



5050 S. Lake Dr.
Cudahy, WI 53110

COMMUNITY DEVELOPMENT AUTHORITY

MEMBERS

R. Hollenbeck, Chair
M. St. Marie-Boelkow, Vice-Chair
J. Houlehen, Treasurer
R. Grams
j. Liegler
J. Schlax
M. Van Hoof
T. Pavlic, Exec. Director

AGENDA

PHONE: (414) 769-2222
EMAIL: thomasp@ci.cudahy.wi.us

A regular meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **October 27, 2020 at 5:30 PM** at the City of Cudahy Municipal Building at 5050 S. Lake Drive, Cudahy, WI 53110.

Call to Order, Statement of Public Notice, Roll Call

Approval of Minutes of Prior Meeting(s) - August 25, 2020 meeting minutes.

Old Business

1. None

New Business

2. Presentation by Aaron Hertzberg, Director of Economic Development Milwaukee County. **No Action Required**
3. Discuss/Action on expanding CDA boundaries and/or authority of CDA to address blight and economic development citywide (Graef). **Action Required**
4. Discuss/Action Approving 2021 Budget for CDA using finds 105, 405, and 409. **Action Required**
5. Discuss/Action to provide Superior Linen a \$20,000 incentive or grant for their expansion. **Action Required**
6. Discuss/Action to provide Oakwood LLC (Haven Woods) up to \$50,000 to remove contaminated soils that were moved on to CDA parcel during construction, money designated in TIF #1 escrow. **Action Required**
7. Business Update – Joyce McArdle. **No Action Required**
 - Business Development inquires
 - Project statuses updates
 - Maps of City parcels, DNR, CDA owned, potential future development
 - Market analysis information

8. Adjourn

Your presence is requested.
Chair Alderman Randy Hollenbeck

cc: CDA members, Attorney Larson, All Elected Officials, Press, and Posting.

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the American with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service contact the Cudahy City Clerk at 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the west entrance on South Lake Drive. Note: There is a potential that a quorum of the Common Council, Plan Commission and/or the Design Review Board may be present.

CITY OF CUDAHY MEETING POLICY

Agenda

This meeting is a meeting of a City of Cudahy Board, Committee, Commission or Council for the purpose of conducting City of Cudahy business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated in the agenda.

Public Participation at Meetings

All citizens are welcome to observe Meetings of the City of Cudahy. The City of Cudahy recognizes the value of public comment on Municipal issues and the importance of allowing members of the public to express themselves on Municipal matters.

The presiding chair of each meeting at which public participation is permitted, shall administer Roberts Rules of Order.

Roberts Rules of Order as Revised will be followed at all times.

1. Public comment parameters:

- City of Cudahy citizens will be allowed to comment as noted on the agenda regarding agenda items only or any subject other than personnel matters.
- All statements shall be directed to the presiding chair of the Board, Committee, Commission or Council and not to staff or other participants.
- No person may address or question the Board, Committee, Commission or Council members individually.
- Comments will be limited to one 3 minute comment at the beginning and/or end of each meeting where public comment is noted on the agenda.
- Comments should be concerning the substance of the item being commented on and not an attack on an individual, institution or organization.
- Disagreement as to the substance of the item is acceptable.
- If the public comment concerns a matter of public policy, response from the Board, Committee, Commission or Council will be limited to seeking information or acknowledging that the participant has been understood.
- The Board, Committee, Commission or Council may not debate with a participant who is addressing the members and the Board, Committee, Commission or Council may not take action on an item raised during public comment that is not on the duly posted meeting notice/agenda.
- Personnel matters or concerns regarding specific City personnel are not appropriate topics to be addressed during an open meeting and will be handled in accordance with City policy and procedures.
- Comments regarding an individual employee's performance and/or comments that are derogatory and/or inflammatory are not appropriate and will not be tolerated.

2. All meeting attendees should honor the need for a respectful and safe environment.

- Anyone addressing the Board, Committee, Commission or Council should be treated respectfully and not be interrupted by participants attending the meeting during their presentation.
- Side bar conversations among meeting attendees should be avoided.
- No comments that are a personal or professional attack on an individual will be permitted.

3. The presiding Chair may:

- The Chair may interrupt, warn, or terminate a participant's statement when the statement is too lengthy, personally directed, abusive, obscene or irrelevant; order a person to stop speaking if the person's comments do not meet these norms.
- Request an individual to leave the meeting when that person does not observe reasonable decorum.
- Request the assistance of Law Enforcement Officers in the removal of a disorderly person when that person's conduct interferes with orderly progress of the meeting.
- Call a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action.

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF CUDAHY, HELD
AT THE CUDAHY MUNICIPAL BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI
Tuesday, August 25, 2020 @ 5:30 P.M.**

Roll Call

Chairman Ald. Randy Hollenbeck called the meeting to order at 5:30 pm. The following members were present: Joan Houlehen, Jeff Schlax, Jeff Liegler, Alderwoman St. Marie-Boelkow and Marty Van Hoof. Executive Director/Mayor Tom Pavlic, Joyce McArdle and Attorney Larson were also present. Bob Grams was absent and excused. Noted Alderperson Recely was in attendance.

Meeting Statement

The Chair read the Statement of Public Notice.

Minutes

Motion made by Member Van Hoof to approve the meeting minutes of July 28, 2020. Motion passes- 5-0 Hollenbeck, Houlehen, Schlax, Van Hoof, Liegler. Alderperson St. Marie Boelkow abstained.

Old Business

1. None

New Business

2. Cudahy branding and signage presentation

Discussion only.

3. SEWRPC presentation on 2050 Comp Plan 6:00pm

This portion of the meeting will be held virtually. You can view this meeting from your computer, tablet or smartphone at https://www.gotomeet.me/SEWRPC/cudahy_cda-pc_compplanupdate-chs1-3. You can also dial in using your phone to (646) 749-3122, and use the access code 260-190-285

Discussion only.

4. Discuss / Action on expanding the CDA boundaries - What properties?

Mayor Pavlic opened the discussion. Attorney Larson explained the processes of expanding boundaries. What are the City goals. Expanding the boundaries requires a plan, declare a blighted area. Recommends enforcing our code first

5. Discussion / Action on renewing the Piqued agreement with Joyce McArdle. Her one year agreement ends at the end of August.

Alderperson St. Marie-Boelkow motioned to approve the agreement that the contract be open ended with the understanding that there is a 60 day cancellation with Joyce McArdle, Piqued. Second by Member Houlehen. All voted aye, motion passes 6-0. (Hollenbeck, Houlehen, Schlax, Van Hoof, Liegler, St. Marie-Boelkow).

6. Business Update

- ATI Solar Farm plan went before Planning Commission
- HSA plan went before Planning Commission
- Smithfield plan went before Planning Commission
- Merge Rinka Plan, specific properties with DNR, and former development plans

Adjourn

Member Van Hoof motioned for adjournment. Second by Member Schlax. All voted aye. Meeting adjourned at 6:54 p.m.

DRAFT



collaborāte / formulāte / innovāte

COVER LETTER

FROM: GRAEF
Craig Huebner, AICP, City Planning Consultant

DATE: October 19, 2020

SUBJECT: Planning Items for CDA Consideration

Mayor,

Please review the following project deliverables with the CDA and let GRAEF know how you would like us to assist moving forward. Some of the below items have been shared in the past, but we would like the CDA to confirm desired next steps and timing.

1. CDA memo that summarizes CDA authority and how monies can be used
 - a. Vision/Mission Discussion
2. Cudahy Economic Investment Maps
 - a. "2020.10 - CDA Planning Maps.pdf" are for discussion purposes only. The maps include overlapping planning boundaries, existing redevelopment districts, possible investment opportunities, and publicly owned lands/contaminated sites/design guidelines within planning boundaries.
3. Status of Existing Planning/Zoning Documents
 - a. Spreadsheet "2020-08-25 Cudahy Planning Zoning Status Summary.xlsx" includes a list of existing planning documents or zoning ordinances and whether or not an update is needed in the opinion of GRAEF.
4. Proposal to update (amend) Redevelopment Plans 1 & 2
 - a. Spreadsheet "2020-08-24 Cudahy Redevelopment Plan Amendments.xlsx" includes a scope of work to provide necessary and required updates to the existing Redevelopment Plans.



collaborāte / formulāte / innovāte

CDA AUTHORITY SUMMARY

Community Development Authorities – authority and how funds can be utilized

While the existing vision, mission, and purpose of the Cudahy Community Development Authority was created previously, likely in the 1990s, it is worth revisiting and revising it as priorities and needs have evolved. The Community Development Authority is encouraged to brainstorm and customize the Vision, Mission, and Purpose. GRAEF has been unable to locate Cudahy's CDA Vision, Mission and Purpose at this time with assistance from City staff.

Here is some example language to review and customize moving forward as Cudahy's Vision, Mission, & Purpose:

Vision for the Cudahy Community Development Authority

The Cudahy CDA will continue to be recognized as a trusted and effective organization for advancing the economic well-being of the City in coordination with both public and private sector organizations and individuals. It will be known for major projects addressing industrial, retail, and residential improvements impacting the overall community and surrounding areas.

Mission & Purpose

The mission of the CDA is to improve the economic well-being of the City by providing economic support to local business and property owners. This mission includes, but is not limited to tasks such as:

- Retain, expand, and attract businesses and industry for the City
- Create new and retain employment opportunities for current and future residents and community members
- Sustain and increase the City's tax base
- Diversify the City's economic base
- Increase economic development resources available to existing and future businesses
- Assist property owners with improving the physical condition and therefore the value of their properties
- Improve the branding and perception of the community
- Increase homeownership
- Increase housing options in the community

Actions, Tools, & Resources

- Prepare redevelopment plans
- Enter into contracts
- Acquire (by purchase, lease, or eminent domain) any property necessary or incidental to urban renewal or redevelopment project
- Borrow money, issue bonds, execute notes, apply for and accept grants and loans, etc.
- Establish procedure for preservation of records
- Authorize chairperson to execute contracts, notes, etc. on behalf of CDA
- Commence actions in its own name
- Exercise any powers of a housing authority
- Negotiate with landowners, developers and investors



collaborāte / formulāte / innovāte

- Assist in the creation of Tax Increment Financing Districts and Business Improvement Districts
- Administer grants and loan programs
 - Business loans, building rehab loans, Revolving Loan Fund program, revitalization grants (façades, commercial interior white box, restaurant kitchens, fire code, etc.), housing loan programs

Recommendation for CDA:

1. Revisit Vision, Mission, and Purpose of the City of Cudahy's CDA
2. Identify and discuss priorities of the CDA moving forward
3. Consider the creation of a Revitalization Grant Program

General Community Development Authority Purpose & Authority – from State Statutes

A CDA has all the powers, duties, and functions established for housing and redevelopment authorities. A CDA may perform all functions otherwise performed by the planning commission, except for the creation of the general plan (Comprehensive Plan). s. 66.1335 Wis. Stats.

Powers of Community Development Authority, per 66.1333(5)

1. Prepare redevelopment plans
2. Enter into contracts
3. Acquire (by purchase, lease, or eminent domain) any property necessary or incidental to urban renewal or redevelopment project
4. Borrow money, issue bonds, execute notes, apply for and accept grants and loans, etc.
5. Establish procedure for preservation of records
6. Authorize chairperson to execute contracts, notes, etc. on behalf of CDA
7. Commence actions in its own name
8. Exercise other powers as required to effectuate statutory authority
9. Exercise any powers of a housing authority

Eligible undertakings of redevelopment projects, per 66.1333(2m)(d)

1. Acquisition of all or part of a blighted area
2. Demolition and removal of buildings and improvements
3. Installation, construction, re-construction of streets, utilities, parks, playgrounds, and other improvements
4. Disposition of any property acquired in project area including sale, lease, or retention by authority
5. Carrying out plans for a program of voluntary or compulsory repair or rehabilitation of buildings and improvements according to redevelopment plan
6. Acquisition of any other real property in the project area where necessary to prevent spread of blight or to provide land for needed public facilities
7. Studying feasibility and initial design for an arts incubator
8. Studying feasibility and initial design for a technology-based incubator



collaborāte / formulāte / innovāte

Definition of a "blighted area", per 66.1333(2m)(b)

- a) An area that is deemed detrimental to public health, safety, welfare, or morals due to:
 - 1. Dilapidation, deterioration, age, or obsolescence
 - 2. Inadequate provision of light, air, ventilation, sanitation, or open space
 - 3. High population density, overcrowding
 - 4. Predominance of defective or inadequate street layout
 - 5. Faulty lot layout in relation to size, adequacy, accessibility, usefulness
 - 6. Defective or unusual conditions of title
 - 7. Any combination of such factors which substantially impairs or arrests sound growth, retards provision of housing accommodation, or constitutes an economic or social liability
- b) An area that is predominantly open and due to obsolete platting, diversity of ownership, or deterioration of structures substantially impairs or arrests sound growth of the community
- c) Where redevelopment plan coincides with a TIF district, 50% of land must be deemed blighted per 66.1105 (tax increment law)

Issuing Debt not attributed to the municipality

A CDA may execute bonds, notes, debentures or other evidences of indebtedness which are not a debt or charge against any city, county, state or any other governmental authority, other than against the authority itself and its available property, income or other assets. 66.1201(9)(q)

Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself. 66.1333(5)(a)4.b

Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. 66.1333(5)(a)4.c

Legend

- Planning Boundary
- Parcels



0 400 800
Feet
1 in = 800 ft

SITE LOCATION

PLANNING BOUNDARY

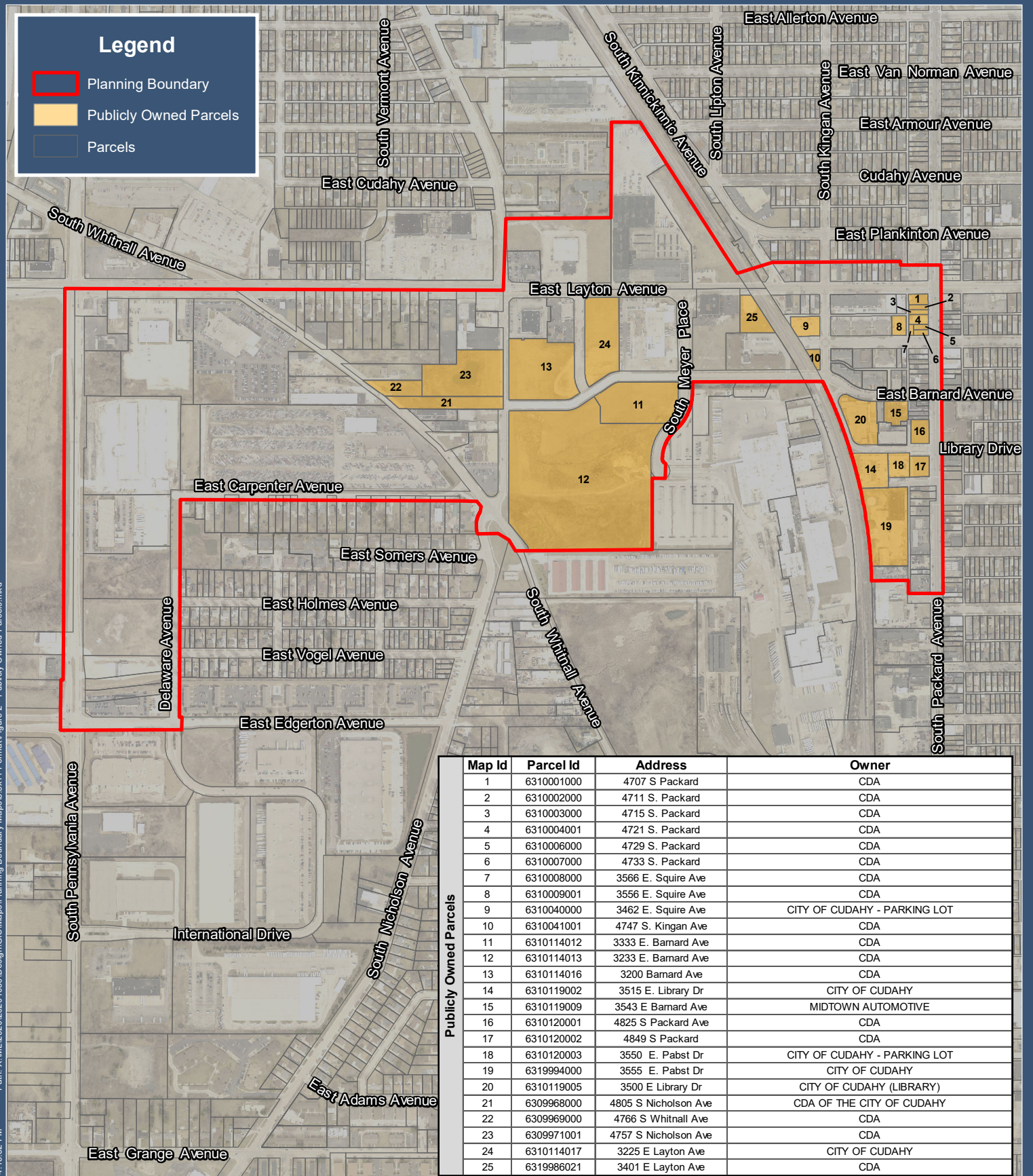
CITY OF CUDAHY
MILWAUKEE COUNTY, WISCONSIN

FIGURE 1



Legend

- Planning Boundary
- Publicly Owned Parcels
- Parcels



0 400 800
Feet
1 in = 800 ft

PUBLICLY OWNED PARCELS

PLANNING BOUNDARY

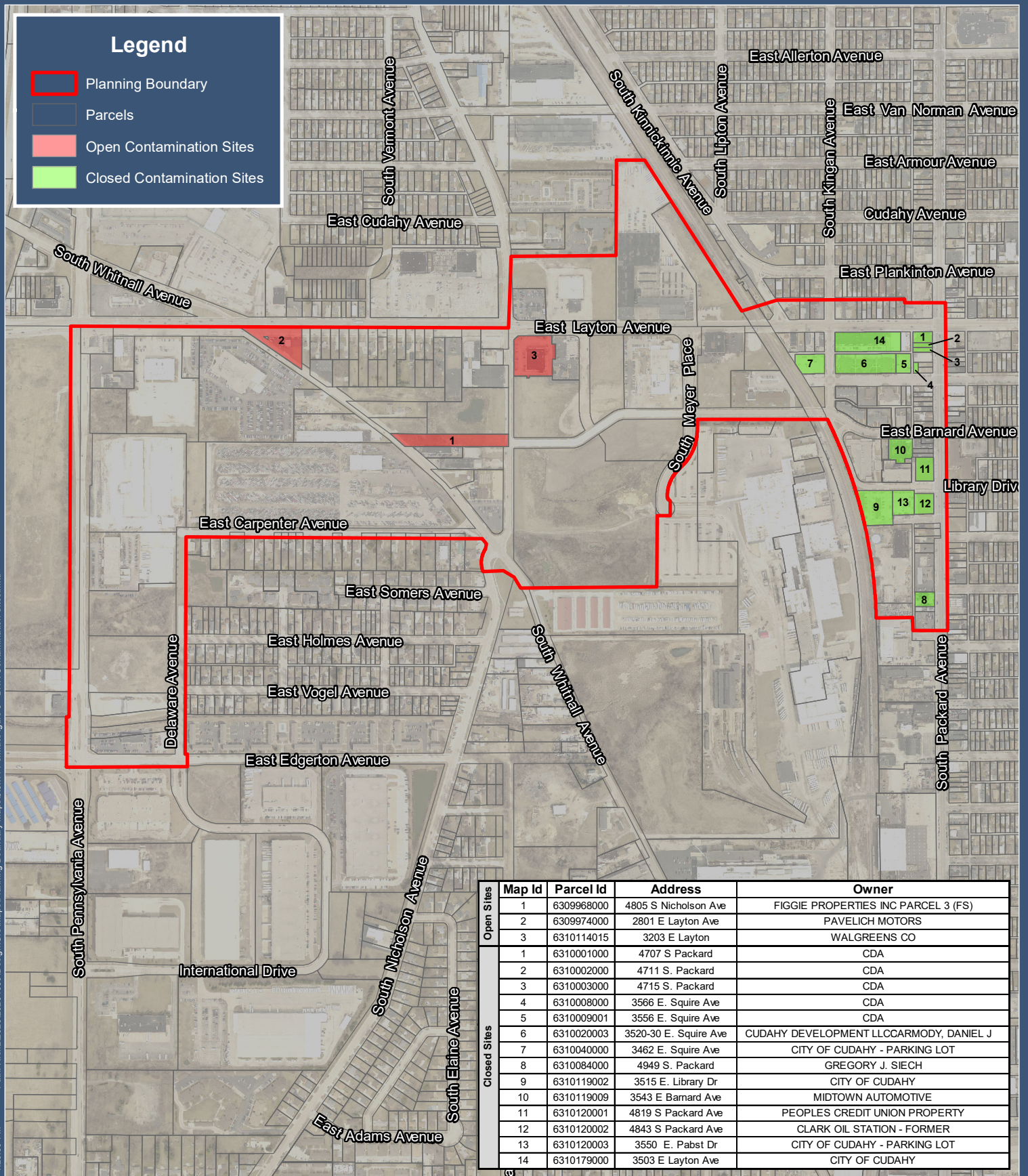
CITY OF CUDAHY
MILWAUKEE COUNTY, WISCONSIN

FIGURE 2

GRaEF

Legend

- Planning Boundary
- Parcels
- Open Contamination Sites
- Closed Contamination Sites



0 400 800
Feet
1 in = 800 ft

DNR CONTAMINATION SITES

PLANNING BOUNDARY

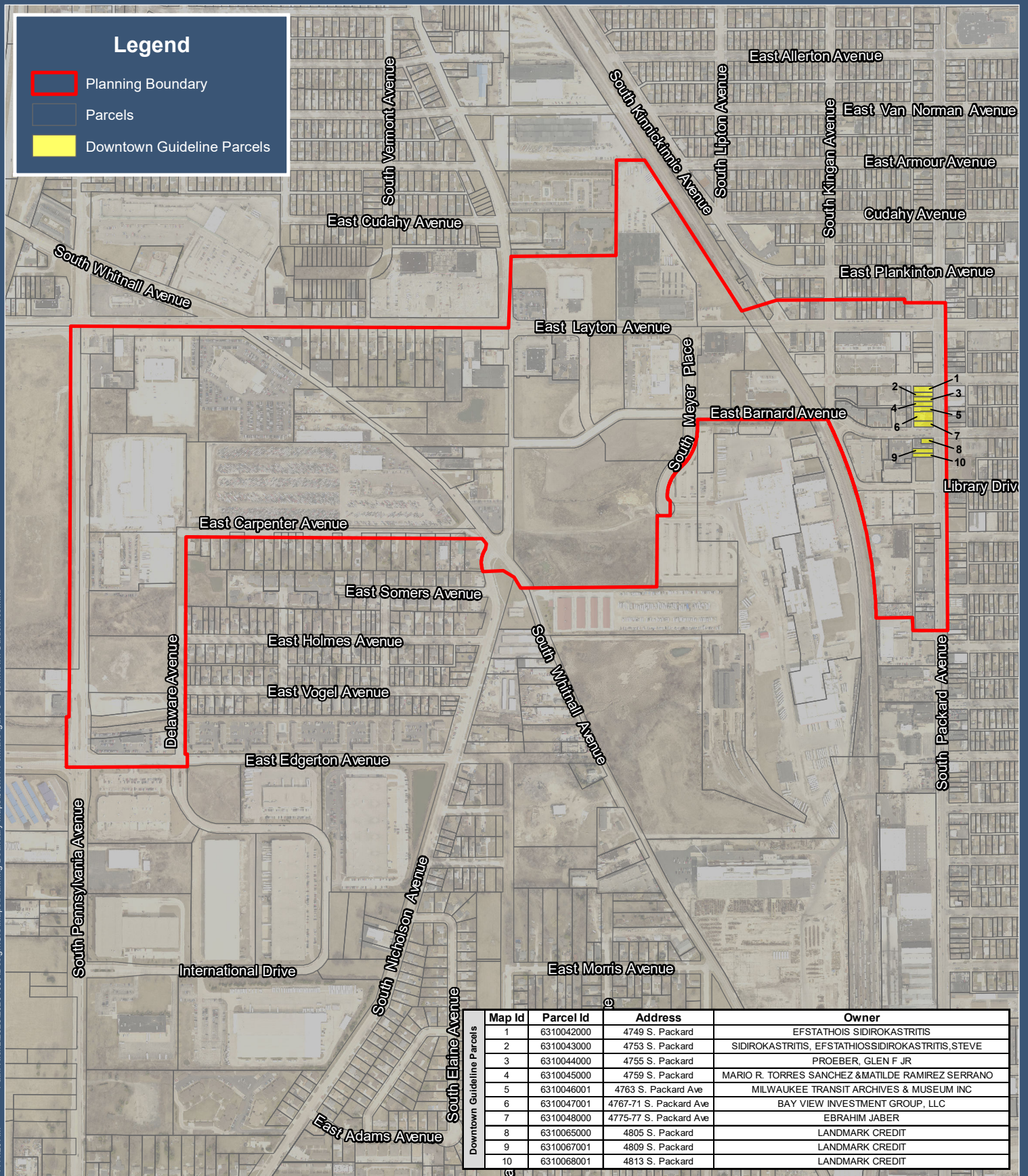
CITY OF CUDAHY
MILWAUKEE COUNTY, WISCONSIN

FIGURE 3

GRaEF

Legend

- Planning Boundary
- Parcels
- Downtown Guideline Parcels



0 400 800
Feet
1 in = 800 ft

DOWNTOWN GUIDELINES

PLANNING BOUNDARY

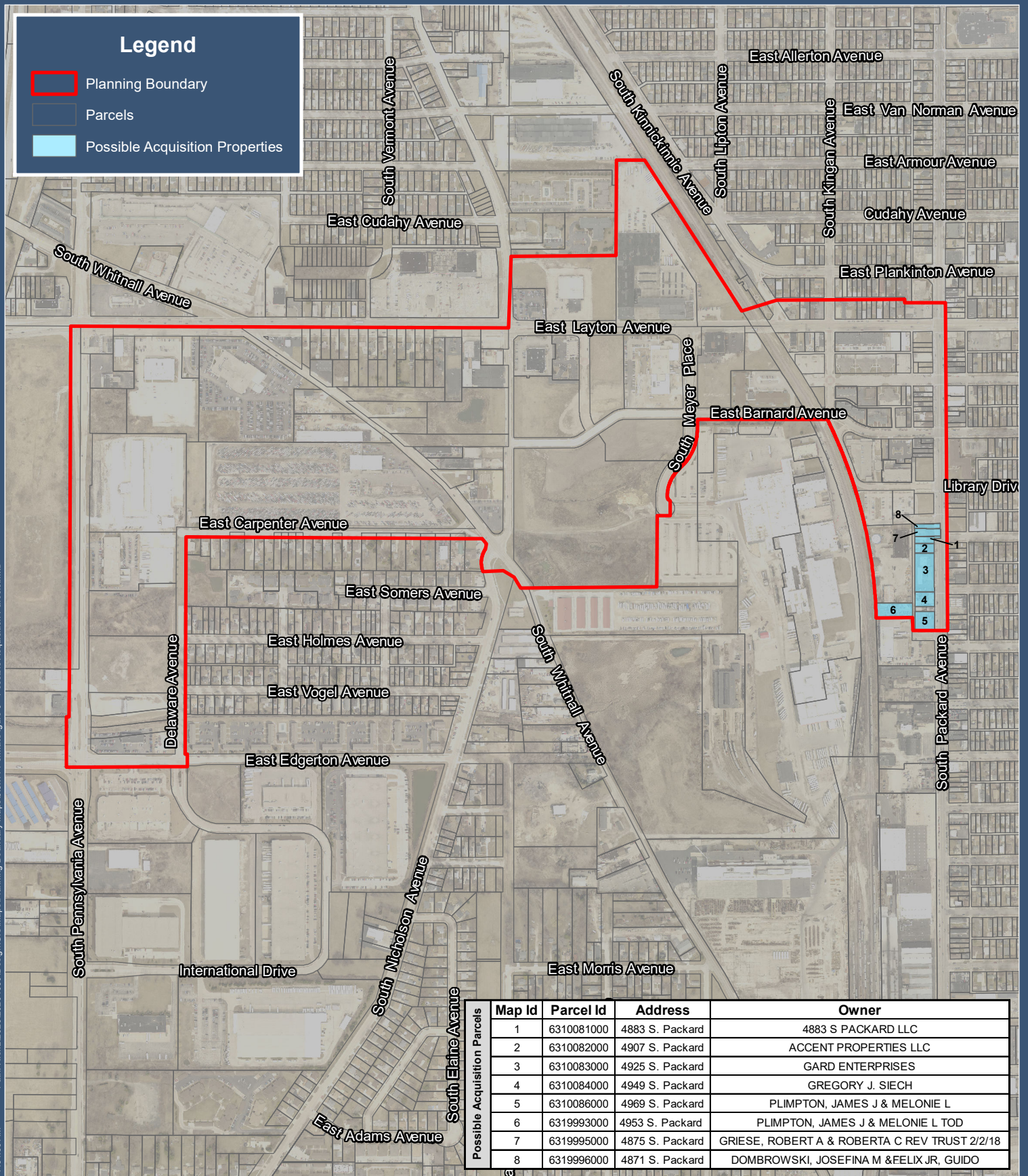
CITY OF CUDAHY
MILWAUKEE COUNTY, WISCONSIN

FIGURE 5

GRaEF

Legend

- Planning Boundary
- Parcels
- Possible Acquisition Properties



0 400 800
Feet
1 in = 800 ft

POSSIBLE ACQUISITION PROPERTIES

PLANNING BOUNDARY

CITY OF CUDAHY
MILWAUKEE COUNTY, WISCONSIN

FIGURE 6

GRaEF

City of Cudahy - Existing Planning Documents

Document Name	Completion Date
---------------	-----------------

Penn Place General Development Plan	September 2016
-------------------------------------	----------------

Lakeside Commons Overlay	2011?
--------------------------	-------

Redevelopment District #1 (A.K.A. Downtown)	1998
--	------

Redevelopment District #2 (A.K.A. Layton/Penn; A.K.A. Gateway District)	2016; 2018 (Amended to include larger boundary)
--	--

Design Guidelines	July 2011
-------------------	-----------

2020 Comprehensive Plan	December 2009
-------------------------	---------------

Gateway Corridor/City Center PUD (Rinka)	Winter 2020?
--	--------------

City-wide Zoning Ordinance	updated 2001
----------------------------	--------------

*Cost estimates subject to change. Numbers provided are preliminary hig

Document Type

Link to document

Regulatory:
Zoning - PUD

[https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Cudahy%20Pennsylvania%20Place%20GDP%20\(9.30.16\).pdf](https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Cudahy%20Pennsylvania%20Place%20GDP%20(9.30.16).pdf)

Regulatory:
Zoning - Overlay

https://library.municode.com/wi/cudahy/codes/code_of_ordinances?nodeId=CO_OR_CH44ZO_ARTIIZODI_DIV24LKLACOOVDI

Economic Development Tool

https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Plan%20Programs%20Initiative/Cudahy%20Final%20Downtown%20Redev%20Plan%20August%201998.pdf

Economic Development Tool

https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Cudahy%20ReDev%20District%20No%20%20%202%20%20Project%20Plan_CDA%20FINAL_2%2023%2016.pdf

Quasi-regulatory:
Planning Tool

https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Plan%20Programs%20Initiative/Cudahy_Design_Guidelines.pdf

Quasi-regulatory:
Planning Tool
Regulatory:
Zoning - PUD

https://www.cudahy-wi.gov/Document_Center/Department/Economic%20Development/Plan%20Programs%20Initiative/Cudahy_Comprehensive_Plan_December_2009_with_graphics.pdf

Regulatory:
Zoning

https://library.municode.com/wi/cudahy/codes/code_of_ordinances?nodeId=COOR_CH44ZO

h-level estimates.

Document Summary

Updated Needed?

Development standards approved by CDA that would regulate any proposed development that comes into this area of land to adhere to the regulations set forth in the document.

No (unless CDA or Council feel that this development is no longer desirable). If the CDA feels that this development is no longer desirable, the PUD could be "removed" (process would be a rezone to just B-5 (with no PUD overlay). Future Land use Map as part of Comp Plan should be clear about what the 20 year vision for this property wants to be (commercial? mixed-use? industrial? park?)

(a) This district is intended to implement the urban design recommendations of the city's comprehensive plan by preserving and enhancing the historic quality of the Lakeside Commons Overlay District, and by attaining a consistent, visually pleasing image for the district. This overlay district is designed to forward both aesthetic and economic objectives of the city by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure the long-term progress and broad participation toward these principles. (b) In addition to the objectives of the city's comprehensive plan, the city design guidelines manual shall also be used as a guide for the implementation of the provisions in this district.

Partial: occurs after Comp Plan completion

Document that identifies "blighted" properties and gives CDA powers to acquire properties to bolster economic value within area through redevelopment.

Yes; occurs after Comp Plan completion

Document that identifies "blighted" properties and gives CDA powers to acquire properties to bolster economic value within area through redevelopment.

Yes; occurs after Comp Plan completion

City-wide design guidelines that include generally good site/building design practices for all development throughout city. The guidelines include 5 sub-areas that have a bit more specificity (Downtown, Layton/Penn Gateway, South Packard Avenue, Lakefront, South Pennsylvania Avenue). Chapter 7 - Signs is primarily specific to downtown only. The guidelines also include specific design guidelines for historic building (specific to downtown area).

No (unless DRB or PC desire an update).
NOTE: Gateway Corridor and City Center PUD (Rinka) would supercede any design guidelines unless specifically noted within the Rinka Plan to reference City's existing design guidelines.

Yes

Much of the existing zoning code includes outdated terminology, outdated referernces to planning law (statutory changes), is in need of re-examining roles of DRB/PC/Council, and other updates. The zoning map should be re-examined with specific reference to existing "PUD" designations throughout city. Specific re-writes to PUD, Conditional Uses, and Signage in needed. Yes

GRAEF recommendation	Cost Estimate*
----------------------	----------------

Amend zoning map to exclude all properties that overlap with new City Center PUD (Rinka)	~\$1000
---	---------

Document needs to be updated at a minimum to reflect current conditions and accurately portray future development vision being discussed as part of City Center Plan (Rinka). This would take the form of a "Plan Amendment"	~\$7000
--	---------

Document needs to be updated at a minimum to reflect current conditions and accurately portray future development vision being discussed as part of Gateway Corridor Plan (Rinka). This would take the form of a "Plan Amendment". ~\$4,000

As part of the recommendations chapter of Comp Plan, SEWRPC should include a recommendation for City to update the City-wide Zoning Ordinance. Much of the existing zoning code includes outdated terminology, outdated references to planning law (statutory changes), is in need of re-examining roles of DRB/PC/Council, and other updates

Update in 2021 ~\$50,000

Anticipated Schedule

1	Project Initiation	\$	931
a	<i>Transpose relevant text from existing plans to new documents</i>	\$	639
b	<i>Discuss Redevelopment Area boundaries</i>	\$	292
2	Key Document Section Updates	\$	5,642
a	<i>Introduction (No.1 & 2)</i>	\$	250
b	<i>Redevelopment Objectives (No.1 & 2)</i>	\$	403
c	<i>Consistency with Local Plans (No.1 & 2)</i>	\$	403
d	<i>Existing Conditions (No.1 & 2)</i>	\$	500
e	<i>Proposed Land Use & Redevelopment Projects (No.1 & 2)</i>	\$	556
f	<i>Project Implementation (No.1 & 2)</i>	\$	556
g	<i>Proposed Public Improvements and Utilities (No.1 & 2)</i>	\$	125
h	<i>Standards of Population Density, land Coverage and Building Intensity after Development (No. 1 & 2)</i>	\$	125
i	<i>Present and Potential Equalized Value (No. 1 & 2)</i>	\$	1,112
j	<i>Project Financing (No. 1 & 2)</i>	\$	125
k	<i>Performance Standards, Amendments, Relocation of Businesses, Land Disposition, Termination (No. 1 & 2)</i>	\$	125
l	<i>Blighted Area Findings & Determination (No. 1 & 2)</i>	\$	1,112
n	<i>Conclusion (No.1 & 2)</i>	\$	250
3	Table Updates	\$	2,440
a	<i>Table 1: Valuation by Parcel (District 2)</i>	\$	349
b	<i>Table 2: Blight Determination (District 2)</i>	\$	599
c	<i>Table 1: Parcel and Use Listing (District 1)</i>	\$	98
d	<i>Table 2: Valuation by Parcel (District 1)</i>	\$	447
e	<i>Table 3 (new): Blight Determination (District 1)</i>	\$	947
4	Map Updates	\$	686
a	<i>Map 1: Boundary Map (District 1)</i>	\$	98
b	<i>Map 2: Existing Zoning Map (District 1)</i>	\$	196
c	<i>Map 4: Proposed Land Uses (District 1) (eliminate Map 3 & Map 6)</i>	\$	-
d	<i>Map 1: Boundary Map (District 2)</i>	\$	98
e	<i>Map 2: Existing Land Use (District 2)</i>	\$	98
f	<i>Map 3: Existing Zoning (District 2)</i>	\$	98
g	<i>Map 4: Environmental Constraints (District 2)</i>	\$	98
h	<i>Map 5: Proposed Land Uses (District 2)</i>	\$	-
5	Meetings with City Staff/CDA/City Attorney	\$	1,474
a	<i>Attend two CDA meetings, four staff meetings</i>	\$	1,474
Estimate for Plan Amendments		\$	11,177

[illegible]

Prepared by GRAEF

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 7 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
105	105-2104-501-000	TIF # 1 Tax Increment Fund - Trees Creekside/Crosswinds	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2104-502-000	TIF # 1 Tax Increment Fund - Trees Creekside/Crosswinds	Social Security	0	0	0.00	0.00	0.00
105	105-2104-502-001	TIF # 1 Tax Increment Fund - Trees Creekside/Crosswinds	WI Retirement	0	0	0.00	0.00	0.00
105	105-2104-502-003	TIF # 1 Tax Increment Fund - Trees Creekside/Crosswinds	Life Insurance	0	0	0.00	0.00	0.00
105	105-2104-502-004	TIF # 1 Tax Increment Fund - Trees Creekside/Crosswinds	Health Insurance	0	0	0.00	0.00	0.00
105	105-2308-501-000	TIF # 1 Tax Increment Fund - Iceport Project	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2308-502-000	TIF # 1 Tax Increment Fund - Iceport Project	Social Security	0	0	0.00	0.00	0.00
105	105-2308-502-001	TIF # 1 Tax Increment Fund - Iceport Project	WI Retirement	0	0	0.00	0.00	0.00
105	105-2308-502-004	TIF # 1 Tax Increment Fund - Iceport Project	Health Insurance	0	0	0.00	0.00	0.00
105	105-2311-501-000	TIF # 1 Tax Increment Fund - Mayors Allocation	Salaries & Wages	20,743	454	20,743.00	20,743.00	20,743.00
105	105-2311-502-000	TIF # 1 Tax Increment Fund - Mayors Allocation	Social Security	1,587	35	1,587.00	1,587.00	1,587.00
105	105-2311-502-001	TIF # 1 Tax Increment Fund - Mayors Allocation	WI Retirement	1,400	0	1,400.00	1,400.00	1,400.00
105	105-2311-502-003	TIF # 1 Tax Increment Fund - Mayors Allocation	Life Insurance	25	0	25.00	25.00	25.00
105	105-2311-502-004	TIF # 1 Tax Increment Fund - Mayors Allocation	Health Insurance	6,695	0	6,695.00	6,695.00	6,695.00
105	105-2311-502-007	TIF # 1 Tax Increment Fund - Mayors Allocation	Travel Allowance	200	0	200.00	200.00	200.00
105	105-2601-501-000	TIF # 1 Tax Increment Fund - KK Plankinton Paving	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2601-502-000	TIF # 1 Tax Increment Fund - KK Plankinton Paving	Social Security	0	0	0.00	0.00	0.00
105	105-2601-502-001	TIF # 1 Tax Increment Fund - KK Plankinton Paving	WI Retirement	0	0	0.00	0.00	0.00
105	105-2601-502-003	TIF # 1 Tax Increment Fund - KK Plankinton Paving	Life Insurance	0	0	0.00	0.00	0.00
105	105-2601-502-004	TIF # 1 Tax Increment Fund - KK Plankinton Paving	Health Insurance	0	0	0.00	0.00	0.00
105	105-2602-501-000	TIF # 1 Tax Increment Fund - MMBM Street Paving	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2602-502-000	TIF # 1 Tax Increment Fund - MMBM Street Paving	Social Security	0	0	0.00	0.00	0.00
105	105-2602-502-001	TIF # 1 Tax Increment Fund - MMBM Street Paving	WI Retirement	0	0	0.00	0.00	0.00
105	105-2602-502-003	TIF # 1 Tax Increment Fund - MMBM Street Paving	Life Insurance	0	0	0.00	0.00	0.00
105	105-2602-502-004	TIF # 1 Tax Increment Fund - MMBM Street Paving	Health Insurance	0	0	0.00	0.00	0.00
105	105-2603-501-000	TIF # 1 Tax Increment Fund - Squire Paving & Street Scape	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2603-502-000	TIF # 1 Tax Increment Fund - Squire Paving & Street Scape	Social Security	0	0	0.00	0.00	0.00
105	105-2603-502-001	TIF # 1 Tax Increment Fund - Squire Paving & Street Scape	WI Retirement	0	0	0.00	0.00	0.00
105	105-2603-502-003	TIF # 1 Tax Increment Fund - Squire Paving & Street Scape	Life Insurance	0	0	0.00	0.00	0.00
105	105-2603-502-004	TIF # 1 Tax Increment Fund - Squire Paving & Street Scape	Health Insurance	0	0	0.00	0.00	0.00
105	105-2604-501-000	TIF # 1 Tax Increment Fund - Kingan Paving	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2604-502-000	TIF # 1 Tax Increment Fund - Kingan Paving	Social Security	0	0	0.00	0.00	0.00
105	105-2604-502-001	TIF # 1 Tax Increment Fund - Kingan Paving	WI Retirement	0	0	0.00	0.00	0.00
105	105-2604-502-003	TIF # 1 Tax Increment Fund - Kingan Paving	Life Insurance	0	0	0.00	0.00	0.00
105	105-2604-502-004	TIF # 1 Tax Increment Fund - Kingan Paving	Health Insurance	0	0	0.00	0.00	0.00
105	105-2701-501-000	TIF # 1 Tax Increment Fund - KK & Plankinton San Sewer	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2701-502-000	TIF # 1 Tax Increment Fund - KK & Plankinton San Sewer	Social Security	0	0	0.00	0.00	0.00
105	105-2701-502-001	TIF # 1 Tax Increment Fund - KK & Plankinton San Sewer	WI Retirement	0	0	0.00	0.00	0.00
105	105-2701-502-003	TIF # 1 Tax Increment Fund - KK & Plankinton San Sewer	Life Insurance	0	0	0.00	0.00	0.00
105	105-2701-502-004	TIF # 1 Tax Increment Fund - KK & Plankinton San Sewer	Health Insurance	0	0	0.00	0.00	0.00
105	105-2802-501-000	TIF # 1 Tax Increment Fund - Packard, Plank Streetscape	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-2802-502-000	TIF # 1 Tax Increment Fund - Packard, Plank Streetscape	Social Security	0	0	0.00	0.00	0.00
105	105-2802-502-001	TIF # 1 Tax Increment Fund - Packard, Plank Streetscape	WI Retirement	0	0	0.00	0.00	0.00
105	105-2802-502-003	TIF # 1 Tax Increment Fund - Packard, Plank Streetscape	Life Insurance	0	0	0.00	0.00	0.00
105	105-2802-502-004	TIF # 1 Tax Increment Fund - Packard, Plank Streetscape	Health Insurance	0	0	0.00	0.00	0.00
105	105-4220-402-006	TIF # 1 Tax Increment Fund - Shared Taxes & State Aids	Exempt Computer Aid	20,000	27,310	0.00	0.00	0.00
105	105-4220-402-009	TIF # 1 Tax Increment Fund - Shared Taxes & State Aids	PERSONAL PROPERTY AID	0	171,327	0.00	0.00	0.00
105	105-4700-401-000	TIF # 1 Tax Increment Fund - Revenues	General Taxes	5,448,512	4,583,093	0.00	0.00	0.00
105	105-4790-417-009	TIF # 1 Tax Increment Fund	Other Revenues	30,000	15,142	0.00	0.00	0.00
105	105-4790-417-010	TIF # 1 Tax Increment Fund	Transfer fr Other Funds	0	0	0.00	0.00	0.00
105	105-4790-417-050	TIF # 1 Tax Increment Fund	TID Reimbursement Pro Plan	21,500	(53,644)	0.00	0.00	0.00
105	105-4790-417-060	TIF # 1 Tax Increment Fund	Neighborhood Stabilization	0	0	0.00	0.00	0.00
105	105-4810-420-006	TIF # 1 Tax Increment Fund - Interest Revenue	Interest Revenue	707	22,926	500.00	500.00	500.00
105	105-5900-501-000	TIF # 1 Tax Increment Fund - Expenses	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-5900-502-000	TIF # 1 Tax Increment Fund - Expenses	Social Security	0	0	0.00	0.00	0.00

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
105	105-5900-502-001	TIF # 1 Tax Increment Fund - Expenses	WI Retirement	0	0	0.00	0.00	0.00
105	105-5900-502-003	TIF # 1 Tax Increment Fund - Expenses	Life Insurance	0	0	0.00	0.00	0.00
105	105-5900-502-004	TIF # 1 Tax Increment Fund - Expenses	Health Insurance	0	0	0.00	0.00	0.00
105	105-5900-503-026	TIF # 1 Tax Increment Fund - Expenses	Accounting Auditing	5,000	0	8,500.00	8,500.00	8,500.00
105	105-5900-503-095	TIF # 1 Tax Increment Fund - Expenses	Transfer from Other Funds	3,719,403	0	0.00	0.00	0.00
105	105-5900-503-096	TIF # 1 Tax Increment Fund - Expenses	Development Incentives	0	0	0.00	0.00	0.00
105	105-5900-503-195	TIF # 1 Tax Increment Fund - Expenses	Development Incentives	0	0	0.00	0.00	0.00
105	105-5900-503-196	TIF # 1 Tax Increment Fund - Expenses	Tax Settlement Payout	0	0	0.00	0.00	0.00
105	105-5900-503-197	TIF # 1 Tax Increment Fund - Expenses	INCORRECT TAXES COLLECTED	0	0	0.00	0.00	0.00
105	105-5910-503-001	TIF # 1 Tax Increment Fund	Interest Expense	0	0	0.00	0.00	0.00
105	105-5995-501-000	TIF # 1 Tax Increment Fund - General Expenses	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-5995-502-000	TIF # 1 Tax Increment Fund - General Expenses	Social Security	0	0	0.00	0.00	0.00
105	105-5995-502-001	TIF # 1 Tax Increment Fund - General Expenses	WI Retirement	0	0	0.00	0.00	0.00
105	105-5995-502-003	TIF # 1 Tax Increment Fund - General Expenses	Life Insurance	0	0	0.00	0.00	0.00
105	105-5995-502-004	TIF # 1 Tax Increment Fund - General Expenses	Health Insurance	0	0	0.00	0.00	0.00
105	105-5995-502-054	TIF # 1 Tax Increment Fund - General Expenses	FSA Account	0	0	0.00	0.00	0.00
105	105-5995-503-097	TIF # 1 Tax Increment Fund - General Expenses	Professional Fees	0	0	0.00	0.00	0.00
105	105-5995-503-099	TIF # 1 Tax Increment Fund - General Expenses	Packard Ave Project	0	0	0.00	0.00	0.00
105	105-9508-501-000	TIF # 1 Tax Increment Fund - Whitnall Resurfacing	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-9508-502-000	TIF # 1 Tax Increment Fund - Whitnall Resurfacing	Social Security	0	0	0.00	0.00	0.00
105	105-9508-502-001	TIF # 1 Tax Increment Fund - Whitnall Resurfacing	WI Retirement	0	0	0.00	0.00	0.00
105	105-9508-502-003	TIF # 1 Tax Increment Fund - Whitnall Resurfacing	Life Insurance	0	0	0.00	0.00	0.00
105	105-9508-502-004	TIF # 1 Tax Increment Fund - Whitnall Resurfacing	Health Insurance	0	0	0.00	0.00	0.00
105	105-9907-503-000	TIF # 1 Tax Increment Fund	Contractual Services	0	42,106	0.00	0.00	0.00
105	105-9907-503-005	TIF # 1 Tax Increment Fund	Other Supplies/Expenses	0	0	0.00	0.00	0.00
105	105-9907-503-007	TIF # 1 Tax Increment Fund	Packard Ave Project	0	0	0.00	0.00	0.00
105	105-9907-503-008	TIF # 1 Tax Increment Fund	Cudahy Farmers Market	0	0	0.00	0.00	0.00
105	105-9907-503-009	TIF # 1 Tax Increment Fund	4906 Packard Morchinek	0	0	0.00	0.00	0.00
105	105-9907-503-010	TIF # 1 Tax Increment Fund	Haven & Sweet Applewood CBRF	0	0	0.00	0.00	0.00
105	105-9907-503-011	TIF # 1 Tax Increment Fund	Angelic Bakery Prof Fees	0	0	0.00	0.00	0.00
105	105-9907-503-012	TIF # 1 Tax Increment Fund	Electric Facility Relocation	0	0	0.00	0.00	0.00
105	105-9907-503-013	TIF # 1 Tax Increment Fund	Remediation of Buildings	0	0	0.00	0.00	0.00
105	105-9907-503-014	TIF # 1 Tax Increment Fund	2014 Squire Ave Projects	0	0	0.00	0.00	0.00
105	105-9907-503-015	TIF # 1 Tax Increment Fund	3503-3555 E Layton Ave	0	0	0.00	0.00	0.00
105	105-9907-503-016	TIF # 1 Tax Increment Fund	3460 E Barnard Ave Project	0	0	0.00	0.00	0.00
105	105-9907-503-017	TIF # 1 Tax Increment Fund	Landmark CU Project	0	0	0.00	0.00	0.00
105	105-9907-503-018	TIF # 1 Tax Increment Fund	North Shore Lender Agreement	0	0	0.00	0.00	0.00
105	105-9907-503-019	TIF # 1 Tax Increment Fund	Nativity of the Lord Project	0	0	0.00	0.00	0.00
105	105-9907-503-020	TIF # 1 Tax Increment Fund	Holy Family Development	0	0	0.00	0.00	0.00
105	105-9907-503-021	TIF # 1 Tax Increment Fund	City Lounge Development	0	0	0.00	0.00	0.00
105	105-9907-503-022	TIF # 1 Tax Increment Fund	3549-53 Layton Ave Project	0	0	0.00	0.00	0.00
105	105-9907-503-023	TIF # 1 Tax Increment Fund	3555 E Pabst Project	0	0	0.00	0.00	0.00
105	105-9907-503-024	TIF # 1 Tax Increment Fund	Audi Project	0	0	0.00	0.00	0.00
105	105-9907-503-025	TIF # 1 Tax Increment Fund	Applewood Distribution Center	0	0	0.00	0.00	0.00
105	105-9907-503-026	TIF # 1 Tax Increment Fund	Audi Road Project	0	0	0.00	0.00	0.00
105	105-9907-503-030	TIF # 1 Tax Increment Fund	Baer Project	0	0	0.00	0.00	0.00
105	105-9907-503-032	TIF # 1 Tax Increment Fund	Leader Card Project	0	0	0.00	0.00	0.00
105	105-9907-503-035	TIF # 1 Tax Increment Fund	Squire Parking Lot Project	0	0	0.00	0.00	0.00
105	105-9907-503-050	TIF # 1 Tax Increment Fund	TID # 1 Project Plan Escrow	0	0	0.00	0.00	0.00
105	105-9908-501-000	TIF # 1 Tax Increment Fund - Economic Developer	Salaries & Wages	0	0	0.00	0.00	0.00
105	105-9908-502-000	TIF # 1 Tax Increment Fund - Economic Developer	Social Security	0	0	0.00	0.00	0.00
105	105-9908-502-001	TIF # 1 Tax Increment Fund - Economic Developer	WI Retirement	0	0	0.00	0.00	0.00
105	105-9908-502-003	TIF # 1 Tax Increment Fund - Economic Developer	Life Insurance	0	0	0.00	0.00	0.00
105	105-9908-502-004	TIF # 1 Tax Increment Fund - Economic Developer	Health Insurance	0	0	0.00	0.00	0.00
105	105-9908-502-007	TIF # 1 Tax Increment Fund - Economic Developer	Travel Allowance	0	0	0.00	0.00	0.00

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
105	105-9908-502-008	TIF # 1 Tax Increment Fund - Economic Developer	Educational Reimbursement	0	0	0.00	0.00	0.00
105	105-9908-503-000	TIF # 1 Tax Increment Fund - Economic Developer	Contractual Services	90,000	2,444	53,500.00	53,500.00	53,500.00
105	105-9908-503-001	TIF # 1 Tax Increment Fund - Economic Developer	Meetings	1,000	0	350.00	350.00	350.00
105	105-9908-503-002	TIF # 1 Tax Increment Fund - Economic Developer	Strategic Planning	1,000	0	500.00	500.00	500.00
105	105-9908-503-003	TIF # 1 Tax Increment Fund - Economic Developer	Postage	500	0	200.00	200.00	200.00
105	105-9908-503-005	TIF # 1 Tax Increment Fund - Economic Developer	Other Supplies/Expense	0	0	0.00	0.00	0.00
105	105-9908-503-007	TIF # 1 Tax Increment Fund - Economic Developer	New Equipment	4,000	0	0.00	0.00	0.00
105	105-9908-503-012	TIF # 1 Tax Increment Fund - Economic Developer	Advertising	5,000	0	1,500.00	1,500.00	1,500.00
105	105-9908-503-014	TIF # 1 Tax Increment Fund - Economic Developer	Marketing	5,000	0	1,500.00	1,500.00	1,500.00
105	105-9908-503-015	TIF # 1 Tax Increment Fund - Economic Developer	Telephone	500	0	350.00	350.00	350.00
105	105-9908-503-025	TIF # 1 Tax Increment Fund - Economic Developer	Marketing Analysis	1,500	0	1,500.00	1,500.00	1,500.00
105	105-9908-503-040	TIF # 1 Tax Increment Fund - Economic Developer	Dues & Subscriptions	500	0	0.00	0.00	0.00
105	105-9908-503-051	TIF # 1 Tax Increment Fund - Economic Developer	Planning Tools	15,000	0	2,500.00	2,500.00	2,500.00
105	105-9908-503-055	TIF # 1 Tax Increment Fund - Economic Developer	Professional Fees	10,000	0	8,500.00	8,500.00	8,500.00

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
				2020 BUDGET	2020 MONTH ACTUAL			
Fund	Account Number	Account Header	Account Name		7	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
405	405-2104-501-000	Tif District # 1 - Trees Creekside/Crosswinds	Salaries & Wages	0	0			
405	405-2104-502-000	Tif District # 1 - Trees Creekside/Crosswinds	Social Security	0	0			
405	405-2104-502-001	Tif District # 1 - Trees Creekside/Crosswinds	WI Retirement	0	0			
405	405-2104-502-003	Tif District # 1 - Trees Creekside/Crosswinds	Life Insurance	0	0			
405	405-2104-502-004	Tif District # 1 - Trees Creekside/Crosswinds	Health Insurance	0	0			
405	405-2204-503-124	Tif District # 1 - Library Square	Library Square Initiative	0	0			
405	405-2204-503-125	Tif District # 1 - Library Square	Library Square Interest Pmts	0	0			
405	405-2204-503-126	Tif District # 1 - Library Square	Lib Square Contingency	0	0			
405	405-2308-501-000	Tif District # 1 - Iceport Project # 2308	Salaries	0	0			
405	405-2308-502-000	Tif District # 1 - Iceport Project # 2308	Social Security	0	0			
405	405-2308-502-001	Tif District # 1 - Iceport Project # 2308	WI Retirement	0	0			
405	405-2308-502-004	Tif District # 1 - Iceport Project # 2308	Health Insurance	0	0			
405	405-2308-503-000	Tif District # 1 - Iceport Project # 2308	Payments to Contractors	0	0			
405	405-2308-503-097	Tif District # 1 - Iceport Project # 2308	Professional Fees	0	0			
405	405-2308-503-126	Tif District # 1 - Iceport Project # 2308	Engineer Inspection Fees	0	0			
405	405-2309-503-097	Tif District # 1 - Carpenter Stormwater	Professional Fees	0	0			
405	405-2310-503-000	Tif District # 1 - Carpenter Ave Paving 2310	Payments to Contractors	0	0			
405	405-2311-501-000	Tif District # 1 - Mayors P/R Allocation	Salaries & Wages	0	0			
405	405-2311-502-000	Tif District # 1 - Mayors P/R Allocation	Social Security	0	0			
405	405-2311-502-001	Tif District # 1 - Mayors P/R Allocation	WI Retirement	0	0			
405	405-2311-502-003	Tif District # 1 - Mayors P/R Allocation	Life Insurance	0	0			
405	405-2311-502-004	Tif District # 1 - Mayors P/R Allocation	Health Insurance	0	0			
405	405-2311-502-007	Tif District # 1 - Mayors P/R Allocation	Travel Allowance	0	0			
405	405-2311-503-008	Tif District # 1 - Mayors P/R Allocation	Travel/Auto Allowance	0	0			
405	405-2401-503-000	Tif District # 1	Payments to Contractors	0	0			
405	405-2401-503-005	Tif District # 1	Other Supplies/Expenses	0	0			
405	405-2500-503-000	Tif District # 1	Payments to Contractors	0	0			
405	405-2500-503-097	Tif District # 1	Professional Fees	0	0			
405	405-2599-503-097	Tif District # 1	Professional Fees	0	0			
405	405-2601-501-000	Tif District # 1 - KK - Plankinton Paving	Salaries & Wages	0	0			
405	405-2601-502-000	Tif District # 1 - KK - Plankinton Paving	Social Security	0	0			
405	405-2601-502-001	Tif District # 1 - KK - Plankinton Paving	WI Retirement	0	0			
405	405-2601-502-003	Tif District # 1 - KK - Plankinton Paving	Life Insurance	0	0			
405	405-2601-502-004	Tif District # 1 - KK - Plankinton Paving	Health Insurance	0	0			
405	405-2601-503-000	Tif District # 1 - KK - Plankinton Paving	Payments to Contractors	0	0			
405	405-2601-503-005	Tif District # 1 - KK - Plankinton Paving	Other Supplies/Expenses	0	0			
405	405-2601-503-097	Tif District # 1 - KK - Plankinton Paving	Professional Fees	0	0			
405	405-2602-501-000	Tif District # 1 - MMBM Street Paving	Salaries & Wages	0	0			
405	405-2602-502-000	Tif District # 1 - MMBM Street Paving	Social Security	0	0			
405	405-2602-502-001	Tif District # 1 - MMBM Street Paving	WI Retirement	0	0			
405	405-2602-502-003	Tif District # 1 - MMBM Street Paving	Life Insurance	0	0			
405	405-2602-502-004	Tif District # 1 - MMBM Street Paving	Health Insurance	0	0			
405	405-2602-502-005	Tif District # 1 - MMBM Street Paving	Professional Services	0	0			
405	405-2602-503-005	Tif District # 1 - MMBM Street Paving	Payments to Contractors	0	0			
405	405-2602-503-097	Tif District # 1 - MMBM Street Paving	Professional Fees	0	0			
405	405-2603-501-000	Tif District # 1 - Squire Paving & Streetscaping	Salaries & Wages	0	0			
405	405-2603-502-000	Tif District # 1 - Squire Paving & Streetscaping	Social Security	0	0			
405	405-2603-502-001	Tif District # 1 - Squire Paving & Streetscaping	WI Retirement	0	0			
405	405-2603-502-003	Tif District # 1 - Squire Paving & Streetscaping	Life Insurance	0	0			
405	405-2603-502-004	Tif District # 1 - Squire Paving & Streetscaping	Health Insurance	0	0			
405	405-2603-503-000	Tif District # 1 - Squire Paving & Streetscaping	Payments to Contractors	0	0			
405	405-2603-503-005	Tif District # 1 - Squire Paving & Streetscaping	Other Supplies/Expenses	0	0			
405	405-2603-503-097	Tif District # 1 - Squire Paving & Streetscaping	Professional Fees	0	0			
405	405-2604-501-000	Tif District # 1 - Kingan Paving & St Scapeing	Salaries & Wages	0	0			
405	405-2604-502-000	Tif District # 1 - Kingan Paving & St Scapeing	Social Security	0	0			

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
				2020 BUDGET	2020 MONTH ACTUAL			
Fund	Account Number	Account Header	Account Name		7	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
405	405-2604-502-001	Tif District # 1 - Kingan Paving & St Scapeing	WI Retirement	0	0			
405	405-2604-502-003	Tif District # 1 - Kingan Paving & St Scapeing	Life Insurance	0	0			
405	405-2604-502-004	Tif District # 1 - Kingan Paving & St Scapeing	Health Insurance	0	0			
405	405-2604-503-000	Tif District # 1 - Kingan Paving & St Scapeing	Payments to Contractors	0	0			
405	405-2604-503-005	Tif District # 1 - Kingan Paving & St Scapeing	Other Supplies/Expenses	0	0			
405	405-2608-503-097	Tif District # 1	Other Expenditures Sportsite	0	0			
405	405-2610-503-097	Tif District # 1 - Cobalt Development	Professional Fees	0	0			
405	405-2611-501-000	Tif District # 1 - Edgerton Extension Project	Salaries	0	0			
405	405-2611-502-000	Tif District # 1 - Edgerton Extension Project	Social Security	0	0			
405	405-2611-502-001	Tif District # 1 - Edgerton Extension Project	WI Retirement	0	0			
405	405-2611-502-003	Tif District # 1 - Edgerton Extension Project	Life Insurance	0	0			
405	405-2611-502-004	Tif District # 1 - Edgerton Extension Project	Health Insurance	0	0			
405	405-2611-503-000	Tif District # 1 - Edgerton Extension Project	Payments to Contractors	0	0			
405	405-2611-503-005	Tif District # 1 - Edgerton Extension Project	Other Supplies/Expenses	0	0			
405	405-2611-503-011	Tif District # 1 - Edgerton Extension Project	Professional Fees	0	0			
405	405-2611-503-097	Tif District # 1 - Edgerton Extension Project	Professional Fees	0	0			
405	405-2701-501-000	Tif District # 1 - KK & Plankinton Sanitary Sewer	Salaries & Wages	0	0			
405	405-2701-502-000	Tif District # 1 - KK & Plankinton Sanitary Sewer	Social Security	0	0			
405	405-2701-502-001	Tif District # 1 - KK & Plankinton Sanitary Sewer	WI Retirement	0	0			
405	405-2701-502-003	Tif District # 1 - KK & Plankinton Sanitary Sewer	Life Insurance	0	0			
405	405-2701-502-004	Tif District # 1 - KK & Plankinton Sanitary Sewer	Health Insurance	0	0			
405	405-2701-503-000	Tif District # 1 - KK & Plankinton Sanitary Sewer	Payments to Contractors	0	0			
405	405-2701-503-005	Tif District # 1 - KK & Plankinton Sanitary Sewer	Other Supplies/Expenses	0	0			
405	405-2701-503-097	Tif District # 1 - KK & Plankinton Sanitary Sewer	Professional Fees	0	0			
405	405-2802-501-000	Tif District # 1 - Packard, Plank Streetscape	Salaries	0	0			
405	405-2802-502-000	Tif District # 1 - Packard, Plank Streetscape	Social Security	0	0			
405	405-2802-502-001	Tif District # 1 - Packard, Plank Streetscape	WI Retirement	0	0			
405	405-2802-502-003	Tif District # 1 - Packard, Plank Streetscape	Life Insurance	0	0			
405	405-2802-502-004	Tif District # 1 - Packard, Plank Streetscape	Health Insurance	0	0			
405	405-2802-503-000	Tif District # 1 - Packard, Plank Streetscape	Payments to Contractors	0	0			
405	405-2802-503-005	Tif District # 1 - Packard, Plank Streetscape	Other Supplies/and Expenses	0	0			
405	405-2802-503-097	Tif District # 1 - Packard, Plank Streetscape	Professional Fees	0	0			
405	405-2802-503-101	Tif District # 1 - Packard, Plank Streetscape	Leader Paper	0	0			
405	405-4600-411-001	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Sanitary Principal	0	0			
405	405-4600-411-002	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Sanitary Interest	0	0			
405	405-4600-411-003	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Laterials Principle	0	0			
405	405-4600-411-004	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Laterials Interest	0	0			
405	405-4600-411-005	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Water Lat Prin.	0	0			
405	405-4600-411-006	Tif District # 1 - 2008 Plankinton, KK Project	Plank, KK Water Lat Int	0	0			
405	405-4790-412-040	Tif District # 1 - Revenues	Iceport Cleanup Grant	0	0			
405	405-4790-417-008	Tif District # 1 - Revenues	WI DOT C&G Grant	0	0			
405	405-4790-417-009	Tif District # 1 - Revenues	Other Revenues	0	0			
405	405-4790-417-050	Tif District # 1 - Revenues	New Meadow View Revenue	0	0			
405	405-4790-417-060	Tif District # 1 - Revenues	Neighborhood Stabilization Gra	0	0			
405	405-4790-417-100	Tif District # 1 - Revenues	Rental Income	0	0			
405	405-4810-420-006	Tif District # 1 - Interest Revenue	Interest Revenue	0	0			
405	405-4930-417-003	Tif District # 1 - Other Financing Sources	Proceeds of Borrowing	0	0			
405	405-4930-417-010	Tif District # 1 - Other Financing Sources	Transfer to other Funds	0	0			
405	405-5995-501-000	Tif District # 1 - General Expenses	Salaries & Wages	0	0			
405	405-5995-502-000	Tif District # 1 - General Expenses	Social Security	0	0			
405	405-5995-502-001	Tif District # 1 - General Expenses	WI Retirement	0	0			
405	405-5995-502-003	Tif District # 1 - General Expenses	Life Insurance	0	0			
405	405-5995-502-004	Tif District # 1 - General Expenses	Health Insurance	0	0			
405	405-5995-502-054	Tif District # 1 - General Expenses	FSA Account	0	0			
405	405-5995-503-005	Tif District # 1 - General Expenses	Other Supplies/Expenses	0	0			

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
				2020 BUDGET	2020 MONTH ACTUAL			
Fund	Account Number	Account Header	Account Name		7	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
405	405-5995-503-095	Tif District # 1 - General Expenses	Transfer to Debt Service	0	0			
405	405-5995-503-096	Tif District # 1 - General Expenses	Transfer to other Funds	0	0			
405	405-5995-503-097	Tif District # 1 - General Expenses	Professional Fees	0	0			
405	405-5995-503-115	Tif District # 1 - General Expenses	Debt Discount & Issue Expense	0	0			
405	405-5995-503-143	Tif District # 1 - General Expenses	Retiree Health Insurance	0	0			
405	405-7014-501-000	Tif District # 1 - Kingan Avenue Project	Salaries	0	0			
405	405-7014-502-000	Tif District # 1 - Kingan Avenue Project	Social Security	0	0			
405	405-7014-502-001	Tif District # 1 - Kingan Avenue Project	WI Retirement	0	0			
405	405-7014-502-003	Tif District # 1 - Kingan Avenue Project	Life Insurance	0	0			
405	405-7014-502-004	Tif District # 1 - Kingan Avenue Project	Health Insurance	0	0			
405	405-7015-502-004	Tif District # 1	Health Insurance	0	0			
405	405-9403-503-000	Tif District # 1 - Layton Ave Landscaping	Payments to Contractors	0	0			
405	405-9403-503-005	Tif District # 1 - Layton Ave Landscaping	Other Supplies/Expenses	0	0			
405	405-9508-501-000	Tif District # 1 - Whitnall Resurfacing Project	Salaries	0	0			
405	405-9508-502-000	Tif District # 1 - Whitnall Resurfacing Project	Social Security	0	0			
405	405-9508-502-001	Tif District # 1 - Whitnall Resurfacing Project	WI Retirement	0	0			
405	405-9508-502-003	Tif District # 1 - Whitnall Resurfacing Project	Life Insurance	0	0			
405	405-9508-502-004	Tif District # 1 - Whitnall Resurfacing Project	Health Insurance	0	0			
405	405-9508-503-000	Tif District # 1 - Whitnall Resurfacing Project	Payments to Contractors	0	0			
405	405-9508-503-005	Tif District # 1 - Whitnall Resurfacing Project	Other Supplies/Expenses	0	0			
405	405-9509-503-097	Tif District # 1	Angelic Bakery Prof Fees	0	0			
405	405-9907-180-503	Tif District # 1 - Downtown Development	Payment to Contractor	0	0			
405	405-9907-503-000	Tif District # 1 - Downtown Development	Contractual Services	0	0			
405	405-9907-503-005	Tif District # 1 - Downtown Development	Other Supplies/Expenses	0	0			
405	405-9907-503-050	Tif District # 1 - Downtown Development	Facade Grants	0	0			
405	405-9907-503-120	Tif District # 1 - Downtown Development	4733 Packard Electric Co	0	0			
405	405-9907-503-128	Tif District # 1 - Downtown Development	Demolition of Buildings	0	0			
405	405-9907-503-129	Tif District # 1 - Downtown Development	Finance & Legal Fees	0	0			
405	405-9907-503-130	Tif District # 1 - Downtown Development	Contractual Services	0	0			
405	405-9907-503-140	Tif District # 1 - Downtown Development	Contractual Services	0	0			
405	405-9907-503-170	Tif District # 1 - Downtown Development	Contractual Services	0	0			
405	405-9907-503-180	Tif District # 1 - Downtown Development	Contractual Services	0	0			
405	405-9907-503-190	Tif District # 1 - Downtown Development	Comprehensive Plan	0	0			
405	405-9907-503-200	Tif District # 1 - Downtown Development	Relocations Costs	0	0			
405	405-9907-503-220	Tif District # 1 - Downtown Development	Acquisition Costs	0	0			
405	405-9907-503-221	Tif District # 1 - Downtown Development	Demolition Iceport	0	0			
405	405-9907-503-222	Tif District # 1 - Downtown Development	Future TIF Projects	0	0			
405	405-9908-501-000	Tif District # 1 - Economic Developer	Salaries & Wages	0	0			
405	405-9908-502-000	Tif District # 1 - Economic Developer	Social Security	0	0			
405	405-9908-502-001	Tif District # 1 - Economic Developer	WI Retirement	0	0			
405	405-9908-502-002	Tif District # 1 - Economic Developer	WI Retirement	0	0			
405	405-9908-502-003	Tif District # 1 - Economic Developer	Life Insurance	0	0			
405	405-9908-502-004	Tif District # 1 - Economic Developer	Health Insurance	0	0			
405	405-9908-502-005	Tif District # 1 - Economic Developer	Disability Insurance	0	0			
405	405-9908-502-007	Tif District # 1 - Economic Developer	Travel Allowance	0	0			
405	405-9908-502-008	Tif District # 1 - Economic Developer	Educational Reimbursement	0	0			
405	405-9908-503-000	Tif District # 1 - Economic Developer	Contractual Services	0	0			
405	405-9908-503-001	Tif District # 1 - Economic Developer	Meetings	0	0			
405	405-9908-503-002	Tif District # 1 - Economic Developer	Strategic Planning	0	0			
405	405-9908-503-003	Tif District # 1 - Economic Developer	Postage	0	0			
405	405-9908-503-004	Tif District # 1 - Economic Developer	Office Supplies	0	0			
405	405-9908-503-005	Tif District # 1 - Economic Developer	Other Supplies/Expenses	0	0			
405	405-9908-503-007	Tif District # 1 - Economic Developer	New Equipment	0	0			
405	405-9908-503-010	Tif District # 1 - Economic Developer	Downtown Renovation	0	0			
405	405-9908-503-011	Tif District # 1 - Economic Developer	Trade Shows	0	0			

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 7 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
405	405-9908-503-012	Tif District # 1 - Economic Developer	Advertising	0	0			
405	405-9908-503-013	Tif District # 1 - Economic Developer	Brochures	0	0			
405	405-9908-503-014	Tif District # 1 - Economic Developer	Marketing	0	0			
405	405-9908-503-015	Tif District # 1 - Economic Developer	Telephone	0	0			
405	405-9908-503-020	Tif District # 1 - Economic Developer	Facade Improvements	0	0			
405	405-9908-503-022	Tif District # 1 - Economic Developer	Surveys	0	0			
405	405-9908-503-023	Tif District # 1 - Economic Developer	Contact	0	0			
405	405-9908-503-025	Tif District # 1 - Economic Developer	Marketing Analysis	0	0			
405	405-9908-503-033	Tif District # 1 - Economic Developer	Building Maintenance	0	0			
405	405-9908-503-040	Tif District # 1 - Economic Developer	Dues & Subscriptions	0	0			
405	405-9908-503-050	Tif District # 1 - Economic Developer	Facade Grants	0	0			
405	405-9908-503-051	Tif District # 1 - Economic Developer	Planning Tools	0	0			
405	405-9908-503-054	Tif District # 1 - Economic Developer	Water/Sewer	0	0			
405	405-9908-503-055	Tif District # 1 - Economic Developer	Professional Fees	0	0			
405	405-9910-503-000	Tif District # 1 - Land Aquisitions	Contractual Services	0	0			
405	405-9910-503-005	Tif District # 1 - Land Aquisitions	Other Supplies/Expenses	0	0			
405	405-9912-503-000	Tif District # 1 - TID Implementation Service	Contractual Services	0	0			
405	405-9913-503-000	Tif District # 1 - Grant Info Prep	Contractual Services	0	0			
405	405-9914-501-000	Tif District # 1 - Downtown Manager	Salaries & Wages	0	0			
405	405-9914-502-000	Tif District # 1 - Downtown Manager	Social Security	0	0			
405	405-9914-502-001	Tif District # 1 - Downtown Manager	WI Retirement	0	0			
405	405-9914-502-007	Tif District # 1 - Downtown Manager	Travel Allowance	0	0			
405	405-9914-503-000	Tif District # 1 - Downtown Manager	Contractual Services	0	0			
405	405-9914-503-005	Tif District # 1 - Downtown Manager	Other Supplies/Expenses	0	0			
405	405-9914-503-008	Tif District # 1 - Downtown Manager	Travel/Auto Allowance	0	0			
405	405-9914-503-033	Tif District # 1 - Downtown Manager	Building Maintenance	0	0			
405	405-9918-503-000	Tif District # 1 - HNTB Task Order 3	Contractual Services	0	0			
405	405-9920-503-000	Tif District # 1 - GIS Web Site	Contractual Services	0	0			

				12/31/2020	7/31/2020	Dept Request	Dept Request	Wage Study
Fund	Account Number	Account Header	Account Name	2020 BUDGET	2020 MONTH ACTUAL	2021 BUDGET 0%	2021 BUDGET 2%	2021 1/2 Recommend
409	409-4790-401-010	Community Development Authorit - Other Revenues	Transfer to Other Funds	0	0	0.00	0.00	0.00
409	409-4790-417-009	Community Development Authorit - Other Revenues	Other Revenues	0	0	0.00	0.00	0.00
409	409-4790-417-015	Community Development Authorit - Other Revenues	CDA Land Sale 3275 Layton Ave	0	0	0.00	0.00	0.00
409	409-4790-417-016	Community Development Authorit - Other Revenues	CDA Land Sale Square Ave	0	0	0.00	0.00	0.00
409	409-4790-417-100	Community Development Authorit - Other Revenues	Rental Income	0	0	0.00	0.00	0.00
409	409-4810-420-006	Community Development Authorit - Interest Revenue	Interest Revenue	3,700	1,781	500.00	500.00	500.00
409	409-5159-503-088	Community Development Authorit - Credit & Collections	Write Offs	0	0	0.00	0.00	0.00
409	409-5500-504-000	Community Development Authorit - CDA	Contractual Services	0	0	118,000.00	118,000.00	118,000.00
409	409-5500-504-001	Community Development Authorit - CDA	Facade Grant 2009	0	0	0.00	0.00	0.00
409	409-5800-503-000	Community Development Authorit - Rehabilitation Grant Program	Rehab Escrow Account	0	0	0.00	0.00	0.00
409	409-5800-503-001	Community Development Authorit - Rehabilitation Grant Program	Rehab Closing Costs	0	0	0.00	0.00	0.00
409	409-5800-503-002	Community Development Authorit - Rehabilitation Grant Program	Rehab Down Pmt. Assistance	0	0	0.00	0.00	0.00
409	409-5800-503-003	Community Development Authorit - Rehabilitation Grant Program	Neighborhood Loan Program	0	0	0.00	0.00	0.00

Project Type Category	Expense Item	Budget	Expense	Date
CDA	Piqued Consulting - 45 hours per month @95	Fund 105	\$4,275.00	2/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 105	\$4,275.00	3/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 105	\$4,275.00	4/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	5/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	6/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	7/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	8/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	9/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	10/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	11/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	12/1/2021
CDA	Piqued Consulting - 45 hours per month @95	Fund 409	\$4,275.00	1/1/2022
CDA	Graef USA - 45 hours per month @139	Fund 105	\$6,250.00	2/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 105	\$6,250.00	3/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 105	\$6,250.00	4/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	5/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	6/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	7/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	8/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	9/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	10/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	11/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	12/1/2021
CDA	Graef USA - 45 hours per month @139	Fund 409	\$6,250.00	1/1/2022
CDA	Endpoint Solutions Corp - CDA Meeting	Fund 409	\$2,500.00	12/1/2021
CDA	Endpoint Solutions Corp - CDA Meeting	Fund 409	\$2,500.00	4/1/2021
CDA	Endpoint Solutions Corp - CDA Meeting	Fund 409	\$2,500.00	5/1/2021
CDA	2021 Baker Tilly Audit Final TIF#1	Fund 105	\$8,500.00	12/1/2021
CDA	Quarles & Brady	Fund 409	\$10,000.00	12/1/2021
CDA	Quarles & Brady	Fund 105	\$10,000.00	12/1/2021
CDA	Muni Law	Fund 409	\$5,000.00	12/1/2021
CDA	Muni Law	Fund 105	\$5,000.00	1/1/2021

105 Fund Summary (TID#1 Escrow)

\$70,600.00

Jan-Apr

409 Fund Summary

\$101,700.00

May-Dec

Total

\$172,300.00

CDA Balance - 2019 Audit

\$733,016.00

Fund	Invoice#
105-9908-503-000	Jan-2021
105-9908-503-000	Feb-2021
105-9908-503-000	Mar-2021
409-9907-503-000	Apr-2021
409-9907-503-000	May-2021
409-9907-503-000	Jun-2021
409-9907-503-000	Jul-2021
409-9907-503-000	Aug-2021
409-9907-503-000	Sept-2021
409-9907-503-000	Oct-2021
409-9907-503-000	Nov-2021
409-9907-503-000	Dec-2021
105-9908-503-000	Jan-2021
105-9908-503-000	Feb-2021
105-9908-503-000	Mar-2021
409-9907-503-000	Apr-2021
409-9907-503-000	May-2021
409-9907-503-000	Jun-2021
409-9907-503-000	Jul-2021
409-9907-503-000	Aug-2021
409-9907-503-000	Sept-2021
409-9907-503-000	Oct-2021
409-9907-503-000	Nov-2021
409-9907-503-000	Dec-2021
409-9907-503-000	May-Dec 2021
409-9907-503-000	May-Dec 2021
409-9907-503-000	May-Dec 2021
105-9908-503-000	April 2021
409-9907-503-000	May-Dec 2021
105-9908-503-000	Jan-Apr 2021
409-9907-503-000	May-Dec 2021
105-9908-503-000	Jan-Apr 2021

Tax Key #	Property Location	Acres	Land Value	Building Value
6310088001	SUPERIOR HEALTH TEXTILE PROPERTIES LLP 5005 S PACKARD AVE CUDAHY WI 53110	1.961	\$211,000	\$971,900
6310088001 - Estimate of increase in value	SUPERIOR HEALTH TEXTILE PROPERTIES LLP 5005 S PACKARD AVE CUDAHY WI 53110	1.961	\$211,000	\$1,600,000

Comparables				
6319989001	SAL MARIA LLC 5025 S PACKARD AVE CUDAHY WI 53110	1.997	\$319,400	\$180,600
6319988006	STORAGE MASTER, LLC 2601 S MOORLAND RD NEW BERLIN WI 53151	3.118	\$239,300	\$85,700
6319988007	FOUAD ABDULUALIL HIBA ABDULJALIL 5117 S PACKARD AVE CUDAHY WI 53110	1.333	\$114,400	\$71,100
6369998001	ATI LADISH LLC 5481 S PACKARD AVE CUDAHY WI 53110-2244	59.9	\$1,905,900	\$3,713,700

Tax Assessment Increase	16403
Water Usage 10% Increase	8756
	25159
# of Years Lease	10
Total Incremental Tax & Water Revenue	251590
**Recommending 1 time \$20,000 incentive out of CDA balance	20000
Total after Incentive - Net	231590

** If Superior Linen to leave Cudahy, a \$87,000 reduction in utility revenue. Superior Linen our 3rd highest use of water behind Smithfield and ATI.

Total Assessment	2019 Taxes	Taxes Per Assessment	Taxes per Acre	Current Water Usage	Current Water Charges	Current Sewer Charges	Current Charges	10% Inc Water Usage
\$1,182,900	\$30,892	2.61%	\$15,753.19	27,749,244	\$63,193	\$24,367	\$87,560	30,524,168
				Additional Rev				
\$1,811,000	\$47,295	2.61%	\$24,117.86	27,749,244	\$63,193	\$24,367	\$87,560	30,524,168
				Additional Rev			0	
Increase Tax	\$16,403						\$16,403	
Total Inc Rev								
\$500,000	\$13,015	2.60%	\$6,517.28					
\$325,000	\$8,732	2.69%	\$2,800.51					
\$185,500	\$4,782	2.58%	\$3,587.40					
\$5,619,600	\$147,034	2.62%	\$2,454.66					

10% Inc Water Charges	10% Inc Sewer Charges	10% Tot Charges	25% Inc Water Usage	25% Inc Water Charges	25% Inc Sewer Charges	25% Tot Charges	30% Inc Water Usage	30% Inc Water Charges	30% Inc Sewer Charges	30% Tot Charges
\$69,512	\$26,804	\$96,316	34,686,555	\$78,991	\$30,459	\$109,450	36,074,017	\$82,151	\$31,677	\$113,828
		\$8,756				\$21,890				\$26,268
\$69,512	\$26,804	\$96,316	34,686,555	\$78,991	\$30,459	\$109,450	36,074,017	\$82,151	\$31,677	\$113,828
		\$8,756				\$21,890				\$26,268
		\$25,159				\$38,293				\$42,671

Total

Cudahy Remaining TID #1 Expenditures

***Target \$1.7 million of project costs. Actual project costs are \$2,602,000, with \$782,000 to be reimbursed to the City following one year of additional tax increment capture in the year 2022 for eligible housing programs. Net project costs are \$1,820,000.**

**** Housing program activities where escrowed funding will be reimbursed under Wisconsin Statutes 66.1105(6)(g) that allows the City to extend the life of TID #1 one year if 75% of the increment received is used to benefit affordable housing in the City and the remaining portion is used to improve the City's housing stock.**

***** TIF-funded Construction Projects Ongoing or Approved and Out to Bid in 2016.**

Audit Fees: \$25,000

Costs associated with annual audits, and final closeout audit required by statute upon TID closure.

** Neighborhood Improvement Loan Program (NILP): \$200,000

The NILP provides low interest loans under favorable terms to single family buyers and owners, helping to underwrite the costs of converting duplex properties to single family homes and existing unfinished attic space into habitable space; in both instances providing affordable options to Cudahy families seeking to invest in housing that would otherwise be considered functionally obsolete, nonconforming or otherwise substandard, and without such investment would be subject to ongoing loss in value, market appeal and functionality. The City plans to reimburse itself for these project costs under Wisconsin Statutes 66.1105(6)(g) that allows the City to extend the life of TID #1 one year if 75% of the increment received is used to benefit affordable housing in the City and the remaining portion is used to improve the City's housing stock. Under this provision, the City will collect increment in 2022 to reimburse these project costs. The Program is focused on City neighborhoods where census tract data indicates a preponderance of low-moderate income housing.

1. PROGRAM ADMINISTRATION

A. BACKGROUND

The City of Cudahy has compiled various reports and information that address the cities neighborhoods, looking at the mix and condition of its housing stock and surrounding quality of life factors. These reports and information and an understanding of Cudahy's housing conditions, support the need for proactive programs that serve as a catalyst for enhancing Cudahy's aging housing stock, increasing the rate of owner-occupied housing units, and increasing the number of housing units with three or more bedrooms in Cudahy.

This Neighborhood Improvement Loan Program Manual has been modeled off a similar program located in Shorewood, Wisconsin. The City of Cudahy gratefully acknowledges the Village of Shorewood and

their staff for their assistance in the explanation of their program and assistance in the preparation of the implementation of a program in Cudahy Wisconsin.

A Neighborhood Improvement Loan Program (the program) has been established offering home improvement loans for attic improvements and conversions of a two-family dwelling to a single-family. Loans are for one- and two- family dwellings.

B. PROGRAM OBJECTIVE

The primary objectives of this program are to:

1. Increase the number of housing units with three or more bedrooms.
2. Maintain and increase the number of owner-occupied housing units.
3. Eliminate housing conditions that are detrimental to public health, safety and welfare.
4. Converse the existing housing stock.

The intent of the home improvement loan is for funding repairs and improvements to properties where it would otherwise not be possible.

** Neighborhood Preservation Program: \$582,000

The project cost allowance includes \$60,000 for annual administrative expenses associated with the Neighborhood Preservation Program and \$522,000 to pay for direct expenses related to the program. The City plans to reimburse itself for these project costs under Wisconsin Statutes 66.1105(6)(g) that allows the City to extend the life of TID #1 one year if 75% of the increment received is used to benefit affordable housing in the City and the remaining portion is used to improve the City's housing stock. Under this provision, the City will collect increment in 2022 to reimburse these project costs. The Program is focused on City neighborhoods where census tract data indicates a preponderance of low-moderate income housing. Program activities include nuisance abatement, property maintenance enforcement

Economic Development Fund: \$600,000

The Economic Development Fund addresses the cost of staff and department resources required to administer the outstanding contract management and administrative requirements associated with approved development agreements that incur obligations to the City extending into the next several years or through the end of the life of TID #1 in 2021. Staff activities and department resources will also be required to ensure adequate ancillary economic development abutting and adjacent to projects built or under construction occurs so as to secure and preserve the value of TIF assisted development throughout the City in the ensuing years, through the remaining life of TID #1. Such activities may include marketing, land sales, closing costs, attorney's fees, survey work and related activity.

Retail Incentive Program: \$250,000

The Program

The purpose of this program is to serve as a catalyst in recreating a vibrant downtown trade area and marketplace. The incentives are available for all new retail or existing, relocated retail taking occupancy in new construction, mixed-use projects sponsored or approved by the CDA and located within the Lakeside Commons district. Funding for this program is available through the life of TID #1. Funding for qualified applicants will be encumbered on a first come, first served basis.

Eligibility and Requirements

All eligible retail and general business operations permitted under Cudahy's B-3 central business district zoning may apply for program incentive benefits, although preference shall be given to the following retail, entertainment and hospitality uses:

- 1) Dine-in restaurants
- 2) Convenience dining
- 3) Coffee shops
- 4) Specialty grocers, i.e. bakeries, butcher shops, delicatessens, seafood markets, confectionaries, fruit and produce markets, etc.
- 5) Specialty wine, malt beverage and distilled spirits.
- 6) Pubs, taverns and night clubs.
- 7) Retail clothiers
- 8) General merchandise retailers
- 9) Specialty furniture and home furnishings
- 10) Day spas and health fitness
- 11) Beauty and barber shops and related supply stores
- 12) Pharmacies
- 13) Banking and financial services
- 14) Art galleries and fashion exhibits
- 15) Crafting workshops, i.e. - glass blowing, blacksmithing, ceramics and pottery, millinery, antique reclamation, fine woodworking, etc.
- 16) Jewelry stores

17) Music and entertainment media stores

18) Boutique hotels

19) Micro-breweries and brew pubs

Eligible businesses must be for profit, generating sales tax and able to commit to and execute lease terms of a minimum of three years in new construction commercial space made available via CDA partnerships for redevelopment within the downtown district. Participating businesses must also commit to being open for business no less than 30 hours per week. Businesses currently not in the downtown district may be eligible for benefits if relocating to the downtown district and the move does not adversely impact the neighborhood being exited in a significant or lasting manner.

The CDA will review each application on a case-by-case basis and reserves the right to exclude businesses and business activities if they; are not consistent with the approved City redevelopment and development plans; do not benefit or protect the health, safety and welfare of the community; or fail to meet the objectives of this program.

Incentives

Incentives shall be rent subsidies provided in the form of a grant. Business applicants meeting program eligibility and obtaining approval via the review process shall be awarded disbursements payable to both lessee and lessor, with the initial disbursement within 30 days of execution of the original lease and on the anniversary thereof for the following two to four years. The maximum term of benefits is for a five year lease period. The subsidy shall not exceed 30% of the annual square foot cost of leased operating space, with a per project cap of not more than \$50,000 over a five year period.

Selection Criteria

- Qualifications and track record of business owners or managers
- Degree to which the business fills gaps identified in the 2009 Cudahy market study
- Degree to which the business contributes to the entertainment and hospitality theme desired for the downtown district
- Business viability/sustainability
- Business plan
- Financial history
- Hours of Operation
- Scope and scale of customer base
- Storefront plans
- Job creation

Implementation Procedures

- Applicant and landlord must be current on all municipal obligations, including property taxes, special assessments, or utility bills.
- Subsidies terminate if the business closes or fails, or fails to comply with any applicable state and local laws, codes or regulations.
- Prior to subsidy disbursements subsequent to the initial payment, the applicant shall provide the program annually updated financial and tax reports. Failure to do so may result in termination of the subsidy agreement. Reports indicating losses may subject the applicant to additional review and may jeopardize or delay disbursement of outstanding grant balances.
- Staff shall prepare an application and applicant evaluation package based on generally accepted public finance and/or commercial lending underwriting requirements. An application fee of \$100 shall be applied to every application.

Farmer's Market: \$25,000

The Cudahy Farmer's Market is identified by the City of Cudahy's 2020 Comprehensive Plan as an essential element to the revitalization of the Downtown District and a critical community development activity that brings shoppers, traffic and out-of-town visitors to Downtown Cudahy, a district that has been and continues to be the primary focus of City economic development efforts.

***Squire Avenue parking lot – Downtown stormwater management: \$150,000

Design and construction of state and regional regulatory, mandated stormwater management systems required to obtain senior jurisdiction permits for approved in-fill development in the Downtown District.

***Barnard Avenue Extension: \$350,000

Complete the extension of East Barnard Avenue from Sweet Applewood Drive to Nicholson Avenue, completing the planned street grid and traffic circulation facilities through the Sweet Applewood Business District. Bids for this project will be obtained in 2016.

***Haven at Sweet Applewood Cost Additions: \$50,000

Change orders for construction activity on site that were unforeseen as a result of sub-grade environmental conditions of soil issues where cost to remediate was provided by the City through indemnifications under the approved development agreement.

***Audi Development – Construction of new public road: \$250,000

The Community Development Authority of the City of Cudahy and the City Plan Commission both approved the construction of a new public road intersecting South Packard Avenue at the 6100 South Block and extending west just north of the Audi development at 6143 South Packard Avenue. The road construction will provide public access and municipal sewer and water to acreage that was otherwise landlocked behind existing development with frontage on Packard Avenue. Bids for this project will be obtained in 2016.

Contingency (considering construction project costs of \$800,000 x .15): \$120,000

A contingency of 15% of the total escrowed funds will be included as standard best practice since a large portion of activities funded under the escrow balance involves public construction projects where costs only reflect estimates at this time.

Total Escrowed Funding - \$2,602,000.

Funds reimbursed under Wisconsin Statutes 66.1105(6)(g) that allows the City to extend the life of TID #1 one year if 75% of the increment received is used to benefit affordable housing in the City and the remaining portion is used to improve the City's housing stock - \$782,000.

Net TIF costs managed under escrow following TID #1 closure in 2022 and via 2023 reimbursement of housing program expenses through extra year of tax increment capture - \$1,820,000.