

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: 2025 Standardized Special Assessment Schedule
MEETING DATE: March 11, 2025

BACKGROUND

Don Neitzel of Kunkel Engineering Group has prepared the 2025 Standardized Special Assessment Schedule. In previous years, it appears the Council has adopted the schedule towards the end of the previous year for the upcoming year.

SUGGESTED MOTION

Motion to accept and approve the City Engineer's recommendation on the updated 2025 Standard Special Assessment Schedule.

Standardized Special Assessment 2025

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Projected Cost 2025
A. STREETS												
1. Category I City pays all costs												
2. Category II After "opening" of street, Street "opening" charge	\$104.41 per foot	\$107.54 per foot	\$109.15 per foot	\$109.70 per foot	\$110.25 per foot	\$110.80 per foot	\$111.35 per foot	\$111.90 per foot	\$112.40 per foot	\$112.95 per foot	\$114.10 per foot	\$115.50 per foot
3. Category III See Land Development Fee - Sect. C												
B. WATER AND SEWER												
1. Category I Utility/City pays all costs												
2. Category II Water Main, any size	\$53.59 per foot	\$55.27 per foot	\$56.10 per foot	\$56.30 per foot	\$56.59 per foot	\$57.03 per foot	\$57.49 per foot	\$57.95 per foot	\$58.40 per foot	\$58.90 per foot	\$59.60 per foot	\$61.25 per foot
Sewer Main, any size	\$56.49 per foot	\$58.18 per foot	\$59.05 per foot	\$59.30 per foot	\$59.60 per foot	\$59.78 per foot	\$59.77 per foot	\$59.75 per foot	\$59.05 per foot	\$59.40 per foot	\$59.60 per foot	\$64.50 per foot
Water Lateral to lot line	\$1,945.10	\$1,948.00	\$1,980.96	\$1,982.90	\$1,986.88	\$2,008.87	\$2,018.91	\$2,025.00	\$2,030.00	\$2,036.10	\$2,056.45	\$2,200.50
Sewer Lateral to lot line	\$1,706.60	\$1,740.73	\$1,775.54	\$1,784.40	\$1,788.75	\$1,798.70	\$1,807.89	\$1,813.10	\$1,818.45	\$1,823.95	\$1,815.20	\$2,087.50
Comb water/sewer laterals to lot line with curb boxes	\$3,286.52	\$3,352.26	\$3,419.31	\$3,431.00	\$3,441.00	\$3,580.00	\$3,595.00	\$3,606.80	\$3,616.90	\$3,627.45	\$3,690.95	\$3,839.00
Reconnection Fee (if existing sanitary lateral is found to be PVC and/or water lateral is copper or poly)	\$300.00 per lateral	\$309.00 per lateral	\$309 per lateral	\$309 per lateral	\$309 per lateral	\$315 per lateral	\$315 per lateral	\$315 per lateral	\$315 per lateral	\$320 per lateral	\$325 per lateral	\$330 per lateral
C. LAND DEVELOPMENT FEE (LDF)												
Total LDF broken down as follows												
1. Streets	\$283.14	\$290.84	\$295.20	\$297.80	\$299.29	\$300.79	\$302.29	\$303.65	\$305.90	\$308.40	\$316.15	\$331.10
2. Water & Sewer	\$79.82	\$81.42	\$82.64	\$83.05	\$83.47	\$83.89	\$84.31	\$85.15	\$86.00	\$86.90	\$92.15	\$95.00
3. Storm Sewer	\$69.00 per foot	\$71.07 per foot	\$73.2 per foot	\$73.60 per foot	\$74.34 per foot	\$75.09 per foot	\$75.83 per foot	\$76.20 per foot	\$76.55 per foot	\$77.00 per foot	\$78.85 per foot	\$82.00 per foot
4. Curb and Gutter	\$24.17 per foot	\$24.90 per foot	\$25.40 per foot	\$25.55 per foot	\$25.81 per foot	\$26.07 per foot	\$26.33 per foot	\$26.60 per foot	\$26.90 per foot	\$27.2 per foot	\$27.5 per foot	\$28.35 per foot
5. Engineering Review	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

Above fees do not include the paving charges, which are not assessable under this policy or sidewalk costs which are not part of this policy.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Paramedic Training Agreement
MEETING DATE: March 11, 2025

BACKGROUND

EMS has had a difficult time finding and retaining trained emergency medical staff. In order to continue to provide quality service, Emergency Medical Services Director, Evan Vandenlangenberg, has been looking for opportunities to grow the capabilities of his current, dedicated staff. Attached please find an agreement that would put in place a program that would allow EMS staff to work towards their Paramedic level certification while maintaining fulltime employment with the City. Should an EMS employee that utilized this agreement leave employment with the City prior to five years after completing the Paramedic training, he/she would be required to pay back a portion of the training costs to the City.

There is an opportunity for two of our A-EMT employees to go to Fox Valley Tech in the near future to complete the Paramedic training while maintaining their fulltime employment with the City.

The agreement is currently being reviewed by the City Attorney. If there are any suggested revision, I will provide the updated document at the Common Council meeting for your review and approval.

SUGGESTED MOTION

Motion to approve the Agreement Between City of Berlin and "Student" to allow the City to pay the tuition of Paramedic Interns under the employment of the City. Such employees will be responsible to repay a prorated portion of the tuition paid by the City (as outlined in the agreement) should the employee leave employment with the City prior to five years following the completion of his/her Paramedic Certification.

AGREEMENT BETWEEN CITY OF BERLIN AND STUDENT

WHEREAS STUDENT (hereinafter "Paramedic Intern") wishes to pursue a career as a Paramedic; and

WHEREAS, the CITY OF BERLIN intends to assist the Paramedic Intern in becoming a Paramedic by paying for the Paramedic Intern's costs to attend a paramedic program.

NOW, THEREFORE, the Paramedic Intern ~~STUDENT~~ and CITY OF BERLIN agree as follows:

1. ~~STUDENT~~ Paramedic Intern was hired on DATE, and is currently employed in good standing by CITY OF BERLIN as an Advanced Emergency Medical Technician with the Emergency Medical Services Department.
2. Fox Valley Technical College Paramedic Program shall govern Paramedic Intern's ~~STUDENT's~~ enrollment as a Paramedic Intern.
3. CITY OF BERLIN shall pay the Paramedic Intern's tuition for through the Paramedic Program. All payments of tuition by the CITY OF BERLIN are contingent upon the Paramedic Intern being enrolled and in good standing in the Fox Valley Technical College Paramedic Program. If the Paramedic Intern fails to complete the program or otherwise becomes unenrolled, the Paramedic Intern shall immediately reimburse the CITY OF BERLIN for any and all costs the CITY OF BERLIN paid towards the Paramedic Intern's tuition.

If the CITY OF BERLIN terminates the Paramedic Intern's employment with the CITY OF BERLIN for any reason, the Paramedic Intern shall reimburse the CITY OF BERLIN for any and all costs the CITY OF BERLIN paid towards the Paramedic Intern's tuition.

4. Classroom portions and Field ride time will be conducted during the normal work shift cycle. Paramedic Clinical time at the hospital will be conducted during the Paramedic Intern's days off and will be unpaid. Travel time between the clinical time at the hospital and the Employee Paramedic Intern's house/residence shall not be compensated.
5. If the Paramedic Intern chooses to leave the employment with CITY OF BERLIN within 60 months of the completion of the program, the Paramedic Intern agrees to reimburse the CITY OF BERLIN for costs paid for testing, training, and equipment. Those costs are expressed as liquidated damages in the following amounts: 1. Date of hire as a Paramedic 12 months after certification; \$6,300.00. 2. More than 12 months to 24 months after certification; \$5,040.00 3. More than 24 months to 36 months after certification: \$3780.00. More than 36 months to 48 months after certification: \$2520.00. 5. More than 48 months to 60 months after

certification: \$1260.00. 6. More than 60 months after certification: No reimbursement required.

6. STUDENT Paramedic Intern agrees that the amount of liquidated damages reimbursement may be withheld from her last paycheck if reimbursement liquidated damages are is required under this agreement. It is further agreed that if such a paycheck is insufficient to cover the liquidated damages reimbursement, STUDENT Paramedic Intern may shall enter into a repayment agreement with CITY OF BERLIN.

7. STUDENT Paramedic Intern is advised that failure to make pay the required amount of liquidated damages, it reimbursement may result in CITY OF BERLIN seeking a civil judgment for said amount. The CITY OF BERLIN reserves all rights regarding seeking the collection of any liquidated damages.

~~8. The Paramedic Intern will have to reimburse the CITY OF BERLIN if, for any reason, they are unable to pass or are dropped from the program. If the CITY OF BERLIN terminates the Paramedic Intern for any reason, except for a severance based on medical unfitness for duty or a military call-up, they would also need to reimburse the CITY OF BERLIN. The CITY OF BERLIN may also, at its discretion, waive all or part of the reimbursement for any reason it believes to be appropriate.~~

8. In addition to, and not to the exclusion or prejudice of, any provisions of this Agreement or documents incorporated herein by reference, the Paramedic Intern shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon the CITY OF BERLIN, its officers, agents, employees and independent contractors growing out of this Agreement by any party or parties.

9. STUDENT has reviewed this agreement and is entering into this agreement in full understanding and voluntarily.

EMPLOYEE NAME: STUDENT

STUDENT

Date: _____

CITY OF BERLIN

Date: _____

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Submit Ambulance Request to Green Lake County
MEETING DATE: March 11, 2025

BACKGROUND

Emergency Medical Service utilizes a 15-year replacement schedule for ambulances, replacing an ambulance or the emergency response vehicle every three years. Staff would like to bring a request to replace an ambulance to the County for consideration at this time.

Staff is recommending purchase of an ambulance from LifeLine Emergency Vehicles. LifeLine provided the lowest cost quote and all of the ambulances currently within the fleet are LifeLine vehicles, allowing for consistency in set up, stocking and maintenance.

Evan Vandenlangenberg, EMS Director, reached out to the County to find out what the process will be for the ambulance request to be considered/funded. The County has noted that the EMS Committee will consider the request. A letter has been drafted to the EMS Committee for your consideration.

SUGGESTED MOTION

Approve the submittal of a letter requesting/recommending the purchase of an ambulance to the Green Lake County EMS Committee.



City of Berlin

108 N. Capron Street; P.O. Box 272
Berlin, WI 54923

Phone: 920-361-5400 Website: www.cityofberlin.net

March 11, 2025

EMS Committee
Green Lake County
571 County Road A
Green Lake, WI 54941

Dear EMS Committee members,

Berlin Emergency Medical Service utilizes a 15-year replacement schedule for ambulances and the emergency response vehicle, replacing a vehicle every three years. The Berlin Common Council would like to recommend and request the replacement of an ambulance in 2025.

Three quotes were received and are attached for your information. The Common Council is recommending the purchase of an ambulance from LifeLine Emergency Vehicles. LifeLine provided the lowest cost quote and all of the ambulances currently within the fleet are LifeLine vehicles, allowing for consistency in set up, stocking and maintenance.

The City of Berlin Common Council respectfully requests and recommends the purchase of a LifeLine ambulance for replacement of the current 2010 LifeLine ambulance.

Thank you for your consideration,

Joel Bruessel
Mayor, City of Berlin

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Mayoral Appointment of Emergency Management Director
MEETING DATE: March 11, 2025

BACKGROUND

Gary Podoll retired from the City of Berlin with 44 years of dedicated service. With Gary's retirement comes the need to appoint an Emergency Management Director. Article V. Section 2-567 of the City's Code of Ordinances states the Emergency Management Director shall be appointed by the Mayor, subject to confirmation by the Common Council.

In order to fill this immediate need and continue to work towards finding a good long-term solution for fulfilling the responsibilities of the Emergency Management Director, I would like to request that the Mayor appoint "The Fire Chief or his/her designee(s)" as the Emergency Management Director.

I have spoken to the Interim Fire Chief and Gary about this suggestion. Among us, it is thought that the Emergency Management Director role is best carried out within the Fire Department. By making the role an assignment of the Fire Chief, he/she will be able to determine which individual or individuals will be best suited to address those responsibilities, whether it be the Chief, officer(s) or other member(s).

In the future the Council may chose to amend the code of ordinances to make the appointment of the Emergency Management Director the responsibility of the Fire Chief, or leave the ordinance in place as is, and simply appoint the Director as suggested above.

This item went before the Police & Fire Commission on Wednesday, March 5, 2025. The Commission recommended the appointment of the Fire Chief or his/her designee(s).

SUGGESTED MOTION

Motion to approve the Mayor's appointment of the Fire Chief or his/her designee(s) as the Emergency Management Director.

ARTICLE V. EMERGENCY MANAGEMENT

Sec. 2-566. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning;

Emergency management means the preparation for and the carrying out of all emergency functions, other than functions for which the military forces are primarily responsible, to minimize and repair injury and damage resulting from disaster caused by an enemy attack, sabotage or other hostile action, or by fire, flood or other natural causes.

(Code 1989, § 5-5-1)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 2-567. Emergency management director.

(a) *Appointment.*

- (1) The emergency management director shall be appointed by the mayor, subject to confirmation of the common council, and shall receive such salary as may be authorized by the common council. He shall take and file an official oath of office.
- (2) Deputy and assistant directors may be appointed by the emergency management director, as may be deemed necessary, and such appointees shall receive such compensation as may be determined by the common council.

(b) *Duties and authority.*

- (1) The emergency management director shall be the executive head of the emergency management organization, and shall have direct responsibility for its organization, administration and operation, subject to the direction and control of the mayor and common council. He shall coordinate all activities for emergency management within the city, maintain liaison and cooperate with emergency management agencies and organizations of other political subdivisions, the state and federal management organizations, and have such additional authority, duties and responsibilities as are authorized by this article and as may be required by the common council from time to time.
- (2) The emergency management director shall prepare a comprehensive general plan for the emergency management of the city, and shall present such plan to the common council for its approval. When the common council has approved the plan by resolution, all municipal agencies and emergency management forces of the city shall perform the duties and functions assigned by the approved plan. The plan may be modified in a like manner.

(Code 1989, § 5-5-3)

Sec. 2-568. Utilization of existing services and facilities.

In preparing and executing the emergency management plan, the emergency management director shall utilize the services, equipment, supplies and facilities of the existing departments and agencies of the city to the maximum extent practicable. When the common council has approved of the plan, it shall be the duty of all municipal agencies and departments of the city to perform the duties and functions assigned by the approved plan.

(Code 1989, § 5-5-4)

Sec. 2-569. Emergency regulations.

Whenever necessary to meet an emergency management emergency for which adequate regulations have been adopted by the common council, the mayor, and in his absence, the emergency management director, may proclaim, promulgate and enforce orders, rules and regulations relating to the conduct of persons and the use of property which are necessary to protect the public peace, health and safety, and preserve lives and property, and to ensure the cooperation in emergency management activities. Such proclamation shall be posted in three separate public places, and such proclamation may be rescinded by resolution of the common council.

(Code 1989, § 5-5-5)

Sec. 2-570. Mutual aid agreements.

The emergency management director, subject to the approval of the common council, may enter into mutual aid agreements with other political subdivisions. Copies of such agreements shall be filed with the state director of emergency management.

(Code 1989, § 5-5-6)

Sec. 2-571. Declarations of emergencies.

- (a) Upon the declaration of a state of emergency by the governor, the mayor, or in his absence, the emergency management director, or by the common council, the emergency management director shall issue all necessary proclamations as to the existence of such state of emergency, and shall issue such disaster warnings or alerts as shall be required in the emergency management plan.
- (b) The emergency management organization shall take action in accordance with the emergency management plan only after the declaration of an emergency and the issuance of official disaster warnings. Such state of emergency shall continue until terminated by the issuing authority, provided that any such declaration not issued by the governor may be terminated at the discretion of the common council.

(Code 1989, § 5-5-7)

Sec. 2-572. Obstruction of emergency management organization.

No person shall willfully obstruct, hinder or delay any member of the emergency management organization in the enforcement of any order, rule, regulation or plan issued pursuant to this article, or violate any order, rule, regulation or plan issued pursuant to the authority set forth in this article. Any person who shall violate any provision of this article shall, upon conviction, be subject to a penalty as provided in section 1-16.

(Code 1989, § 5-5-8)

Secs. 2-573—2-605. Reserved.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: City Administrator, Jessi Balcom
AGENDA ITEM: Implementation of Motor Vehicle Registration Fee Ordinance
MEETING DATE: March 11, 2025

BACKGROUND

Trans 126 MUNICIPAL OR COUNTY VEHICLE REGISTRATION FEE identifies how counties and municipalities may enact a vehicle registration fee to be collected by the Department of Motor Vehicles. The fee is collected on all vehicles customarily kept within the county or municipality (with a gross weight not more than 8,000 pounds) when they are registered each year.

The fee is created by ordinance, and the amount of the fee is set by the municipality. The DMV keeps \$0.17 per registration to cover the administrative costs of collecting the fee. Forty-eight municipalities and thirteen counties have enacted the fee in Wisconsin, many of them neighbors of Berlin.

The City has seen a significant decline in the amount of Transportation Aids received from the State over the past several years. Because transportation aids are based on the amount of money spent, when less money is spent on (able to be budgeted for) transportation, the amount of money given to the municipality for transportation costs by the State decreases.

A Vehicle Registration Fee of \$25 enacted in the City of Berlin is estimated to generate approximately \$119,000 annually, a fee of \$30 would generate approximately \$143,000 annually (assuming 4824 vehicles are customarily kept in the City of Berlin).

Enclosed for your review is a sample ordinance (this has not gone to the City Attorney for review) and a listing of the communities within 100 miles of Berlin that have implemented a Vehicle Registration Fee.

Staff is looking for direction regarding the potential implementation of a Vehicle Registration Fee. Should Council wish to move forward right away, a motion could be made to prepare an ordinance implementing a Municipal Vehicle Registration Fee for the City of Berlin for discussion and possible adoption.

ORDINANCE #XX-25

**AN ORDINANCE CREATING A MUNICIPAL MOTOR
VEHICLE REGISTRATION FEE**

The CITY OF BERLIN Common Council do ordain as follows:

Sec. XXX of the CITY OF BERLIN Code of Ordinances shall be created as follows:

Sec. XXX – Municipal Vehicle Registrations Fee.

Authority: This section is adopted pursuant to the authority granted by Wisconsin Statutes §341.35, as amended from time to time.

Purpose: The purpose of this ordinance is to provide the City of Berlin a source of revenue to be used to assist with transportation-related purposes and to fund construction, repair, reconstruction and resurfacing of roads.

Definitions: In this section, a “motor vehicle” means an automobile or motor truck registered under §341.25(1)(c) at a gross weight of not more than 8,000 pounds that is registered in Wisconsin and customarily kept in the City of Berlin.

Imposition of motor vehicle registration fee: There is hereby imposed an annual city registration fee in the amount of XXXXXXXXXXXXXXXX (\$XXXX) on all motor vehicles registered in the state which are customarily kept in the City of Berlin except those vehicles which are exempt from this fee as provided in Wisconsin Statutes §341.35. The city registration fee shall be paid at the time a motor vehicle is first registered or at the time of registration renewal and is in addition to any state registration fees. The Wisconsin Department of Transportation shall collect the City registration fee.

Administrative Costs: The Wisconsin Department of Transportation shall retain a portion of monies collected equal to the actual administrative costs related to the collection of these fees. The method for computing the administrative costs will be reviewed annually by the Wisconsin Department of Transportation, as provided in Wisconsin Statutes §341.35.

Exemptions: The following motor vehicles are exempt from the annual City of Berlin vehicle registration fee:

- (a) All vehicles exempt by Wisconsin Statutes Chapter 341 from payment of a state vehicle registration fee.
- (b) All vehicles registered by the State of Wisconsin under §341.26 for a fee of five dollars (\$5.00).
- (c) No City vehicle registration fee may be imposed on a motor vehicle which is a replacement for a motor vehicle for which a current City vehicle registration fee has been paid.

Deposit of fee revenues: All monies under the applicable statute and chapter remitted to the City by the Wisconsin Department of Transportation or other applicable agency shall be deposited into the City's general fund and be used solely for assisting with road construction, reconstruction, repair and resurfacing.

PASSED, APPROVED, AND ADOPTED THIS XXth DAY OF XXXXX 2025.

ROLL CALL VOTE:

_____ AYES

_____ NAYS

_____ ABSENT

CITY OF BERLIN

BY:

JOEL E. BRUESSEL
Mayor

ATTEST:

JESSI L. BALCOM
City Administrator/City Clerk

Communities within 100
Miles of Berlin that have
Implemented Proposed
Fee

Number of Vehicles in Berlin
Subject to Municipal Vehicle
Registration Fee

Annual
Revenue
(\$0.17 per
registration
retained by
WDOT)

Baraboo	\$20	4824	\$95,659.92
Bellevue (increasing to \$25)			
Chilton			
Doylestown			
Fort Atkinson			
Gillett			
Lodi			
Manitowoc			
Montello			
New London			
Portage			
Prairie du Sac			
Sauk City			
Sheboygan		4824	\$119,779.92
Adams	\$25		
Green Bay			
Redgranite			
Ripon (Starting 4/4/2025)		4824	\$143,899.92
Appleton	\$30		
Eden			
Lomira			
Shorewood			
Sun Prairie		4824	\$168,019.92
Hustisford	\$35		
Oshkosh			
Port Edwards		4824	\$192,139.92
Madison	\$40		
Oregon			
Shawano			



City of Berlin - Department of Planning and Development
108 North Capron St • P.O. Box 272 • Berlin, Wisconsin 54923-0272
(920) 361-5400 • Fax: (920) 361-5454

MEMO

TO: Common Council
FROM: Planning and Development Director
RE: TID Façade Improvement Program- 208 Broadway St.
DATE: March 11th 2025

Background

The request of \$5,0000.00 matched by BCDC Loan will leverage over \$30,000.00 invested in this property to upgrade the Commercial Space in a visible location. The applicant has proposed also utilizing the Building Improvement program and may come back with eligible expenses.

The Building Owner has submitted an email of written permission and staff expects a formal letter to be submitted to the request file.

Discussion

See the following table for working tracking of TID Grants to date.



City of Berlin - Department of Planning and Development
 108 North Capron St • P.O. Box 272 • Berlin, Wisconsin 54923-0272
 (920) 361-5400 • Fax: (920) 361-5454

2022

Applicant Name	Program	Date of CC Approval	Result	Granted	Paid	Differential	Note
The Pet Puddle	Façade Improvement	8/9/2022	Approved	\$ 1,150.00	\$ 1,150.00	\$ -	Adjusted Amount
	Building Improvement	10/11/2022	Approved	\$ 4,750.00	\$ 4,750.00	\$ -	
Riverside Coffee Co.	Building Improvement	10/11/2022	Approved	\$ 5,113.85	\$ 5,113.85	\$ -	
	Building Improvement	10/11/2022	Approved	\$ 869.00	\$ 869.00	\$ -	
Bijaks Culinary Café	Façade Improvement	10/11/2022	Approved	\$ 5,000.00	\$ 5,000.00	\$ -	
	Building Improvement	10/11/2022	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	Adjusted Amount
Idlewild Holdings LLC	Building Improvement	10/11/2022	Approved	\$ 12,100.00	\$ 12,100.00	\$ -	
Mama's Deli LLC	Façade Improvement	11/8/2022	Approved	\$ 5,000.00	\$ 5,000.00	\$ -	
	Building Improvement	11/8/2022	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
The Pie Shack LLC	Façade Improvement	11/8/2022	Approved	\$ 5,000.00	\$ 5,000.00	\$ -	
	Building Improvement	11/8/2022	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
JT Broadway LLC	Building Improvement	12/13/2022	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
				\$ 98,982.85	\$ 98,982.85	\$ -	

2023

Tbird Aircraft LLC	Building Improvement	2/14/2023	Approved	\$ 8,772.01	\$ 8,439.00	\$ 333.01	
Beiser Realty	Building Improvement	5/9/2023	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
	Façade Improvement	5/9/2023	Approved	\$ 2,500.00	\$ 2,500.00	\$ -	
Baked: Cakes by Design	Façade Improvement	6/13/2023	Approved	\$ 1,188.50	\$ 1,188.50	\$ -	
Mikes Bike Shop	Building Improvement	7/11/2023	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
Eskimo Comfort	Façade Improvement	8/8/2023	Approved	\$ 907.50	\$ -	\$ 907.50	
Jeff's On the Square	Façade Improvement	8/8/2023	Approved	\$ 1,750.00	\$ 1,750.00	\$ -	
The Knot Spot	Building Improvement	9/13/2023	Approved	\$ 8,190.00	\$ 8,190.00	\$ -	
Lloyd's Law Office	Building Improvement	9/13/2023	Approved	\$ 4,100.00	\$ 4,100.00	\$ -	
Fungi Fusion LLC	Building Improvement	11/14/2023	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
	Façade Improvement	11/14/2023	Approved	\$ 5,000.00	\$ 5,000.00	\$ -	
Fox River Property Management	Building Improvement	11/14/2023	Approved	\$ 20,000.00	\$ 15,000.00	\$ 5,000.00	
				\$ 97,408.01	\$ 91,167.50	\$ 6,240.51	

2024

Sandi's Deals and Discounts	Building Improvement	4/9/2024	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
Berlin Lanes LLC	Façade Improvement	5/14/2024	Approved	\$16,501.63	\$13,500	\$ 3,001.63	
JT Recharge LLC	Façade Improvement	5/14/2024	Approved	\$ 1,055.00	\$ 1,055.00	\$ -	
Fungi Fusion LLC	Building Improvement	8/13/2024	Approved	\$ 14,127.17	\$ 14,127.17	\$ -	
Dandelion Farm	Building Improvement	9/10/2024	Approved	\$ 15,000.00	\$ 15,000.00	\$ -	
	Façade Improvement	9/10/2024	Approved	\$ 5,000.00	\$ 5,000.00	\$ -	
Happy Teeth Real Estate	Façade Improvement	10/8/2024	Approved	\$ 15,000.00	\$ -	\$ 15,000.00	
	Building Improvement	10/8/2024	Approved	\$ 5,000.00	\$ -	\$ 5,000.00	
				\$ 86,683.80	\$ 63,682.17	\$ 23,001.63	

2025

Fungi Fusion LLC	Building Improvement	1/14/2025	Approved	\$ 15,000.00	\$ 2,060.88	\$ 12,939.12	
	Façade Improvement	1/14/2025	Approved	\$ 5,000.00	\$ -	\$ 5,000.00	
JT Recharge LLC- 104 W	Building Improvement	1/14/2025	Approved	\$ 8,138.00	\$ 3,500.00	\$ 4,638.00	
Four Reel Sports LLC	Façade Improvement	3/11/2025				\$ -	
				\$ 28,138.00	\$ 5,560.88	\$ 22,577.12	

Not Issued but Awarded Balance	
\$	51,819.26
Year End 2024	
\$	98,000.00
2025 Expected Increment	
\$100,000 for Grants	



City of Berlin - Department of Planning and Development
108 North Capron St • P.O. Box 272 • Berlin, Wisconsin 54923-0272
(920) 361-5400 • Fax: (920) 361-5454

Recommendation

There is sufficient increment for approval of this request. As Common Council has the ability to accept the request for Façade Improvement Funding as presented, Staff concurs with the applicant the approval of this request will enable the storefront to be developed and finds this request to fit the eligible program activities, recommending approval.



City of Berlin TID # 15
Façade Improvement Program
Building Improvement Program
Release of Information Letter

Date: 2-12-25

To:
City of Berlin
City Clerk
108 North Capron St.
PO Box 272
Berlin, WI 54923

To Whom It May Concern:

I hereby authorize the City of Berlin Common Council permission to share all application materials with all Council Alderpersons who will be reviewing my application. I acknowledge that information provided to the Common Council may be released upon request in compliance with the open record requirements and in accordance with the freedom of information act. I acknowledge that I am to attend the Common Council meeting in which this request will be reviewed and that the City of Berlin will notify me of that meeting.

Name (print): Kevin Resop

Signature: [Handwritten Signature]

Date: 2-12-25



TID Façade Improvement Program

Introduction:

The City of Berlin created a downtown TID (#15) in October of 2008. The purpose of creating a Blight Elimination Tax Increment Finance District was to promote redevelopment and investment from local property owners, both within and outside of the district. The creation of the TID allowed the City to provide needed infrastructure, as well as funding, to local stakeholders through incentives and grants, and to encourage property owners and business owners to proactively participate in revitalization.

The following guidelines have been created and adopted by the City of Berlin to help direct and evaluate requests for financial assistance through TID # 15 for façade improvements.

Purpose:

- Promote Blight Elimination
- Promote Redevelopment of area
- Prevent Further Deterioration

Façade Improvement Program:

Property owners in conjunction with businesses within the Downtown TID #15 District of the City of Berlin are eligible for up to \$5,000 in matching grant funds for improvements to the exterior of their building and improvements visible from the exterior of the building. As a matching funds program, the City of Berlin TID Program will reimburse the property owner for up to 50% of the expense to a maximum grant amount of \$5,000 on a case-by-case basis. All grants will be rewarded to eligible applicants while funds are available. Applicants are eligible for only one grant award per property in a 24-month period, unless otherwise approved by the City of Berlin Common Council. For larger projects demonstrating a significant positive impact on the downtown, the Common Council may approve funding awards which exceed the stated program cap.

Eligible/Ineligible Applicants:

The Façade Improvement Program is available to any property owner lying within TID #15 boundaries. The program is also available to business tenants of such buildings given the

property owner's written consent. Properties zoned as residential or are listed as tax-exempt are not eligible. Projects which are not visible from the public right of way are ineligible.

Program Guidelines:

No application will be reviewed or presented to the Common Council for consideration on behalf of an applicant if the property is delinquent with their City of Berlin Property Taxes or Berlin Utility Bills on any property located within the City.

All improvements, including signage, awning, lighting and structural work must meet the requirements of the Zoning code and design standards identified in the City of Berlin Municipal Code. All proper Building permits must be obtained.

Each applicant should demonstrate sufficient need for financial assistance. The burden is on the requesting party to prove that the proposed project would not be feasible without TID funds assistance.

Eligible Activities:

Eligible activities include design and construction costs directly related to visible façade improvements including signage, awnings, exterior lighting, painting, windows, doors, exterior walls, siding, chimneys, masonry repair, and other architectural elements.

Process:

Applicants should submit the following documentation if interested in participating in the façade improvement program:

1. Complete Façade Improvement Program Application
2. Complete Release of Information
3. Submit contractor estimates for proposed project

After application materials are received, City Staff will review applications. Complete applications will be presented to Common Council for approval.

Notification of approval/denial will be provided to the applicant by City Staff within ten (10) days following the Council meeting. Note that the project must be approved prior to any of the work taking place. Failure to have prior approval may result in a denial of the funding request for the qualifying project. All projects must be underway within 120 days of program funding approval.

Appropriate documentation, such as invoices, must be submitted to the City Clerk for the fund reimbursement upon completion of the project. All reimbursable expenses must be within 180 days of the program approval. If the projects are not completed in accordance with the requirements and time schedule identified, then the applicant must reappear to request approval for an extension.

Design Guidelines:

- Context: The façade is designed in a manner that is mindful of and complementary to the existing building and natural environment.
- Harmony: The façade uses materials, forms and colors that serve as unifying elements with the surrounding buildings and natural environment.
- Compatibility: The façade should be compatible with nearby building architectural scale, color, rhythm and proportions.
- Building Design: All buildings shall be designed with attention and sensitivity to the historical, architectural and physical context in which they are located.
- Colors: Color selections of exterior surfaces, materials and equipment should not detract from the surrounding area.
- Historic Preservation: Preservation of unique historic or architectural landmarks is encouraged.



City of Berlin TID # 15

Façade Improvement Program Application

Applicant Information:

Name(s): Kevin Resop

Phone # (cell): [REDACTED] (home): N/A (work): [REDACTED]

Residential Address (street, city, state, zip): [REDACTED]

Email: [REDACTED]

Business Information:

Business Name: Four Reel Sports and More LLC

Business Address: 208 Broadway St.

Business Phone #: TBD

Type of Business: Sporting Good Store

Check One: ☒ Individual ☐ Partnership ☐ Corporation

Name of Partners/Corporate Officers: _____

Property Owner:

☒ Check if the same as Applicant

Name(s): Managed by Bluefrog

Phone # (cell): [REDACTED] (home): _____ (work): 920-521-9006

Residential Address (street, city, state, zip): 1511 Oregon St. Oshkosh, WI 54901

Email: _____

Project Information:

Description of proposed project (attach photographs, project plans or drawings):

Paint - repair awning - side to peak. If
need be replace bottom of awning part and
paint to match
we have to find

How does this project meet the purpose/mission of the Façade Improvement Project:

It would improve the look of the
historical awning, if funding is available will
fix whole part (bottom) of awning
waiting waiting for Application Awaiting
to come look & give quote

Estimated start date: TBD Estimated completion date: TBD

Project Budget:

Total Cost:

waiting for quote

Total Cost requesting from façade program:

\$5000.00

Source of other funding:

BCDC Revolving loan fund

Applicant(s) signature(s):

[Signature]

Date: 2-25-25

.....For Office Use Only.....

Date received in Clerk's Office: _____

Received by: _____

Date of Next CC meeting: _____

West Side of Cairn

~~possible~~

Re-paint 1000

possible

1000

1000



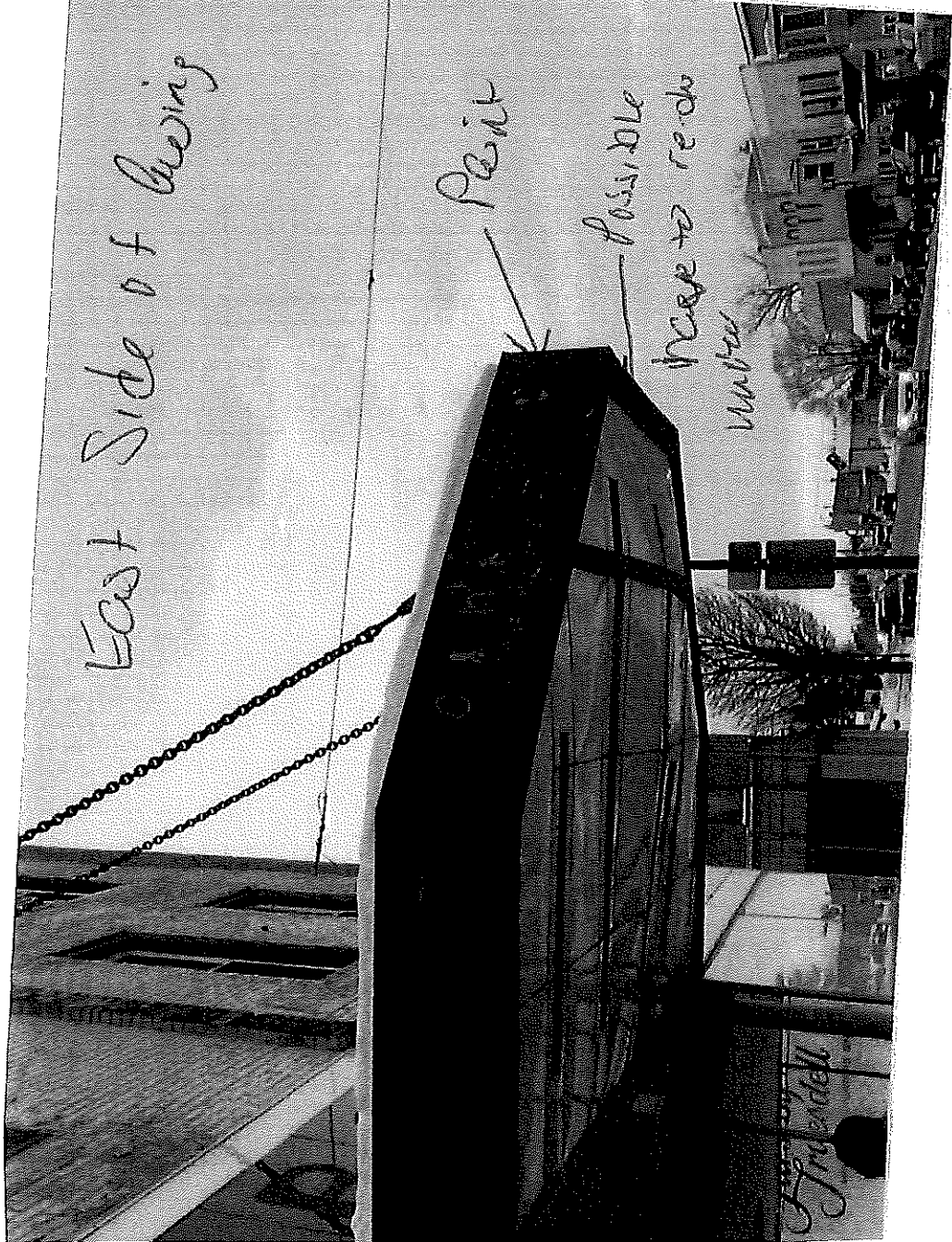
East Side of Building

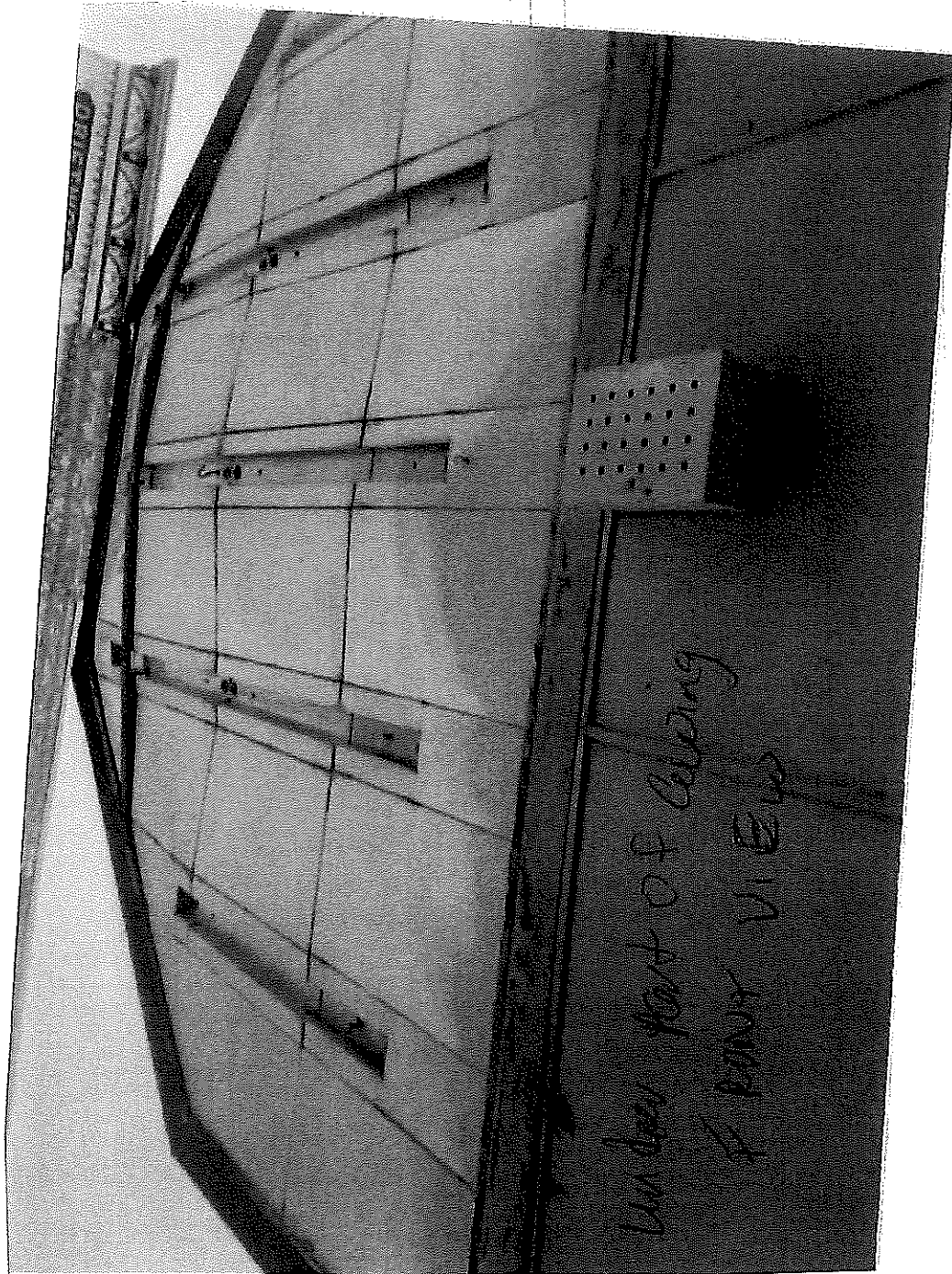
Point

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Ways to reach

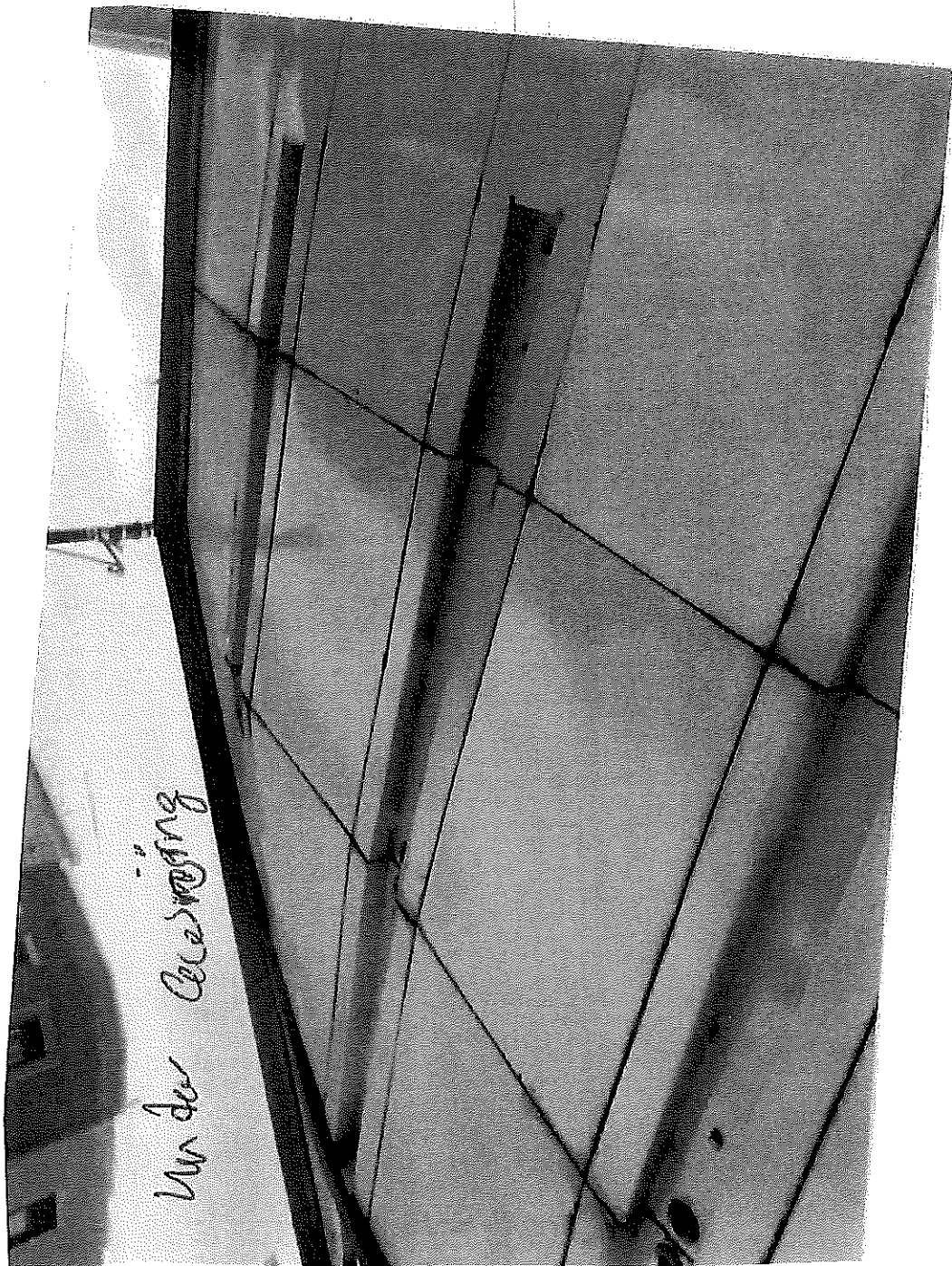
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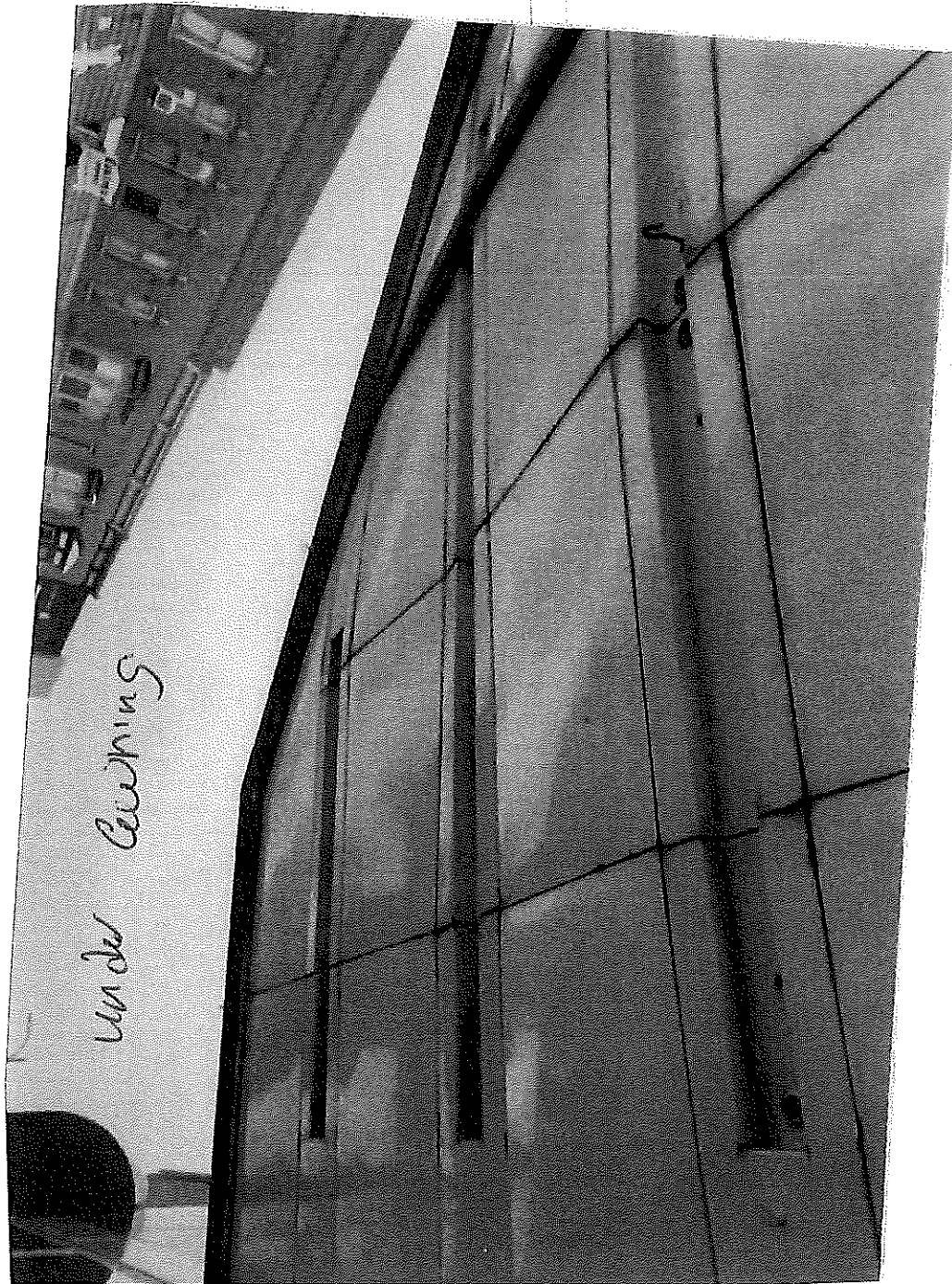


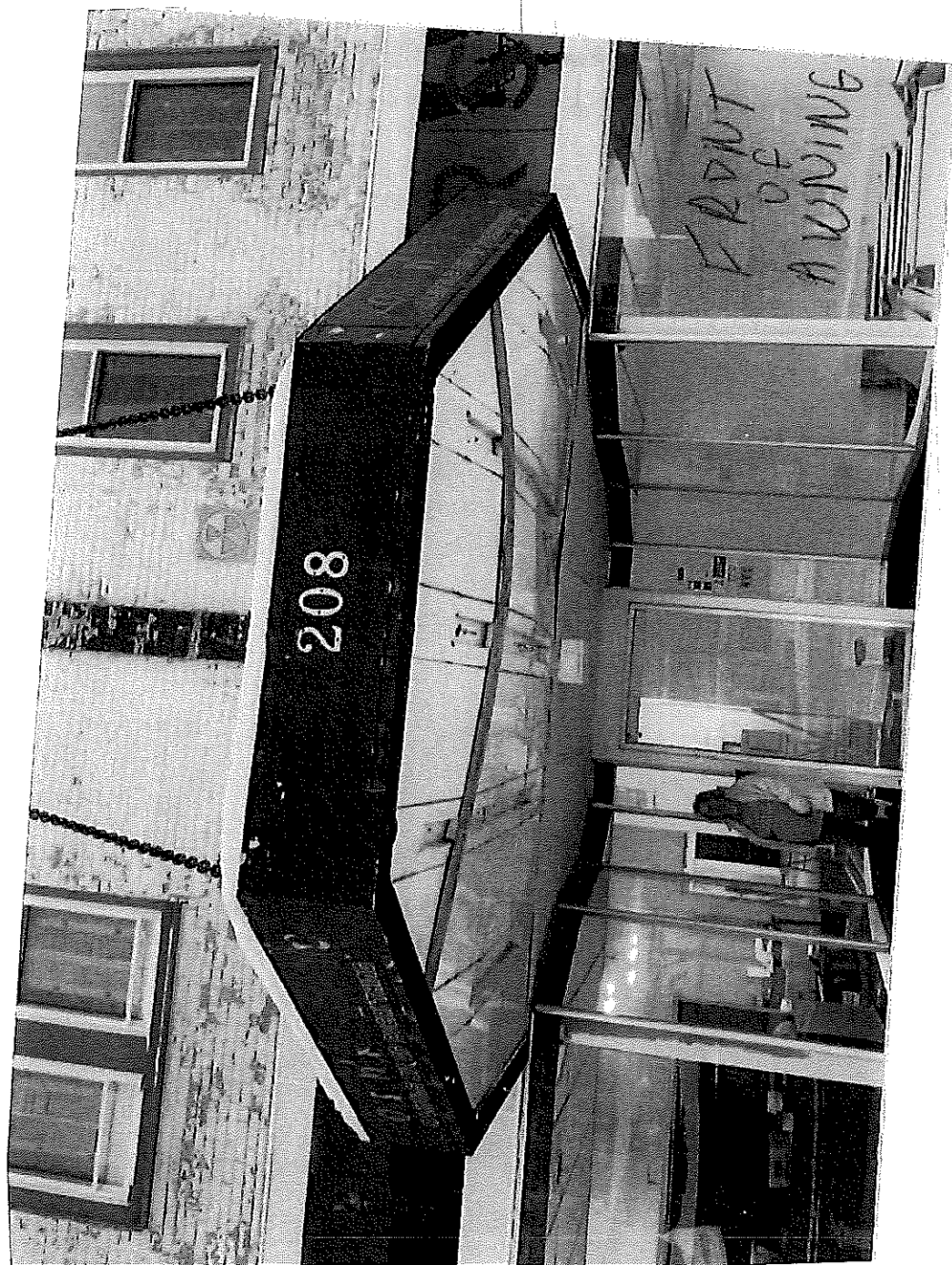


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Under Casing







FRONT
OF
AWNING

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: TID #17 Creation Update
MEETING DATE: March 11, 2025

BACKGROUND

Enclosed please find the Tax Increment District No. 17 Project Plan & District Boundary document.

The Joint Review Board held their Organizational Meeting on February 20, 2025. At this meeting the Project Plan was discussed and the other taxing jurisdictions had an opportunity to ask questions regarding the proposed TID.

The Plan Commission held a public hearing regarding the creation of TID #17 and adopted the Project Plan on February 25, 2025.

It is anticipated that the Common Council will review and create TID #17 on April 8, 2025.

Project Plan & District Boundary
Tax Incremental District No. 17
in the
CITY OF BERLIN, WISCONSIN



February 25, 2025

(Approved Actions)

Organizational Joint Review Board Meeting Held	February 20, 2025
Public Hearing Held	February 25, 2025
Adopted by Planning Commission	February 25, 2025
Adopted by City Council	April 8, 2025
Adopted by Joint Review Board	April 10, 2025

Prepared in part by:

BAIRD

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

City of Berlin
TID #17 Project Plan & District Boundary

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Section 1: City of Berlin Officials

City Council

Joel Bruessel	Mayor
Terry Przybyl	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

Jessi Balcom	City Administrator
Debra Thiel	Deputy Clerk-Treasurer
Tim Ludolph	Planning & Development Director

Planning Commission

Joel Bruessel-Mayor	Mary Kubiak
Vacant	Paul Hanan
Carol Hughes	Victoria Hill
Terry Przybyl	

Joint Review Board

Jessi Balcom	City Representative- Chairperson
Nina Krenz	Green Lake County
Tara Wendt	Moraine Park Technical College
Tricia Polakowski	Berlin Area School District
Susan Thom	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 potential debt financing.

Tax Increment District ("TID") No. 17 contains approximately 35.58 acres on the parcels adjacent to Canal Street, South Washington Street, and Van Horn Street. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the completion of Phase 1 of the district which is proposed for a 3-10 duplex development directly off Canal Street which will serve as a mix of condo and rental units. Tax Incremental financing is also being proposed for the completion of Phase 2 of the district which incorporates the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly tax incremental financing is being proposed to assist within Phase 2 for the future development of a parcel that could serve as either a major subdivision or additional multi-family housing. 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 #17 also include the planned future expansion of water and sewer utility enhancements, storm sewer and road extensions/improvements, regional lift station, regional stormwater facility, and possible 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 \$12,785,895 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, utilities

City of Berlin
TID #17 Project Plan & District Boundary

improvements, street improvements and amenities, 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 \$17,224,831 in tax increment over the two phases of development. The TID increment will primarily be used to pay for any 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 (construction incremental value) of approximately \$4,250,000 will be created in Phase 1 of the TID by the end of 2030. The city projects land and improvement values (construction incremental value) of approximately \$61,000,000 will be created in Phase 2 of the TID by the end of 2036. 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.

City of Berlin
TID #17 Project Plan & District Boundary

- 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 has determined that development of the area will not occur at the pace or levels desired solely because 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 15% of the territory within the district will be devoted to retail business at the end of the district's maximum

City of Berlin
TID #17 Project Plan & District Boundary

expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

8. The city confirms 31.76% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement in sec.66.1105(2)(f)(3) of being less than 35%. Residential housing density is at least three units per acre.

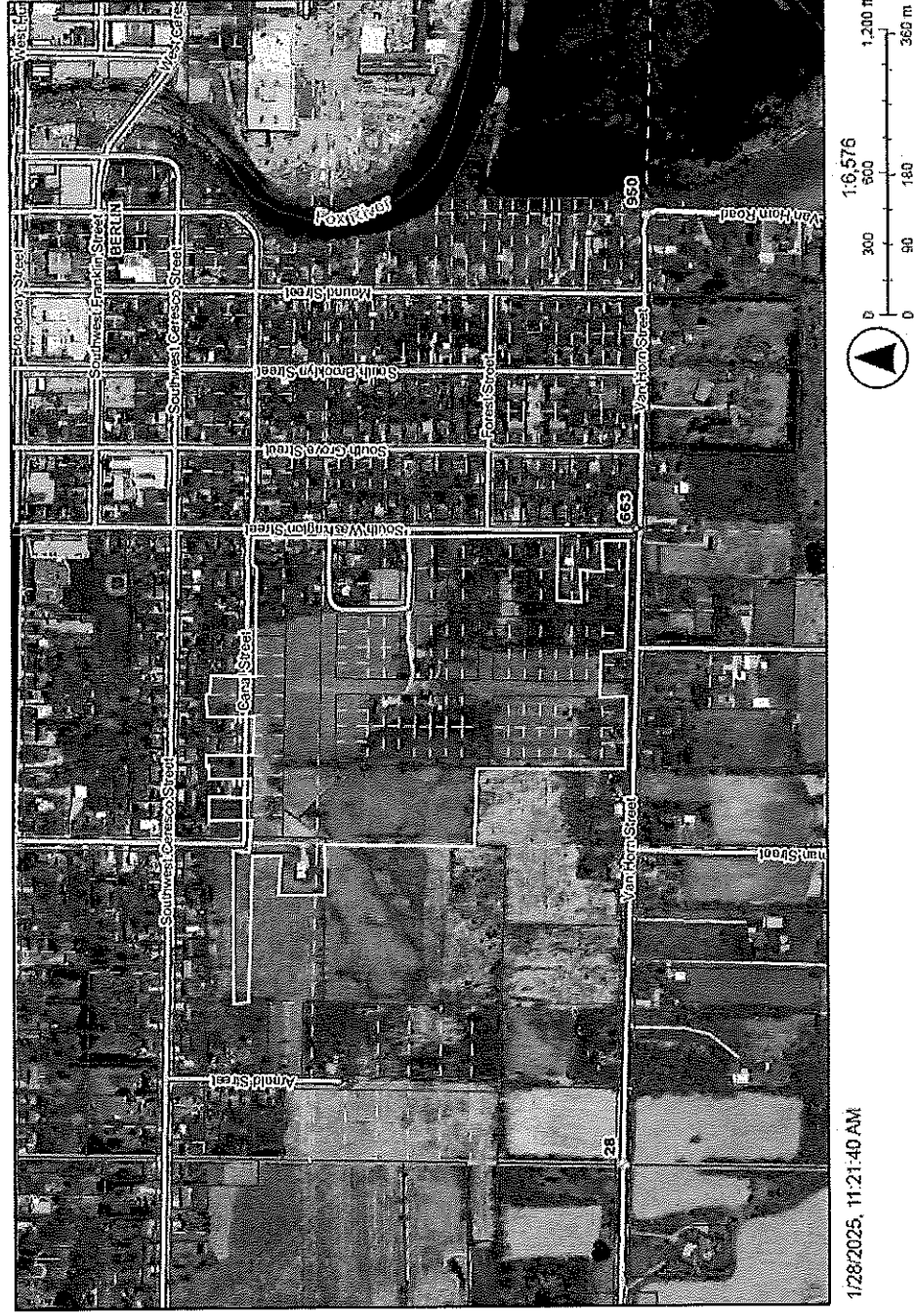
Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Current Zoning	Future Proposed Uses
7	N/A	206-01836-0000	Timothy & Kristine Johnson	8.30	23.33%	Agriculture	Newly Platted Residential
25	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential
29	Ruddocks Add Lots 2,3,4,5,6,7 & BLK 7	206-01468-0000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential
				31.76%		Newly Platted Residential Percentage	

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 01/01/2025 parcel list.

City of Berlin TID # 17 Proposed Boundary Map



City of Berlin
TID #17 Project Plan & District Boundary



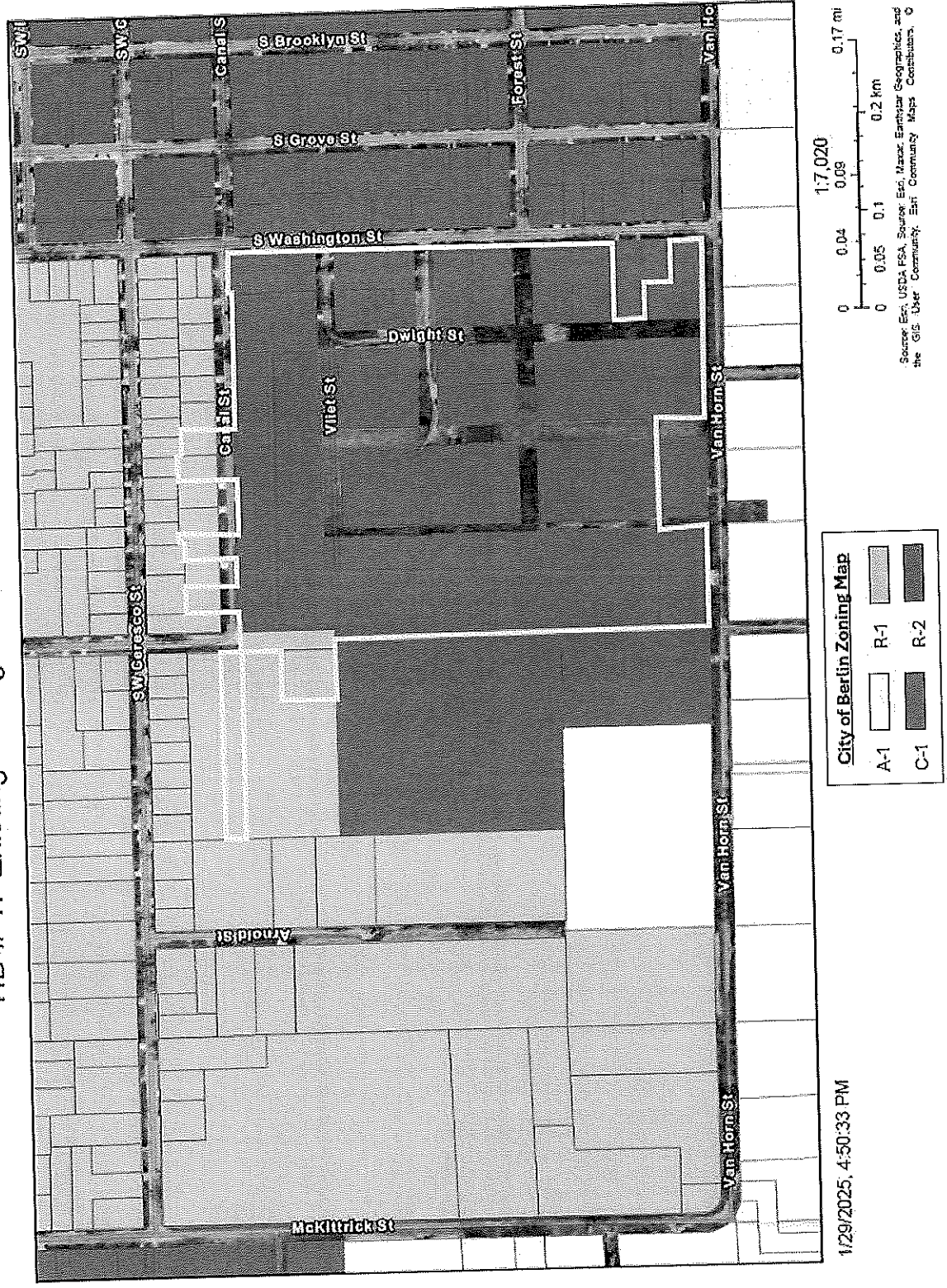
Section 5: One Half Mile Radius Map of Proposed District Boundary

City of Berlin TID # 17 1/2 Mile Radius Map



Section 6: Map Showing Existing Uses and Conditions

TID # 17 Existing Zoning Uses and Conditions Map



Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2025 parcel list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage/Acreage %	Current Zoning	Future Proposed Uses	Land	Improvements	Total Assessed Valuation	Total Estimated Equalized Valuation
1	Lot 1 CSM 795 V3 SEC 9	206-01842-0300	City of Berlin	0.952 2.68%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
2	209 S Kossuth Street	206-01840-0100	City of Berlin	0.688 1.93%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
3	Lot 2 CSM Map 795 V3 SEC 9	206-01836-0300	City of Berlin	0.475 1.33%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
4	Holt's Add Lot 1 of BLK 1	206-01830-1100	Merrifield Revocable Trust	0.237 0.67%	Residential	Residential	\$ 22,000.00	\$ 252,500.00	\$ 274,500.00	\$ 257,600.00
5	Holt's Add Lot 3 BLK 1	206-01830-0900	William Mc Monigal	0.248 0.70%	Residential	Residential	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 10,300.00
6	Holt's Add Lot 6 & 7 BLK 1	206-01830-0601	William Mc Monigal	0.51 1.43%	Residential	Residential	\$ 22,000.00	\$ -	\$ 22,000.00	\$ 20,600.00
7	N/A	206-01836-0000	Timothy & Kristine Johnson	8.30 23.33%	Agriculture	Newly Platted Residential	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400.00
8	Holt's ADD Lot 1-10 BLK 2	206-01830-1201	William Mc Monigal	2.546 7.15%	Residential	Residential	\$ 800.00	\$ -	\$ 800.00	\$ -
9	372/376 Canal Street	206-01830-1211	Adam Ewald	0.25 0.71%	Residential	Residential	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 23,500.00
10	Lot 1 CSM 2496 V12 SEC 9	206-01834-0000	Kalee Sobierri & Myron Bondert	0.56 1.57%	Residential	Residential	\$ 23,500.00	\$ 161,000.00	\$ 184,500.00	\$ 173,200.00
11	193 S Washington Street	206-01834-0100	Jill A Brisky	0.39 1.10%	Residential	Residential	\$ 21,500.00	\$ 225,500.00	\$ 247,000.00	\$ 231,900.00
12	353 Vilet Street	206-01835-0000	Kalee Sobierri & Myron Bondert	0.743 2.09%	Residential	Residential	\$ 22,000.00	\$ 194,500.00	\$ 216,500.00	\$ 203,200.00
13	201 S Washington Street	206-01835-0200	Brandon L Johnson	0.227 0.64%	Residential	Residential	\$ 23,500.00	\$ 169,000.00	\$ 190,500.00	\$ 178,800.00
14	209 S Washington Street	206-01835-0300	Chad & Jessica Martin	0.404 1.14%	Residential	Residential	\$ 23,500.00	\$ 96,000.00	\$ 119,500.00	\$ 112,300.00
15	358 Vilet Street	206-01455-0000	Keith & Mason Wilhite	0.202 0.57%	Residential	Residential	\$ 20,500.00	\$ 246,000.00	\$ 266,500.00	\$ 250,100.00
16	346 Vilet Street	206-01454-0000	Ryan & Haley Reitz	0.202 0.57%	Residential	Residential	\$ 20,500.00	\$ 151,500.00	\$ 172,000.00	\$ 161,400.00
17	227 S Washington Street	206-01454-0000	Chad & Lindsay Geis	0.202 0.57%	Residential	Residential	\$ 20,500.00	\$ 34,000.00	\$ 20,500.00	\$ 19,200.00
18	243 S Washington Street	206-01456-0000	Victor & Diana Shrock	0.403 1.13%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
19	Ruddocks Add Lot 4 BLK 1	206-01456-0100	Habitat for Humanity	0.2 0.56%	Residential	Residential	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 19,700.00
20	Ruddocks Add Lot 5 BLK 1	206-01456-0200	Habitat for Humanity	0.2 0.56%	Residential	Residential	\$ 21,000.00	\$ -	\$ 21,000.00	\$ 19,700.00
21	265 S Washington Street	206-01461-0100	Peggy L Mortensen	0.807 2.27%	Residential	Residential	\$ 27,500.00	\$ 13,500.00	\$ 41,000.00	\$ 38,500.00
22	265 S Washington Street	206-01461-0200	Gregory G Gimenez	0.808 2.27%	Residential	Residential	\$ 27,500.00	\$ -	\$ 27,500.00	\$ 25,800.00
23	Ruddocks Add Lots 1,4,5,8 BLK 4	206-01459-0000	Adam Salamo	0.87 2.27%	Commercial	Commercial	\$ 27,500.00	\$ 110,000.00	\$ 137,500.00	\$ 129,000.00
24	386 Railroad Street	206-01460-0000	Timothy & Kristine Johnson	0.81 2.27%	Agriculture	Newly Platted Residential	\$ 400.00	\$ -	\$ 400.00	\$ -
25	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6 4.50%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,100.00
26	Ruddocks Add Lots 1 Thru 18 BLK 3	206-01458-0000	Timothy & Kristine Johnson	3.6 10.12%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,100.00
27	Ruddocks Add Lots 1 Thru 7 & Lots 14 Thru 18 BLK 8	206-01472-0000	Gerald & Alice Resop	2.401 6.75%	Residential	Residential	\$ 35,000.00	\$ 115,000.00	\$ 150,000.00	\$ 140,800.00
28	417 Van Horn Street	206-01473-0000	Alan L Resop	1.001 2.81%	Agriculture	Newly Platted Residential	\$ 300.00	\$ -	\$ 300.00	\$ -
29	Ruddocks Add Lots 2,3,4,5,6,7 & BLK 7	206-01468-0000	Timothy & Kristine Johnson	1.4 3.93%	Residential	Residential	\$ 25,500.00	\$ -	\$ 25,500.00	\$ 23,900.00
30	Ruddocks Add Lots 11, 12, 13 & S1/2 OF Lot 14 BLK 7	206-01469-0000	Michael & Patti Horn	0.622 1.75%	Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
31	Ruddocks Add N1/2 OF Lot 14 & All of Lot 15 BLK 7	206-01470-0000	City of Berlin	0.302 0.85%	Residential	Residential	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
32	Ruddocks Add Lots 16 & 17 BLK 7	206-01471-0000	Liz Botello	0.403 1.13%	Residential	Residential	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
33	Ruddocks Add Lots 1 & 18 BLK 7	206-01467-0000	Gloria Barrera	0.403 1.13%	Residential	Residential	\$ 27,500.00	\$ 178,500.00	\$ 206,000.00	\$ 193,300.00
34	289 S Washington Street	206-01463-0000	Gloria Barrera	0.806 2.27%	Residential	Residential	\$ 27,500.00	\$ 61,000.00	\$ 88,500.00	\$ 83,100.00
35	297 S Washington Street	206-01463-0000	Liz Botello	0.806 2.27%	Residential	Residential	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 21,100.00
36	Ruddocks Add Lot 8 & THE S1/2 OF Lot 7 BLK 6	206-01465-0100	Donald F Johnson Survivors Trust	0.303 0.85%	Residential	Residential	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 24,400.00
37	Ruddocks Add Lots 9, 10, 11, 12, BLK 6	206-01466-0000	Raymond H Stumpner	0.667 1.87%	Residential	Residential	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 24,400.00
38	Total Acreage			35.58	Village ROW		\$712,700.00	\$2,484,000.00	\$3,196,700.00	\$2,998,401.00

31.76% Newly Platted Residential Percentage

Section 8: Equalized Valuation Test

The following calculations demonstrate that the city is following 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 #17, the value increment of all existing Tax Increment Districts will be approximately 5.14%.

Valuation Test Compliance Calculation

2024 Projected Equalized Valuation (TID IN)	\$ 428,483,600
Limit for 12% Test	\$ 51,418,032
Increment Value of Existing TIDs	\$ 18,825,700
Projected Base Value of New TID	<u>\$ 3,196,700</u>
Total Value Subject to Test	\$ 22,022,400
Compliance ($\$22,022,400 < \$51,418,032$) 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. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Vliet Street from S. Washington to Juila Street

TOTAL: \$767,280

DESCRIPTION: Improvements to Vliet Street from S. Washington to Juila Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Railroad Street from S. Washington to Chase Street

TOTAL: \$479,550

DESCRIPTION: Improvements to Railroad Street from S. Washington to Chase Street consisting of approximately 600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Forest Street from S. Washington to Julia Street

TOTAL: \$755,550

DESCRIPTION: Improvements to Forest Street from S. Washington to Julia Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Dwight Street from Vliet to Van Horn Street

TOTAL: \$927,130

DESCRIPTION: Improvements to Dwight Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Chase Street from Vliet to Forest Street

TOTAL: \$495,535

DESCRIPTION: Improvements to Chase Street from Vliet to Forest Street consisting of approximately 620 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Julia Street from Vliet to Van Horn Street

TOTAL: \$1,127,575

DESCRIPTION: Improvements to Julia Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Canal Street from S. Kossuth to Pierce Street

TOTAL: \$2,631,200

DESCRIPTION: Improvements to Canal Street from S. Kossuth to Pierce Street consisting of approximately 2,600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$474,950

DESCRIPTION: Creation of new regional lift station to include force main, electricity & SCADA/Telemetry upgrades and improvements for boundary and within half mile radius.

9. REGIONAL STORM WATER FACILITY IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$227,125

DESCRIPTION: Creation of new regional storm water facility to serve storm water runoff for new development within district and to align with runoff within half mile radius.

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10. DEVELOPER INCENTIVES

LOCATION: Entire TID, ½ mile radius

TOTAL: \$4,400,000

DESCRIPTION: Developer is proposing to build 3-10 duplexes consisting of a mix of condos and rental units. Each unit is estimated to be a mix of 2- and 3-bedroom units. Developer is requesting \$20,000 per unit to help offset costs and reach a more marketable price point. Developer Incentives are also being proposed to assist in the completion of the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly developer incentives are proposed to assist with the future development of a parcel within the district that could serve as either a major subdivision or additional multi-family housing.

11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$450,000

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

12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES

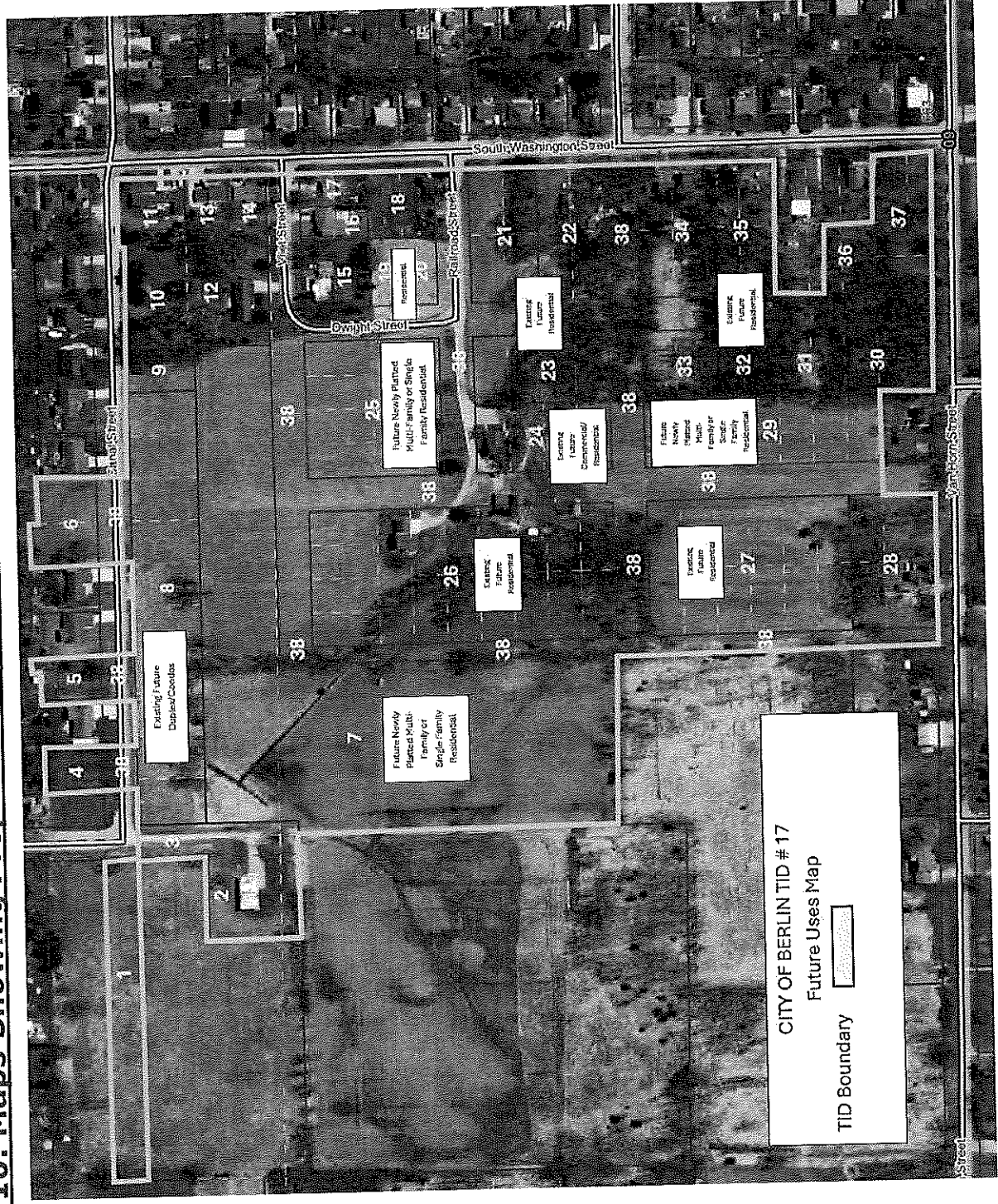
LOCATION: Entire TID, ½ mile radius

TOTAL: \$50,000

DESCRIPTION: **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the district, and the undertaking of the projects contained within this plan, are eligible project costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the district and the implementation of the Plan.

ADMINISTRATIVE COSTS. The city may charge to the district as eligible project costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by city employees in connection with the implementation of the plan.

Section 10: Maps Showing Proposed Improvements and Future Uses



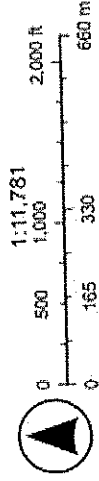
City of Berlin
TID #17 Project Plan & District Boundary

City of Berlin TID # 17 Proposed Project Improvements



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- TID # 17 Boundary Line
- Proposed Developer Incentives
- Proposed Park Improvements
- Proposed Street/Infrastructure Improvements
- Proposed Stormwater/Infrastructure Improvements



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Section 11: Detailed List of Project Costs

1. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS	\$767,280
2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS	\$479,550
3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS	\$755,550
4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS	\$927,130
5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS	\$495,535
6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS	\$1,127,575
7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS	\$2,631,200
8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS	\$474,950
9. REGIONAL STORM WATER FACILITY IMPROVEMENTS	\$227,125
10. DEVELOPER INCENTIVES	\$4,400,000
11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS	\$450,000
12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES	\$50,000
ESTIMATED TOTAL	\$12,785,895

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.

City of Berlin
TID #17 Project Plan & District Boundary

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 over two phases, 2) a projection of tax increments to be collected resulting from the phases developments 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 with the phased developments.

To evaluate the economic feasibility of TID #17 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 phased proforma analysis of TID #17. The phased proforma analyzes expenses based on project plan costs of TID #17 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #17 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 2046, 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 #17 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.

City of Berlin
TID #17 Project Plan & District Boundary

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).

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 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.

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

City of Berlin
TID #17 Project Plan & District Boundary

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/Incentive Issued to Developers ("Pay as You Go" Financing)

The city may issue a bond or incentive to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or incentive 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 or incentive 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 \$12,785,895 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

City of Berlin
TID #17 Project Plan & District Boundary

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, 2005.

Section 15: Proposed Changes in Zoning Ordinances

The city is in the process of reviewing and updating their comprehensive plan which may intern result in updates or changes to the zoning ordinances. Although at this time the city does not anticipate any zoning changes to the parcels within the district any changes in zoning that may take place throughout the life of the TID will be consistent with the city's updated Comprehensive Land Use Plan-Future Land Use Map.

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

The city is in the process of reviewing and updating its comprehensive plan. The city at the time of creating this project plan does not anticipate that the TID will require any major changes in the master plan, building codes, map and city ordinances to implement this project plan. If there are changes to the master plan, building code, map and city ordinances the proposed developments and uses will be consistent with the updated 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

City of Berlin
TID #17 Project Plan & District Boundary

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 currently.

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.

City of Berlin
TID #17 Project Plan & District Boundary

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

TID 17 Hypo Status Phase 1

City of Berlin
Hypothetical Tax Increment District
Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 1

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equized Value).....	\$17.42
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data				Revenues					Expenditures					TID Status	
	(a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment (1)	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Total Revenues	(h) Tax Revenues Available for Developer 85%	(i) Payment to Developers	(j) Recreational Improvements	(k) Infrastructure Improvements	(l) Admin/ Legal Costs	(m) Combined Expenditures	(n) Annual Balance	(o) Year End Cumulative Balance (December 31)	(p) Cost Recovery
2025	\$3,196,700	\$31,967	\$0	\$31,967	\$17.42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$3,228,667	\$32,287	\$850,000	\$914,254	\$17.42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$4,110,954	\$41,110	\$850,000	\$1,805,363	\$17.42	\$15,926	\$597	\$15,926	\$12,536	\$0	\$0	\$0	\$12,536	\$12,536	\$12,536	\$12,536
2028	\$5,002,063	\$50,021	\$850,000	\$2,705,384	\$17.42	\$31,449	\$15,926	\$31,449	\$25,298	\$0	\$0	\$0	\$25,298	\$25,298	\$25,298	\$25,298
2029	\$5,902,084	\$59,021	\$850,000	\$3,614,405	\$17.42	\$47,128	\$31,449	\$47,128	\$38,137	\$0	\$0	\$0	\$38,137	\$38,137	\$38,137	\$38,137
2030	\$6,811,105	\$68,111	\$850,000	\$4,532,516	\$17.42	\$62,963	\$47,128	\$62,963	\$51,105	\$0	\$0	\$0	\$51,105	\$51,105	\$51,105	\$51,105
2031	\$7,729,216	\$77,292	\$850,000	\$5,468,803	\$17.42	\$78,956	\$62,963	\$78,956	\$64,844	\$0	\$0	\$0	\$64,844	\$64,844	\$64,844	\$64,844
2032	\$8,664,508	\$86,645	\$850,000	\$6,426,918	\$17.42	\$95,012	\$78,956	\$95,012	\$79,582	\$0	\$0	\$0	\$79,582	\$79,582	\$79,582	\$79,582
2033	\$9,623,419	\$96,234	\$850,000	\$7,406,719	\$17.42	\$111,122	\$95,012	\$111,122	\$86,492	\$0	\$0	\$0	\$86,492	\$86,492	\$86,492	\$86,492
2034	\$10,603,053	\$106,030	\$850,000	\$8,412,783	\$17.42	\$127,240	\$111,122	\$127,240	\$92,147	\$0	\$0	\$0	\$92,147	\$92,147	\$92,147	\$92,147
2035	\$11,603,483	\$116,034	\$850,000	\$9,444,818	\$17.42	\$143,358	\$127,240	\$143,358	\$102,188	\$0	\$0	\$0	\$102,188	\$102,188	\$102,188	\$102,188
2036	\$12,624,718	\$126,247	\$850,000	\$10,501,065	\$17.42	\$159,476	\$143,358	\$159,476	\$112,188	\$0	\$0	\$0	\$112,188	\$112,188	\$112,188	\$112,188
2037	\$13,667,763	\$136,678	\$850,000	\$11,582,868	\$17.42	\$175,594	\$159,476	\$175,594	\$122,188	\$0	\$0	\$0	\$122,188	\$122,188	\$122,188	\$122,188
2038	\$14,733,633	\$147,336	\$850,000	\$12,690,204	\$17.42	\$191,712	\$175,594	\$191,712	\$132,188	\$0	\$0	\$0	\$132,188	\$132,188	\$132,188	\$132,188
2039	\$15,822,329	\$158,223	\$850,000	\$13,822,987	\$17.42	\$207,830	\$191,712	\$207,830	\$142,188	\$0	\$0	\$0	\$142,188	\$142,188	\$142,188	\$142,188
2040	\$16,934,083	\$169,341	\$850,000	\$14,982,328	\$17.42	\$223,948	\$207,830	\$223,948	\$152,188	\$0	\$0	\$0	\$152,188	\$152,188	\$152,188	\$152,188
2041	\$18,068,814	\$180,688	\$850,000	\$16,163,116	\$17.42	\$240,066	\$223,948	\$240,066	\$162,188	\$0	\$0	\$0	\$162,188	\$162,188	\$162,188	\$162,188
2042	\$19,235,641	\$192,356	\$850,000	\$17,365,472	\$17.42	\$256,184	\$240,066	\$256,184	\$172,188	\$0	\$0	\$0	\$172,188	\$172,188	\$172,188	\$172,188
2043	\$20,434,574	\$204,346	\$850,000	\$18,589,818	\$17.42	\$272,302	\$256,184	\$272,302	\$182,188	\$0	\$0	\$0	\$182,188	\$182,188	\$182,188	\$182,188
2044	\$21,665,724	\$216,657	\$850,000	\$19,836,475	\$17.42	\$288,420	\$272,302	\$288,420	\$192,188	\$0	\$0	\$0	\$192,188	\$192,188	\$192,188	\$192,188
2045	\$22,929,204	\$229,292	\$850,000	\$21,105,767	\$17.42	\$304,538	\$288,420	\$304,538	\$202,188	\$0	\$0	\$0	\$202,188	\$202,188	\$202,188	\$202,188
2046	\$24,225,034	\$242,250	\$850,000	\$22,398,017	\$17.42	\$320,656	\$304,538	\$320,656	\$212,188	\$0	\$0	\$0	\$212,188	\$212,188	\$212,188	\$212,188

Type of TID: Mixed-Use

2025 TID Inception

2040 Final Year to Incur TIF Related Costs

2045 Maximum Legal Life of TID (20 Years)

2046 Final Tax Collection Year

(1) Per City estimate

Per Developer Estimate of \$425,000 per duplex, 2 per year for 10 total.

Estimated 15% PAYGO Incentive.

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City of Berlin
TID #17 Project Plan & District Boundary

TID 17 Hypo Status Phase 2

City of Berlin
Hypothetical Tax Increment District
Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 2

Assumptions	
Annual Inflation During Life of TID	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value)	\$17.42
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data above dashed line are actual	

Background Data				
(a)	(b)	(c)	(d)	(e)
TIF District Valuation	Increment	Construction Increment	TIF Increment Over Base	Tax Rate
Base Value				
2025	\$3,196,700	\$31,967	\$31,967	\$17.42
2026	\$3,228,667	\$32,287	\$64,254	\$17.42
2027	\$3,260,594	\$32,610	\$96,863	\$17.42
2028	\$3,293,563	\$32,936	\$129,799	\$17.42
2029	\$3,327,599	\$33,266	\$175,064	\$17.42
2030	\$3,362,726	\$33,600	\$228,664	\$17.42
2031	\$3,399,067	\$33,938	\$289,602	\$17.42
2032	\$3,437,620	\$34,280	\$358,882	\$17.42
2033	\$3,478,400	\$34,626	\$437,508	\$17.42
2034	\$3,521,430	\$34,976	\$525,484	\$17.42
2035	\$3,566,740	\$35,330	\$622,814	\$17.42
2036	\$3,614,360	\$35,688	\$730,502	\$17.42
2037	\$3,664,330	\$36,050	\$848,552	\$17.42
2038	\$3,716,700	\$36,416	\$976,968	\$17.42
2039	\$3,771,520	\$36,786	\$1,115,754	\$17.42
2040	\$3,828,840	\$37,160	\$1,265,914	\$17.42
2041	\$3,888,720	\$37,538	\$1,427,452	\$17.42
2042	\$3,951,200	\$37,920	\$1,599,370	\$17.42
2043	\$4,016,340	\$38,306	\$1,781,676	\$17.42
2044	\$4,084,100	\$38,696	\$1,974,372	\$17.42
2045	\$4,154,540	\$39,090	\$2,177,462	\$17.42
2046	\$4,227,720	\$39,488	\$2,390,950	\$17.42
		\$9,703,897	\$61,000,000	

Revenues		
(f)	(g)	(h)
Tax Revenue	Total Revenues	Tax Revenues Available for Developer 85%
2025	\$0	\$0
2026	\$537	\$457
2027	\$1,119	\$951
2028	\$1,687	\$1,434
2029	\$2,254	\$1,917
2030	\$2,821	\$2,400
2031	\$3,388	\$2,883
2032	\$3,955	\$3,366
2033	\$4,522	\$3,849
2034	\$5,089	\$4,332
2035	\$5,656	\$4,815
2036	\$6,223	\$5,298
2037	\$6,790	\$5,781
2038	\$7,357	\$6,264
2039	\$7,924	\$6,747
2040	\$8,491	\$7,230
2041	\$9,058	\$7,713
2042	\$9,625	\$8,196
2043	\$10,192	\$8,679
2044	\$10,759	\$9,162
2045	\$11,326	\$9,645
2046	\$11,893	\$10,128
	\$15,734,772	\$13,373,478

Expenditures				
(i)	(j)	(k)	(l)	(m)
Future Infrastructure Debt Service	Payment to Developers	Recreational Improvements	Admin/ Legal Costs	Combined Expenditures
2025	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0
2043	\$0	\$0	\$0	\$0
2044	\$0	\$0	\$0	\$0
2045	\$0	\$0	\$0	\$0
2046	\$0	\$0	\$0	\$0
	\$9,478,708	\$350,000	\$50,000	\$13,878,708

TID Status		
(o)	(p)	(q)
Annual Balance	Year End Cumulative Balance	Cost Recovery
2025	\$0	\$0
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
	\$1,218,916	\$1,218,916

Type of TID: Mixed-Use
2025 TID Inception
2040 Final Year to Incur TIF Released Costs
2045 Maximum Legal Life of TID (20 Years)
2046 Final Tax Collection Year

(1) Per City estimate.
Per Development estimate of 30 Lots valued at \$375,000, 30 Lots valued at \$400,000, and 30 Lots valued at \$415,000. Second development valued at \$215,000,000.
Estimating \$7 Million Infrastructure Borrowing at 4.25% for 15 years.

PAYGO Figure is estimated of what could be given to potential developers in addition to infrastructure but infrastructure would be included in PAYGO calculation.

The materials do not constitute or relate to a future issuance of municipal securities. Beid is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15C of the Securities Exchange Act of 1934 or the rules thereunder.

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Berlin - TID # 17						
Calculation of the Growth of Estimated Tax Increments by Taxing Entity						
Revenue	Projected Increment	County	City	School District	Technical College	
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 1,113.73	\$ 303	\$ 379	\$ 396	\$ 35	\$ 35
2028	\$ 17,045.60	\$ 4,644	\$ 5,799	\$ 6,065	\$ 539	\$ 539
2029	\$ 33,136.78	\$ 9,027	\$ 11,273	\$ 11,789	\$ 1,047	\$ 1,047
2030	\$ 201,813.88	\$ 54,979	\$ 68,655	\$ 71,802	\$ 6,379	\$ 6,379
2031	\$ 372,177.75	\$ 101,390	\$ 126,611	\$ 132,414	\$ 11,763	\$ 11,763
2032	\$ 544,245.26	\$ 148,265	\$ 185,146	\$ 193,632	\$ 17,202	\$ 17,202
2033	\$ 707,581.44	\$ 192,761	\$ 240,711	\$ 251,744	\$ 22,365	\$ 22,365
2034	\$ 872,550.99	\$ 237,703	\$ 296,832	\$ 310,437	\$ 27,579	\$ 27,579
2035	\$ 952,070.23	\$ 259,365	\$ 323,884	\$ 338,729	\$ 30,092	\$ 30,092
2036	\$ 1,036,739.66	\$ 282,431	\$ 352,687	\$ 368,853	\$ 32,768	\$ 32,768
2037	\$ 1,122,255.79	\$ 305,728	\$ 381,779	\$ 399,278	\$ 35,471	\$ 35,471
2038	\$ 1,208,627.07	\$ 329,257	\$ 411,162	\$ 430,007	\$ 38,201	\$ 38,201
2039	\$ 1,221,827.08	\$ 332,853	\$ 415,652	\$ 434,703	\$ 38,618	\$ 38,618
2040	\$ 1,235,159.08	\$ 336,485	\$ 420,187	\$ 439,447	\$ 39,040	\$ 39,040
2041	\$ 1,248,624.40	\$ 340,154	\$ 424,768	\$ 444,237	\$ 39,465	\$ 39,465
2042	\$ 1,262,224.37	\$ 343,859	\$ 429,395	\$ 449,076	\$ 39,895	\$ 39,895
2043	\$ 1,275,960.35	\$ 347,600	\$ 434,068	\$ 453,963	\$ 40,329	\$ 40,329
2044	\$ 1,289,833.68	\$ 351,380	\$ 438,787	\$ 458,899	\$ 40,768	\$ 40,768
2045	\$ 1,303,845.75	\$ 355,197	\$ 443,554	\$ 463,884	\$ 41,211	\$ 41,211
2046	\$ 1,317,997.93	\$ 359,052	\$ 448,368	\$ 468,919	\$ 41,658	\$ 41,658
TOTALS	\$ 17,224,831	\$ 4,692,434	\$ 5,859,697	\$ 6,128,275	\$ 544,425	\$ 544,425

City of Berlin
TID #17 Project Plan & District Boundary

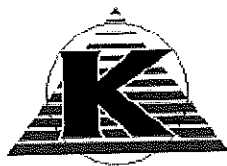
SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

ENTER ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 17 BOUNDARY LEGAL DESCRIPTION

City of Berlin, WI
TID #17 Boundary Description

February 21, 2025



KUNKEL ENGINEERING GROUP

107 Parallel Street

Beaver Dam, WI 53916

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

City of Berlin – TID #17 Boundary Description

Situated in Northwest 1/4 of Sections 9, Township 17 North, Range 13 East, in the City of Berlin, Green Lake County, Wisconsin and more particularly described as follows:

Commencing at the North 1/4 corner of Said Section Corner 9; Thence Southerly along the east line of the Northwest 1/4 of said Section 9 to a point of intersection of a easterly projection of the north lot line of Lot 2 of CSM #2496 on Record with the Green Lake County Register of Deeds Office In Volume 12 of Page 2496 or as Document #97299; Thence Westerly along the easterly projection of the north lot line of said Lot 2 to the northeast corner of Lot 2 of said CSM #2496 said northeast corner of Lot 2 is also the intersection of the south right of way line of Canal Street and the west right of way line of South Washington Street and Point of Beginning of the description;

1. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Vliet Street, said intersection is also the southeast corner of Lot 2 of CSM #1038 on Record with the Green Lake County Register of Deeds Office in Volume 4 on Page 1038;
2. Thence Southerly across the Vliet Street intersection to the intersection of the south right of way line of Vliet Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 1 of Ruddocks Addition Plat;
3. Thence Southerly along the west right of way line of South Washington Street to the intersection of the north right of way on Railroad Street and the west right of way line of South Washington Street, said corner is also the southeast corner of Lot 6 of Block 1 of said Ruddocks Addition Plat;
4. Thence Southerly across the Railroad Street right of way to an intersection of the south right of way line of Railroad Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 5 of said Ruddocks Addition Plat;
5. Thence Southerly along the west right of way of South Washington Street to a intersection of the north right of way line of the undeveloped Forest Street and the west right of way line of South Washington Street, said intersection

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- is also the southeast corner of Lot 8 of Block 5 of said Ruddocks Addition Plat;
6. Thence Southerly across the undeveloped Forest Street right of way to the intersection of the south right of way line of Forrest Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 6 of said Ruddocks Addition Plat;
 7. Thence Southerly along the west right of way line of South Washington Street to the southeast corner of Lot 16 of Block 6 of said Ruddocks Addition Plat;
 8. Thence Westerly along the south lot line of said Lot 16 and Lot 5 of Block 6 of said Ruddocks Addition Plat to the southwest corner of said Lot 5, said point is on the east right of way line of undeveloped Dwight Street;
 9. Thence Southerly along the west lot lines of Lot 6 and Lot 7 to the midpoint of the west lot line of Lot 7 of Block 6 of said Ruddocks Addition Plat;
 10. Thence Easterly along the south line of the north half of Lot 7 to the midpoint of the east lot line of said Lot 7;
 11. Thence Southerly along the east lot line of Lot 7 and of Lot 8 to the southeast corner of Lot 8 of Block 6 of said Ruddocks Addition Plat, said lot corner is also the northwest corner of Lot 12 of Block 6 of said Ruddocks Addition Plat;
 12. Thence Easterly along the north lot line of Lot 12 to the west right of way line of South Washington Street and the northeast corner of said Lot 12;
 13. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 11 of Block 6 of said Ruddocks Addition Plat;
 14. Thence Westerly along the north right of way line of Van Horn Street to an intersection with the east right of way line of the undeveloped Dwight Street, said intersection is also the southwest corner of Lot 9 of Block 6 of said Ruddocks Addition Plat;
 15. Thence Westerly across the undeveloped Dwight Street right of way to the intersection of the north right of way line of Van Horn Street and the west right of way line of the Dwight Street right of way, said intersection is also the southeast corner of Lot 12 of Block 7 of said Ruddocks Addition Plat;
 16. Thence Westerly along the north right of way line of Van Horn Road to the southwest corner of Lot 11 of Block 7 of said Ruddocks Addition Plat;
 17. Thence Northerly along the west lot line of Lot 11 to the northwest corner of said Lot 11, said corner is also the southeast corner of Lot 8 of Block 7 of said Ruddocks Addition Plat;
 18. Thence Westerly along the south lot line of Lot 8 to the southwest corner of said Lot 8, said corner is also on the east right of way line of the undeveloped Chase Street;

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TID #17 Project Plan & District Boundary

City of Berlin, WI
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19. Thence Westerly across the said Chase Street right of way to a point on the west right of way line for the undeveloped Chase Street, said point also being the northeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
20. Thence Southerly along the west right of way of said Chase Street to an intersection of said right of way line and the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
21. Thence Westerly along the north right of way line of Van Horn Street to the intersection of said right of way line and the east right of way line of undeveloped Julia Street, said intersection is also the southwest corner of Lot 9 of Block 8 of said Ruddocks Addition Plat;
22. Thence westerly across the Julia Street intersection to the intersection of the north right of way line of Van Horn Street and the west right of way line of Julia Street;
23. Thence Northerly along the west right of way line of the undeveloped Julia Street to a point on the west right of way line, said point is the southeast corner of lands described in Warranty Deed #183080 that is recorded with the Green Lake County Register of Deeds Office;
24. Thence Westerly along the lot line of lands described in said deed to the southwest corner of said lands;
25. Thence Northerly along the west lot line of said lands to a point the west lot line of said lands meets the south lot line of Lot 2 of CSM #795 that is recorded with the Green Lake County Register of Deeds Office;
26. Thence Westerly along the south lot line of Lot 2 and Lot 3 of CSM #795 to the southwest corner of said Lot 3;
27. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
28. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3, said corner is also on the west lot line of Lot 2 of CSM #795;
29. Thence Northerly along the west lot line of Lot 2 to the northwest corner of said Lot 2, said corner also being southeast corner of Lot 1 of CSM #795 and the intersection point of the south right of way line of Canal Street and the west right of way line of South Kossuth Street;
30. Thence Westerly along the south lot line of Lot 1 to the southwest corner of said Lot 1;
31. Thence Northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
32. Thence Easterly along the north lot line of Lot 1 the northeast corner of said Lot 1, said corner also being a point on the west right of way line of South Kossuth Street;
33. Thence Southerly along the west right of way line of South Kossuth Street to the intersection point of the south right of way line of Canal Street, said point also being the southeast corner of Lot 1 of CSM #795;

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34. Thence Easterly along the south right of way line of Canal Street to the point of intersection of a southerly projection of the west lot line of Lot 1 of Block 1 of Holt's Addition Plat which is on record with the Green Lake County Register of Deeds Office;
35. Thence northerly along said southerly projection to the southwest corner of Lot 1 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
36. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
37. Thence Easterly along the north lot line of Lot 1 to the northeast corner of said Lot 1;
38. Thence Southerly along the east lot line of Lot 1 to the southeast corner of said Lot 1, said corner also being on the north right of way line of Canal Street;
39. Thence Southerly along a southerly projection of the east lot line of Lot 1 to a point of intersection on the south right of way line of Canal Street;
40. Thence Easterly along the south right of way line of Canal Street to a point of intersection of a southerly projection of the west lot line of Lot 3 of Block 1 of Holt's Addition Plat meets;
41. Thence Northerly along said southerly projection to the southwest corner of Lot 3 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
42. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
43. Thence Easterly along the north lot line of Lot 3 to the southerly north corner of said Lot 3;
44. Thence Northerly along the north lot line of Lot 3 to the northerly north corner of said Lot 3;
45. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3;
46. Thence Southerly along the east lot line of Lot 3 to the southeast corner of said Lot 3, said corner also being on the north right of way line of Canal Street;
47. Thence Southerly along a southerly projection of the east lot line of said Lot 3 to a point of intersection on the south right of way line of Canal Street;
48. Thence Easterly along the south right of way line of Canal Street to a point of intersection of the southerly projection of the west lot line of Lot 6 of Block 1 of Holt's Addition Plat meets;
49. Thence Northerly along said southerly projection to the southwest corner of Lot 6 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
50. Thence Northerly along the west lot line of Lot 6 of Block 1 of Holt's Addition Plat to the northwest corner of said Lot 6;

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51. Thence Easterly along the north lot line of Lot 6 to the northeast corner of said Lot 6;
52. Thence Southerly along the east lot line of Lot 6 to the northwest corner of Lot 7 of Block 1 of Holt's Addition Plat;
53. Thence Easterly along the north lot line of Lot 7 to the northeast lot corner of said Lot 7;
54. Thence Southerly along the east lot line of Lot 7 to the southeast corner of said Lot 7, said corner also being on the north right of way line of Canal Street;
55. Thence Southerly along a southerly projection of the east lot line of said Lot 7 to a point of intersection on the south right of way line of Canal Street;
56. Thence Easterly along the south right of way line of Canal Street to the northeast corner of Lot 1 of said CSM #2496, said corner also being on the west lot line of Lot 2 of CSM #2496;
57. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1, said corner also being on the south right of way line of Canal Street;
58. Thence Easterly along the north lot line of Lot 1 and the south right of way line of Canal Street to the northeast corner of said Lot 1 and the Point of Beginning

End of Description

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.