

**JOINT REVIEW BOARD
CITY OF FRANKLIN**

TAX INCREMENTAL DISTRICT NO. 11

June 11, 2026, at 4:00 PM

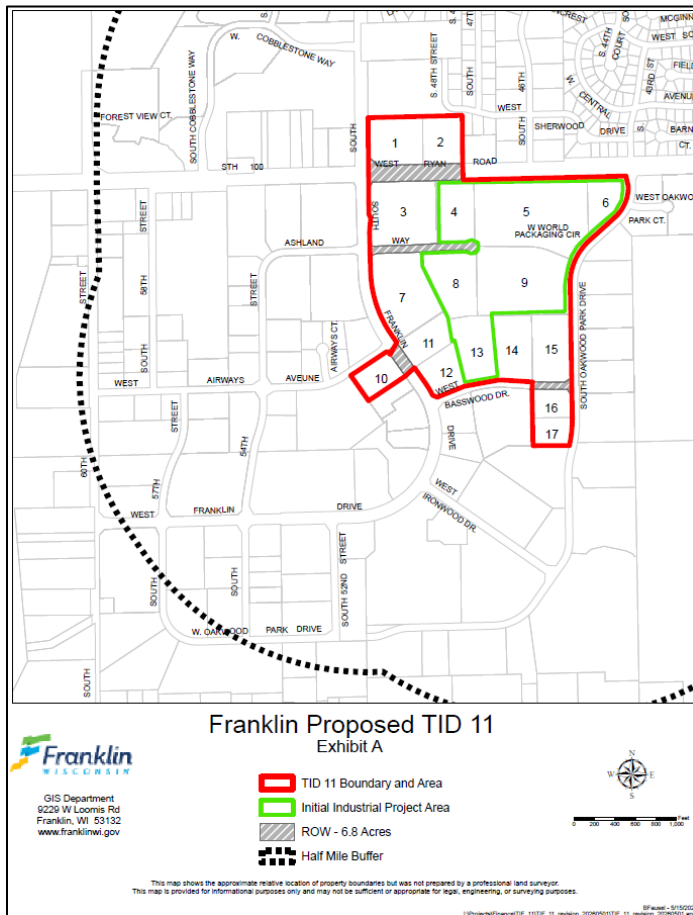
**The meeting will be held at the Franklin City Hall, Council Chambers,
located at 9229 W Loomis Rd.**

1. Call to order.
2. Roll call.
3. Appointments:
 - a. Public member.
 - b. Chairperson.
4. Approval of Minutes:
 - a. May 6, 2026
5. Review responsibilities of the Joint Review Board.
6. Review and discuss draft Project Plan.
7. Set next meeting date.
8. Adjourn.

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF FRANKLIN, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of Franklin will hold a Joint Review Board meeting on June 11, 2026, at 4:00 PM. The meeting will be held at the Franklin City Hall, Council Chambers, located at 9229 W Loomis Rd. The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to create Tax Incremental District No. 11.

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Franklin will hold a public hearing on June 18, 2026, at 6:00 PM. The meeting will be held at the Franklin City Hall, located at 9229 W Loomis Rd.



The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 11, its proposed boundaries, and its proposed Project Plan. The District's proposed boundary is identified on the map included in this Notice. Based on the planned use of properties within the proposed District boundary the City expects to designate the District as suitable for industrial development. Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of promoting industrial development and will include installation or rehabilitation of utilities and intersections, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that

boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Franklin City Hall, located at 9229 W Loomis Rd.

By Order of the City of Franklin, Wisconsin

Published June 3, 2026 & June 10, 2026

DRAFT MINUTES
JOINT REVIEW BOARD, CITY OF FRANKLIN
TAX INCREMENTAL DISTRICT NO. 10 CREATION
May 6, 2026, at 4:00 p.m.

1. The City of Franklin Joint Review Board (JRB) meeting was called to order at 4:00 p.m. on May 6, 2026, at 4:00 p.m. by John Regetz, Chair and City Member. The meeting was held in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. The meeting was held to consider the Creation of Tax Incremental District No. 10 (TID 10).
2. On roll call, the following members were present: Chad Noel (Milwaukee Area Technical College), Andy Chromy (Franklin School District), Celia Benton (Milwaukee County) and John Regetz (City of Franklin). Also present: Franklin City Director of Administration Kelly Hersh, Ehlers Managing Director, Todd Taves, Shirley Roberts, City Clerk and City Attorney Jesse A. Wesolowski.
3. Appointment of Public Member – As there were several candidates the appointment was conducted as an election. Nomination by Chromy, second by Regetz, to nominate Mike Barber. Barber added to the ballot. Motion by Noel to nominate Darrel Malek. Nomination died for lack of second. There being no further nominations, motion by Chromy, second by Regetz to close nominations and cast a unanimous ballot thereof to appoint Mike Barber as the Public Member of the Joint Review Board. Motion carried.
4. Approval of Minutes - The Minutes of February 16, 2026 Organizational JRB Meeting for the Creation of Tax Incremental District No. 10 were submitted for approval. Motion by Barber, second by Chromy to approve. Motion carried.
5. Ehlers Managing Director, Todd Taves reviewed the TID-10 Project Plan, public record and resolutions passed by the Plan Commission and Common Council regarding proposed TID 10 and offered to answer questions regarding the public record and planning documents reviewed at these meetings. From the April 8 Common Council meeting Staff Report, Regetz cited TID-10 project expenses and values created, as well as the potential to maximize values which could close TID-10 in 20 years. Chromy asked what the blight considerations were for that designation. Regetz explained that while the Council is not required to cite specific technical or physical data to designate the property as blighted the deteriorating conditions of the site and buildings (Orchard View Mall's aging infrastructure, parking area and physical structure) make its operations unfeasible. The geotechnical report of vacant parcels reveals improper fill that is unstable for construction, requiring pilings and deeper engineered foundations. Extra environmental studies were required to determine the extent of drycleaning chemicals and a transformer leak found in preliminary tests. The subsequent testing revealed levels within acceptable regulated limits. The expenses for these studies and other site

mitigations accumulate and impact development feasibility. Access to the vacant parcels is owned only on South 76th Street, but will also be required on West Rawson Avenue to satisfy fire codes.

6. The Board considered approval of a “Resolution Approving the Creation of Tax Incremental District No. 10”. Motion by Barber, second by Chromy, to approve the resolution. Motion carried.
7. Motion by Barber, second Chromy, to adjourn. Meeting adjourned at 4:31 pm.

DRAFT

June 18, 2026

PROJECT PLAN

City of Franklin, Wisconsin

Tax Incremental District No. 11

Franklin Business Park



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:	June 11, 2026
Public Hearing Held:	June 18, 2026
Approval by Plan Commission:	June 18, 2026
Adoption by Common Council:	July 7, 2026
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary.....	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions.....	9
Preliminary Parcel List and Analysis	11
Equalized Value Test	14
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	15
Map Showing Proposed Improvements and Uses.....	19
Detailed List of Estimated Project Costs	22
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.....	23
Annexed Property.....	28
Estimate of Property to Be Devoted to Retail Business.....	28
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	28
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	29
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	29
List of Estimated Non-Project Costs	30
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	31
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	33

SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 11 (“District”) is a proposed Industrial District comprising approximately 114 acres located in the Franklin Business Park and adjoining lands to the north. The District will be created to pay costs related to Yaskawa Electric Corporation’s (“Yaskawa”) development of a new campus in the District (“Project”). The new campus will include a headquarters, training, and manufacturing facilities for industrial robots. Approximately 576,000 square feet of new facilities will be constructed as part of the overall 1,043,000 square foot campus representing a \$182 million private capital investment that is expected to create over 1,000 positions with annual salaries averaging \$90,000. The employment opportunities resulting from the Project will support home ownership, increased population and retail & services markets in the City. In addition to the incremental property value that will be created because of this capital investment, and the long-term employment opportunities, the City expects the Project will result in short-term employment related to the construction and expansion of industrial facilities, and a general increase in commerce and economic activity within the City and region.

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$5.3 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.2 million in development incentives, \$165,000 to reimburse Yaskawa for the portion of the cost of relocating traffic signals, \$300,000 for sanitary sewer and water main relocations at the Allis Roller site (within ½ mile), \$300,000 for a site remediation grant for WilCraft Can (within ½ mile), \$114,963 in interest on repayment of advances, and \$205,000 in City administrative expense related to creation and administration of the District.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$37.5 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 City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 13 of its allowable 20 years.

SUMMARY OF FINDINGS

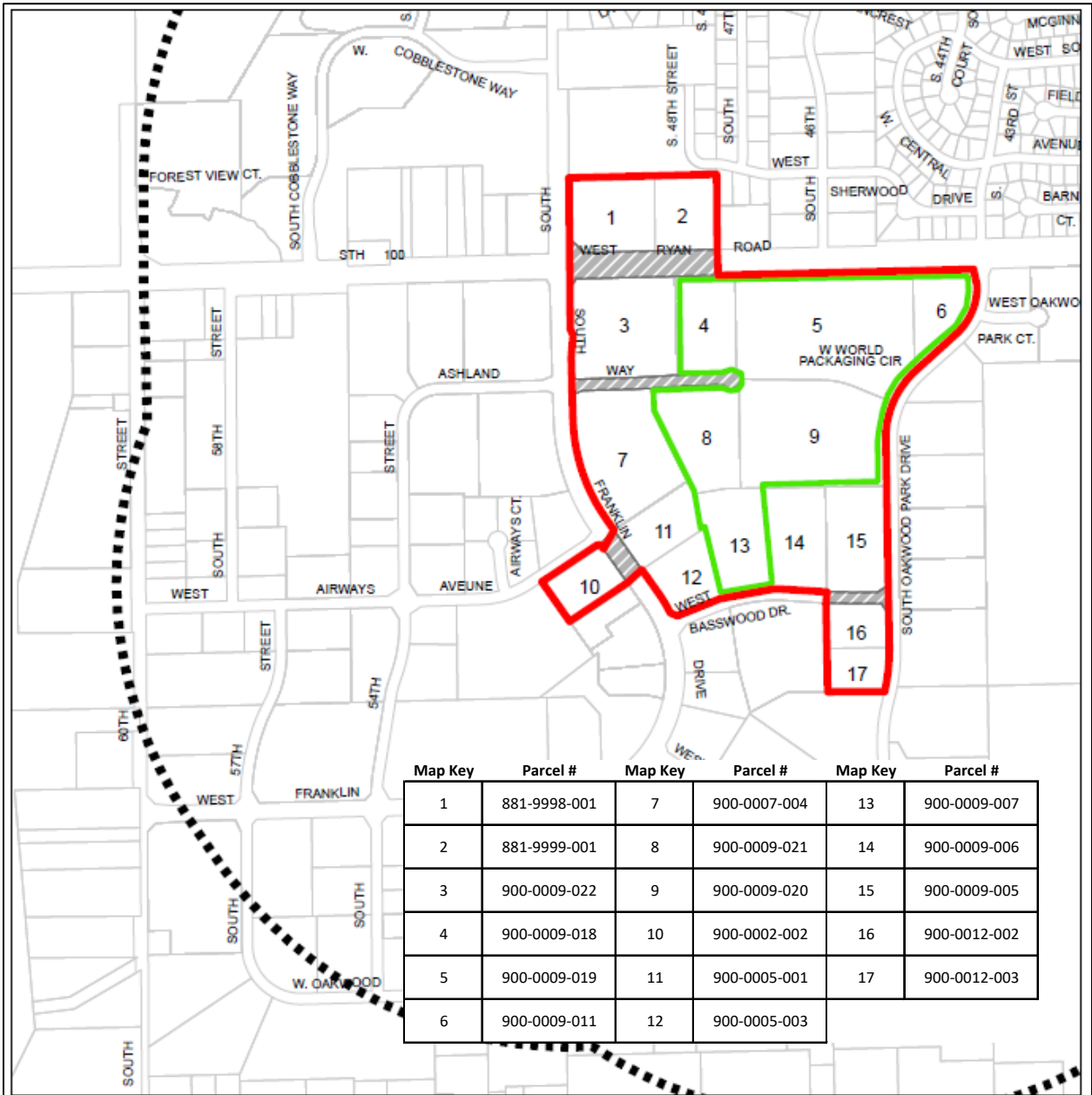
As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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 City. In reaching this determination, the City has considered the substantial private capital investment that will be made to expand industrial operations in the District, and the negotiations with the company related to the need for City participation in the Project.
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 City has considered the \$182 million private capital investment within the proposed District that is expected to create over 1,000 positions with annual salaries averaging \$90,000. as well as the benefits of short-term employment related to the construction and expansion of industrial facilities, and a general increase in commerce and economic activity within the City and region.
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 City 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 industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial 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 City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City 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 Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Maps of Proposed District Boundary

Maps Found on Following Pages.



Franklin Proposed TID 11 Exhibit A



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

- TID 11 Boundary and Area
- Initial Industrial Project Area
- ROW - 6.8 Acres
- Half Mile Buffer

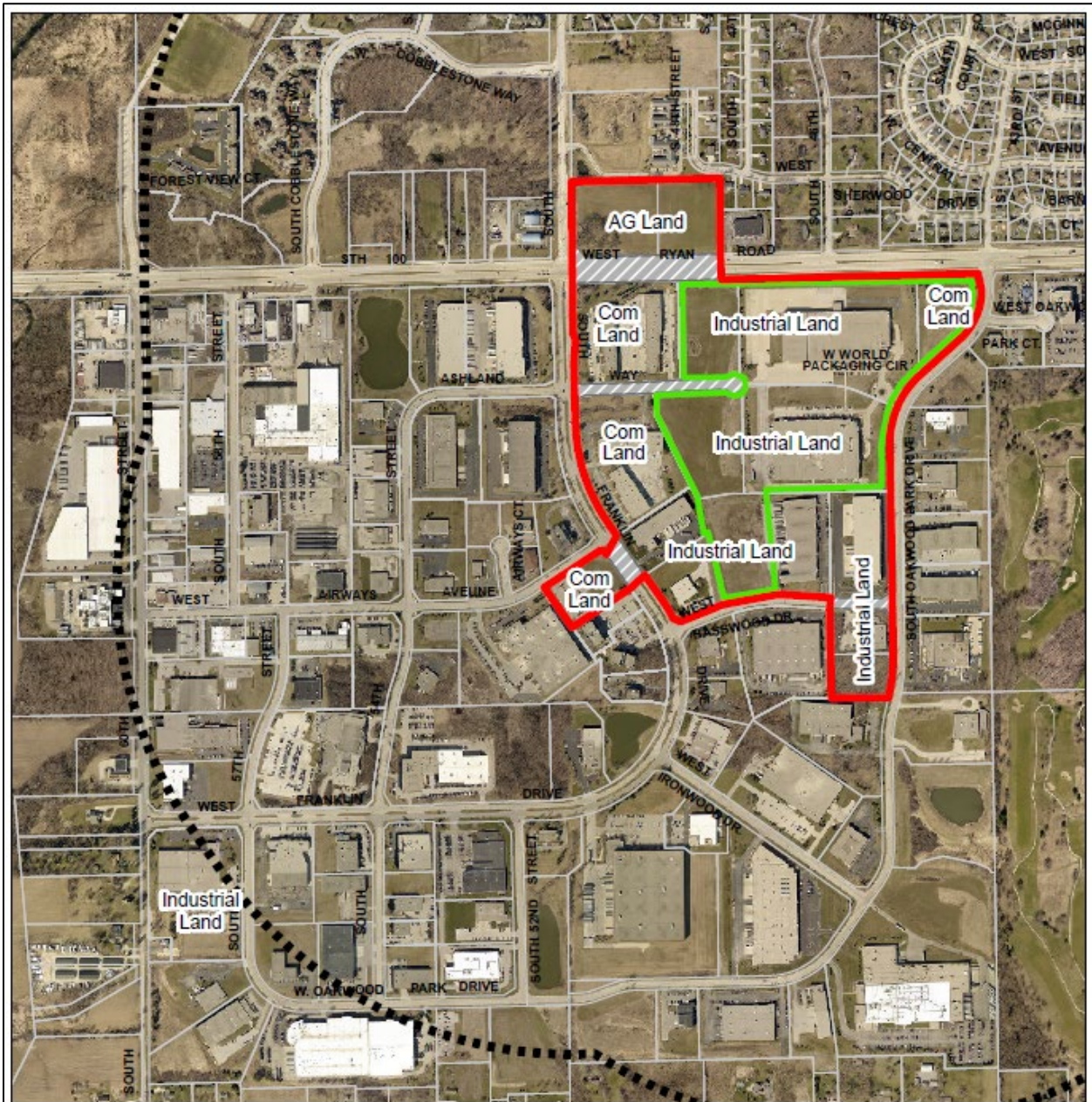


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor.
This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

B:\Fiscal - 5/15/2028
I:\Projects\Financial\TIF_11\TIF_11_revision_20280501\TIF_11_revision_20280501.aprx

SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.







Franklin Proposed TID 11

Existing Uses and Conditions



GIS Department
 9229 W Loomis Rd
 Franklin, WI 53132
www.franklinwi.gov

-  TID 11 Boundary and Area
-  Initial Industrial Project Area
-  ROW - 6.8 Acres
-  Half Mile Buffer



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

BFauserl - 5/15/2028
 I:\Projects\Finance\TIF_11\TIF_11_revison_20260501\TIF_11_revison_20260501.aprx

SECTION 4: Preliminary Parcel List and Analysis

The table below identifies the parcels to be included in the District, with identification of the acres zoned and suitable for industrial use. Total acreage of existing public rights-of-way included within the proposed District boundary are also listed. A total of 113.51 acres, to include existing rights-of-way, lie within the proposed District boundary. Of this total, 96.95 acres, or 85% of the total District acreage is zoned and suitable for industrial development, meeting the minimum requirement of 50%.

Map Reference Number	Parcel Number	Address	Owner	Acres	Zoned and Suitable for Ind. Develop.
N/A	ROW Areas			6.80	
1	881-9998-001	5012 W RYAN RD	DMN/RYAN, LLC	5.64	
2	881-9999-001	0 W RYAN RD	DMN/RYAN, LLC	4.12	
3	900-0009-022	5000 W ASHLAND WAY	FRANKLIN CORPORATE CENTER, LLC	9.27	9.27
4	900-0009-018	4800 W ASHLAND WAY	YASKAWA AMERICA, INC	5.16	5.16
5	900-0009-019	2 W WORLD PACKAGING CIR	YASKAWA AMERICA, INC	17.48	17.48
6	900-0009-011	9559 S OAKWOOD PARK DR	YASKAWA AMERICA, INC	4.02	4.02
7	900-0007-004	9670 S FRANKLIN DR	OAK BROOK APPLE, LLC	9.51	9.51
8	900-0009-021	4801 W ASHLAND WAY	YASKAWA AMERICA, INC	6.64	6.64
9	900-0009-020	1 W WORLD PACKAGING CIR	YASKAWA AMERICA, INC	13.56	13.56
10	900-0002-002	5075 W AIRWAYS AVE	FRANKLIN OFFICE PARTNERS, LLC	2.96	2.96
11	900-0005-001	9750 S FRANKLIN DR	CARMA LABORATORIES, INC	3.45	3.45
12	900-0005-003	9780 S FRANKLIN DR	9780 FRANKLIN DRIVE, LLC	3.47	3.47
13	900-0009-007	4710 W BASSWOOD DR	YASKAWA AMERICA, INC	5.67	5.67

Table continues on next page.

Map Reference Number	Parcel Number	Address	Owner	Acres	Zoned and Suitable for Ind. Develop.
14	900-0009-006	4620 W BASSWOOD DR	AFLP FRANKLIN, LLC	5.30	5.30
15	900-0009-005	9705 S OAKWOOD PARK DR	TI INVESTORS OF FRANKLIN III, LLC	5.71	5.71
16	900-0012-002	4403 W BASSWOOD DR	GENERATION II, LLC	2.40	2.40
17	900-0012-003	0 S OAKWOOD PARK DR	GENERATION II, LLC	2.34	2.34
TOTALS				113.51	96.95

Percentage of TID Area Zoned and Suitable for Industrial Development (at least 50%) 85%

Percentage of TID Area Not Zoned and Suitable for Industrial Development 15%

Total Area 100%

The table on the following page provides January 1, 2025, assessed values of the land and improvements for each parcel to be included in the District. For purpose of estimating District base value, the prior year's actual assessment ratio of 90.76% is used. Based on that ratio, the total equalized, or fair market value of land and improvements within the District as of January 1, 2025, was \$73,428,400. Actual base value will be certified using January 1, 2026, assessed values and assessment ratio.

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
881-9998-001	377,100	0	377,100	415,500	0	415,500
881-9999-001	135,900	0	135,900	149,700	0	149,700
900-0009-022	784,700	5,371,300	6,156,000	864,600	5,918,200	6,782,800
900-0009-018	482,200	0	482,200	531,300	0	531,300
900-0009-019	3,383,100	14,563,400	17,946,500	3,727,500	16,046,200	19,773,700
900-0009-011	597,700	0	597,700	658,600	0	658,600
900-0007-004	801,000	4,248,000	5,049,000	882,600	4,680,500	5,563,100
900-0009-021	589,900	0	589,900	650,000	0	650,000
900-0009-020	2,625,300	14,459,100	17,084,400	2,892,600	15,931,200	18,823,800
900-0002-002	320,800	30,800	351,600	353,500	33,900	387,400
900-0005-001	384,400	2,314,500	2,698,900	423,500	2,550,100	2,973,600
900-0005-003	386,100	711,600	1,097,700	425,400	784,100	1,209,500
900-0009-007	518,700	0	518,700	571,500	0	571,500
900-0009-006	491,900	5,527,100	6,019,000	542,000	6,089,800	6,631,800
900-0009-005	522,300	5,178,700	5,701,000	575,500	5,706,000	6,281,500
900-0012-002	267,300	1,293,000	1,560,300	294,500	1,424,600	1,719,100
900-0012-003	277,300	0	277,300	305,500	0	305,500
TOTALS	12,945,700	53,697,500	66,643,200	14,263,800	59,164,600	73,428,400

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 90.76%.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City 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 City. The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$441,097,400. This value is less than the maximum of \$869,462,904 in equalized value that is permitted for the City.

City of Franklin, Wisconsin

Tax Increment District #11 (Franklin Business Park)

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	7,245,524,200
TID Valuation Limit @ 12% of Above Value	\$	869,462,904

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	73,428,400
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	367,669,000

Total Value Subject to 12% Valuation Limit	\$	441,097,400
Total Percentage of TID IN Equalized Value		6.09%
Residual Value Capacity of TID IN Equalized Value	\$	428,365,504

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 City 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 City 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

Acquisition of Rights-of-Way

The City 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 City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City 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 City 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.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City 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 City 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 City 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 City 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 City 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 City 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.

Streets and Streetscape

Street Improvements

To allow development to occur, the City 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.

Community Development

Cash Grants (Development Incentives)

The City 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 City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City 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 City'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. The City intends to make the following project cost expenditures outside the District:

- The City will need to relocate sewer and water mains and hydrants to accommodate an expansion of Allis Roller. The relocations are necessary to provide continued utility services to the District.
- The City will need to relocate traffic signals at the intersection of West Ryan Road and South Oakwood Park Drive to accommodate traffic from the Project.

- The City may fund studies and provide a remediation grant to property located outside the District (WilCraft Can) that promotes the industrial expansion objectives of the District.

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

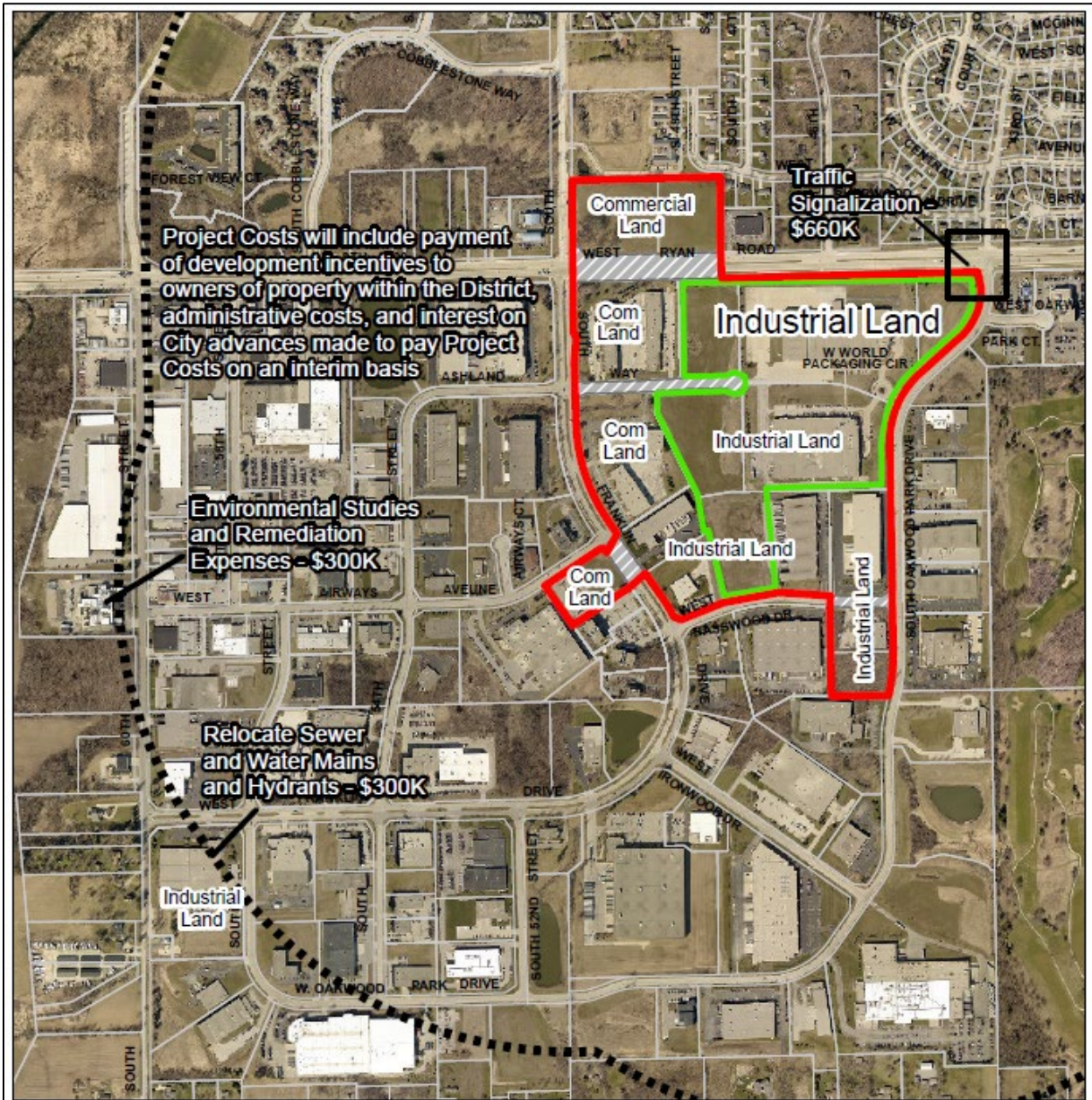
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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: Map Showing Proposed Improvements and Uses

Maps Found on Following Pages.



Project Costs will include payment of development incentives to owners of property within the District, administrative costs, and interest on City advances made to pay Project Costs on an interim basis

Environmental Studies and Remediation Expenses - \$300K

Relocate Sewer and Water Mains and Hydrants - \$300K





Traffic Signalization \$660K

Franklin Proposed TID 11



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

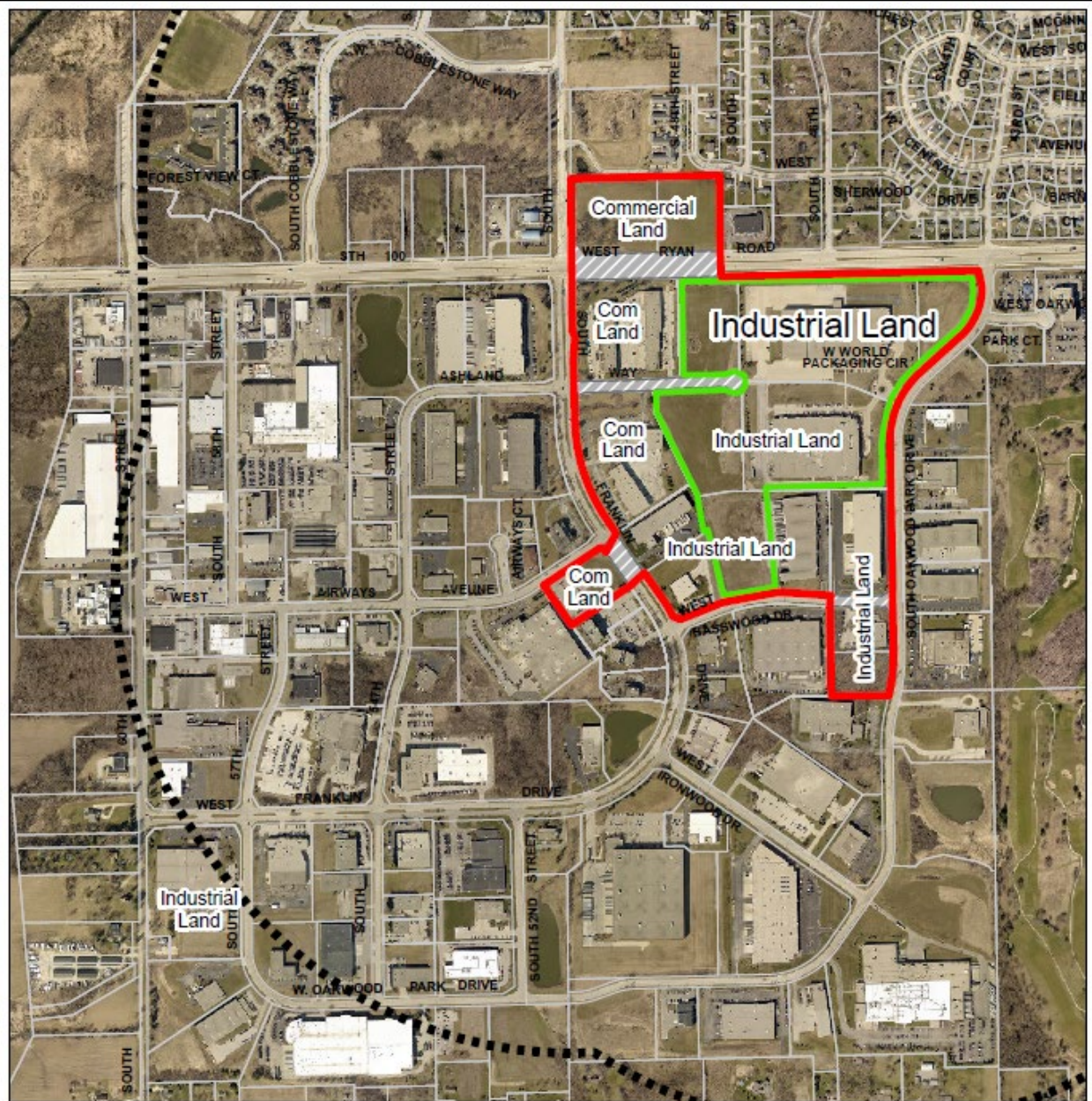
Proposed Improvements

-  TID 11 Boundary and Area
-  Initial Industrial Project Area
-  ROW - 6.8 Acres
-  Half Mile Buffer



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

BF:\arcswi - 5/15/2025
I:\Projects\Financial\TIF_11\TIF_11_revision_20250501\TIF_11_revision_20250501.aprx

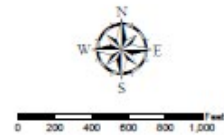


Franklin Proposed TID 11 Proposed Uses



GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

- TID 11 Boundary and Area
- Initial Industrial Project Area
- ROW - 6.8 Acres
- Half Mile Buffer



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

I:\Projects\Finance\TIF_11\TIF_11_revision_20260501\TIF_11_revision_20260501.aprx 8/15/2026

**SECTION 8:
Detailed List of Estimated Project Costs**

The following list identifies the Project Costs that the City 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.

City of Franklin, Wisconsin Tax Increment District #11 (Franklin Business Park) Estimated Project List		
Project Name/Type	Estimate	Timing
Environmental Studies and Remediation Grant - WilCraft Can	300,000	2027
Traffic Signal Relocation Reimbursement - Yaskawa	165,000	2028
Utility Relocations - Allis Roller	300,000	2031
City Administrative Costs	205,000	2026-2040
Interest on Advances	114,963	2029-2034
Development Incentives - Yaskawa	4,200,000	2030-2044
Total Projects	<u>5,284,962</u>	

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 City plans to make are expected to create \$37.5 million in incremental value by January 1, 2034. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.50 per thousand of equalized value, and annual 1% economic appreciation in property values, the Project would generate \$10.8 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

City of Franklin, Wisconsin

Tax Increment District #11 (Franklin Business Park)

Development Assumptions

Construction Year	Building One ¹	Building Two ²	Building Three ³	Parking Garage ³	Annual Total	Construction Year
1 2026	2,483,000				2,483,000	2026 1
2 2027	3,103,750				3,103,750	2027 2
3 2028	620,750	6,370,000			6,990,750	2028 3
4 2029		6,370,000			6,370,000	2029 4
5 2030		6,370,000			6,370,000	2030 5
6 2031					0	2031 6
7 2032			2,209,350	1,801,800	4,011,150	2032 7
8 2033			4,485,650	3,658,200	8,143,850	2033 8
9 2034					0	2034 9
10 2035					0	2035 10
11 2036					0	2036 11
12 2037					0	2037 12
13 2038					0	2038 13
14 2039					0	2039 14
15 2040					0	2040 15
16 2041					0	2041 16
17 2042					0	2042 17
18 2043					0	2043 18
19 2044					0	2044 19
20 2045					0	2045 20
Totals	<u>6,207,500</u>	<u>19,110,000</u>	<u>6,695,000</u>	<u>5,460,000</u>	<u>37,472,500</u>	
Bldg. Sq. Ft	95,500	294,000	103,000	84,000		
Value/Sq. F \$	65	\$ 65	\$ 65	\$ 65		
@ \$65 Sq. F	6,207,500	19,110,000	6,695,000	5,460,000		

Notes:

¹Occupancy must be issued prior to July 30, 2028 to be eligible for development incentive.

²Occupancy must be issued prior to December 31, 2030 to be eligible for development incentive.

³Occupancy must be issued prior to December 31, 2033 to be eligible for development incentive.

Table 1 - Development Assumptions

City of Franklin, Wisconsin

Tax Increment District #11 (Franklin Business Park)

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	73,428,400
District Creation Date	July 7, 2026	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2026	Base Tax Rate	\$16.50
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 7/7/2041		
Revenue Periods/Final Year	20 2047		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction		Inflation		Total				
Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate	Tax Increment	
1	2026	2,483,000	2027	0	2,483,000	2028	\$16.50	40,980
2	2027	3,103,750	2028	24,830	5,611,580	2029	\$16.50	92,614
3	2028	6,990,750	2029	56,116	12,658,446	2030	\$16.50	208,916
4	2029	6,370,000	2030	126,584	19,155,030	2031	\$16.50	316,136
5	2030	6,370,000	2031	191,550	25,716,581	2032	\$16.50	424,428
6	2031	0	2032	257,166	25,973,746	2033	\$16.50	428,672
7	2032	4,011,150	2033	259,737	30,244,634	2034	\$16.50	499,159
8	2033	8,143,850	2034	302,446	38,690,930	2035	\$16.50	638,557
9	2034	0	2035	386,909	39,077,839	2036	\$16.50	644,943
10	2035	0	2036	390,778	39,468,618	2037	\$16.50	651,392
11	2036	0	2037	394,686	39,863,304	2038	\$16.50	657,906
12	2037	0	2038	398,633	40,261,937	2039	\$16.50	664,485
13	2038	0	2039	402,619	40,664,556	2040	\$16.50	671,130
14	2039	0	2040	406,646	41,071,202	2041	\$16.50	677,841
15	2040	0	2041	410,712	41,481,914	2042	\$16.50	684,620
16	2041	0	2042	414,819	41,896,733	2043	\$16.50	691,466
17	2042	0	2043	418,967	42,315,701	2044	\$16.50	698,380
18	2043	0	2044	423,157	42,738,858	2045	\$16.50	705,364
19	2044	0	2045	427,389	43,166,246	2046	\$16.50	712,418
20	2045	0	2046	431,662	43,597,909	2047	\$16.50	719,542
Totals		37,472,500		6,125,409		Future Value of Increment		10,828,946

Notes:

¹Tax rate shown is actual TID interim rate for the 2025/26 levy per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

Based on the District's January 1, 2026, base value date, tax increment will first be collected for the 2028 budget year. The Village expects to incur costs for a remediation grant as well as administrative expense prior to 2028 and will advance funds to the District as needed to pay those costs. The District will repay the advanced funds with interest, with full repayment projected within eight years of the initial advance.

The City will reimburse Yaskawa for a portion of the cost of relocating traffic signals and pay the cost of relocation of utilities in the vicinity of Allis Roller, from cash projected to be available from tax increment collections. If tax increment collections are not sufficient to pay these costs at the time they are incurred, the City may advance additional funds, to be recovered with interest.

Development incentives for Yaskawa will be made on a "pay as you go" basis from tax increment generated by the additional facilities to be constructed. The source of these payments is solely limited to the tax increment, and payments will be subject to annual appropriation. Incentive payments are based on a percentage of the tax increment generated, ranging from 55% - 65%, for a period of ten years, for any new or expanded facility that receives occupancy by dates specified in the development agreement. No payments will be made after the 2044 calendar year, and total payments will be subject to a cap of \$4,200,000.

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 2040 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.

City of Franklin, Wisconsin

Tax Increment District #11 (Franklin Business Park)

Cash Flow Projection

Year	Projected Revenues				Expenditures											Balances			Year	
	Tax Increments	Yaskawa Payment of Traffic Signal Relocation	Interfund Advances	Total Revenues	% Increment Applied ¹	Building One MRO ¹	Building Two MRO ¹	Building Three MRO ¹	Parking Structure MRO ¹	Traffic Signal Relocation	City Reimb. For Traffic Signal Relocation	Environmental Studies & Remediation Grant	Potential Allis Roller Utility Relocation	Advance Repayment	Admin.	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2026	0		50,000	50,000											50,000	50,000	0	0	51,750	2026
2027	0	655,000	310,000	965,000						655,000		300,000			10,000	965,000	0	0	374,411	2027
2028	40,980		134,020	175,000										10,000	175,000	0	0	1,211,096	2028	
2029	92,614			92,614									40,000	10,000	50,000	42,614	42,614	1,189,514	2029	
2030	208,916			208,916	55%	57,082							50,000	10,000	117,082	91,834	134,448	3,250,493	2030	
2031	316,136			316,136	60%	62,894						300,000	65,000	10,000	437,894	(121,758)	12,690	3,139,130	2031	
2032	424,428			424,428	60%	63,523	191,134						150,000	10,000	414,657	9,771	22,461	4,114,040	2032	
2033	428,672			428,672	65%	69,504	209,133						150,000	10,000	438,637	(9,965)	12,496	3,695,507	2033	
2034	499,159			499,159	65%	70,199	211,224						153,983	10,000	445,406	53,753	66,249	3,265,308	2034	
2035	638,557			638,557	65%	70,901	213,336	72,059	58,766					10,000	425,062	213,495	279,744	2,850,246	2035	
2036	644,943			644,943	65%	71,610	215,469	72,779	59,354					10,000	429,213	215,730	495,474	2,431,033	2036	
2037	651,392			651,392	65%	72,326	217,624	73,507	59,947					10,000	433,405	217,987	713,461	2,007,629	2037	
2038	657,906			657,906	65%	73,050	219,800	74,242	60,547					10,000	437,639	220,267	933,728	1,579,990	2038	
2039	664,485			664,485	65%	73,780	221,998	74,984	61,152					10,000	441,915	222,570	1,156,298	1,148,074	2039	
2040	671,130			671,130	65%		224,218	75,734	61,764					25,000	386,716	284,413	1,440,711	786,358	2040	
2041	677,841			677,841	65%		226,461	76,492	62,381						365,334	312,508	1,753,219	421,024	2041	
2042	684,620			684,620	65%			77,256	63,005						140,262	544,358	2,297,576	280,763	2042	
2043	691,466			691,466	65%			78,029	63,635						141,664	549,801	2,847,378	139,098	2043	
2044	698,380			698,380	65%			78,809	60,289						139,098	559,282	3,406,660	0	2044	
2045	705,364			705,364											0	705,364	4,112,024	0	2045	
2046	712,418			712,418											0	712,418	4,824,442	0	2046	
2047	719,542			719,542											0	719,542	5,543,984	0	2047	
Total	10,828,946	655,000	494,020	11,977,967		684,869	2,150,398	753,891	610,841	655,000	165,000	300,000	300,000	608,983	205,000	6,433,983				Total

Maximum Total Incentive of \$4,200,000 4,200,000

Projected TID Closure

Notes:
¹55% of the tax increment generated annually by the first building receiving occupancy will be paid as an incentive for a term of 10 years. On occupancy of the second building, that building will receive 60% of the tax increment generated by that building for a term of 10 years, and the 60% will be applied to the first building for the remaining term in which it is eligible to receive payments. The third and subsequent buildings will receive 65% under the same terms, which percentage shall also then be applied to the first two buildings for their remaining term of payment.

Table 3 - Cash Flow

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 City 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.

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

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City'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 City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating new industrial sites, providing necessary public infrastructure, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City 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. The industrial expansion project involves a \$182 million private capital investment within the proposed District that is expected to create over 1,000 positions with annual salaries averaging \$90,000, which will support home ownership, increased population and retail & services markets in the City. In addition to the incremental property value that will be created because of this capital investment, and the long-term employment opportunities, the City expects the Project will result in short-term employment related to the construction and expansion of industrial facilities, and a general increase in commerce and economic activity within the City and region.

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.

To Be Inserted

**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.

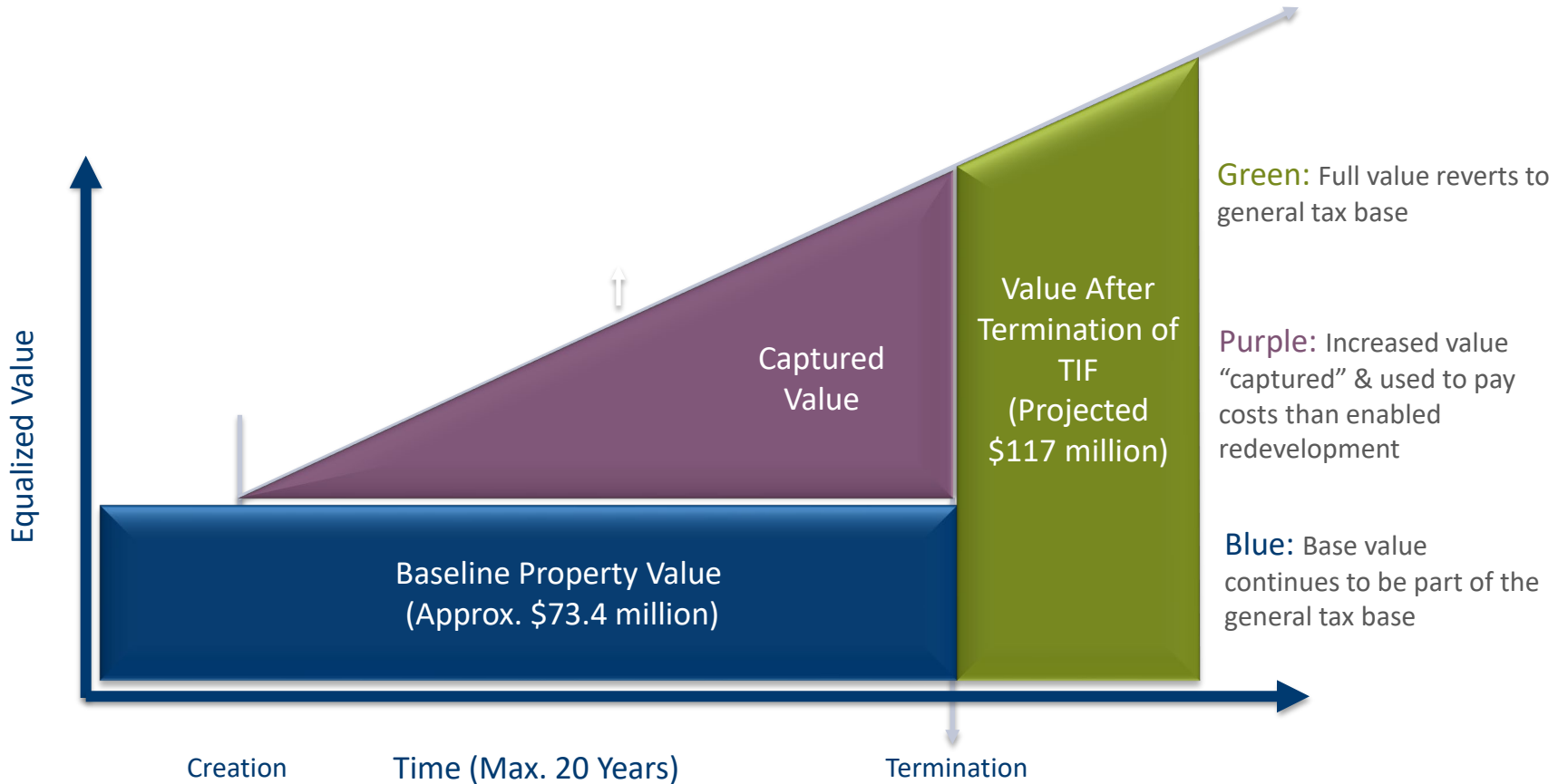
Revenue Year	Milwaukee County	MMSD	City of Franklin	Franklin School District	MATC	Total	Revenue Year
2028	9,049	3,551	10,184	15,999	2,197	40,980	2028
2029	20,452	8,025	23,015	36,158	4,964	92,614	2029
2030	46,134	18,103	51,916	81,563	11,199	208,916	2030
2031	69,811	27,394	78,561	123,423	16,946	316,136	2031
2032	93,725	36,778	105,472	165,702	22,751	424,428	2032
2033	94,662	37,146	106,527	167,359	22,978	428,672	2033
2034	110,227	43,254	124,043	194,878	26,757	499,159	2034
2035	141,010	55,333	158,684	249,301	34,229	638,557	2035
2036	142,420	55,887	160,271	251,794	34,571	644,943	2036
2037	143,844	56,446	161,874	254,312	34,917	651,392	2037
2038	145,283	57,010	163,492	256,855	35,266	657,906	2038
2039	146,736	57,580	165,127	259,423	35,619	664,485	2039
2040	148,203	58,156	166,779	262,018	35,975	671,130	2040
2041	149,685	58,737	168,446	264,638	36,334	677,841	2041
2042	151,182	59,325	170,131	267,284	36,698	684,620	2042
2043	152,694	59,918	171,832	269,957	37,065	691,466	2043
2044	154,221	60,517	173,550	272,657	37,435	698,380	2044
2045	155,763	61,122	175,286	275,383	37,810	705,364	2045
2046	157,320	61,734	177,039	278,137	38,188	712,418	2046
2047	158,894	62,351	178,809	280,918	38,570	719,542	2047
Totals	2,391,313	938,369	2,691,039	4,227,759	580,466	10,828,946	



Tax Incremental District No. 11

City of Franklin, Wisconsin

How Tax Incremental Financing Works



Economic Benefits of Proposed TID

- Development of headquarters, training, and manufacturing facilities for industrial robots
- Approximately 576,000 square feet of new facilities will be constructed as part of the overall 1,043,000 square foot campus representing a \$182 million private capital investment
- Creation of over 1,000 positions with annual salaries averaging \$90,000
- Long-term employment opportunities resulting from the Project will support home ownership, increased population and retail & services markets in the City
- Short-term employment related to the construction and expansion of industrial facilities, and a general increase in commerce and economic activity within the City and region

Proposed Project Costs

Project Cost	Est. Cost
Development Incentive (Yaskawa)*	\$4,200,000
Environmental Studies & Remediation Grant (WilCraft Can)	\$300,000
Traffic Signal Relocation Reimbursement (Yaskawa)	\$165,000
Utility Relocations (Allis Roller)	\$300,000
Interest on Advances	\$114,963
Administrative Expense	\$205,000
Total	\$5,284,962

- * Incentive to be provided on a “Pay as you go” basis
 - Payable solely from tax incremental revenue generated by District
 - Subject to annual appropriation by Common Council

Yaskawa Development Agreement

- Traffic signal relocation from intersection of S. 41st and West Ryan to S. Oakwood Park and West Ryan
 - ✓ Estimate cost of \$655,000 to be paid by Yaskawa with \$165,000 reimbursement from City if \$330,000 DOT grant awarded
- Incentive Requirements (Maximum \$4,200,000)

Building	Occupancy Deadline	Increment Percentage*	Latest Payment Date
1	7/30/2028	55%	10/1/2039
2	12/31/2030	60%	10/1/2041
3+	12/31/2033	65%	10/1/2044

*Percentage steps up to previously constructed buildings

Projected Tax Increment

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2026	2,483,000	2027	0	2,483,000	2028	\$16.50	40,980
2	2027	3,103,750	2028	24,830	5,611,580	2029	\$16.50	92,614
3	2028	6,990,750	2029	56,116	12,658,446	2030	\$16.50	208,916
4	2029	6,370,000	2030	126,584	19,155,030	2031	\$16.50	316,136
5	2030	6,370,000	2031	191,550	25,716,581	2032	\$16.50	424,428
6	2031	0	2032	257,166	25,973,746	2033	\$16.50	428,672
7	2032	4,011,150	2033	259,737	30,244,634	2034	\$16.50	499,159
8	2033	8,143,850	2034	302,446	38,690,930	2035	\$16.50	638,557
9	2034	0	2035	386,909	39,077,839	2036	\$16.50	644,943
10	2035	0	2036	390,778	39,468,618	2037	\$16.50	651,392
11	2036	0	2037	394,686	39,863,304	2038	\$16.50	657,906
12	2037	0	2038	398,633	40,261,937	2039	\$16.50	664,485
13	2038	0	2039	402,619	40,664,556	2040	\$16.50	671,130
14	2039	0	2040	406,646	41,071,202	2041	\$16.50	677,841
15	2040	0	2041	410,712	41,481,914	2042	\$16.50	684,620
16	2041	0	2042	414,819	41,896,733	2043	\$16.50	691,466
17	2042	0	2043	418,967	42,315,701	2044	\$16.50	698,380
18	2043	0	2044	423,157	42,738,858	2045	\$16.50	705,364
19	2044	0	2045	427,389	43,166,246	2046	\$16.50	712,418
20	2045	0	2046	431,662	43,597,909	2047	\$16.50	719,542
Totals		37,472,500		6,125,409		Future Value of Increment		10,828,946

Projected District Cashflow

Year	Revenues			Expenditures					Balances			Year
	Tax Increment	Other	Total	Dev. Incentives	Other Costs	Repay Advances	Admin. Costs	Total	Annual	Cumulative	Liabilities	
2026	0	50,000	50,000	0	0	0	50,000	50,000	0	0	51,750	2026
2027	0	965,000	965,000	0	955,000	0	10,000	965,000	0	0	374,411	2027
2028	40,980	134,020	175,000	0	165,000	0	10,000	175,000	0	0	1,211,096	2028
2029	92,614	0	92,614	0	0	40,000	10,000	50,000	42,614	42,614	1,189,514	2029
2030	208,916	0	208,916	57,082	0	50,000	10,000	117,082	91,834	134,448	3,250,493	2030
2031	316,136	0	316,136	62,894	300,000	65,000	10,000	437,894	(121,758)	12,690	3,139,130	2031
2032	424,428	0	424,428	254,657	0	150,000	10,000	414,657	9,771	22,461	4,114,040	2032
2033	428,672	0	428,672	278,637	0	150,000	10,000	438,637	(9,965)	12,496	3,695,507	2033
2034	499,159	0	499,159	281,423	0	153,983	10,000	445,406	53,753	66,249	3,265,308	2034
2035	638,557	0	638,557	415,062	0	0	10,000	425,062	213,495	279,744	2,850,246	2035
2036	644,943	0	644,943	419,213	0	0	10,000	429,213	215,730	495,474	2,431,033	2036
2037	651,392	0	651,392	423,405	0	0	10,000	433,405	217,987	713,461	2,007,629	2037
2038	657,906	0	657,906	427,639	0	0	10,000	437,639	220,267	933,728	1,579,990	2038
2039	664,485	0	664,485	431,915	0	0	10,000	441,915	222,570	1,156,298	1,148,074	2039
2040	671,130	0	671,130	361,716	0	0	25,000	386,716	284,413	1,440,711	786,358	2040
2041	677,841	0	677,841	365,334	0	0	0	365,334	312,508	1,753,219	421,024	2041
2042	684,620	0	684,620	140,262	0	0	0	140,262	544,358	2,297,576	280,763	2042
2043	691,466	0	691,466	141,664	0	0	0	141,664	549,801	2,847,378	139,098	2043
2044	698,380	0	698,380	139,098	0	0	0	139,098	559,282	3,406,660	0	2044
2045	705,364	0	705,364	0	0	0	0	0	705,364	4,112,024	0	2045
2046	712,418	0	712,418	0	0	0	0	0	712,418	4,824,442	0	2046
2047	719,542	0	719,542	0	0	0	0	0	719,542	5,543,984	0	2047
Totals	10,828,946	1,149,020	11,977,967	4,200,000	1,420,000	608,983	205,000	6,433,983	5,543,984			Totals

Cashflow projection indicated TID will recover costs in 2040, seven years prior to end of 20-year maximum life

Timeline



June 11, 2026

Organizational Joint Review Board meeting



June 18, 2026

Plan Commission public hearing and consideration of resolution recommending creation of TID 11 to Common Council



July 7, 2026

Common Council meeting to consider approval of resolution creating TID 11



Late - July

Final Joint Review Board meeting to consider approval of TID 11 creation