

COMMITTEE OF THE WHOLE MEETING AGENDA  
TUESDAY, FEBRUARY 6, 2024, 7:00 PM  
BERLIN COMMON COUNCIL CHAMBERS  
Zoom Meeting ID: 893 1930 8907 Password: 123456

1. Roll Call
2. Virtual Attendees Seated (if necessary)
3. General Public Comments. Registration card required (located at podium in Council Chambers).
4. Approval of Minutes. RECOMMENDATION: Approve the minutes from the December 5, 2023 Committee of the Whole meeting.
5. TID #16 Oak Street Development Update. RECOMMENDATION: Listen to staff presentation with discussion and action as appropriate.
6. 2024 DPW Equipment Purchase Bids. RECOMMENDATION: Recommend to Common Council to approve the bids received.
7. TID #10 North Industrial Park Termination Resolution #24-02 RECOMMENDATION: Recommend to Common Council to approve Resolution #24-02 to terminate TID #10.
8. If necessary, motion to convene into closed session pursuant to Wis Stat §19.85(1) ((c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (*City Administrator Evaluation*)).
9. Reconvene into open session and action as appropriate from closed session discussion.
10. Adjourn.

*Note: In adherence to the City of Berlin Public Meeting Participation Policy, public participation will be allowed under each agenda item at the discretion of the presiding officer, with the exception of the Consent Agenda. Attendees must register their intention to participate on either a general comments section or a specific agenda item prior to the meeting by filling out a Registration Card, which can be obtained from the Internet, City Clerk's office or in the City Hall Council Chambers at the podium. Registration Cards should be turned in prior to the meeting to either the presiding officer or City Clerk.*

CITY OF BERLIN COMMITTEE OF THE WHOLE MEETING MINUTES  
TUESDAY, DECEMBER 05, 2023

Mayor Bruessel called the Committee of the Whole meeting to order at 7:00 p.m. Present: Ald Durtschi, Nigbor and Stobbe. Absent: Boeck, Burgess and Dretske. Staff present: Sara Rutkowski, and Midge Seaman.

Stobbe made a motion to seat Dretske who was attending virtually. Nigbor seconded and the vote carried on a voice vote.

No Public Comments or Attendees.

Durtschi made a motion to approve the minutes from the November 7, 2023 Committee of the Whole Meeting. Nigbor seconded the motion which passed on a voice vote.

Item 5. Rutkowski explained with the new financial software system, she met with Fortifi Bank to meet with the Berlin Branch Manager and Dakota Ross, Treasury Management Officer. After some discussion it was recommended to move the Capital Funds account into a Checking account, and to set up two new bank accounts for TID funds and Internal Employee Benefits to enable better financial analysis throughout the year. Nigbor made a motion to recommend to Common Council to open two new bank accounts for TID funds and Internal Employee Benefits Fund. Motion was seconded by Durtschi and passed on a voice vote.

Item 6. Rutkowski explained the current situation we are in with some outstanding checks dating back to 2002. She explained to the Committee Members we are trying to handle these checks but have run into issues pertaining to the checks not being able to pull through payroll. At this time, Dretske entered the building. Stobbe made a motion to seat Dretske. Nigbor seconded the motion which carried on a voice vote. Council directed staff to issue all checks, regardless if we can find them in the system or not to make sure all get paid. Durtschi made a motion to recommend to council to approve Uncleared Check Financial Policy. Nigbor seconded the motion which passed on a voice vote.

The Mayor asked for a motion to go into closed session for the purpose of discussing the City Administrator's Evaluation. Nigbor requested tabling the discussion until next month so all committee members could be present for the discussion. The group agreed to table the discussion as stated.

At 6:25, Dretske made a motion to adjourn which was seconded by Stobbe and passed on a voice vote.

*Midge Seaman, Deputy Clerk*

## Project Plan & District Boundary

### Tax Incremental District No. 16

in the  
CITY OF BERLIN, WISCONSIN



**March 12, 2024**

(Approved Actions)

Organizational Joint Review Board Meeting Held	February 22, 2024
Public Hearing Held	February 27, 2024
Adopted by Planning Commission	February 27, 2024
Adopted by City Council	March 12, 2024
Adopted by Joint Review Board	March 21, 2024

Prepared in part by:



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

**City of Berlin**  
**TID #16 Project Plan & District Boundary**

**Table of Contents**

**Section 1: City of Berlin Officials ..... 3**

**Section 2: Introduction and Description of District ..... 4**

**Section 3: Summary of Findings ..... 5**

**Section 4: Map of Proposed District Boundary ..... 8**

**Section 5: One Half Mile Radius Map of Proposed District Boundary ..... 9**

**Section 6: Map Showing Existing Uses and Conditions ..... 10**

**Section 7: Preliminary Parcels List and Analysis ..... 11**

**Section 8: Equalized Valuation Test..... 12**

**Section 9: Statement of Kind, Number and Location of Proposed Projects ..... 12**

**Section 10: Maps Showing Proposed Improvements and Uses ..... 14**

**Section 11: Detailed List of Project Costs ..... 15**

**Section 12: Economic Feasibility ..... 16**

**Section 13: Method of Financing and Timing of When Costs are to be Incurred. .... 16**

**Section 14: Annexed Property ..... 19**

**Section 15: Proposed Changes in Zoning Ordinances ..... 19**

**Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances ..... 19**

**Section 17: Relocation ..... 19**

**Section 18: Orderly Development of the City ..... 19**

**Section 19: A List of Estimated Non-Project Costs..... 20**

**Section 20: City Attorney Opinion ..... 20**

**SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS ..... 21**

**SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY ..... 22**

**SECTION 22: EXHIBIT B CITY ATTORNEY OPINION ..... 23**

**SECTION 23: EXHIBIT C TID # 16 BOUNDARY LEGAL DESCRIPTION ..... 23**

**SECTION 24: DISCLAIMER TEXT ..... 24**

## **Section 1: City of Berlin Officials**

### **City Council**

Joel Bruessel	Mayor
Luke Dretske	Aldersperson Ward 1 and Ward 7
Emmett Durtschi	Aldersperson Ward 2
Kristina Boeck	Aldersperson Ward 3
Samantha Stobbe	Aldersperson Ward 4
Joshua Nigbor	Aldersperson Ward 5
Catrina Burgess	Aldersperson Ward 6

### **City Staff**

Sara Rutkowski	City Administrator
Midge Seaman	Deputy Clerk-Treasurer
Caitlin Hilgart	Deputy Clerk-Treasurer

### **Planning Commission**

Joel Bruessel-Mayor	Mary Kubiak
Vacant	Paul Hanan
Carol Hughes	Victoria Hill
Luke A Dretske	

### **Joint Review Board**

Sara Rutkowski	City Representative- Chairperson
Nina Krenz	Green Lake County
Tara Wendt	Moraine Park Technical College
Tricia Polakowski	Berlin Area School District
Vacant	Public Member



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

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

Tax Increment District ("TID") No. 16 contains approximately 27 acres on the north side of the City. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to complete the buildout of vacant platted parcels on Oak Street and the remainder of completion of Oak Street to East Waushara Street. Tax incremental financing is also being proposed for the development of multifamily condos and apartments along various parceled and soon to be newly platted parcels on North Wisconsin Street, West Waushara Street, and River Drive. The City is proposing to provide an estimated \$750,000 in funding to cover the cost of the infrastructure needed to serve the proposed single-family and multi-family developments. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #16 also include the planned future expansion of stormwater enhancements, road extensions/improvements, and future park and recreational amenity additions. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The City anticipates various public improvement project cost expenditures of approximately \$2,341,500 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$4,427,381 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for potential future public improvement projects. The City projects land and improvement values (incremental value) of approximately \$11,293,000 will be created in the TID by the end of 2029. This additional value will be a result of the improvements made and projects undertaken within the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

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

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

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
  - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
  - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
  - To make the area included within the TID suitable for development, the City will need to make a substantial investment to pay costs of some or all the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the City

**City of Berlin**  
**TID #16 Project Plan & District Boundary**

has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

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

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

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

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. The City estimates that 0% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The City confirms 27% percent of the district is land proposed for newly platted residential development adhering to the statute compliance



**City of Berlin**  
**TID #16 Project Plan & District Boundary**

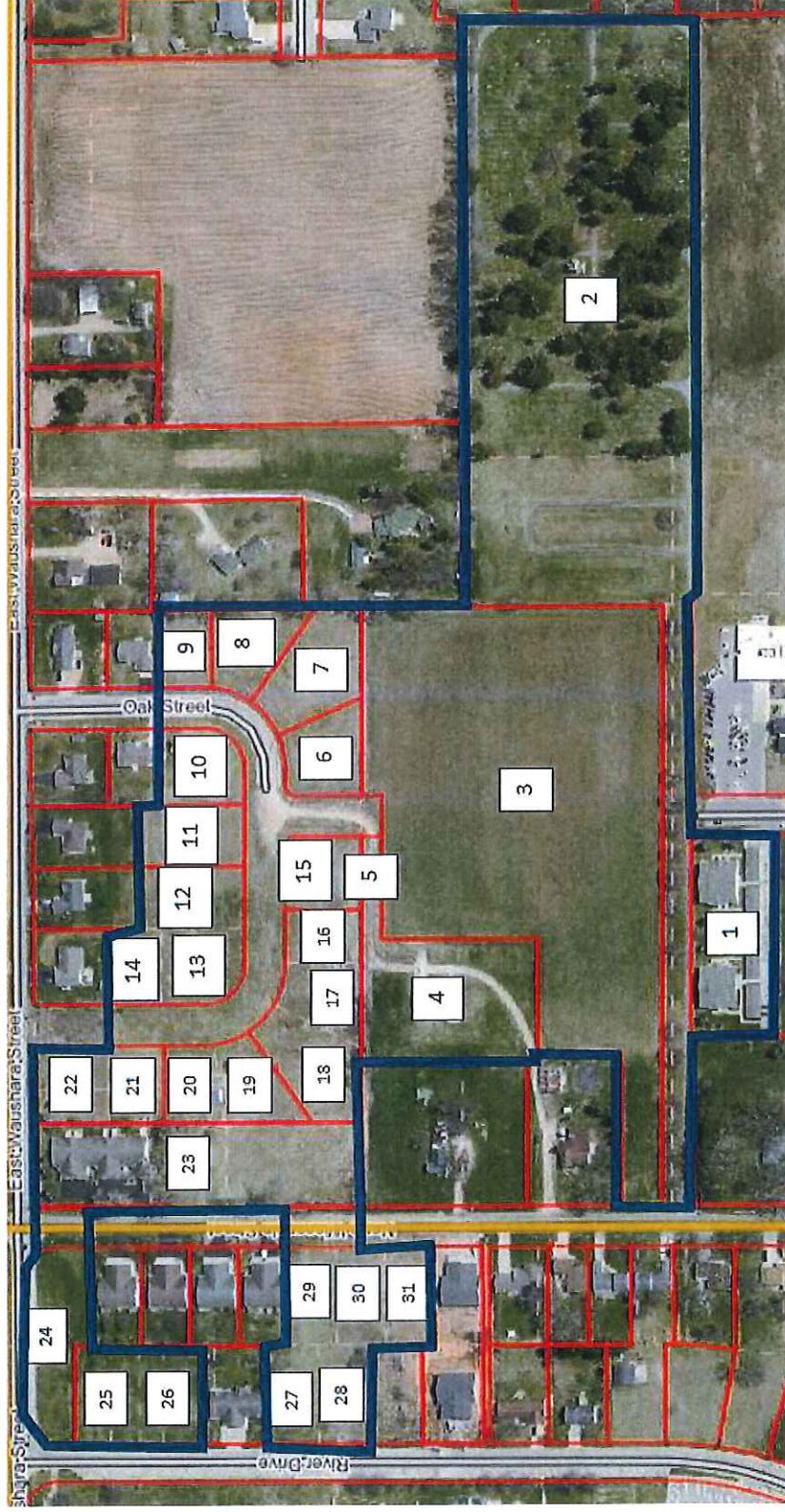
requirement of being less than 35%. Residential housing density is at least three units per acre.

9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

## Section 4: Map of Proposed District Boundary

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

### City of Berlin Tax Increment District # 16



#### Legend

■ Tax Increment District # 16 Boundary

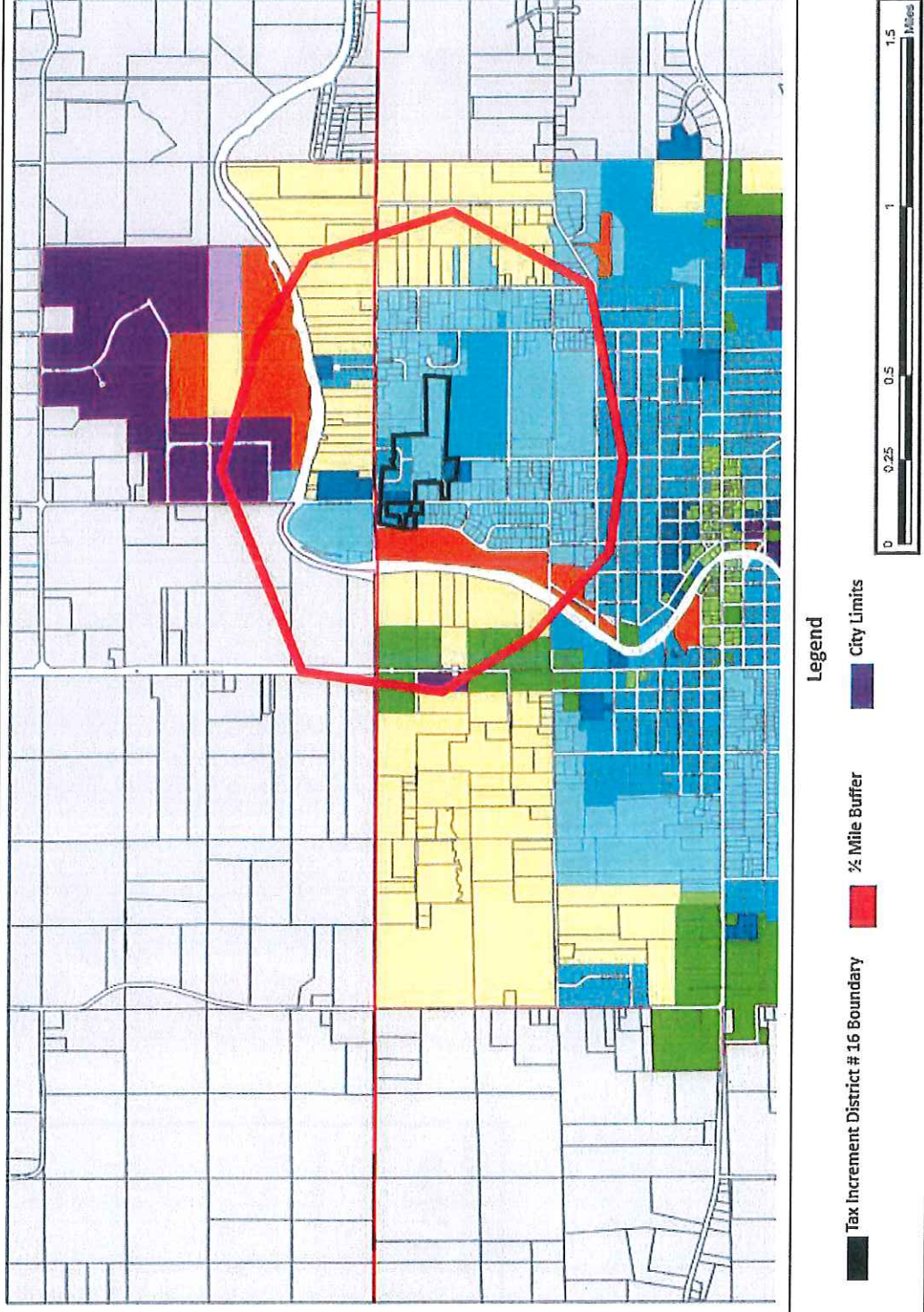
• Parcel boundaries as of 01/09/2024



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

### City of Berlin Tax Increment District # 16

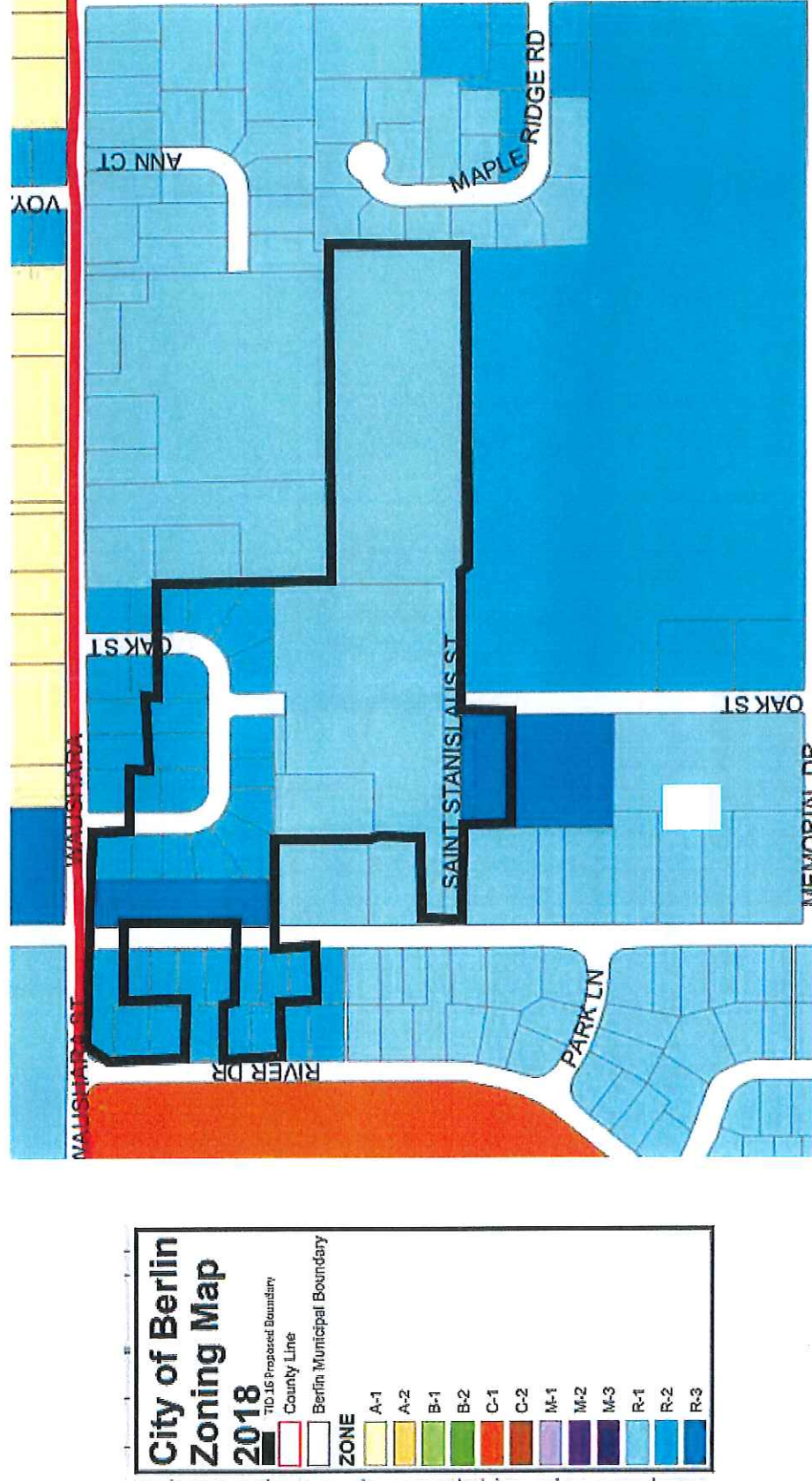
#### One Half Mile Radius Map of Proposed District Boundary



## Section 6: Map Showing Existing Uses and Conditions

### City of Berlin Tax Incremental District # 16

#### Existing Conditions





City of Berlin  
TID #16 Project Plan & District Boundary

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

As of the 01/09/2024 parcel list.

Proposed TIF 16 Creation Boundary Parcels											
Map Parcel #	Tax Parcel #	Address	Condominium Unit	Owner	Acreage	Acreage %	Zoned Use	Land Value	Improvements	Personal Property	Total Valuation
1	206-01083-0000	N/A		ST STANISLAUS CONG	9.31	34%	Exempt	\$ -	\$ -	\$ -	\$ -
2	206-01086-0300	493 Oak St		Excalibur Investments LLC	1.06	4%	Commercial	\$ 40,400.00	\$ 602,800.00	\$ -	\$ 642,200.00
3	206-01082-0200	N/A		Richard L & Krista J Sobieski	7.3	27%	Residential	\$ 34,400.00	\$ -	\$ -	\$ 34,400.00
4	206-01082-0100	N/A		City of Berlin	1.322	5%	Exempt	\$ -	\$ -	\$ -	\$ -
5	206-01082-0300	N/A		City of Berlin	0.13	0%	Exempt	\$ -	\$ -	\$ -	\$ -
6	206-03359-0000	544 Oak Street		N&N Development LLC	0.383	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
7	206-03360-0000	554 Oak Street		Tessaro Properties LLC	0.543	2%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
8	206-03361-0000	560 Oak Street		Mark Frank Dolata	0.379	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
9	206-00362-0000	574 Oak Street		Chris Dolata & Anne Pawlacyk	0.244	1%	Residential	\$ 24,000.00	\$ 120,600.00	\$ -	\$ 144,600.00
10	206-03367-0000	577 Oak Street		N&N Development LLC	0.371	1%	Residential	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00
11	206-03368-0000	545 Riverview Lane		N&N Development LLC	0.397	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
12	206-03369-0000	547 Riverview Lane		Berlin Lots LLC	0.394	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
13	206-03370-0000	551 Riverview Lane		Berlin Lots LLC	0.368	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
14	206-03371-0000	576 Riverview Lane		Berlin Lots LLC	0.24	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
15	206-03358-0000	546 Riverview Lane		N&N Development LLC	0.341	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
16	206-03357-0000	550 Riverview Lane		N&N Development LLC	0.246	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
17	206-03356-0000	552 Riverview Lane		N&N Development LLC	0.317	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
18	206-03355-0000	555 Riverview Lane		N&N Development LLC	0.495	2%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
19	206-03354-0000	559 Riverview Lane		Berlin Lots LLC	0.327	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
20	206-03353-0000	557 Riverview Lane		Berlin Lots LLC	0.266	1%	Residential	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00
21	206-03352-0000	575 Riverview Lane		Martin Revocable Trust, Judith Ann	0.258	1%	Residential	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
22	206-03351-0000	585 Riverview Lane		Martin Revocable Trust, Judith Ann	0.343	1%	Residential	\$ 13,700.00	\$ -	\$ -	\$ 18,700.00
23	206-03308-0000	552 N Wisconsin Street		Chris and Laura F Manski	1.64	6%	Residential	\$ 2,200.00	\$ -	\$ -	\$ 2,200.00
	206-03316-0000	580 N Wisconsin Street	Riverview Condominium # 7 Unit 580	Arlynn Armatoski Living Trust	0	0%	Residential	\$ 13,000.00	\$ 95,800.00	\$ -	\$ 108,800.00
	206-03317-0000	582 N Wisconsin Street	Riverview Condominium # 7 Unit 582	Nancy L Wilson	0	0%	Residential	\$ 13,000.00	\$ 95,800.00	\$ -	\$ 108,800.00
	206-03318-0000	584 N Wisconsin Street	Riverview Condominium # 7 Unit 584	Amanda R and David N Osterberg	0	0%	Residential	\$ 13,000.00	\$ 95,800.00	\$ -	\$ 108,800.00
	206-03319-0000	586 N Wisconsin Street	Riverview Condominium # 7 Unit 586	John A Clauson	0	0%	Residential	\$ 13,000.00	\$ 95,800.00	\$ -	\$ 108,800.00
24	206-03320-0000	588 N Wisconsin Street	Riverview Condominium # 7 Unit 588	Judith A Martin Revocable Trust	0	0%	Residential	\$ 13,000.00	\$ 95,800.00	\$ -	\$ 108,800.00
25	206-01031-0000	N/A		City of Berlin	0.665	2%	Exempt	\$ -	\$ -	\$ -	\$ -
26	206-01032-0000	River Drive		Leora Richardson	0	0%	Residential	\$ 20,800.00	\$ -	\$ -	\$ 20,800.00
27	206-01034-0000	River Drive		Leora Richardson	0	0%	Residential	\$ 20,800.00	\$ -	\$ -	\$ 20,800.00
28	206-01036-0000	552 River Drive		International Investment Group	0	0%	Residential	\$ 9,100.00	\$ -	\$ -	\$ 9,100.00
29	206-01037-0000	554 River Drive		International Investment Group	0	0%	Residential	\$ 9,100.00	\$ -	\$ -	\$ 9,100.00
30	206-01058-0000	551 N Wisconsin Street		International Investment Group	0	0%	Residential	\$ 8,700.00	\$ -	\$ -	\$ 8,700.00
31	206-01057-0000	545 N Wisconsin Street		International Investment Group	0	0%	Residential	\$ 8,700.00	\$ -	\$ -	\$ 8,700.00
31	206-01056-0000	539 N Wisconsin Street		International Investment Group	0	0%	Residential	\$ 8,700.00	\$ -	\$ -	\$ 8,700.00
TOTALS					27.399	100%		\$342,000.00	\$1,201,400.00	\$ -	\$ 1,543,400.00

## **Section 8: Equalized Valuation Test**

The following calculations demonstrate that the City is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID #16, the value increment of all existing Tax Increment Districts will be approximately 3.60%.

### Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	\$ 396,649,000
Limit for 12% Test	\$ 47,597,880
Increment Value of Existing TIDs	\$ 12,750,600
Projected Base Value of New TID	<u>\$ 1,543,400</u>
Total Value Subject to Test	\$ 14,294,000

Compliance ( $\$14,294,000 < \$47,597,880$ )

Meets Requirement

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

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

### 1. STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Oak Street Extension

TOTAL: \$775,000

DESCRIPTION: Extension of Oak Street from end of existing section to Waushara Street and providing storm and sanitary sewer draining to Waushara Street as well as watermain extension with services. Extension of Oak Street to south with storm sewer drainage ditch to Waushara Street.



**City of Berlin**  
**TID #16 Project Plan & District Boundary**

**2. RIVERSIDE PARK IMPROVEMENTS**

LOCATION: Riverview Park

TOTAL: \$200,000

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

**3. DEVELOPER INCENTIVES**

LOCATION: Entire TID

TOTAL: \$985,000

DESCRIPTION: Developers are proposing to complete multiple multifamily and single-family developments throughout the entire proposed TIF district. Potentially developer incentives will be given to assist in the completion of these projects or to cover the park impact fees required for said developments.

**4. STORMWATER MANAGEMENT AND OTHER INFRASTRUCTURE IMPROVEMENTS**

LOCATION: Entire TID

TOTAL: \$350,000

DESCRIPTION: This category includes a potential future stormwater detention pond located within TID 16, drainage and stormwater conveyance system, electrical services improvements, and other infrastructure needed to serve completed residential developments.

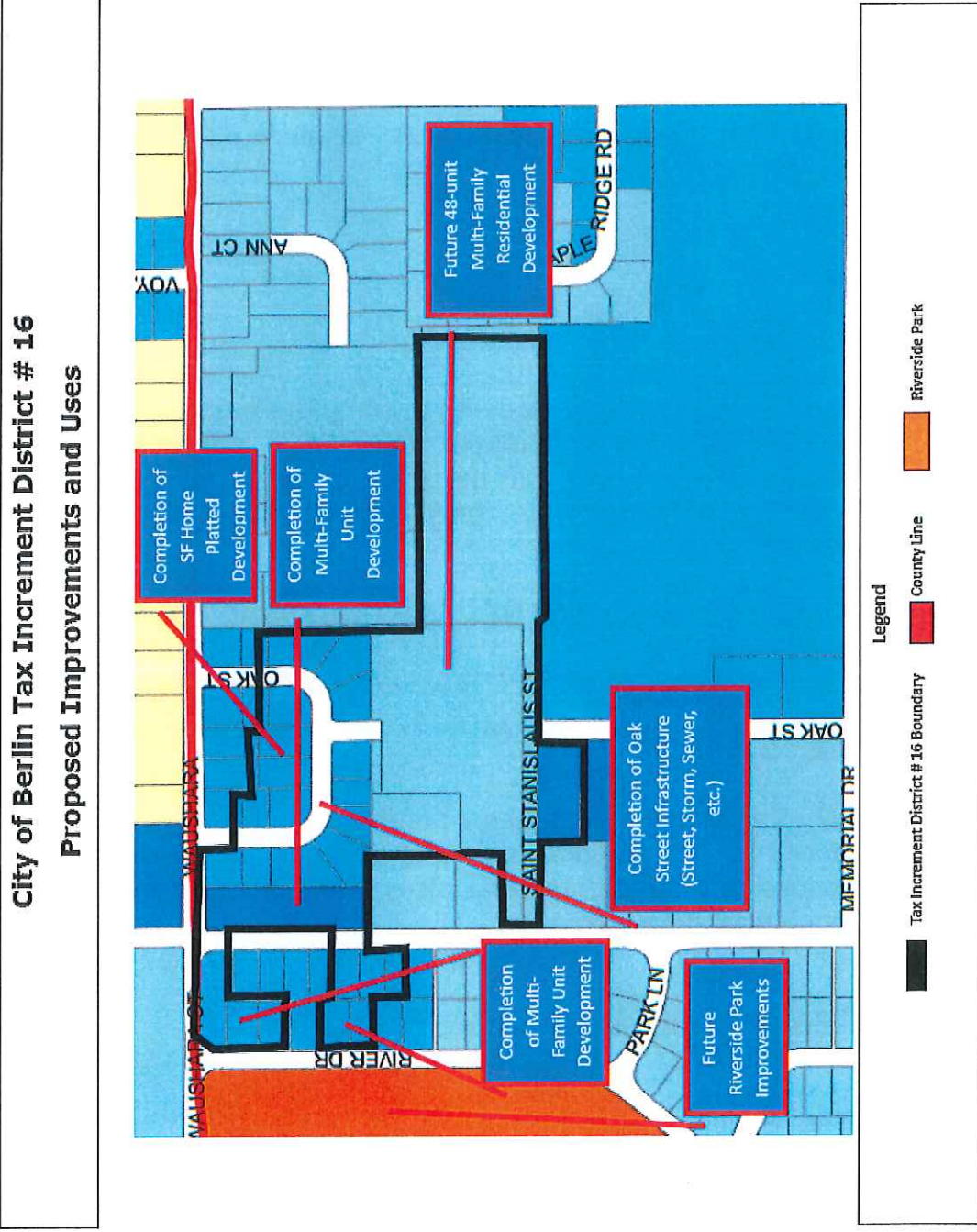
**5. ADMINISTRATIVE / ORGANIZATIONAL FEES**

LOCATION: Entire TID

TOTAL: \$31,500

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

## Section 10: Maps Showing Proposed Improvements and Uses





### **Section 11: Detailed List of Project Costs**

1. STREET/INFRASTRUCTURE IMPROVEMENTS	\$775,000
2. PARK TRAIL IMPROVEMENTS	\$200,000
3. DEVELOPER INCENTIVES	\$985,000
4. STORMWATER MANAGEMENT AND OTHER INFRASTRUCTURE IMPROVEMENTS	\$350,000
5. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	\$31,500
<b>ESTIMATED TOTAL</b>	<b>\$2,341,500</b>

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

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

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

## **Section 12: Economic Feasibility**

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

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #16 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #16. The proforma analyzes expenses based on project plan costs of TID #16 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #16 tax increments will be used to fund project costs and implementation of this Plan will also require that the City issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2044, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

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

The City plans to fund project costs with cash received from future TID #16 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

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

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

**City of Berlin**  
**TID #16 Project Plan & District Boundary**

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the

**City of Berlin**  
**TID #16 Project Plan & District Boundary**

developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

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

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$2,341,500 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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



### **Section 14: Annexed Property**

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

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

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

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

The City does not anticipate that the TID will require any changes in the master plan, map, building codes, and City ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Berlin Comprehensive Plan.

### **Section 17: Relocation**

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

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

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

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

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

### **Section 20: City Attorney Opinion**

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





**SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY**

City of Berlin - TID # 16						
Calculation of the Growth of Estimated Tax Increments by Taxing Entity						
Revenue	Projected Increment	County	City	School District	Technical College	
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 67,492	\$ 18,923	\$ 20,438	\$ 26,030	\$ 2,101	\$ 2,101
2027	\$ 158,583	\$ 44,463	\$ 48,022	\$ 61,162	\$ 4,936	\$ 4,936
2028	\$ 185,134	\$ 51,907	\$ 56,062	\$ 71,402	\$ 5,762	\$ 5,762
2029	\$ 205,831	\$ 57,710	\$ 62,330	\$ 79,385	\$ 6,407	\$ 6,407
2030	\$ 213,612	\$ 59,892	\$ 64,686	\$ 82,386	\$ 6,649	\$ 6,649
2031	\$ 221,471	\$ 62,095	\$ 67,065	\$ 85,417	\$ 6,893	\$ 6,893
2032	\$ 223,975	\$ 62,797	\$ 67,824	\$ 86,382	\$ 6,971	\$ 6,971
2033	\$ 226,504	\$ 63,506	\$ 68,590	\$ 87,358	\$ 7,050	\$ 7,050
2034	\$ 229,058	\$ 64,222	\$ 69,363	\$ 88,343	\$ 7,130	\$ 7,130
2035	\$ 231,638	\$ 64,946	\$ 70,144	\$ 89,338	\$ 7,210	\$ 7,210
2036	\$ 234,244	\$ 65,676	\$ 70,933	\$ 90,343	\$ 7,291	\$ 7,291
2037	\$ 236,876	\$ 66,414	\$ 71,730	\$ 91,358	\$ 7,373	\$ 7,373
2038	\$ 239,534	\$ 67,160	\$ 72,535	\$ 92,383	\$ 7,456	\$ 7,456
2039	\$ 242,218	\$ 67,912	\$ 73,348	\$ 93,419	\$ 7,539	\$ 7,539
2040	\$ 244,930	\$ 68,673	\$ 74,169	\$ 94,464	\$ 7,624	\$ 7,624
2041	\$ 247,669	\$ 69,440	\$ 74,999	\$ 95,521	\$ 7,709	\$ 7,709
2042	\$ 250,435	\$ 70,216	\$ 75,836	\$ 96,587	\$ 7,795	\$ 7,795
2043	\$ 253,228	\$ 70,999	\$ 76,682	\$ 97,665	\$ 7,882	\$ 7,882
2044	\$ 256,050	\$ 71,790	\$ 77,537	\$ 98,753	\$ 7,970	\$ 7,970
2045	\$ 258,900	\$ 72,589	\$ 78,400	\$ 99,852	\$ 8,058	\$ 8,058
<b>TOTALS</b>	<b>\$ 4,427,381</b>	<b>\$ 1,241,332</b>	<b>\$ 1,340,693</b>	<b>\$ 1,707,549</b>	<b>\$ 137,806</b>	<b>\$ 137,806</b>



**SECTION 22: EXHIBIT B CITY ATTORNEY OPINION**



---

**CHIER LAW OFFICE LLC**  
Matthew G. Chier  
Berlin City Attorney

January 26, 2024

Mayor Joel Bruessel  
108 N. Capron Street  
Berlin, WI 54923

RE: City of Berlin Tax Incremental District No. 16  
Opinion Letter Regarding Compliance with Wis. Stat. § 66.1105(4)(f)

Dear Mayor:

As the duly appointed City Attorney to the City Berlin, Wisconsin (the "City"), in connection with the proposed creation of a Tax Incremental District No. 16 (the "District") of the City, I have reviewed certain limited aspects of the Project Plan and District Boundary as presented and proposed in the document entitled Project Plan and District Boundary Tax Incremental District No. 16 in the City of Berlin, Wisconsin, dated March 12, 2024, (the "Project Plan").

I have reviewed the Project Plan, the law, and such other documents as I have deemed necessary to enable me to render this opinion. I have relied upon the statements of fact set forth in the Project Plan, the documents attached as Exhibits to the Project Plan and the documents I deemed necessary to review, without independent verification. I have not undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan.

Based upon review, it is my opinion that the Project Plan is complete and complies with Wis. Stat. § 66.1105(4)(f).

I am licensed to practice law in the State of Wisconsin, and my opinion is restricted to matters pertaining to the laws of the State of Wisconsin.

Sincerely,

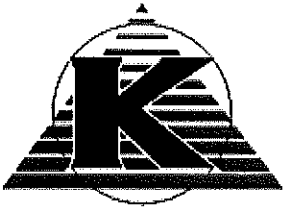
Matthew G. Chier  
Berlin City Attorney

**SECTION 23: EXHIBIT C TID # 16 BOUNDARY LEGAL DESCRIPTION**

**INSERT LEGAL BOUNDARY**

**SECTION 24: DISCLAIMER TEXT**

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.



**KUNKEL ENGINEERING GROUP**

107 Parallel Street

Beaver Dam, WI 53916

Phone (920) 356-9447 / Fax (920) 356-9454

Prepared: 1/31/24 by Basil Orechwa, PE

**City of Berlin, Wisconsin TID 16 Boundary Description**

Commencing at the NW corner of the NW1/4 of Section 3, T17N, R13E;  
then southeasterly to the northwest corner of Riverview Condominium #7 Plat, said corner is at the intersection of the south right of way line of Waushara Street and East right of way line of North Wisconsin Street, and to the point of beginning;

- then easterly, along the south line of East Waushara Street, to the NE corner of Lot 1, Riverview Subdivision Plat;
- then southerly, to the SE corner of said Lot 1;
- then easterly, to the NW corner of Lot 21, Riverview Subdivision Plat;
- then easterly, to the NE corner of said Lot 21, being a point in the west line of Lot 23, Riverview Subdivision Plat;
- then southerly, along the west line of said Lot 23, to the NW corner of Lot 19, Riverview Subdivision Plat;
- then easterly, to the NE corner of Lot 18, Riverview Subdivision Plat;
- then southerly, along the east line of said Lot 18 to the NW corner of Lot 17, Riverview Subdivision Plat;
- then easterly, to the NE corner of said Lot 17, being a point in the west right of way line of Oak Street;
- then easterly, to the NW corner of Lot 12 Riverview Subdivision Plat, being a point on the east right of way line of Oak Street;
- then easterly, along the north line said Lot 12, to the NE corner of said Lot 17;
- then southerly, along the east line of Lot 12, 11, and 10 of said Riverview Subdivision Plat to the NE corner of Lot 1, CSM 3037;
- then southerly, along the east line of said Lot 1 to the SW corner of Lot 2 of CSM 1080
- then easterly, along the north line of Assessors Plat #1, Lot 8A and Lot 9, to a point in the west line of Maple Ridge Farm Subdivision Plat, Lot 1;
- then southerly, along the west line of Maple Ridge Farm Subdivision Plat, to the NE corner of Lot 1 of the CSM 3525;
- then westerly, northerly, and westerly, along the north line of CSM 3525, to a point in the east right of way line of Oak Street;
- then westerly, to a point in the west right of way line of Oak Street, said point also being the NE corner of CSM 1490;
- then southerly, along the west right of way line of Oak Street, to the SE corner of CSM 1490;
- then westerly, to the SW corner of CSM 1490;
- then northerly, to the NE corner of Assessors Plat #1 Lot 15;
- then westerly, to the NW corner of Assessors Plat #1 Lot 15, being a point in the east right of way line of North Wisconsin Street;
- then northerly, along the east right of way line of North Wisconsin Street, to the SW corner of Lot 1, CSM 2689;
- then easterly, along the south line of said CSM to the SE corner of Lot 1;
- then northerly, along the east line of said Lot 1, to a point on the south line of Lot 1 of CSM 2268;
- then westerly, along said south line to the SW corner of Lot 1 of CSM 2268;



- then northerly, along the west line of CSM 2268, to a point in the south line of Lot 5, Riverview Subdivision Plat;
- then westerly, along the south line of said Lot 5 and the south line of Riverview Condominium #7 Plat, and a westerly projection, to a point in the west right of way line of North Wisconsin Street, said point is on the east line of Lot 27 Block C of the North Park Subdivision Plat;
- then southerly, along the west right of way line of North Wisconsin Street, to the SE corner of Lot 26, Block C, North Park Addition Subdivision Plat;
- then westerly, along the south line of said Lot 26, to the SW corner of said Lot 26;
- then northerly, along the west line of said Lot 26 and the east line of Lot 8, Block C, North Park Addition Subdivision Plat, to the SE corner of Lot 7, Block C, North Park Addition Subdivision Plat;
- then westerly, along the south line of said Lot 7, to the SW corner of said Lot 7, being a point in the east right of way line of River Drive;
- then northerly, along the east line of River Drive, to the NW corner of Lot 6, Block C, North Park Addition Subdivision Plat;
- then easterly, along the north line of said Lot 6, to the NE corner of said Lot 6;
- then southerly, along the east line of said Lot 6, to the NW corner of Lot 28, Block C, North Park Addition Subdivision Plat;
- then easterly, along the north line of said Lot 28 and its easterly projection, to a point on the east right of way line of North Wisconsin Street, said point is also on the West Line of the Riverview Condominium #7 Plat;
- then northerly, along the east right of way line of North Wisconsin Street, to a point on an easterly projection of the south line of Lot 1, Block C, North Park Addition Subdivision Plat;
- then westerly, along the south line of said Lot 1 and its easterly projection, to the SW corner of said Lot 1, said point is also on the east line of Lot 1 of CSM 2637;
- then southerly, along the east line of lots 1 and 2 of CSM 2637 to the SE corner of Lot 2 of said CSM;
- then westerly, along the south line of said CSM 2637 to the SE corner of Lot 2, said point is also on the east right of way line for River Drive;
- then northerly, along the said right of way line to the NW corner of Lot 1 of CSM 2637, said point is also on the east line of Lot 2 of the North Park Addition Subdivision Plat;
- then northerly, along the said right of way and west line of said Lot 2 to a curve in the right of way;
- then northeasterly along a curve to the east to a point on the south right of way line of East Waushara Street;
- then easterly along the said south right of way line to a point at the start of a curve to the south in the right of way;
- then southeasterly to the NW corner of the Riverview Condominium #7 Plat and the point of beginning.

DATE: 1/30/2024

TO: Committee Of The Whole

FROM: Scott Zabel

**RE: 2024 DPW EQUIPMENT PURCHASE BIDS.**

BACKGROUND: During the 2024 budget discussions council approved \$1,830,000.00 to be used to purchase equipment for the Public Works Department. The advertisement to bid was published January 11<sup>th</sup> & 18<sup>th</sup> and bids were accepted until January 26<sup>th</sup>. In the packet are the list of equipment to be purchased with the amounts that were budgeted along with the actual bid prices per each piece of equipment. You will also find the cost section of each low bid submitted. Some units came in under and some came in a little higher than the estimated budgeted cost but overall the total cost is still well within what was budgeted. Line 4 ( JET-VAC) on the actual cost sheet is marked as pending because we are trying to determine what type of unit would work best for the dept. (vac-truck versus a vac- trailer). We will be demonstrating a few different varieties in the coming months to make sure we get the piece of equipment that works best.

RECOMMENDATION: Recommend to common council to approve the bids received and approve the purchase of equipment for the Public Works Department.

The first amount on each line is the budgeted cost per each piece of equipment and the second amount in parenthesis is the actual lowest bid price submitted.

1. Wheel loader \$240k (\$238,000.00)
2. 2, Snow plows \$480k (\$483,292.00)
3. Street sweeper \$300k (\$292,500.00)
4. Jet-vac \$260k (PENDING)
5. 2 pickup trucks \$110k (\$95,157.68)
6. Cemetery dump/pickup \$80k (\$84,579.40) Oakwood Cemetery contributes \$40,00.00.
7. 5yd. dump truck \$180k (\$181,112.00)
8. Stump grinder \$30k (\$27,134.00)
9. Royer 182 dirt shredder \$40k (\$40,495.00)
10. Track skid steer with attachments. \$150k (\$112,075.00)

The total cost excluding the jet-vac is \$1,514,345.08

The total cost including the budgeted cost for the jet-vac is \$1,774,345.08

The anticipated budgeted amount was \$1,830,000.00





**EQUIPMENT COMPANY, INC.**

**13001 W. SILVER SPRING DR. • BUTLER, WI 53007**

MAILING ADDRESS: P.O. BOX 912 BUTLER, WISCONSIN 53007-0912  
PHONE (262) 781-3770  
FAX (262) 781-3495

**BRANCH OFFICES:**

**MADISON, WI**  
5005 Cake Parkway  
DeForest, WI 53532  
(608) 846-9600

**GREEN BAY WI**  
1800 N. Ashland Ave.  
P.O. Box 5276  
DePere, WI 54115-5276  
(920) 336-3601

**EAU CLAIRE, WI**  
2727 Alpine Rd.  
P.O. Box 478  
Eau Claire, WI 54702-0478  
(715) 835-6133

January 9, 2024

City of Berlin

**ARING EQUIPMENT COMPANY** is pleased to offer you the following quotation for your consideration:

**ONE –NEW VOLVO L90H Wheel Loader**

Equipped as follows:

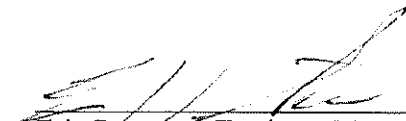
- 4 – Rims (3pc) for 20.5 or 600 tires
- Engine D6J (Tier 4F) US
- Fuel fill strainer
- Delayed engine shutdown
- Reversible cooling fan
- Rimpull
- Volvo airsusp, heated, 2 pt. 3" belt
- Air conditioning with ACC (automatic climate control)
- Radio Bluetooth/USB/AUX no CD (must select WL44001 or WL440002)
- LH Radio mounting kit including 20 amp converter, speakers & 12v outlet
- Steering knob
- Sliding window in door
- ACC Fahrenheit decal only
- Universal key
- Secondary steering, electric
- Lunch box holder
- Anchorage manual
- Co-pilot with rear view camera + OBW hardware (must select WL88205)
- Operator Coaching Start
- Operator Coaching Advanced (requires WL45052 & WL88205 OBW hardware and software)
- OnBoard Weighing Software (must select WL45051 or WL45052 and WL88202)
- LOTO, Lock out tag out
- Back up alarm
- EL Hydraulic 2 functions
- Max boom height
- Oil sampling ports
- Footsteps, front frame
- Footstep, right side
- Boom Suspension System ( "Ride Control", includes single acting lift system)

- Decals, English/Spanish
- Cover plates, rear frame
- Frame, life time warranty
- CareTrack Connectivity 4 yr. subscription
- CareTrack, GSM/Satellite
- De-activate SAT
- 20R25\*L-2 Michelin Snoplus (4) tires
- Full coverage fenders rear for standard tires
- Engine block heater, 120V
- Forward view mirror for visibility over large buckets
- Left hand armrest for Volvo airsusp. seats. Incompatible w/ CDC (comfort drive control)
- Rearview mirrors, el. adj. & heat
- LED Power Package
- Warning beacon, LED
- EL Hydraulic 4 functions (hydraulic and 3<sup>rd</sup> function detent function included)
- Separate attachment locking, std.boom
- Tow hitch
- Attachment bracket (must select hook-on attachments)
- 108" 3.5cuyd H/O HD GP bucket
- 108" 3pc Bolt-on edge kit, STE only

**PRICE..... \$ 238,000.00**

**Optional Dymax Grapple Bucket (DS-BK-GL-3.25CYD- WL-60) - \$34,200.00**

Sincerely,

  
 Eric Peterson, Territory Manager

**Quality Truck Care Center  
2125 French Road  
De Pere, WI 54115**

**JANUARY 08,2024**

**CITY OF BERLIN  
DEPARTMENT OF PUBLIC WORKS  
108 N.CAPON ST.P.O.BOX 272  
BERLIN ,WI.54923**

Quality Truck Care Center thanks you for the opportunity to quote a 2026 MODEL YEAR Western Star 47X SF SINGLE AXLE TWO SNOW PATROL TRUCK.

Quality Truck Care Center Quote is	<b>\$276,560.00</b>
MONROE TRUCK equipment package	<b>\$206,732.00</b>

**AT THIS TIME            TOTAL:    \$ 483,292.00**

**QUALITY TRUCK CARE CENTER COULD GET THE CHASSIS BY  
QUARTER 2 OF 2025**

Dennis Gorman  
[dgorman@qualitytruck.net](mailto:dgorman@qualitytruck.net)  
920-410-6712





**MACQUEEN**  
EQUIPMENT



**MACQUEEN**  
EMERGENCY

MacQueen Equipment  
N60 W15835 Kohler Lane  
Menomonee Falls, WI 53051  
262-252-4744 • 800-252-4799

**Ship To:** CITY OF BERLIN  
108 N. CAPRON STREET  
BERLIN, WI 54923

**Invoice To:** CITY OF BERLIN  
108 N Capron St  
Po Box 272  
Berlin WI 54923

Branch 02 - MENOM FALLS WI		
Date 01/25/2024	Time 10:43:57 (O)	Page 1
Account No BERLI001	Phone No 9203615400	Est No 00 Q01328
Ship Via		Purchase Order QUOTE
Tax ID No		
BRIAN WALDER		Salesperson 392

**EQUIPMENT ESTIMATE - NOT AN INVOICE**

Description                      \*\* Q U O T E \*\*                      EXPIRY DATE: 02/24/2024                      Amount

NEW 2024 ELGIN PELICAN NP WITH DUAL GUTTER BROOMS                      292500.00  
INCLUDES ALL STANDARD FEATURES PLUS THE FOLLOWING OPTIONS:  
-DUAL AIR RIDE, HI-BACK SEATS  
-HEATED AND MOTORIZED MIRRORS  
-LED STOP/TAIL/TURN LIGHTS  
-DUAL SIDEBROOM TILT W/ INDICATORS  
-LOWER CONVEYOR WASHOUT  
-RIGHT HAND LIMB GUARD  
-GREASABLE DIRT SHOES  
-AM/FM/CD W/ (2) MAP LIGHTS  
-PELICAN NP SERVICE MANUAL  
-JOHN DEERE SERVICE MANUAL

Authorization: \_\_\_\_\_                      Subtotal:                      292500.00  
Quote Total:                      292500.00

QUOTED PRICES ARE BASED ON CURRENT COSTS AND THEREFORE SUBJECT TO CHANGE  
WITH WRITTEN NOTICE TO ACCOUNT FOR PRICING CHANGES BEYOND SELLER'S CONTROL



Preview Order J500 - F2B 4x4 Reg Cab SRW : Order Summary Time of Preview: 01/09/2024 11:33:54 Receipt: NA

Dealership Name : Sondalle Ford

Sales Code : F41890

Dealer Rep.	james rhodes
Customer Name	X XXXXX

Type	Retail	Vehicle Line	Superduty
Priority Code	19	Model Year	2024

Order Code	J500
Price Level	425

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F250 4X4 STYLESIDE PICKUP/142	\$47760	\$45372	.LT245/75R17E BSW ALL-SEASON	\$0	\$0
142 INCH WHEELBASE	\$0	\$0	3.73 RATIO REGULAR AXLE	\$0	\$0
OXFORD WHITE	\$0	\$0	JOB #2 ORDER	\$0	\$0
CLOTH 40/20/40 SEAT	\$100	\$91	CV LOT MANAGEMENT	\$0	\$10
MEDIUM DARK SLATE	\$0	\$0	10000# GVWR PACKAGE	\$0	\$0
PREFERRED EQUIPMENT PKG.600A	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
.XL TRIM	\$0	\$0	SPARE TIRE AND WHEEL	\$0	\$0
.AIR CONDITIONING -- CFC FREE	\$0	\$0	JACK	\$0	\$0
.AM/FM STEREO MP3/CLK	\$0	\$0	FUEL CHARGE	\$0	\$110.84
.6.8L DEVCT NA PFI V8 ENGINE	\$0	\$0	PRICED DORA	\$0	\$0
10-SPEED AUTO TORQSHIFT-G	\$0	\$0	DESTINATION & DELIVERY	\$1995	\$1995
			MSRP	INVOICE	
TOTAL BASE AND OPTIONS			\$49855	\$47578.84	
DISCOUNTS			NA	NA	
TOTAL			\$49855	\$47578.84	

This order has not been submitted to the order bank.

This is not an invoice.

x2 = \$95,157 <sup>68</sup>



Preview Order J502 - F3F 4x4 Reg Chas Cab SRW : Order Summary Time of Preview: 01/09/2024 11:43:02 Receipt: NA

Dealership Name : Sondalle Ford

Sales Code : F41890

Dealer Rep.	james rhodes
Customer Name	X XXXXX

Type	Retail
Vehicle Line	Superduty
Priority Code	19
Model Year	2024

Order Code	J502
Price Level	425

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F350 4X4 CHASSIS CAB/145	\$51665	\$49081	10-SPEED AUTO TORQSHIFT	\$0	\$0
.145 INCH WHEELBASE	\$0	\$0	.LT275/65R18E BSW ALL SEASON	\$0	\$0
OXFORD WHITE	\$0	\$0	4.30 ELECTRONIC-LOCKING AXLE	\$0	\$0
CLOTH 40/20/40 SEAT	\$100	\$91	JOB #2 ORDER	\$0	\$0
MEDIUM DARK SLATE	\$0	\$0	CV LOT MANAGEMENT	\$0	\$10
PREFERRED EQUIPMENT PKG.630A	\$0	\$0	10900# GVWR PACKAGE	\$0	\$0
.XL TRIM	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
.AIR CONDITIONING -- CFC FREE	\$0	\$0	FUEL CHARGE	\$0	\$130.40
.AM/FM STEREO MP3/CLK	\$0	\$0	PRICED DORA	\$0	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	\$0	DESTINATION & DELIVERY	\$1995	\$1995
			MSRP	INVOICE	
TOTAL BASE AND OPTIONS			\$53760	\$51307.40	
DISCOUNTS			NA	NA	
TOTAL			\$53760	\$51307.40	

This order has not been submitted to the order bank.

This is not an invoice.

This amount includes the Monroe quote that follows:

\$84,579<sup>40</sup>





1151 W Main Avenue  
DePere, WI 54115  
Sales Rep: Troy Redfearn  
Ph: (920) 360-4446  
www.MonroeTruck.com

J.O. #

Quotation ID: 2MAW003670

Date: 1/25/2024

Valid thru: 2/25/2024

Terms: NET 30

Quoted by: Mark Woelfel

Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:

BERLIN, CITY OF (ATTN: )  
241 SPRING ST  
PO BOX 272  
BERLIN, WI 54923  
Ph: 920-361-0800 / Fax: 920-361-5454  
Email:

Chassis Information

Year: 2024	Make: FORD	Model: F-350	Chassis Color:	Cab Type: REGULAR
Single/Dual: SRW	CA: 60.0	CT: -1.0	Wheelbase: 145.0	Engine: GAS
			F.O. Number #:	Vin:

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
CRYSTEEL E-TIPPER (MILD STEEL) - 9' x 78" ID x 87" OD - 40" FRONT MADE OF 10 GA STEEL - 1/4 INTERGAL CABSHIELD W/ 9 X 35 TAPERED WINDOW - 12" RIGID SIDES MADE OF 12 GA STEEL - 18" REAR MADE OF 10 GA STEEL - DOUBLE PANEL QUICK DROP TAILGATE, MANUAL RELEASE - 10 GAUGE FLOOR AND LONGSILLS - PRIMED AND PAINTED BLACK - REAR MUDFLAPS  D/A ELECTRIC SUBFRAME HOIST BODY UP LIGHT BACK UP ALARM INSTALL FACTORY SUPPLIED BACK UP CAMERA  BODY-UP LIGHT  2-1/2" RECEIVER IN 1/2" PLATE - 1800 TONGUE CAPACITY / 18,000 TOWING CAPACITY 7-WAY RV TRAILER PLUG  LIGHTING: - AMBER LED LIGHTBAR MOUNTED ON CABSHIELD - (2) AMBER LED STROBES ONE ON EACH REAR CORNER POST	

Quote Total: \$14,450.00

**\*\* DUE TO CURRENT MARKET CONDITIONS, IF THE CHASSIS WILL NOT BE ON-GROUND AT MONROE TRUCK EQUIPMENT WITHIN 240 CALENDAR DAYS OF ORDER DATE, WE WILL REQUIRE A MINIMUM 50% DOWN PAYMENT BEFORE THE 210<sup>TH</sup> DAY. IF YOU ARE NOT ABLE TO PROVIDE A DOWN PAYMENT, YOUR MUNICIPALITY COULD BE SUBJECT TO A MINIMUM OF 3% - 5% PRICE INCREASE ON BID PRICE AT TIME OF INVOICE!**

Down Payment Due Date: \_\_\_\_\_

Additional Options:

Description	Amount	Add to quote? Yes / No
BOSS 8'2" STEEL V-DXT PLOW - SMARTHITCH 2 - SMARTTOUCH 2 CONTROLLER - SL3 L.E.D. LIGHTING W/ ICE SHIELD TECHNOLOGY - SMARTSHIELD - SMARTLOCK CYLINDERS - HIGH-PERFORMANCE HYDRAULIC PACKAGE - ENCLOSED HYDRAULICS	\$10,174.00	



**Description****Amount****Add to quote?**

- CHAINLESS HYDRAULIC CYLINDER LIFTING SYSTEM
- DUAL TRIP DESIGN
- REINFORCED MOLDBOARD WITH FLARED WINGS
- HEAVY-DUTY PUSH FRAME
- INSTALLED
- TWO-YEAR LIMITED WARRANTY
- \* RUBBER SNOW DEFLECTOR, INSTALLED
- \* MUNICIPAL PRICING
- \* MTE MUST VERIFY FGAWR PRIOR TO INSTALLATION
- \* TRIMMING / REMOVAL OF FRONT VALANCE / BUMPER WILL BE REQUIRED FOR PROPER INSTALLATION

**CRYSTEEL STAINLESS BODY UPGRADE****\$2,628.00****Yes / No**

- BARE FINISH
- FRONT HEADSHEET/CAB PROTECTOR AND SIDES STAINLESS STEEL INSTEAD OF CARBON STEEL
- FLOOR AND LONGSILLS UPGRADED TO 3/16" CARBON STEEL INSTEAD OF 10 GAUGE

**MAXON DUMP THROUGH LIFTGATE****\$6,020.00****Yes / No**

- MODEL C2-87-1650DT33
- 1,650# CAPACITY
- GALVANIZED CONSTRUCTION
- TAILGATE AND ALL ASSOCIATED BODY HARDWARE REMOVED
- STOP/TURN/TAI AND BACKUP LIGHTS RECESS INTO LIFTGATEFRAME

**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

<b>Re-Assign (Required for all pool units):</b> <input type="checkbox"/> Fleet <input type="checkbox"/> Retail	<b>MSO/MCO (ONLY check if legally required):</b> <input type="checkbox"/> MCO <input type="checkbox"/> MSO	
<b>Customer Signature:</b>	<b>Customer P.O. Number:</b>	<b>Date of Acceptance:</b>



**Quality Truck Care Center  
2125 French Road  
De Pere, WI 54115**

**JANUARY 08,2024**

**CITY OF BERLIN  
DEPARTMENT OF PUBLIC WORKS  
108 N.CAPON ST.P.O.BOX 272  
BERLIN ,WI.54923**

Quality Truck Care Center thanks you for the opportunity to  
quote a 2026 MODEL YEAR Western Star 47X SF SINGLE AXLE  
Patrol DUMP TRUCK.

Quality Truck Care Center Quote is	<b>\$137,521.00</b>
MONROE TRUCK equipment package	<b>\$43,591.00</b>

<b>AT THIS TIME</b>	<b>TOTAL:</b>	<b>\$ 181,112.00</b>
---------------------	---------------	----------------------

**QUALITY TRUCK CARE CENTER COULD GET THE CHASSIS BY  
QUARTER 2 OF 2025**

Dennis Gorman  
[dgorman@qualitytruck.net](mailto:dgorman@qualitytruck.net)



**Vermeer®**  
**Wisconsin**

5445 N 131st Street  
Butler, WI 53007  
(262) 781-2288  
msyverson@vermeerwisconsin.com

1/12/2024

Bill To:  
City of Berlin  
108 N. Capron Street  
Berlin, WI 54923

Quote #: 02163-MS vs2 PO #:

Ship To:  
City of Berlin  
241 Spring Street - Shop  
Berlin, WI 54923

- 1 - Vermeer SC362 Stump Cutter New 2024 s/n:1VRF112YTR1005684 \$27,134.00**
- 35 HP Briggs and Stratton Vanguard Engine
  - Smartsweep Control System: Monitors Engine RPM and Regulates Cross Travel Speed
  - OPS - Operator Presence System
  - Electric Clutch Engage with Brake for Cutter Wheel
  - Two Wheel Drive Self Propelled Ground Drive
  - Two Speed Ground Drive 133 ft/min.
  - Machine Width: 49.8" with Duals installed (removeable)
  - Cutting Width: 47"
  - Vermeer Exclusive Yellow Jacket Cutting System with 16 carbide tipped teeth
  - High Capacity Cutter Shaft Bearings
  - Hydraulic Front Steer
  - 1 Year/ 1,000 Hour Parts and Labor Standard Vermeer Limited Warranty
  - 2 Year/ 1,000 Hour Standard Briggs and Stratton per Engine Manufacturer

Pricing valid for 14 days from the date of the Quote, for the quoted s/n'd: machines that show currently available and In stock.

Non-Refundable Down Payment Required to Reserve Machine that is currently available

Machine	\$27,134.00
Total Due	\$27,134.00



**ROYER**<sup>®</sup>  
INDUSTRIES, INC.



6856 Howlett Road  
Oshkosh, WI 54902

Toll Free: 800-881-3318  
Corp.: 920-688-2999  
FAX: 920-688-3087

1-23-24

Scott:

Thank you for your continued interest in the quality line of Royer Dirt Shredder- Mixers. We are committed to providing you and your organization with the highest quality machines, with unparalleled service and support.

It is a privilege to have the opportunity to quote on our Royer machines for your organization. Per your request, I have attached pro-forma quote for your inspection.

Sincerely,

Adam Grosskopf

Sales & Service

**ROYER** INDUSTRIES, INC

Toll-Free: 800 881-3318

Parts & Service: 888 ROYER02

Corporate: 920 688-2999

Fax: 920 688-3087

[www.royerInd.com](http://www.royerInd.com)

**ROYER**<sup>TM</sup>  
INDUSTRIES, INC.



6856 Howlett Road  
Oshkosh, WI 54902

Toll Free: 800-881-3318  
Corp.: 920-688-2999  
FAX: 920-688-3087

## PRO-FORMA QUOTATION

Scott Zabel  
City of Berlin

	USD
<b>Royer 182- Brand New</b>	
2024 Model 182.	
Honda Gas Engine/ Hydrostatic Operating System	\$39,995.00
<b>Freight Charges</b>	<b>\$500.00</b>
<b>Quotation Total</b>	<b>\$40,495.00</b>

---

www.royerInd.com  
royer@royerInd.com



### PRICING INFORMATION

PRICE AS EQUIPPED	\$72,000.00
<b>SUB TOTAL</b>	<b>\$72,000.00</b>
SALES TAX (0%)	\$0.00
<b>BALANCE DUE</b>	<b>\$72,000.00</b>

### EQUIPMENT PROTECTION PLAN

Standard Warranty:

24 Month or 2000 Hours, Premier for new machines and work tools/attachments the warranty period is 12-months/unlimited hours, starting from date of delivery to the first user.

### ESTIMATED DELIVERY

MACHINE IN STOCK – READY FOR DELIVERY

### ATTACHMENT OPTIONS – ADDITIONAL

CATERPILLAR PR118 POWER RAKE (HARLEY RAKE)- \$11,650.00 ADD  
-in stock  
CATERPILLAR SR318 HIGH FLOW XPS SNOW BLOWER - \$9,750.00 ADD  
-need to order  
CATERPILLAR GRAPPLE RAKE 72" - \$4,500.00 ADD  
-in stock  
CATERPILLAR BA118C BROOM - \$9,950.00 ADD  
-in stock  
CATERPILLAR A41 AUGER DRIVE - \$2,750.00 ADD  
-in stock  
CATERPILLAR 24" AUGER BIT - \$1,130.00 ADD  
-in stock  
CATERPILLAR AUGER BIT EXTENSION 24" - \$345.00 ADD  
-in stock

Total \$112,075<sup>00</sup>

"TO EVER SERVE OUR CUSTOMERS BETTER"

DATE: February 6, 2024  
TO: Common Council  
FROM: Sara Rutkowski, City Administrator  
RE: TID 10 Termination

Background:

The City's TID 10 is reaching its maximum life on July 6, 2024. The Department of Revenue (DOR) requires the City to adopt a resolution to terminate this TID by **April 15**. This TID is not eligible for any extensions.

RECOMMENDATION: Recommend to Common Council to approve Resolution #24-02 to terminate TID 10 this year.





City of Berlin TID #10 RESOLUTION #24-02

---

**TAX INCREMENTAL DISTRICT (TID) TERMINATION RESOLUTION**

---

WHEREAS, the City of Berlin created TID #10 on July 6<sup>th</sup>, 1993, and adopted a project plan in the same year; and

WHEREAS, all TID 10 projects were completed in the prescribed allowed time; and

WHEREAS insufficient increment was collected to cover project costs; and

THEREFORE BE IT RESOLVED that the City of Berlin terminates TID #10; and

BE IT FURTHER RESOLVED that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2024, whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED that the City Clerk shall sign the required DOR Final Accounting Submission Date form (PE-223) agreeing on a date by which the Clerk shall submit the final accounting information to the DOR; and

BE IT FURTHER RESOLVED that the City of Berlin shall accept all remaining debts for TID 10 as determined in the final audit by the City auditor, Hawkins Ash CPAs LLP.

Adopted this 13th day of February 2024

Resolution introduced and adoption moved by Alderperson \_\_\_\_\_, with motion for adoption seconded by Alderperson \_\_\_\_\_, on a roll call motion passed.

ROLL CALL VOTE:

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ ABSENT

CITY OF BERLIN

BY: \_\_\_\_\_  
Joel Bruessel, Mayor

APPROVED AS TO FORM:

ATTEST: \_\_\_\_\_  
Sara Rutkowski  
City Clerk

\_\_\_\_\_  
Matthew G. Chier  
City Attorney