies with the provisions of Wisconsin Statute Section 6.11045.

Sincerely,

WELD RILEY, S.C.

Dean R. Dietrich

Weld Riley, S.C. A Wisconsin Limited Liability Entity

3624 Oakwood Hills Pkwy, P.O. Box 1030 • Eau Claire, WI 54702-1030 P 715.839.7786 • F 715.839.8609 weldriley.com
500 Third Street, Suite 800, P.O. Box 479 • Wausau, WI 54402-0479 P 715.845.8234 • F 715.848.1085

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2023/24 levy year.

Revenue Year	Marathon County	Village of Rib Mountain	Wausau School District	North Central Technical	Total	Revenue Year
2026	4,811	3,501	10,595	1,339	20,245	2026
2027	32,924	23,958	72,502	9,160	138,544	2027
2028	33,253	24,197	73,227	9,252	139,930	2028
2029	89,714	65,283	197,563	24,961	377,522	2029
2030	101,837	74,105	224,259	28,334	428,536	2030
2031	102,856	74,846	226,502	28,618	432,821	2031
2032	119,921	87,264	264,082	33,366	504,633	2032
2033	211,328	153,779	465,371	58,798	889,276	2033
2034	213,441	155,317	470,025	59,386	898,169	2034
2035	215,575	156,870	474,725	59,980	907,150	2035
2036	217,731	158,439	479,472	60,580	916,222	2036
2037	219,908	160,023	484,267	61,186	925,384	2037
2038	222,108	161,623	489,109	61,797	934,638	2038
2039	224,329	163,240	494,001	62,415	943,984	2039
2040	226,572	164,872	498,941	63,040	953,424	2040
2041	228,838	166,521	503,930	63,670	962,958	2041
2042	231,126	168,186	508,969	64,307	972,588	2042
2043	233,437	169,868	514,059	64,950	982,314	2043
2044	235,772	171,566	519,200	65,599	992,137	2044
2045	238,129	173,282	524,392	66,255	1,002,058	2045
Totals	3,403,610	2,476,741	7,495,188	946,993	14,322,532	