

COMMON COUNCIL MEETING AGENDA
TUESDAY, JULY 8, 2025 AT 7PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR
MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

1. Call to order/Roll Call
2. Seat Virtual Attendees (if necessary)
3. General Public Comments. Registration card required (located at podium in Council Chambers). Comments will be limited to **3 minutes** per registrant. NOTE: No comments will be heard during this agenda item concerning any matter that has been or will be the subject of a public hearing, as the appropriate time for such comments is at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

CONSENT AGENDA: The Consent Agenda contains items which staff considers to be routine and have already been discussed and recommended by a committee, board or commission at a previous meeting. Staff recommends that Council act on all of these items on a single roll call vote. If any member of Council wishes to have any item removed from the Consent Agenda and discussed, the Council member may request that item be removed from the Consent Agenda prior to the adoption.

4. Waive the reading of ordinances and resolutions.
5. Accept and place on file reports from the City Clerk, Treasurer, and Building Inspector.
6. Approve payment of bills.
7. Approve minutes from the 6.10.2025 Common Council Meeting.

END OF CONSENT AGENDA

8. Introduction of new staff member: Brittani Majeskie, Deputy City Clerk/Treasurer
9. League of Wisconsin Municipalities/Baer Insurance insurance renewal proposal.
RECOMMENDATION: Approve the insurance renewal proposal to provide Liability, Auto, Workers Compensation, Crime and Property coverage.
10. Discussion of proposed residential development on Canal Street. RECOMMENDATION: Listen to presentation and provide/discuss general impressions. No approval or guarantee of any project or/proposal can be made at this time.
11. 2026 Budget Preparation Update and Discussion. RECOMMENDATION: Listen to presentation with discussion and action as appropriate.
12. Development Agreement with Premier Berlin LLC and TW Berlin LLC for a 48 Unit Apartment Complex in TID 16 on Parcel 206-01082-0200. RECOMMENDATION: Approve the Development Agreement between the City of Berlin and Premier Berlin, LLC and TW Berlin, LLC for a development within TID 16 for the creation of a 4 building, 48-unit

apartment complex on Parcel Number 206-01082-0200, accept the Guaranty of Completion, and approve the Short Form Memorandum of Development Agreement City of Berlin to be recorded.

13. 2025-2026 Liquor License Requests. RECOMMENDATION: Approve Liquor License Applications as presented, subject to all locations passing all required inspections and final approval by City Attorney.
14. Resolution #25-06 Appointing A Temporary Municipal Judge for the Lakeside Municipal Court to Fill A Temporary Term Until An Election Is Held on November 4, 2025. RECOMMENDATION: Approve Resolution #25-06 Appointing A Temporary Municipal Judge for the Lakeside Municipal Court to Fill A Temporary Term Until An Election Is Held on November 4, 2025.
15. Resolution #25-07 Ordering A Special Election For Municipal Judge Of The Lakeside Municipal Court To Be Held On November 4, 2025. RECOMMENDATION: Approve Resolution #25-07 Ordering A Special Election For Municipal Judge Of The Lakeside Municipal Court To Be Held On November 4, 2025.
16. Creation and Posting of Senior Center and Aquatic Center Manager Position. RECOMMENDATION: Approve the position creation and hiring of a Senior Center and Aquatic Center Manager.
17. Municipal Vehicle Registration Fee (Wheel Tax) discussion. RECOMMENDATION: Listen to presentation with discussion and action as appropriate.
18. Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)
19. New Business (To be used to request items of new business be put on a future agenda)
20. Adjourn.

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

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request services, contact the municipal Clerk at 920-361-5400.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except by the governing body noticed above.

CITY OF BERLIN						
PAYROLL FOR June - 2025						
NET PAYROLL						
PAYDATE	Payroll #	PAYROLL TITLE	GENERAL CITY	UTILITY	AMBULANCE	
6/6/2025	12	General City	59,510.45	12,604.17		
6/6/2025	12	Utility				
6/6/2025	12	Ambulance			42,183.89	
6/20/2025	13	General City	68224.13			
6/20/2024	13	Utility		14,130.82	42083.14	
6/20/2024	13	Ambulance				
		TOTAL MONTHLY PAYROLL	\$118,308.66	\$25,074.46	\$75,154.19	
		Manuel Checks	249.33			
		TOTAL MONTHLY PAYROLL	\$218,786.64			

City of Berlin WI
Receipt Listing from 6/01/2025 to 6/30/2025

Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/13/2025	36353	[01-00008203-00-0] GREEN LAKE COUNTY / Municipal Court Fines & Forfeit	0011984	Check		716.36	716.36
6/23/2025	37091	[01-00008203-00-0] GREEN LAKE COUNTY / Municipal Fines/Forfeitures North Fond du Lac	0101306	Check		4927.67	4,927.67
6/23/2025	37083	[01-00013220-00-1] GROSS, SARAH / Chapter 13 Payment	2015056	Check		167.16	167.16
6/23/2025	37638	[04-00000001-00-5] CITY OF BERLIN / Peddler Permit		Cash		20.00	20.00
6/13/2025	36358	[04-00000001-00-5] CITY OF BERLIN / Friends of the Berlin Senior Center - 990N Filing Fee	0001085	Check		25.00	25.00
6/13/2025	36343	[04-00000001-00-5] CITY OF BERLIN / May Fines - Libraray	0004164	Check		162.01	162.01
6/23/2025	37096	[04-00000001-00-5] CITY OF BERLIN / Verbicher City of Berlin Review Fee	0097679	Check		75.00	75.00
6/30/2025	37948	[04-00000001-00-5] CITY OF BERLIN / Focus on energy - Street Dept	00789091	Check		1875.50	1,875.50
6/23/2025	37236	[Aquatic] Aquatic Center Rental / Dale & Sara Bruss 6/20/2025	0003859	Check		50.00	50.00
6/05/2025	36032	[Berlin Senior Citizens] Berlin Senior Citizens / Transportation Co-Pays \$3.00 - Cash \$205.00 - Checks		Cash		208.00	208.00
6/13/2025	36359	[Berlin Senior Citizens] Berlin Senior Citizens / P/E 06/02/2025	0006021	Check		711.70	711.70
6/30/2025	38044	[Berlin Senior Citizens] Berlin Senior Citizens / radio & maintenance plan	0008149	Check		113.48	113.48
6/30/2025	38043	[Berlin Senior Citizens] Berlin Senior Citizens / Diamond Painting & Cafe	0008150	Check		81.91	81.91
6/30/2025	37945	[BH20] Berlin Water & Sewer Department / Quarter 2 S. Kienier payroll-\$7625.71 June - Payroll tax benefits \$32016.68	0017576	Check		39642.39	39,642.39

City of Berlin WI

Receipt Listing from 6/01/2025 to 6/30/2025

Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/30/2025	37949	[BPD] BERLIN POLICE DEPARTMENT / Copy Fees		Check		122.50	122.50
6/13/2025	36351	[BPD] BERLIN POLICE DEPARTMENT / Theresa M Sahotsky	0225530628	Check		50.00	50.00
6/05/2025	36038	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Kevin Resop		Cash		150.00	150.00
6/13/2025	36347	[Build] Building, HVAC, Plumb, Sign, Drive Permits 25-54-5B & 25-54-5E	0001212	Check		80.00	80.00
6/30/2025	37946	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Trenton & Jade Mares	0001627	Check		100.00	100.00
6/23/2025	37094	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Robbie & Melissa Blaske	0001908	Check		40.00	40.00
6/30/2025	37943	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Jeremiah Goldamer	0003244	Check		120.00	120.00
6/13/2025	36346	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Terry Luscher	0007492	Check		65.00	65.00
6/23/2025	37093	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Steven Thomas	0016564	Check		65.00	65.00
6/05/2025	36037	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Justine Balcerzak	0018270	Check		80.00	80.00
6/05/2025	36033	[Build] Building, HVAC, Plumb, Sign, Drive Permits / Ashley Krizan		Cash		1028.00	1,028.00
6/13/2025	36345	[CG] Camp Ground, Berlin / Campground Fees		Cash		710.00	710.00
6/23/2025	37637	[CG] Camp Ground, Berlin / Fees		Cash		770.80	770.80
6/30/2025	38045	[COB - SENIOR CENTER] CITY OF BERLIN - SENIOR CENTER / P/E 06/15/2025	0006025	Check		766.30	766.30

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Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/13/2025	36362	[COB- NORTH SHELTER] CITY OF BERLIN - NORTH SHELTERHOUSE / Lisa Dake Grad Party 7/19/25		Cash		100.00	100.00
6/13/2025	36360	[COB- NORTH SHELTER] CITY OF BERLIN - NORTH SHELTERHOUSE / Jason Caulfield Grad Party 07/12/2025	0001111	Check		100.00	100.00
6/30/2025	38046	[COB- NORTH SHELTER] CITY OF BERLIN - NORTH SHELTERHOUSE / Retirement Party 08/02/2025	0001440	Check		100.00	100.00
6/05/2025	36039	[COB- SOUTH SHELTER] CITY OF BERLIN - SOUTH SHELTERHOUSE / Elaine Leigh Light of Christ Lutheran Fellowship	0001397	Check		100.00	100.00
6/13/2025	36355	[COBStreet] City of Berlin Street Dept. / Randy 0001114 Thom - paid for bench in his son's memory		Check		3306.00	3,306.00
6/13/2025	36952	[COBStreet] City of Berlin Street Dept. / Damages to Quaking Aspen tree	0001130	Check		125.00	125.00
6/05/2025	36045	[Dogs] Dogs License / Tag - 95.00 Late - 25.00 \$10 - check \$110 - Cash		Cash		95.00 25.00	120.00
6/30/2025	37937	[Dogs] Dogs License / 15.00 - 43877 10.00 5.00 Late Fee		Cash		10.00 5.00	15.00
6/23/2025	37636	[False Alarm] False Alarm / Permit / Fox River 0010302 Family Dentistry 2025-08		Check		25.00	25.00
6/13/2025	36354	[GLCO-02] GREEN LAKE COUNTY TREASURER / 0223758 Delinquent Utility Bills held at County - 834.61 + 33.37 Interest Lawn Mowing 250.00+10.00 Int		Check		867.98 260.00	1,127.98
6/30/2025	37940	[Interest on Special Assessment] Interest on Special Assessment / Title Consultants, Inc	0037058	Check		20.00	20.00
6/13/2025	36350	[Interest on Special Assessment] Interest on Special Assessment / Knight/Barry 145 S State Street	0043526	Check		20.00	20.00

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Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/23/2025	37089	[Lakeside Muni Ct] Lakeside Municipal Court / Blood Draw Reimbursement	0101298	Check		6.00	6.00
6/13/2025	36332	[Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Bucky's	0000516	Check		400.00 100.00 16.00	516.00
6/23/2025	37098	2025-05B [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Berlin Lanes	0000666	Check		400.00 75.00 100.00 16.00	591.00
6/30/2025	37953	[Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / DM Family LLC	0001117	Check		400.00 30.00 120.00 16.00	566.00
6/23/2025	37265	The Driftwood Bar [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Triangle Family Restaurant	0001241	Check		400.00 16.00	416.00
6/30/2025	37952	[Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / The Art Bar	0001282	Check		400.00 10.00 16.00	426.00
6/13/2025	36340	[Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / El Pariente Mexican Store	0001994	Check		300.00 81.00	381.00
6/13/2025	36341	Class "B" Beer - 2025-001B [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / El Charro Mexican Grill	0001994	Check		400.00 10.00 50.00 16.00	476.00
6/13/2025	36334	Liquor - 2025-07B [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Hoot Nanny's	0002285	Check		400.00 110.00 16.00	526.00
6/13/2025	36333	Liquor - 2025-06B [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Izzy's Dockside Diner	0002426	Check		400.00 100.00 16.00	516.00
6/13/2025		Liquor - 2025-05B					

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Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/23/2025	37639	[Liquor, Wine, & Malt Beverage License] Himgiri	0002671	Check		400.00 50.00 25.00 16.00	491.00
6/30/2025	37951	[Liquor, Wine, & Malt Beverage License] Riverside	0003722	Check		400.00 10.00 16.00	426.00
6/23/2025	37095	[Liquor, Wine, & Malt Beverage License] Inn	0005941	Check		400.00 70.00 16.00	486.00
6/13/2025	36330	[Liquor, Wine, & Malt Beverage License] Cheema & Cheema Tobacco - 2025-01T	0010605	Check		400.00 25.00 16.00	441.00
6/30/2025	37947	[Liquor, Wine, & Malt Beverage License] Rendezvous	0012623	Check		400.00 10.00 80.00 16.00	506.00
6/30/2025	37950	[Liquor, Wine, & Malt Beverage License] Krause	0012952	Check		400.00 10.00 16.00	426.00
6/30/2025	37944	[Liquor, Wine, & Malt Beverage License] on the Square	0046614	Check		400.00 16.00	416.00
6/13/2025	36339	[Liquor, Wine, & Malt Beverage License] Walmart	10210 & 1031	Check		459.00 25.00 16.00	500.00
6/13/2025	36338	[Liquor, Wine, & Malt Beverage License] Trip	2013765	Check		400.00 25.00	425.00
6/23/2025	37092	[Liquor, Wine, & Malt Beverage License] Publication Fees	2019366	Check		16.00	16.00

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Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/13/2025	36337	[Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Family Dollar	2578087991&2	Check		400.00 25.00	425.00
6/13/2025	36336	Liquor - 2025-04A [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Dolgencorp	8222408&8222	Check		400.00 25.00	425.00
6/30/2025	37954	Liquor - 2025-03A [Liquor, Wine, & Malt Beverage License] Liquor, Wine, & Malt Beverage License / Dollar General	8263528	Check		16.00	16.00
6/30/2025	37942	Dolgencorp, LLC [OAKWOOD] OAKWOOD CEMETERY / Davies plot	0001053	Check		350.00	350.00
6/05/2025	36044	41 25 3 [OAKWOOD] OAKWOOD CEMETERY / Roland Holdorf	0001243	Check		500.00	500.00
6/05/2025	36042	BI 39 L23 Sp2 [OAKWOOD] OAKWOOD CEMETERY / Ralph Fabricius	0005452	Check		350.00	350.00
6/30/2025	37955	BI 34 L 27 S 10 [OAKWOOD] OAKWOOD CEMETERY / Reburial from IA to WI	0005528	Check		200.00	200.00
6/05/2025	36034	Neiva Jean Main [OAKWOOD] OAKWOOD CEMETERY / Twin City Monument	0078060	Check		15.00	15.00
6/23/2025	37509	Gwenn M jessen [OAKWOOD] OAKWOOD CEMETERY / Twin City Monument	0078124	Check		15.00	15.00
6/13/2025	36363	[Park Deposit] Park Shelter Depposit / Lisa Dake		Cash		100.00	100.00
6/13/2025	36361	Grad Party 7/19/25 [Park Deposit] Park Shelter Depposit / Jason Caulfield	0001111	Check		100.00	100.00
		Grad Party 07/12/2025					

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6/05/2025	36040	[Park Deposit] Park Shelter Deposit / Elaine Leigh	0001397	Check		100.00	100.00
6/30/2025	38047	[Park Deposit] Park Shelter Deposit / Light of Christ Lutheran Fellowship Retirement Party	0001440	Check		100.00	100.00
6/30/2025	37938	[PD Finger Print] Police Department 08/02/2025		Cash		10.00	10.00
6/23/2025	37359	[SHEADVIEW DIARY] SHEADVIEW DAIRY, LLC / Land Rent	0005432	Check		4751.20	4,751.20
6/30/2025	37939	[SpAss] Special Assessment / Black Knight InfoServ, LLC		Check		25.00	25.00
6/13/2025	36342	[SpAss] Special Assessment / Green Lake Title 296 Ripon Road	0001866	Check		20.00	20.00
6/23/2025	37076	[SpAss] Special Assessment / Valley Title Services 378 N Wisconsin Street	0012075	Check		25.00	25.00
6/13/2025	36348	[SpAss] Special Assessment / Gowey Abstract 106 & 108 East Huron	0014605	Check		75.00	75.00
6/13/2025	36349	[SpAss] Special Assessment / NEW Title Service 110 & 112 East Huron	0029487	Check		20.00	20.00
6/23/2025	37575	[SpAss] Special Assessment / NEW Title Services 110 West Huron Street	0030013	Check		20.00	20.00
6/30/2025	37941	[Tax Collection] Advance Tax Collection / Schry 206-01088-0000	Terr9995219	Check		100.00	100.00
6/13/2025	36331	[Tobacco Product License] Tobacco Product License / Luxury Smoke 2025-09T		Cash		25.00	25.00
6/13/2025	36335	[Tobacco Product License] Tobacco Product License / Ocean Breeze Tobacco - 2025-08T	0001013	Check		25.00	25.00

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Date	Receipt #	Customer / Description	Check #	Type	Credit	Amount	Total Receipt
6/05/2025	36035	[Town of Berlin] Town of Berlin / Command Truck - \$766.87	0012045	Check		36780.20	36,780.20
		Fire Ins - \$36013.33					
6/23/2025	37421	[Town of Nep] Town of Nepeuskun / Fire Ins. Tax	0010324	Check		10952.57	10,952.57
6/13/2025	36356	[Trench Permit] Trench Permit / Wagner Utility & Excavating - Permit 2025-002	0002885	Check		656.66	656.66
6/23/2025	37600	[Trench Permit] Trench Permit / Five Star Energy 2025-008	0024403	Check		50.00	50.00
6/13/2025	36357	[Trench Permit] Trench Permit / Alliant - #2025-009	0073017	Check		50.00	50.00
6/23/2025	37071	[WI Tax] WI Tax Payroll / Refund - 2024	R6575203	Check		71.67	71.67
6/05/2025	36041	[WLS] Winnefox Library System / Reimbursement for Conferences & Training	0035809	Check		315.00	315.00
						123,304.06	123,304.06

Recap

Cash 3,256.80
Check 120,047.26

COMMON COUNCIL MEETING MINUTES
TUESDAY, JUNE 10, 2025 AT 7PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR
MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

1. Call to order by Mayor Burgess at 7:00pm. Roll Call: Alderpersons Boeck, Hill, Przybyl, Sorenson, Nigbor and Stobbe were all present.
2. Seat Virtual Attendees (if necessary) – None
3. General Public Comments. Registration card required (located at podium in Council Chambers). Comments will be limited to **3 minutes** per registrant. NOTE: No comments will be heard during this agenda item concerning any matter that has been or will be the subject of a public hearing, as the appropriate time for such comments is at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved. *Larry Hall resides at 287 McKittrick Street and wanted to discuss the process of the water bill, right now you only have 15 days to pay your water bill on time. Could it be looked at to see if it could be at least 30 days like most places before a late fee would be assessed. Neil Tettenborn resides at 355 SW Ceresco Street and wished to discuss a couple of items. There are basketball hoops in the street and kids are playing basketball there. A house between Washington & Ceresco Street keeps blowing their grass in the street and it gets washed down the drains.*

CONSENT AGENDA: The Consent Agenda contains items which staff considers to be routine and have already been discussed and recommended by a committee, board or commission at a previous meeting. Staff recommends that Council act on all of these items on a single roll call vote. If any member of Council wishes to have any item removed from the Consent Agenda and discussed, the Council member may request that item be removed from the Consent Agenda prior to the adoption.

4. Waive the reading of ordinances and resolutions.
5. Accept and place on file reports from the City Clerk, Treasurer, and Building Inspector.
6. Approve payment of bills.
7. Approve payment of 2024-2025 Supplemental Hours Attorney Fees from Chier Law Office LLC.
8. Approve minutes from the 4.28.2025 Special Common Council Meeting, 4.15.2025 Organizational Common Council Meeting, 5.13.2025 Special Nomination Common Council Meeting and 5.13.2025 Common Council Meeting.
Alderperson Hill made a motion to approve all items on the consent agenda with a second made by Przybyl. Roll Call: Alderpersons Stobbe, Sorenson, Hill, Nigbor, Przybyl and Boeck unanimously passed the consent agenda

END OF CONSENT AGENDA

9. Development Agreement with Premier Berlin LLC for a 48 Unit Apartment Complex in TID

16 on Parcel **206-01082-0200**. RECOMMENDATION: Approve the Development Agreement between the City of Berlin and Premier Berlin, LLC for a development within TID 16 for the creation of a 4 building, 48-unit apartment complex on Parcel Number **206-01082-0200**, accept the Guaranty of Completion, and approve the Short Form Memorandum of Development Agreement City of Berlin to be recorded.

City Administrator Balcom presented information previously discussed at the COTW meeting. Przybyl made a motion to approve the Development Agreement, accept the Guaranty of Completion and approve the Short Form Memorandum of Development Agreement with a second by Hill. Roll Call: Alderpersons Hill, Sorenson, Stobbe, Boeck, Przybyl and Nigbor unanimously passed the Development Agreement. No Closed session was needed.

- a. Motion to convene into closed session pursuant to Wis. Stats. 19.85 (1) (e) *Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.* Development Agreement with Premier Berlin LLC
- b. Action. At the conclusion of the closed session, if any, the Common Council will reconvene in open session for possible further deliberation before voting and making its decision on the Development Agreement with Premier Berlin LLC

10. 2025-2026 Liquor License Requests. RECOMMENDATION: Approve Liquor License Applications as presented, subject to all locations passing all required inspections and final approval by City Attorney. *Nigbor made a motion to approve the 2025-2026 Liquor Licenses as listed, subject to the required inspections and final approval by City Attorney with a second made by Przybyl. Voice roll call passed unanimously.*

11. Mayoral appointment with Council Confirmation of Alderperson Melissa Sorenson to Liaison to the Cemetery Board and Liaison to the Sewer & Water Commission.
RECOMMENDATION: Motion to approve Mayoral Appointments as presented.
Hill made a motion to confirm the appointment of Sorenson to be the Liaison to the Cemetery Board and the Sewer & Water Commission with a second by Nigbor. Voice roll call passed unanimously.

12. Street Cruzers, Inc Special Event Permit Application for August 9-10, 2025.
RECOMMENDATION: Listen to presentation with action as appropriate.
Chief Pulvermacher recommended not having a controlled intersection during the car show parade. In the past there were issues stemming from unsafe driving behavior, revving engines (which goes against the noise ordinance) and squealing tires. The people involved in the car cruise will need follow all traffic rules. Nigobr made a motion to accept Pulvermachers recommendation with a second by Sorenson. Voice roll call passed unanimously.

13. Approve Professional Services Agreement with MSA for completion of the City of Berlin Comprehensive Plan. RECOMMENDATION: Accept recommendation of the Plan Commission to accept MSA's proposal and Scope of Services to complete the City of Berlin Comprehensive Plan.

Hill made a motion to approve the Professional Services Agreement with MSA with a second made by Przybyl. Voice roll call passed unanimously.

14. Resolution #25-04 Authorizing Wisconsin Assessment Monies (WAM) application – request for funding for Environmental Assessment of Fortnum property. RECOMMENDATION: Approve Resolution #25-04 Authorizing Wisconsin Assessment Monies (WAM) Application for a grant to have an environmental assessment done for the Fortnum property.
Przybyl made a motion to have the city apply for a grant to have a Phase I Environmental study done with a passed Resolution authorizing the application with a second by Sorenson. Roll Call: Sorenson, Hill, Nigbor, Boeck, Przybyl, Stobbe passed unanimously.
15. Accept Resignation of Board of Review Member. RECOMMENDATION: Accept the resignation of Bobbie Erdmann from the Board of Review.
Nigbor made a motion to accept the resignation of Bobbie Erdmann from the Board of Review and send a thank you note for all her years of service with a second by Boeck. Voice roll call passed unanimously.
16. Appointment of Board of Review Members. RECOMMENDATION: Clarify that all five of the currently appointed Board of Review (Mary Kubiak, Carol Hughes, Dave Doan, Paul Hanan and Keith Hess) are full members, and the two alternate members positions are vacant. *Hill made a motion to clarify that all five of the currently appointed Board of Review members are full members with a second by Sorenson. Voice roll call passed unanimously.*
17. Utilities Compliance Maintenance Annual Report (CMAR) & Resolution #25-05.
RECOMMENDATION: Approve Resolution #25-05 and place on file.
Balcom mentioned that the Wastewater Facility did very well this year on their compliance maintenance report scoring a 3.91 out of 4. Sorenson made a motion to approve resolution 25-05 with a second by Przybyl. Roll Call: Boeck, Hill, Przybyl, Sorenson, Nigbor and Stobbe passed the motion unanimously. Stobbe made a note that the resolution number wasn't mentioned so a new roll call was taken after adding Resolution #25-05. Roll Call: Nigbor, Przybyl, Boeck, Stobbe, Sorenson and Hill passed the motion unanimously.
18. Hwy 91 and Hwy 49 project coordination with the Wisconsin Department of Transportation. RECOMMENDATION: Discussion with action as appropriate as to the Parking, Utilities, Sidewalk, Right-of-way, Access, Environmental documents and Bump-Out locations on the Hwy 91 (anticipated 2030) and Hwy 49 (anticipated 2029) road projects.
There will be a meeting on June 19th from 5:00-7:00pm at the Berlin High School. There is also information on the DOT website regarding this project. Motion was made by Przybyl to move forward with the 91-project using asphalt as the preferred road material, no parking is needed east of Johnson Street and no additional sidewalk is requested. For the Hwy 49 project, asphalt is the preferred road material with a second made by Hill. Voice roll call passed unanimously.
19. Intersection and Pedestrian Safety along Huron/Broadway Street corridor. Approval of visual enhancements at select crosswalks along the corridor. RECOMMENDATION: Approve increased footprint and enhanced marking for the crosswalk at Mound St and Brooklyn St intersections. Add center line pedestrian signs at Mound St, mid-block and at Brooklyn St. Provide pedestrian flags at Mound St.
Hill talked about the corner at Washington and E Huron street by El Charro's restaurant and how hard it can be to see cars coming. Once the new road is put in there will either be a stop and go light or make it into a four way stop. For now, people need to be careful or use an alternate route. Hill made a motion to enhance the safety features of

the Mound Street and Brooklyn Street intersections along the Broadway corridor with a second by Stobbe. Voice roll call passed unanimously.

20. Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.) - *None*
21. New Business (To be used to request items of new business be put on a future agenda) *None*
22. Adjourn. *Przybyl made a motion to adjourn at 7:35pm with a second by Stobbe. Voice roll call passed unanimously. Meeting adjourned.*

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

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Insurance Renewal - Liability, Auto, Crime, Workers Compensation, and Property
MEETING DATE: July 8, 2025

BACKGROUND

The renewal premium for the City through the League of Wisconsin Municipalities is \$209,318. This is an increase of \$5,809 over last year (2.85%). Please note that a comprehensive insurance appraisal report was conducted and found that the value of the City's property for insurance purposes is actually \$73,415,400, rather than the \$55,992,719 figure used to determine the premium for the prior year (an increase in value of more than \$17M in assets to be covered).

SUGGESTED MOTION

Motion to approve the proposal for insurance coverage renewal submitted by the League of Wisconsin Municipalities and Baer Insurance.



City of Berlin

108 N. Capron Street
PO Box 272
Berlin, WI 54923

Ryan Burns

Baer Insurance Services, Inc.
9701 Brader Way, Suite 101
Middleton, WI 53562

Information contained in this proposal is intended to provide you with a brief overview of the coverages provided for reference purposes only. It is not intended to provide you with all policy exclusions, limitations, and conditions. The precise coverage afforded is subject to the terms, conditions, and exclusions of the policies issued.

YOUR LEAGUE INSURANCE TEAM

LEAGUE INSURANCE

316 W. Washington Avenue
Suite 600
Madison, WI 53703
(608) 833-9595

Matt Becker
Chief Executive Officer
matt@lwmmi.org

Craig Sherven
Public Safety Specialist
csherven@lwmmi.org

BAER INSURANCE SERVICES

PO Box 46490
Madison, WI 53744
(608) 830-5800

Ryan Burns
ryanb@baerinsurance.com
(608) 830-5833

Municipalities
Municipalities@baerinsurance.com
(608) 830-5800

WORKERS COMPENSATION CLAIMS ADMINISTRATOR

United Heartland
PO Box 3026
Milwaukee, WI 53201-3026
(800) 258-2667
UHAdminSVC@unitedheartland.com

Denise Kawczynski
Senior Claims Representative
denise.kawczynski@unitedheartland.com
(262) 787-7646

LIABILITY CLAIMS ADMINISTRATOR

Statewide Services, Inc.
PO Box 5555
Madison, WI 53705
(800) 858-1536
StatewideClaimsReporting@Statewidesvcs.com

Dan Lowndes
Managing Attorney
dlowndes@statewidesvcs.com
(608) 828-5687

MUNICIPAL PROPERTY INSURANCE COMPANY

9701 Brader Way, Suite 301
Middleton, WI 53562
(608) 821-6303
brogacki@mpicwi.com

Claims@mpicwi.com
policy@mpicwi.com

LEAGUE INSURANCE – COVERAGE HIGHLIGHTS

COVERAGE PROVIDED FOR:

- Elected/Appointed Officials
- Departments
- Mutual Aid Assistance
- Commissions
- Employees
- Volunteers

COMPREHENSIVE COVERAGE INCLUDES:

- Auto Liability
- Crime
- Employee Benefits Liability
- General Liability
- Public Officials
- Self-Insured Retention Workers' Compensation
- Auto Physical Damage
- Cyber Liability
- Employment Practices Liability
- Law Enforcement
- Workers' Compensation

ADDITIONAL COVERAGE ENHANCEMENTS:

Liability:

- Airports
- Back Wages in Employment Claims
- Breach of Contract
- Care, Custody, & Control
- Communicable Disease
- Contractual Liability
- Cyber
- Damages to Rented Premises
- Dams
- Defense Costs in Addition to Limit
- Discrimination
- Drones
- EEOC actions
- Failure to Supply
- Land Use, Permits, & Zoning Claims
- Medical Payments
- No Fault Sewer Backup Optional Coverage
- Non-monetary Claims
- Occurrence Based
 - Pollution
- Sexual Harassment/Abuse Coverage
- Special Events Included
- Tax Assessment Claims
- Volunteers
- Watercraft
- Wrongful Termination

Auto:

- Automatic New Auto Coverage
- Autos of Others in Your Care, Custody, or Control
- Commandeered Autos
- Hired Auto Physical Damage
- Hired/Non-owned
- Lease Gap
- Personal Auto Physical Damage Deductible Reimbursement
- Temporary Transportation Expense
- Towing Expense
- Uninsured/Underinsured

Member Services

HUMAN RESOURCES ASSISTANCE

League Insurance has partnered with *Stafford Rosenbaum LLP* to provide the following human resources services:

- HR Hotline – phone assistance with HR-related issues.
- Talent Management – support with recruitment, hiring, background screening, onboarding, performance management, coaching, feedback, disciplinary counseling, termination management, and organizational and staff development.
- Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- Documents – development/review of job descriptions, handbooks, policies, procedures, and forms customized for the municipality.
- Compliance and HR practices assessments and development of remedial plans.
- Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
- Workplace investigations.
- Sample handbooks, toolkits addressing various HR subjects and best practices, and online harassment and discrimination training webinars.

EMPLOYEE SAFETY & RISK MANAGEMENT

With loss control resources provided by United Heartland, we can analyze loss trends and municipal operations to **customize a safety program for your community**. Included are comprehensive safety manuals, job site analysis, newsletters, webinars, and information on many topics including:

- | | |
|---|---------------------------------------|
| • Confined Space | • Power Platforms/Aerial Lifts |
| • Excavating/Trenching | • Respiratory Protection |
| • Hearing Conservation | • Rigging/Slings/Hoists |
| • Ladder Safety/Fall Protection | • Tools – Hand Tools/Power Tools |
| • Lawn Care/Mowers/Trimming/Landscaping | • Tree Trimming/Chainsaw Safety |
| • Lockout Tagout/Electrical Arc Flash | • Water Hazards – Pools, Ponds, Lakes |
| • Motor Vehicle & Construction Equipment Safety | • Welding, Cutting, or Brazing |
| • Outside Contractor Qualification | • Work Zone Safety/Traffic Control |

LAW ENFORCEMENT POLICIES/PROCEDURES ASSISTANCE

League Insurance members are **eligible to receive reimbursement** for updating law enforcement and fire department manuals through an accredited policy manual service provider, as well as reimbursement for law enforcement accreditation.

LEAGUE INSURANCE UNIVERSITY

League Insurance has partnered with *Lexipol* to provide self-paced online courses *written specifically* for local government and public safety professionals. Courses are available on demand from any computer or mobile device with internet access, 24/7.

- League Insurance University offers all employees access to over **200 online training topics** including HR & Management, Safety, Public Works, Law Enforcement, and much more.
- For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

CYBER UNIVERSITY

League Insurance is partnered with leading cyber insurance provider, *Tokio Marine HCC*. With cyber liability coverage from League Insurance, you have **access to state-of-the-art cyber coverage and resources** including:

- Training courses on many topics including ransomware, phishing emails, network security, and more.
- Sample policies and procedures for best practices and breach response plans.
- Cyber security advisors for technical information and scenario planning.

REBOUND RETURN TO WORK PROGRAM

League Insurance has contracted with *Rebound*, a company which specializes in rehabilitation of injured municipal employees. The program gets your employees seen by top specialists quickly, and with better outcomes. This helps employees recover and saves departments money. Under the *Rebound* program, members are **100% reimbursed** by League Insurance for Rebound expenses incurred.

NURSE TRIAGE & TELEHEALTH

League Insurance is partnered with *CorVel* to provide nurse triage and telehealth services. CorVel's proactive healthcare solution offers injured workers the following medical services:

- Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.

Proposal

LWMMI Liability - Coverage/Limits Summary

Coverage	Limit
Bodily Injury and Property Damage Liability	\$6,000,000
Personal and Advertising Injury and Law Enforcement Liability	\$6,000,000
Premises Medical Payments	\$10,000
Public Officials Errors & Omissions	\$6,000,000
Employee Benefits Liability	\$6,000,000
Automobile Liability – Symbol 1 – Any Auto	\$6,000,000
Automobile Medical Payments Coverage – Symbol 2 - Owned Autos Only	\$10,000
Damage to Premises Rented to You	\$500,000
Wisconsin Uninsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Person	\$25,000
Wisconsin Uninsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Occurrence	\$50,000
Wisconsin Underinsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Person	\$50,000
Wisconsin Underinsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Occurrence	\$100,000
Workers Compensation / Employers Liability Part B Increased Limits	\$2,000,000
Prior Acts Coverage (Employee Benefits Liability)	Included
Prior Errors & Omissions Coverage (Public Officials E&O)	Included
Auto Physical Damage Deductible	\$500
Cyber Liability – Subject to a \$2,500 deductible	\$25,000
Sewer Backup Extended Coverage – Per Occurrence/Annual Aggregate	Not Covered

Workers Compensation – Coverage/Payroll Information

Description	Limit
Employers Liability: Each Accident	\$100,000
Employers Liability: Disease – Policy Limit	\$500,000
Employers Liability: Disease – Each Employee	\$100,000
Workers Compensation: Statutory Benefit	Included
Part 1 States	WI
Part 3 Other States	All non-monopolistic States

Class Codes

Loc	St	Code	Description	Estimated Annual Payroll	Base Rate	Estimated Annual Premium
1			108 N. Capron Street PO Box 272, Berlin, WI 54923			
	WI	7520	Waterworks Operations	\$315,000	2.83	\$8,915
	WI	7710	Ems & Drivers	\$773,000	2.87	\$22,185
	WI	7720	Police Officers	\$780,000	2.32	\$18,096
	WI	8810	Clerical Office Employees	\$525,000	0.16	\$840
	WI	9412	Municipal Operations - City	\$881,000	2.53	\$22,289
	WI	7709	Fire Department - Volunteer	\$9,000		\$4,136

Premium Calculations

Description	Factor	Factored Premium
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State of Wisconsin		
Total Factored Premium		\$76,461
Experience or Merit Modification	0.76	-\$18,351
Premium Discount		-\$4,378
Expense Constant		\$220
Total Estimated Annual Premium for Wisconsin		\$53,952

MPIC Property – Coverage/Limits Summary

Coverage	Deductible	Expiring Insured Value	Renewal Insured Value
Buildings, Personal Property & Property in the Open – Replacement Cost	\$1,000	\$55,992,719	\$73,415,400
Contractors Equipment – New Replacement Cost	\$1,000	\$1,037,634	\$1,890,700
Contractors Equipment valued under \$25,000	\$1,000	\$238,375	\$329,840
Equipment Breakdown with Sewer, Water for Municipality or Other Entity	\$1,000	\$55,992,719	\$73,415,400
Money & Securities	\$500	\$40,000	\$40,000
Utility Meter	\$1,000	N/A	\$982,100
Inland Lakes and Rivers Pier and Wharf - Limited Coverage	\$1,000	\$40,000	\$40,900

Crime - Coverage/Limits Summary

Coverage	Deductible	Single Loss Limit of Insurance
Employee Theft	\$2,500	\$250,000
Forgery or Alteration	\$2,500	\$250,000
On Premises	\$2,500	\$250,000
In Transit	\$2,500	\$250,000
Computer Fraud	\$2,500	\$250,000
Funds Transfer Fraud	\$2,500	\$250,000

PREMIUM SUMMARY

Coverage	Company	Expiring Premium	Renewal Premium
General Liability	League Mutual Insurance	\$15,912	\$15,918
Governmental & Police Professional Liability	League Mutual Insurance	\$11,453	\$11,680
Police FTE		12	12
Public Official Liability	League Mutual Insurance	\$21,645	\$21,637
Automobile Liability	League Mutual Insurance	\$11,630	\$12,293
Auto Physical Damage	League Mutual Insurance	\$15,882	\$18,232
Number of Autos		54	56
No-fault Sewer Backup Coverage	League Mutual Insurance	Not Covered	Not Covered
Crime	League Mutual Insurance	\$1,386	\$1,352
Liability & Auto Total		\$77,908	\$81,112
Workers Compensation	League Mutual Insurance	\$61,275	\$53,952
Experience Modification Factor		.80	.76
Property	Municipal Property Insurance Company	\$64,326	\$74,254
Total Premium		\$203,509	\$209,318

Custom Resources Just For You

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- ☐ Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- ☐ Documents – development/review of job descriptions, **handbooks, policies, procedures**, and forms customized for the municipality.
- ☐ Compliance and HR practices assessments and development of remedial plans.
- ☐ Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
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- | | |
|---|---|
| ☐ Confined Space | ☐ Power Platforms/Aerial Lifts |
| ☐ Excavating/Trenching | ☐ Respiratory Protection |
| ☐ Hearing Conservation | ☐ Rigging/Slings/Hoists |
| ☐ Ladder Safety/Fall Protection | ☐ Tools – Hand Tools/Power Tools |
| ☐ Lawn Care/Mowers/Trimming/Landscaping | ☐ Tree Trimming/Chainsaw & Chipper Safety |
| ☐ Lockout Tagout/Electrical Arc Flash | ☐ Water Hazards – Pools, Ponds, Lakes |
| ☐ Motor Vehicle & Construction Equipment Safety | ☐ Welding, Cutting, or Brazing |
| ☐ Outside Contractor Qualification | ☐ Work Zone Safety/Traffic Control |

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- ☐ For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- ☐ For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

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- ☑ Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- ☑ Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.

League Insurance – Auto Schedule

Municipality: Berlin, City of & Berlin Emergency Medical Services

Effective Date: 7/23/2025

Expiration Date: 7/23/2026

Auto Liability Deductible: 0

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	Original Cost New	Is APD Coverage Requested?	APD Deductible	Coverage Type (Replacement Cost or Actual Cash Value)
1987	IHC	TRUCK	Pickup	1HTLDWPM2HH494715	PW	54923	Inside	No	\$30,152	Yes	\$500	Actual Cash Value
1989	IHC	TRUCK 1754	Dump Truck	1HTLCCFP3KH678338	PW	54923	Inside	No	\$27,000	Yes	\$500	Actual Cash Value
1990	FORD	AMBULANCE	Rescue	1FDKE30M9LHA66529	EG	54923	Inside	No	\$61,010	Yes	\$500	Actual Cash Value
1991	INTERNATIONAL	TRUCK	Dump Truck	1HTSCNDM5MH339714	PW	54923	Inside	No	\$29,303	Yes	\$500	Actual Cash Value
1991	IHC	TRUCK	Dump Truck	1HTSDNUR8MH365541	PW	54923	Inside	No	\$37,413	Yes	\$500	Actual Cash Value
1993	IHC	TRACTOR	Dump Truck	1HTSDPPR5PH499998	PW	54923	Inside	No	\$53,448	Yes	\$500	Actual Cash Value
1993	INTERNATIONAL	4700	Dump Truck	1HTSCPEM6PH536230	PW	54923	Inside	No	\$35,489	Yes	\$500	Actual Cash Value
1994	INTERNATIONAL	4700	Dump Truck	1HTSCACM6RH582322	PW	54923	Inside	No	\$37,216	Yes	\$500	Actual Cash Value
1995	IHC	TRUCK	Dump Truck	1HTSCAAM1SH627708	PW	54923	Inside	No	\$40,111	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDYY82E8SVA76021	FIRE	54923	Inside	No	\$160,000	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDYY82E8SVA76022	FIRE	54923	Inside	No	\$180,000	Yes	\$500	Actual Cash Value
1995	INTERNATIONAL	4900 DUMP	Dump Truck	1HTSDAAN5SH650818	S&W	54923	Inside	No	\$47,928	Yes	\$500	Actual Cash Value
1997	GMC	3/4 TON PU	Pickup	1GTGC24R6V2552048	PW	54923	Inside	No	\$18,338	Yes	\$500	Actual Cash Value
1997	CHEVROLET	K2500	Pickup	1GCGK24R7V2114500		54923	Inside	No	\$10,000	Yes	\$500	Actual Cash Value
1997	GMC	1/2 TON	Pickup	1GTEC14M7V2543283	S&W	54923	Inside	No	\$16,326	Yes	\$500	Actual Cash Value
1998	GMC	TRUCK	Police	1GTD19X2W8542628	PD	54923	Inside	No	\$19,773	Yes	\$500	Actual Cash Value
1999	INTERNATIONAL	TRUCK	Dump Truck	1HTSCAAM7XH680727	PW	54923	Inside	No	\$34,142	Yes	\$500	Actual Cash Value
2000	INTERNATIONAL	4900	Dump Truck	1HTSHAAR2YH316374	S&W	54923	Inside	No	\$55,135	Yes	\$500	Actual Cash Value
2001	INTERNATIONAL	4700 TRUCK W/PLOW	Dump Truck	1HTSCAAR81H406603	PW	54923	Inside	No	\$58,861	Yes	\$500	Actual Cash Value
2001	IHC	DARLEY COMMAND	Rescue	1HTSDADN41H359348	EG	54923	Inside	No	\$187,573	Yes	\$500	Actual Cash Value
2002	CORNPRO	TRAILER	Trailer	4MJUB18282E032447	PW	54923	Inside	No	\$12,000	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GCHC24U62Z254586	S&W	54923	Inside	No	\$22,852	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GBJC34U22E168534		54923	Inside	No	\$26,242	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDWF37F22EC83670	FIRE	54923	Inside	No	\$38,438	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDSF35F22EB89788	FIRE	54923	Inside	No	\$37,378	Yes	\$500	Actual Cash Value
2003	PIERCE	DASH FIRE TRUCK	Fire Other	4P1CT02H53A003070	FIRE	54923	Inside	No	\$690,000	Yes	\$500	Actual Cash Value
2003	CHEVROLET	S10	Pickup	1GCCS14X638260140	S&W	54923	Inside	No	\$41,370	Yes	\$500	Actual Cash Value

2004	IHC	4300	Dump Truck	1HTMMAAN54H670983	PW	54923	Inside	No	\$66,750	Yes	\$500	Actual Cash Value
2004	CGMAT	FIRE TRAILER	Fire Other	5NHUCMX204N045971	FIRE	54923	Inside	No	\$30,000	Yes	\$500	Actual Cash Value
2006	INTERNATIONAL	7400 4X2	Dump Truck	1HTWCAZR36J318578	S&W	54923	Inside	No	\$59,373	Yes	\$500	Actual Cash Value
2007	CHEVROLET	3/4 TON	Pickup	1GCHK24U07E109559	W&S	54923	Inside	No	\$24,955	Yes	\$500	Actual Cash Value
2007	CHEVROLET	C34 DUMP TRUCK	Dump Truck	1GBJC34D87E194384	PARKS	54923	Inside	No	\$25,249	Yes	\$500	Actual Cash Value
2008	CHEVROLET	UPLANDER	Passenger	1GBDV12W98D115780	SENIOR VAN	54923	Inside	No	\$23,775	Yes	\$500	Actual Cash Value
2008	CHEVROLET	1/2 TON	Pickup	1GCEC14038Z214338	W&S	54923	Inside	No	\$17,070	Yes	\$500	Actual Cash Value
2008	FORD	SUPERCAB	Pickup	1FTNF20568EE40301	PW	54923	Inside	No	\$22,380	Yes	\$500	Actual Cash Value
2008	FORD	F250	Pickup	1FTNF20598EE35951	PW	54923	Inside	No	\$22,380	Yes	\$500	Actual Cash Value
2011	Ford	Explorer	Passenger	1FMHK7D86BGA60392		54923	Inside	No	\$10,000	Yes	\$500	Actual Cash Value
2012	FORD	E450 CUTAWAY AMBULANCE	Rescue	1FDXE4F50CDA59171	AMB	54923	Inside	No	\$147,300	Yes	\$500	Actual Cash Value
2013	FORD	AMBULANCE	Rescue	1FDXE4F54DDA58560	AMB	54923	Inside	No	\$149,870	Yes	\$500	Actual Cash Value
2015	SPARTAN	DARLEY PUMPER	Fire Other	4S7CU2D9XFC079513	FIRE	54923	Inside	No	\$487,603	Yes	\$500	Replacement Cost
2015	CHEVROLET	PU	Pickup	1GD3CYCG8FZ541074	W&S	54923	Inside	No	\$19,000	Yes	\$500	Actual Cash Value
2016	FORD	F150	Pickup	1FTMF1EP3GKE34097	PW	54923	Inside	No	\$33,795	Yes	\$500	Actual Cash Value
2017	FORD	EXPLORER	Police	1FM5K8AR9HGC24765	PD	54923	Inside	No	\$36,605	Yes	\$500	Actual Cash Value
2018	FORD	EXPLORER	Rescue	1FM5K8AT2JGB33953	AMB	54923	Inside	No	\$34,240	Yes	\$500	Actual Cash Value
2019	FORD	EXPLORER	Police	1FM5K8AR6KGB45383	PD	54923	Inside	No	\$46,920	Yes	\$500	Actual Cash Value
2019	FORD	E450SD AMBULANCE	Rescue	1FDXE4F57KDC17794	AMB	54923	Inside	No	\$153,664	Yes	\$500	Replacement Cost
2020	CHEVROLET	SILVERADO	Pickup	3GCN9AEF7LG257814	S&W	54923	Inside	No	\$34,295	Yes	\$500	Replacement Cost
2021	FORD	EXPLORER	Police	1FM5K8AB8MGB18692	PD	54923	Inside	No	\$58,744	Yes	\$500	Replacement Cost
2022	GMC/CHEVROLET	3500HD	Passenger	2133	SENIOR VAN	54923	Inside	No	\$54,000	Yes	\$500	Replacement Cost
2023	Western Star	Plow/Salt Truck	Dump Truck	5KKA0VFE1PPUK1114	PW	54923	Inside	No	\$75,000	Yes	\$500	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8AB1PGA81232		54923	Inside	No	\$66,955	Yes	\$500	Replacement Cost
2024	Ford	Ambulance	Rescue	1FDXE4FN1RDD25994		54923	Inside	No	\$256,500	Yes	\$500	Replacement Cost
2024	Ford	F350	Pickup	1FDRF3FN7FEE03754		54923	Inside	No	\$51,234	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBF2BA7RED72718		54923	Inside	No	\$47,000	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBF2BA3RED54295		54923	Inside	No	\$47,000	Yes	\$500	Replacement Cost
2025	Dodge	Durango	Police	1C4RDJFGXSC518107	Police	54923	Inside	No	\$75,000	Yes	\$500	Replacement Cost
2025	Western Star	47X Dump Truck	Dump Truck	5KKABPFE9SLWA8380	PW	54923	Inside	No	\$180,000	Yes	\$500	Replacement Cost

Number of Vehicles with Auto Liability: 56

Original Cost Total: \$4,364,155

Number of Vehicles with APD: 57

- (1) APD Value is determined by Original Cost New (OCN - retail cost the original purchaser paid for the vehicle) or by Appraisal Value for Fire/Rescue vehicles.
(2) APD Coverage Type is determined by underwriting and is based on the vehicle age and value

DECLARATIONS
MUNICIPAL PROPERTY INSURANCE COMPANY
Variable Coverage Schedules

	Monies and Securities	
Monies & Securities		\$40,000
Total		\$40,000

	Pier and Wharf	
Berlin Lock and Dam - Lock Piers		\$40,900
Total		\$40,900

	Utility Meter	
Water Distribution Meters (2,413)		\$982,100
Total		\$982,100

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
001 Berlin City Acquatic Center							
	001	BATH HOUSE 255 WEBSTER STREET, BERLIN,WI 54923	1994	1	3,562	\$874,500	\$70,600
	002	Ice Rink Warming House 255 Webster Street, Berlin,WI 54923	1960	1	576	\$63,900	\$5,600
	003	Pool Mechanical Building 255 Webster Street, Berlin,WI 54923		1	924	\$246,200	\$2,000
	004	SWIMMING POOL 255 WEBSTER STREET, BERLIN,WI 54923	1994	1	11,864	\$2,128,800	\$0
		Property in the Open					\$62,000
		Berlin City Acquatic Center (001) Total				\$3,313,400	\$140,200
002 Mortuary Chapel							
	001	GRIFFITH MEMORIAL CHAPEL 455 EAST HURON STREET, BERLIN,WI 54923	1923	1	4,045	\$1,705,700	\$76,600
	002	Tool Shed 455 East Huron Street, Berlin,WI 54923	1923	1	192	\$42,200	\$2,100
		Property in the Open					\$204,400
		Mortuary Chapel (002) Total				\$1,747,900	\$283,100

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
003	Shelter House Klein & North Diamonds						
	001	Concession Stand/Pressbox 503 River Drive, Berlin, WI 54923	1985	2	444	\$68,300	\$0
	002	Restroom/Shelter 503 River Drive, Berlin, WI 54923	1985	1	880	\$117,200	\$0
	003	Shelter 501 River Drive, Berlin, WI 54923	1995	1	360	\$20,200	\$0
	004	Shelterhouse 1 455 River Drive, Berlin, WI 54923	1985	1	5,600	\$503,300	\$2,500
	005	Veteran's Gazebo 414 River Drive, Berlin, WI 54923	2011	1	440	\$49,400	\$1,500
	006	Baseball Storage Building 503 River Drive, Berlin, WI 54923		1	120	\$8,100	\$0
		Property in the Open					\$8,200
		Shelter House Klein & North Diamonds (003) Total				\$766,500	\$12,200

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
004 Riverside Park South							
	001	Cooking Shelter 217 West Cumberland Street, Berlin, WI 54923	1998	1	360	\$20,800	\$0
	002	CUMBERLAND STREET LIFT STATION 195 WEST CUMBERLAND STREET, BERLIN, WI 54923	1980	1	1,210	\$1,674,600	\$500
	003	SHELTERHOUSE 2 217 WEST CUMBERLAND STREET, BERLIN, WI 54923	1983	1	4,168	\$344,900	\$14,700
	004	Pump House W Cumberland St, Berlin, WI 54923		1	0	\$0	\$0
	005	WELL HOUSE #4 195 WEST CUMBERLAND STREET, BERLIN, WI 54923	1962	1	2,824	\$2,749,200	\$4,200
		Property in the Open					\$15,300
		Riverside Park South (004) Total				\$4,789,500	\$34,700
005 Water Street Ballfield							
	001	Restroom Water Street, Berlin, WI 54923	1983	1	240	\$75,900	\$0
	002	Scorebooth South Water Street, Berlin, WI 54923	1983	2	128	\$13,100	\$1,100
		Property in the Open					\$27,700
		Water Street Ballfield (005) Total				\$89,000	\$28,800

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
006 Water Tower							
	001	WATER TOWER 748 EAST KNOPF ROAD, BERLIN,WI 54923	2004	1	0	\$2,997,700	\$0
	002	Water Tower 748 E Knopf Rd, Berlin,WI 54923		1	0	\$0	\$0
		Property in the Open					\$10,200
		Water Tower (006) Total				\$2,997,700	\$10,200
007 Cemetary Garage							
	001	Cemetery Garage 481 East Huron Street, Berlin,WI 54923	1982	1	588	\$53,600	\$4,900
		Property in the Open					\$20,400
		Cemetary Garage (007) Total				\$53,600	\$25,300
008 Maintenance-Storage							
	001	Maintenance/Storage Building West Marquette Street/Water Street, Berlin,WI 54923	1983	1	448	\$36,100	\$5,100
		Property in the Open					\$10,200
		Maintenance-Storage (008) Total				\$36,100	\$15,300
009 Safety Building							
	001	SAFETY BUILDING 226 SPRING STREET, BERLIN,WI 54923	1981	3	10,539	\$2,670,700	\$417,400
	002	Storage Shed 1 226 Spring Street, Berlin,WI 54923	1999	1	396	\$33,200	\$0
	003	Storage Shed 2 226 Spring Street, Berlin,WI 54923		1	72	\$7,300	\$0
		Property in the Open					\$10,200
		Safety Building (009) Total				\$2,711,200	\$427,600

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
010 Salt Storage							
	001	Salt Storage Shed 256 South Adams Avenue, Berlin, WI 54923	1971	1	2,300	\$196,800	\$10,200
	002	Police Storage Building 256 South Adams Avenue, Berlin, WI 54923	2000	1	1,200	\$110,300	\$25,400
	003	Storage Shed 256 South Adams Avenue, Berlin, WI 54923		1	120	\$11,900	\$0
		Salt Storage (010) Total				\$319,000	\$35,600
011 Storage							
	001	COLD STORAGE BUILDING 730 NORTH WISCONSIN STREET, BERLIN, WI 54923	1955	1	2,880	\$249,200	\$105,900
		Property in the Open					\$10,200
		Storage (011) Total				\$249,200	\$116,100
012 City Hall							
	001	CITY HALL 108 NORTH CAPRON STREET, BERLIN, WI 54923	1928	3	21,916	\$5,596,700	\$1,253,500
		Property in the Open					\$46,400
		City Hall (012) Total				\$5,596,700	\$1,299,900
013 City Garage							
	001	CITY GARAGE 241 SPRING STREET, BERLIN, WI 54923	1940	1	12,818	\$1,656,400	\$272,300
	002	STORAGE BUILDING 241 SPRING STREET, BERLIN, WI 54923	1995	1	5,000	\$392,300	\$52,500
		Property in the Open					\$25,600
		City Garage (013) Total				\$2,048,700	\$350,400

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
014		<i>Library</i>					
	001	LIBRARY 121 WEST PARK AVENUE, BERLIN,WI 54923	1903	2	15,048	\$4,289,500	\$3,036,400
		Library (014) Total				\$4,289,500	\$3,036,400
015		<i>Pump House</i>					
	001	WELL HOUSE #5 209 SOUTH KOSSUTH STREET, BERLIN,WI 54923	1978	1	2,142	\$1,754,900	\$3,000
		Pump House (015) Total				\$1,754,900	\$3,000

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
016		<i>Wastewater Treatment Plant</i>					
	001	MAIN BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	5,782	\$2,108,400	\$168,000
	002	CHLORINATION/BLOWER BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	1,862	\$1,448,400	\$4,900
	003	DIGESTER COMPLEX 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	5,342	\$5,370,800	\$40,000
	004	STORAGE GARAGE 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1998	1	3,024	\$418,800	\$157,300
	005	GRIT PROCESSING BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	340	\$849,400	\$0
	006	INFLUENT PUMP STATION 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	1,504	\$2,499,400	\$0
	007	UV BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	1,067	\$952,800	\$10,000
	008	PROCESSING BLDG - STATIONARY EQUIP 770 NORTH WISCONSIN STREET, BERLIN,WI 54923		0	0	\$0	\$0
	009	AERATION TANKS 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1	7,934	\$2,821,200	\$0
	010	SLUDGE THICKENER BUILDING 770 NORTH WISCONSIN STREET,	1981	1	2,145	\$1,776,900	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
		BERLIN, WI 54923					
011		PRIMARY SETTLING TANKS 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	2,321	\$1,112,900	\$0
012		FINAL CLARIFIER 1 (WEST) 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	2,097	\$756,000	\$0
013		FINAL CLARIFIER 2 (EAST) 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	2,097	\$756,000	\$0
014		SEPTAGE RECEIVING 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	28	\$67,600	\$0
015		RAS PARSHALL FLUME 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	61	\$82,300	\$0
016		MIXED LIQUOR SPLITTER BOX/CHANNEL 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1981	1	435	\$194,100	\$0
017		INFLUENT SAMPLER BUILDING 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1990	1	25	\$20,400	\$0
018		EFFLUENT SAMPLER BUILDING 770 NORTH WISCONSIN STREET, BERLIN, WI 54923	1990	1	25	\$19,000	\$0
		Property in the Open					\$35,800
		Wastewater Treatment Plant (016) Total				\$21,254,400	\$416,000

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
017		Berlin Lock and Dam					
	001	Restroom Building 300 Morris Street, Berlin, WI 54923		1	72	\$33,000	\$0
		Property in the Open					\$66,500
		Berlin Lock and Dam (017) Total				\$33,000	\$66,500
018		Maintenance Building - Parks					
	001	Maintenance Building/Park Restrooms 160 West Waushara Street, Berlin, WI 54923	1945	1	3,100	\$567,800	\$15,200
	002	New Restrooms W Waushara St, Berlin, WI 54923		1	0	\$0	\$0
		Property in the Open					\$10,200
		Maintenance Building - Parks (018) Total				\$567,800	\$25,400
019		Forsythe Park					
		Property in the Open					\$17,400
		Forsythe Park (019) Total				\$0	\$17,400
020		Fireman's Park					
		Property in the Open					\$91,200
		Fireman's Park (020) Total				\$0	\$91,200
021		Garage					
	001	WATER DEPARTMENT BUILDING 768 NORTH WISCONSIN STREET, BERLIN, WI 54923	2001	1	8,100	\$1,088,700	\$181,900
		Property in the Open					\$10,200
		Garage (021) Total				\$1,088,700	\$192,100

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
022	001	Well House #6 WELL HOUSE #6 518 NORTH WISCONSIN STREET, BERLIN,WI 54923	1996	1	2,283	\$2,046,100	\$71,100
		Well House #6 (022) Total				\$2,046,100	\$71,100
023		Riverside Park 2 Property in the Open					\$256,200
		Riverside Park 2 (023) Total				\$0	\$256,200
024		Clay School Property in the Open					\$20,000
		Clay School (024) Total				\$0	\$20,000
025		Mound Street Park Property in the Open					\$20,800
		Mound Street Park (025) Total				\$0	\$20,800
026		High School Property in the Open					\$107,400
		High School (026) Total				\$0	\$107,400
027		Mall One Siren Building Property in the Open					\$6,900
		Mall One Siren Building (027) Total				\$0	\$6,900
028		Screamer Siren Property in the Open					\$22,300
		Screamer Siren (028) Total				\$0	\$22,300

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
029		Johnson Street Package Lift Station					
	001	LIFT STATION 180 SOUTH JOHNSON STREET, BERLIN,WI 54923	1975	1	28	\$114,200	\$0
		Johnson Street Package Lift Station (029) Total				\$114,200	\$0
030		Broadway Package Lift Station					
	001	LIFT STATION 822 BROADWAY STREET, BERLIN,WI 54923	1985	1	35	\$206,300	\$0
		Broadway Package Lift Station (030) Total				\$206,300	\$0
031		N Washington Package Lift Station					
	001	LIFT STATION 504 NORTH WASHINGTON STREET, BERLIN,WI 54923	1995	1	113	\$261,300	\$0
		N Washington Package Lift Station (031) Total				\$261,300	\$0
032		PITO Throughout the Village					\$4,084,500
		Property in the Open					
		PITO Throughout the Village (032) Total				\$0	\$4,084,500
033		New Senior Center					
	001	SENIOR CENTER 142 WATER STREET, BERLIN,WI 54923	1970	1	6,331	\$1,276,200	\$117,700
		Property in the Open					\$10,200
		New Senior Center (033) Total				\$1,276,200	\$127,900

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
034	001	Water Street Lift Station 1 LIFT STATION 251 WEBSTER STREET, BERLIN,WI 54923	1980	1	790	\$892,100	\$6,700
		Water Street Lift Station 1 (034) Total				\$892,100	\$6,700
035	001	Quarry Street Lift Station LIFT STATION SOUTH QUARRY STREET, BERLIN,WI 54923	1985	1	35	\$206,300	\$0
		Quarry Street Lift Station (035) Total				\$206,300	\$0
036	001	Hunters Pond Lift Station LIFT STATION 290 NORTH HUNTER STREET, BERLIN,WI 54923	1998	1	38	\$191,200	\$0
		Hunters Pond Lift Station (036) Total				\$191,200	\$0
037	001	S Wisconsin Lift Station LIFT STATION 228 SOUTH WISCONSIN STREET, BERLIN,WI 54923	1980	1	790	\$929,800	\$500
		S Wisconsin Lift Station (037) Total				\$929,800	\$500
038	001	Water Street Lift Station 2 LIFT STATION 100 WATER STREET, BERLIN,WI 54923	1980	1	790	\$907,500	\$500
		Water Street Lift Station 2 (038) Total				\$907,500	\$500

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$73,415,400

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
039		Oakwood Water Tower					
	001	RESERVOIR 455 EAST HURON STREET, BERLIN, WI 54923	1963	1	1,963	\$955,800	\$0
		Oakwood Water Tower (039) Total				\$955,800	\$0
040		Nathan Strong Park					
	001	Gazebo 204 East Huron Street, Berlin, WI 54923	1895	1	272	\$43,600	\$0
	002	Bathrooms E Huron St, Berlin, WI 54923	2025	1	184	\$60,000	\$0
		Property in the Open					\$255,500
		Nathan Strong Park (040) Total				\$103,600	\$255,500
041		Bus Shelter at Boys & Girls Club					
	001	Bus Shelter 344 Broadway Street, Berlin, WI 54923		1	73	\$10,500	\$0
		Bus Shelter at Boys & Girls Club (041) Total				\$10,500	\$0
Building Subtotal							\$61,807,700
Contents Subtotal							\$6,141,800
Property in the Open Subtotal							\$5,465,900
Building, Contents and PITO Total							\$73,415,400

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
001	Berlin City Acquatic Center		\$25,600
	Fence		\$36,400
	Light		\$62,000
	Berlin City Acquatic Center (001) Total		
002	Mortuary Chapel		\$204,400
	Granite Fence		\$204,400
	Mortuary Chapel (002) Total		
003	Shelter House Klein & North Diamonds		\$8,200
	Scoreboard		\$8,200
	Shelter House Klein & North Diamonds (003) Total		
004	Riverside Park South		\$15,300
	Fence and Playground Equipment		\$15,300
	Riverside Park South (004) Total		
005	Water Street Ballfield		\$15,300
	Fence		\$4,200
	Playground Equipment		\$8,200
	Scoreboard		\$27,700
	Water Street Ballfield (005) Total		
006	Water Tower		\$10,200
	Fence		\$10,200
	Water Tower (006) Total		
007	Cemetary Garage		\$20,400
	PITO		\$20,400
	Cemetary Garage (007) Total		
008	Maintenance-Storage		\$10,200
	Fence		\$10,200
	Maintenance-Storage (008) Total		
009	Safety Building		\$10,200
	Fence		\$10,200
	Safety Building (009) Total		
011	Storage		\$10,200
	Fence		

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	Storage (011) Total		\$10,200
012	City Hall		\$8,900
	City Hall PITO		\$37,500
	Radio/TV Antenna		\$46,400
	City Hall (012) Total		
013	City Garage		\$25,600
	Fence		\$25,600
	City Garage (013) Total		
016	Wastewater Treatment Plant		\$25,600
	Fence		\$10,200
	Fence		\$35,800
	Wastewater Treatment Plant (016) Total		
017	Berlin Lock and Dam		\$25,600
	Kiosk & Deck		\$40,900
	Lock Piers		\$66,500
	Berlin Lock and Dam (017) Total		
018	Maintenance Building - Parks		\$10,200
	Fence		\$10,200
	Maintenance Building - Parks (018) Total		
019	Forsythe Park		\$17,400
	Forsyth Park PITO		\$17,400
	Forsythe Park (019) Total		
020	Fireman's Park		\$10,200
	Fence		\$81,000
	Fireman's Park PITO		\$91,200
	Fireman's Park (020) Total		
021	Garage		\$10,200
	Fence		\$10,200
	Garage (021) Total		
023	Riverside Park 2		\$47,100
	Fence		\$209,100
	Riverside Park PITO		

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	Riverside Park 2 (023) Total		\$256,200
024	Clay School		\$9,800
	Clay School PITO		\$10,200
	Fence		\$20,000
	Clay School (024) Total		
025	Mound Street Park		\$20,800
	Mound Street Park PITO		\$20,800
	Mound Street Park (025) Total		
026	High School		\$25,600
	Fence		\$81,800
	High School PITO		\$107,400
	High School (026) Total		
027	Mall One Siren Building		\$1,000
	Fence		\$5,900
	PITO		\$6,900
	Mall One Siren Building (027) Total		
028	Screamer Siren		\$10,200
	Fence		\$12,100
	Screamer Siren		\$22,300
	Screamer Siren (028) Total		
032	PITO Throughout the Village		\$1,695,700
	Fire Hydrants (335)		\$7,600
	Flushing Hydrants (2)		\$649,700
	PITO		\$1,731,500
	Street Lighting (150)		\$4,084,500
	PITO Throughout the Village (032) Total		
033	New Senior Center		\$10,200
	Fence		\$10,200
	New Senior Center (033) Total		
040	Nathan Strong Park		\$255,500
	PITO		\$255,500
	Nathan Strong Park (040) Total		

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
PROPERTY IN THE OPEN TOTAL			\$5,465,900

CONTRACTORS EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
1974 CH&E 6 TRASH PUMP GREEN		\$24,800
1987 BALDERSON 9V1795 JIB LIFT		\$5,000
1990 INGERSOLL AIR COMPRESSOR 185 ID:187431 U90 329		\$21,400
1991 SNOG MP3D SNOW BLOWER		\$55,000
1993 JOHN DEERE 6400 TRACTOR		\$78,700
1993 MORBARK WOOD CHIPPER 17 ID: 1802		\$45,000
1994 ODB LO7600CNSP LEAF SUCKER ID:1671		\$42,000
1995 HAUL MARK TRAILER ID NO. 16HPB142XSH02650		\$5,000
1998 BOMAG BW100 PAVING ROLLER		\$25,900
1998 JOHN DEERE GATOR UTILITY VEHICLE 6X4 ID:W006X4X028792		\$17,000
1998 MELROSE BOBCAT 753 SKIDLOADER ID:51581445		\$51,500
1998 NEW HOLLAND UTILITY TRACTOR 1925 ID:G007412		\$32,700
1998 ONAN PORTABLE GENERATOR SET 35DGBB ID 1K9KT1229W1157209		\$25,000
1999 VOLVO L-90 WHEEL LOADER ID:7UPM36721		\$300,000
1999/2003 CLIPPER SELF PROPELLED CONC. SAWMOD/C205P REP LINCON SER N0.6041025		\$4,900
2000 DYMAX 2046D1 PALLET FORKS ID:144091		\$2,900
2000 DYMAX 2047D1 GRAPPLE BUCKET ID:144092		\$5,800
2000 MILLER TRAILER 8.5 X 18 ID NO. 1M9TF1522YB174001		\$2,500
2001 ALLIED 8700C HO-PAC COMPACTOR ID:8740		\$7,500
2001 ALLIED AS380 HYD. HAMMER ID: 546		\$15,000
2001 HELAC POWER TILT -TT07-64983 TILTING BUCKET COUPLER ID:T71762		\$7,800
2001 JOHN DEERE 310SG T.L.B. ID T0310SG898449		\$150,000
2002 MAGNUM GENERATOR 35 KW ID NO. M/MMG25 \$/001406		\$25,000
2003 USCG POLICE TRAILER #4X4UUS42X3W012052		\$2,500
2004 4 FLYGT SUB PUMP FLOOD 3127.180- 1269 491 ID 3127.180- 0420070		\$3,900
2004 MAGNUM GENERATOR 180 KW ID NO. MMG230 SN/043206		\$50,200
2004 MILLER BIG 40 WELDER MODEL TM 20 SPEC. 4644 1996 ID:93120961ENG K KE554779		\$6,000
2005 TURFCAT LAWN TRACTOR BODY 2068		\$19,800
2008 GRASSHOPPER MOWER		\$13,800
2008 JOHN DEERE RIDING MOWER		\$16,800
2008 ODB LCT 600 LEAF		\$42,000
2008 WAUSAU PLOW WING MODEL		\$25,000
2009 CLASSIC AR02082TEL TRAILER #10WAR20249W045426		\$8,500
2017 CAT BACK/HOE MODEL 420F2 IT		\$175,000
2017 GOODWIN CD150 DRY PRIME 6" PUMP		\$47,500
2021 JOHN DEERE MOWER		\$58,000
2022 LIUGONG CLG2025G FORK LIFT		\$37,500
2024 286-9300 GRAPPLE BUCKET FOR CAT TRACK LOADER		\$4,700
2024 A41 SSL AUGER DRIVE ID# 24W00217 FOR CAT TRACK LOADER		\$4,300
2024 BA118C BROOM ID# 23W00872 FOR CAT TRACK LOADER		\$10,000
2024 PR118 HARLEY RAKE FOR CAT TRACK LOADER		\$12,500
2024 SE318 SNOW BLOWER FOR CAT TRACK LOADER		\$9,800
2024 CATERPILLAR 259D3 C3H3 COMPACT TRACK LOADER ID# 23M05371		\$78,000
2024 ELGIN PELICAN SWEEPER		\$299,500
2024 ROYER SHREDDER MODEL 182		\$42,700
2024 VERMEER STUMP CUTTER MODEL 3624VP		\$29,500
2025 GRASSHOPPER 900D 1.3L 18 TRACTOR MOWER S/N:7511396		\$22,640
CATERPILLAR 930H		\$250,000

CONTRACTORS EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
CONTRACTOR'S EQUIPMENT ≥ \$25,000		\$1,890,700
CONTRACTOR'S EQUIPMENT < \$25,000		\$329,840
CONTRACTOR'S EQUIPMENT TOTAL		\$2,220,540



PROPERTY IN THE OPEN - WHAT DOES IT MEAN?

By Mike Zagrodnik, CPCU, Baer Insurance

As we look through our schedules of coverage, buildings, contents, and contractor's equipment all seem pretty obvious and self-explanatory as to what these things are. But what the heck is "Property in the Open" and why should I care?

By MPIC policy definition Property in the Open means "Mobile or permanently fixed personal property designed to be left exposed to the elements and outside of any covered building." The mystery is solved, and everything is now clear – right?

One thing we've come to know about insurance is that the obvious is never obvious. Property in the Open covers a wide array of owned property that often is overlooked. In our parks, playground equipment, picnic tables, ball diamond fencing, backstops, and lighting all seem to be common items that receive scrutiny and scheduling. All well and good. However, there is so much more. Street signal lights, street signs, streetlights and poles, emergency sirens and poles, decorative lighting, planters, benches, monuments, flags, and poles, etc.



Individually many of these items may be valued at less than a \$1,000 deductible, but collectively? What happens when a serious windstorm destroys 10 streetlights, several signal lights, and street signs? A \$2,500 streetlight or pole might be manageable, but times 10 and throw in some signals and road signs, not so much. Who would think a concrete commemorative bench might be a \$6,000 event? So what do we do?

MPIC provides some measure of protection with \$10,000 for unscheduled property in the open. In a disaster under Section IV "Covered Property" should we be able to show we only

discovered we had the property or inadvertently left it unscheduled, there is a provision that might allow for scheduling the item back to inception and paying the associated premium to buy back up to \$250,000 of coverage. However, it's hard to argue you didn't know about your traffic lights and then inadvertently failed to schedule coverage. When buying coverage for a combined \$400,000, \$500,000, or less might result in an increase in premium of \$300–\$600 a year, why not spend a few minutes to think about those things we have that often are overlooked or marginalized to have the confidence we aren't going to be caught with a significant uncovered loss? MPIC and your agents are always available to assist with this or any other property insurance related questions.

Mike has almost 50 years of insurance industry experience, both on the agent and underwriting sides. This includes over a decade working with municipalities in Wisconsin.

608.830.5803 | mikez@baerinsurance.com



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

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Proposed Canal Street Development
MEETING DATE: July 8, 2025

BACKGROUND

TID 17 was approved by the Council in April of 2025. As part of the TID's Project Plan & District Boundary document, in section 9: Statement of Kind, Number and Location of Proposed Projects, number 10 notes Developer Incentives. This section states "DESCRIPTION: Developer is proposing to build 3-10 duplexes consisting of a mix of condos and rental 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 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."

The project plan document is enclosed for your information. This document is a plan and does not guarantee any incentive to a developer. Each development agreement proposal needs to be reviewed by the Council on its merit, the overall positive impact it can bring to the community and whether or not it passes the legally required but, for test (without TID incentive the project would not happen.)

Additionally, it is important to note that this TID, while approved by the Council, will not be officially created until it is approved by the State, which is likely to happen in the first quarter of 2026. If a developer agreement is created for a project within the TID prior to the State approving the creation, the agreement will have to note that the agreement is void if the TID is not approved (as there would be no increment available/created to support the incentive.)

ISSUE

The cost of the creation of a Developer Agreement is primarily borne by the developer. The agreement must be drafted (for subdivision creation and larger scale developments the City has a template from the City Attorney that the developer can start from, if they choose to do so), reviewed by the City Attorney and reviewed by a financial group that can help to determine the financial viability of the developer and whether or not the proposal would meet the but, for test.

One important question that the Council will need to consider is what is a reasonable minimum number of units for the City to consider a project to be a development that could be eligible for a financial incentive. The reason this is significant is that it is not feasible or advisable for the City to approve an incentive for too small of projects. There are several reasons for this. 1) It is not financially viable/reasonable to take on the costs, staff time and required auditing and tracking of very small projects. 2) Individual projects, such as a single home or duplex cannot be incentivized, as the City would have a difficult time not agreeing to an incentive every time someone came in to take out a building permit within a TID, if that is a set precedent. Financial incentives need to be for larger scale development, not a small number of (or single) units. 3) The but, for test has to be met by State law. If a small-scale project does not cash flow, it is unlikely that the small amount of incentive generated over

the available period of time will make a large enough impact to the overall viability of the project to warrant a determination that the but, for test has been met.

There is no hard and fast rule by Statute that determines the minimum unit number for a financial incentive. Staff would suggest that Council provide a general guideline to staff as to what would be potentially considerable. Obviously, each agreement will require careful scrutiny. Staff would suggest that the Council provide direction as to what that minimum number should be for the City of Berlin. Perhaps, 10 or 20 units. Staff has not stated a specific number of units that would be required for a financial incentive, but has noted that such incentives are commonly used elsewhere for large projects and the Council will make the decision as to whether or not an incentive would be approved.

The City Attorney has expressed the recommendation that it would be best for an agreement to bind the complete build-out of the project/property, to make it more worthy of City investment. Additionally, the financial numbers proposed by the developer would need to be reviewed and vetted by the City's financial consultant.

Attached please find the general parameters of a proposal from a developer that would like to build duplexes along Canal Street. The developer is looking for a general indication from the Council as to whether or not this type of development is desirable to the City and whether or not the Council would entertain the possibility of a financial incentive for the project. There will be significant cost bourn by the developer to create the developer agreement and he would like to gauge whether or not that expenditure has the potential to be fruitful or not. The developer has been informed that the Council cannot provide any approval or guarantee at this point, as there is nothing before them for consideration.

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:



Robert W. Baird & Co.
Public Finance
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Milwaukee, WI 53202
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City of Berlin
TID #17 Project Plan & District Boundary

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Section 1: City of Berlin Officials

City Council

Joel Bruessel
Terry Przybyl
Emmett Durtschi
Kristina Boeck
Samantha Stobbe
Joshua Nigbor
Catrina Burgess

Mayor
Aldersperson Ward 1 and Ward 7
Aldersperson Ward 2
Aldersperson Ward 3
Aldersperson Ward 4
Aldersperson Ward 5
Aldersperson Ward 6

City Staff

Jessi Balcom
Debra Thiel
Tim Ludolph

City Administrator
Deputy Clerk-Treasurer
Planning & Development Director

Planning Commission

Joel Bruessel-Mayor
Vacant
Carol Hughes
Terry Przybyl

Mary Kubiak
Paul Hanan
Victoria Hill

Joint Review Board

Jessi Balcom
Nina Krenz
Tara Wendt
Tricia Polakowski
Susan Thom

City Representative- Chairperson
Green Lake County
Moraine Park Technical College
Berlin Area School District
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	

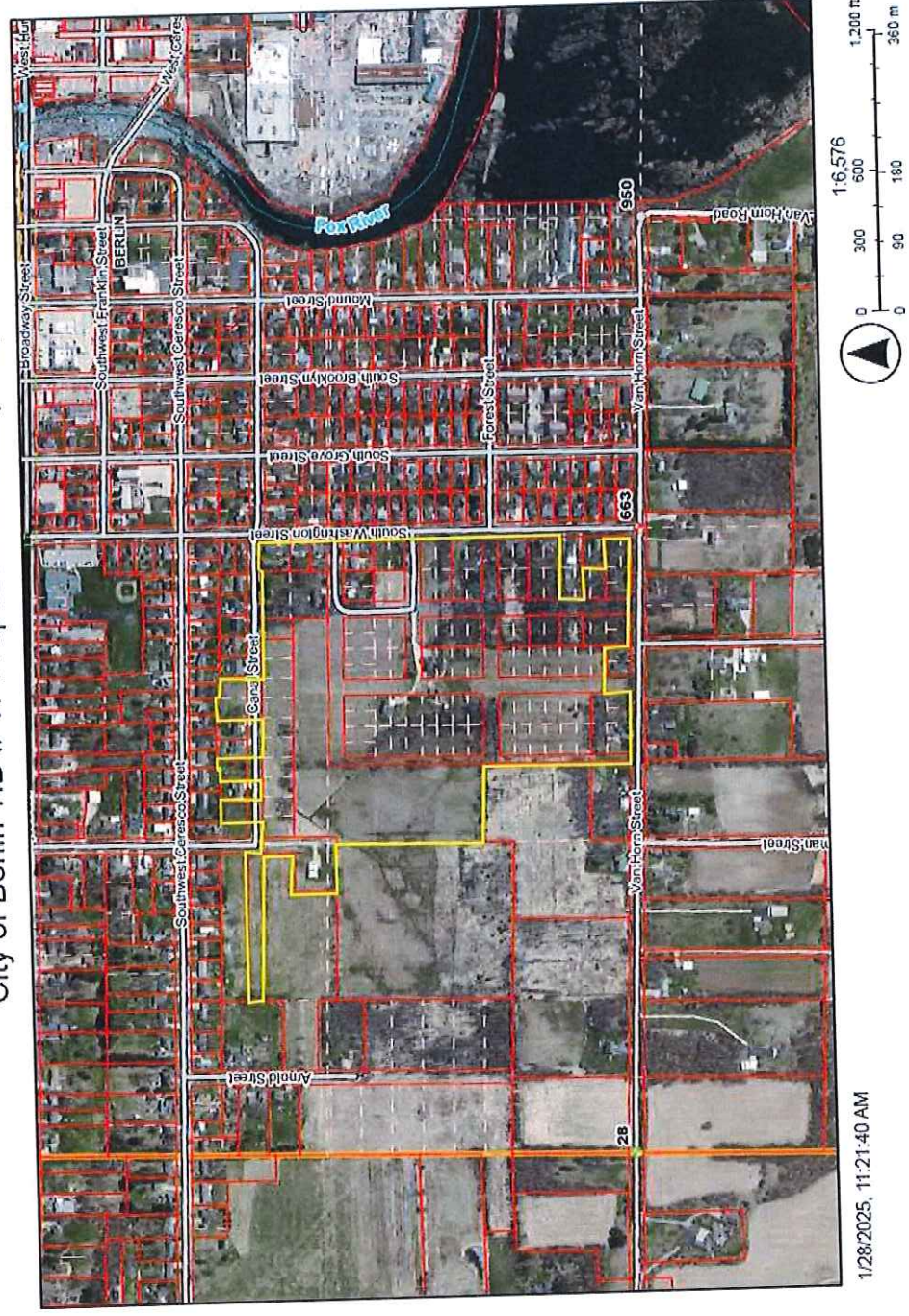
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

City of Berlin
TID #17 Project Plan & District Boundary

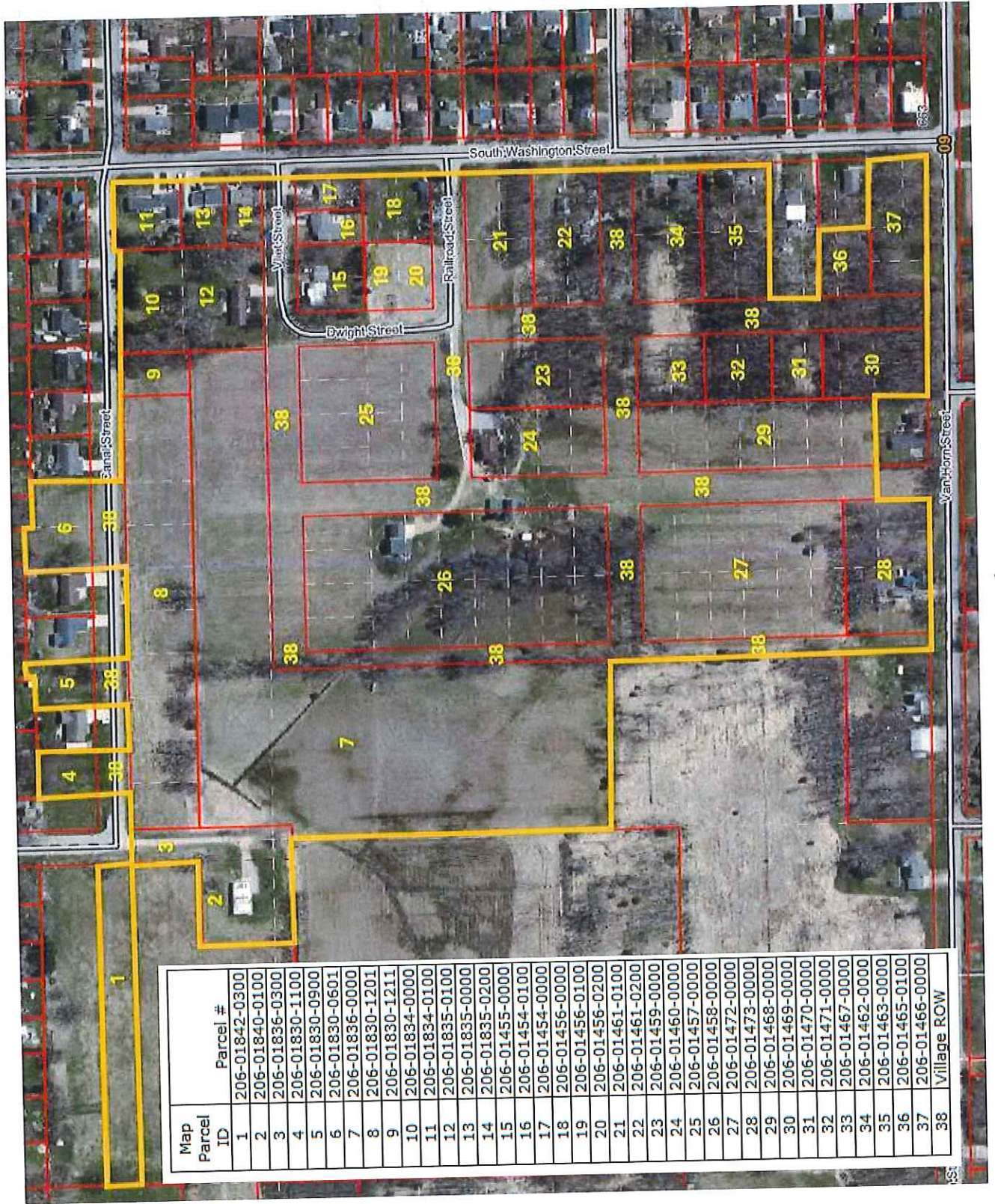
Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2025 parcel list.

City of Berlin TID # 17 Proposed Boundary Map

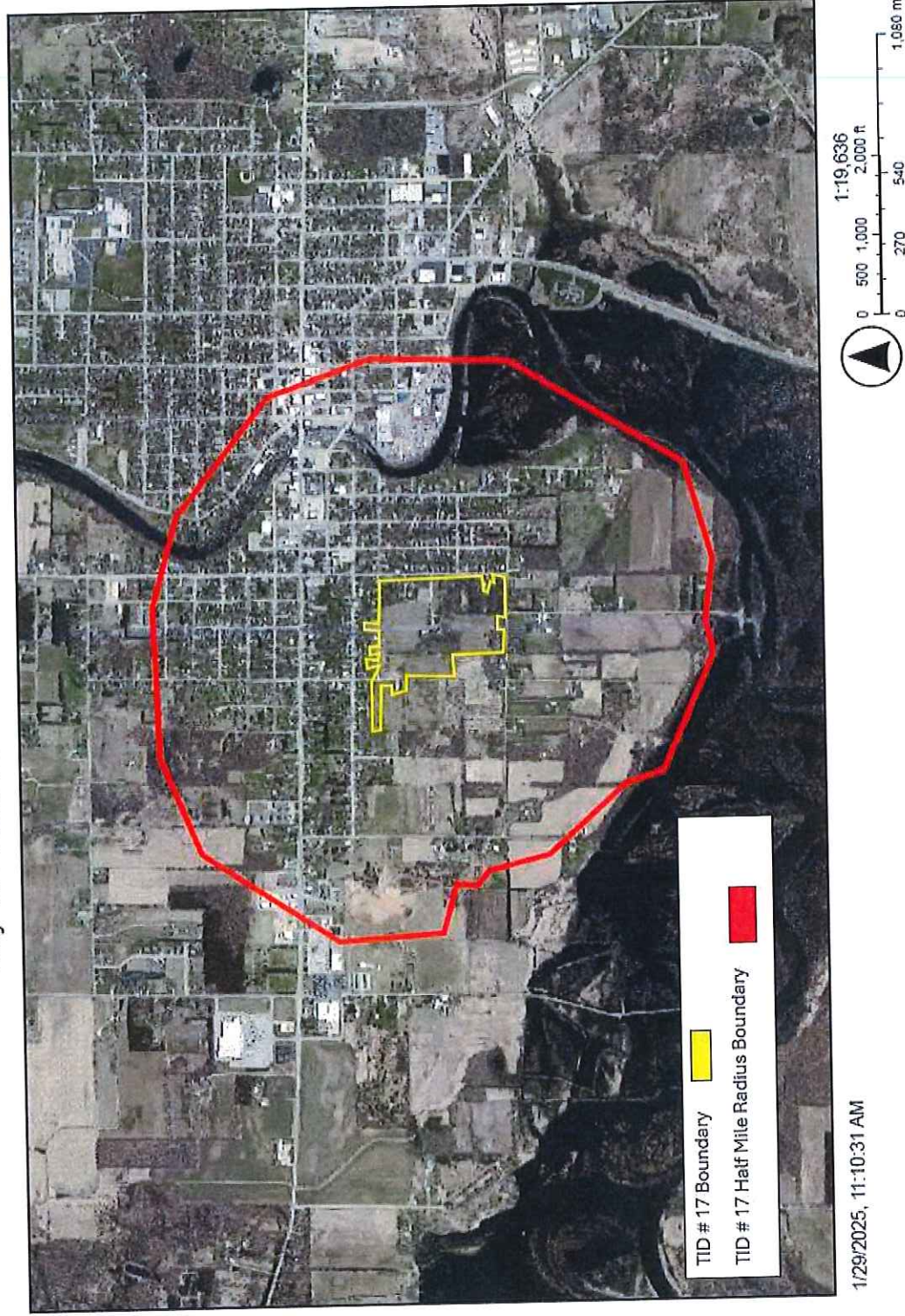


City of Berlin
TID #17 Project Plan & District Boundary



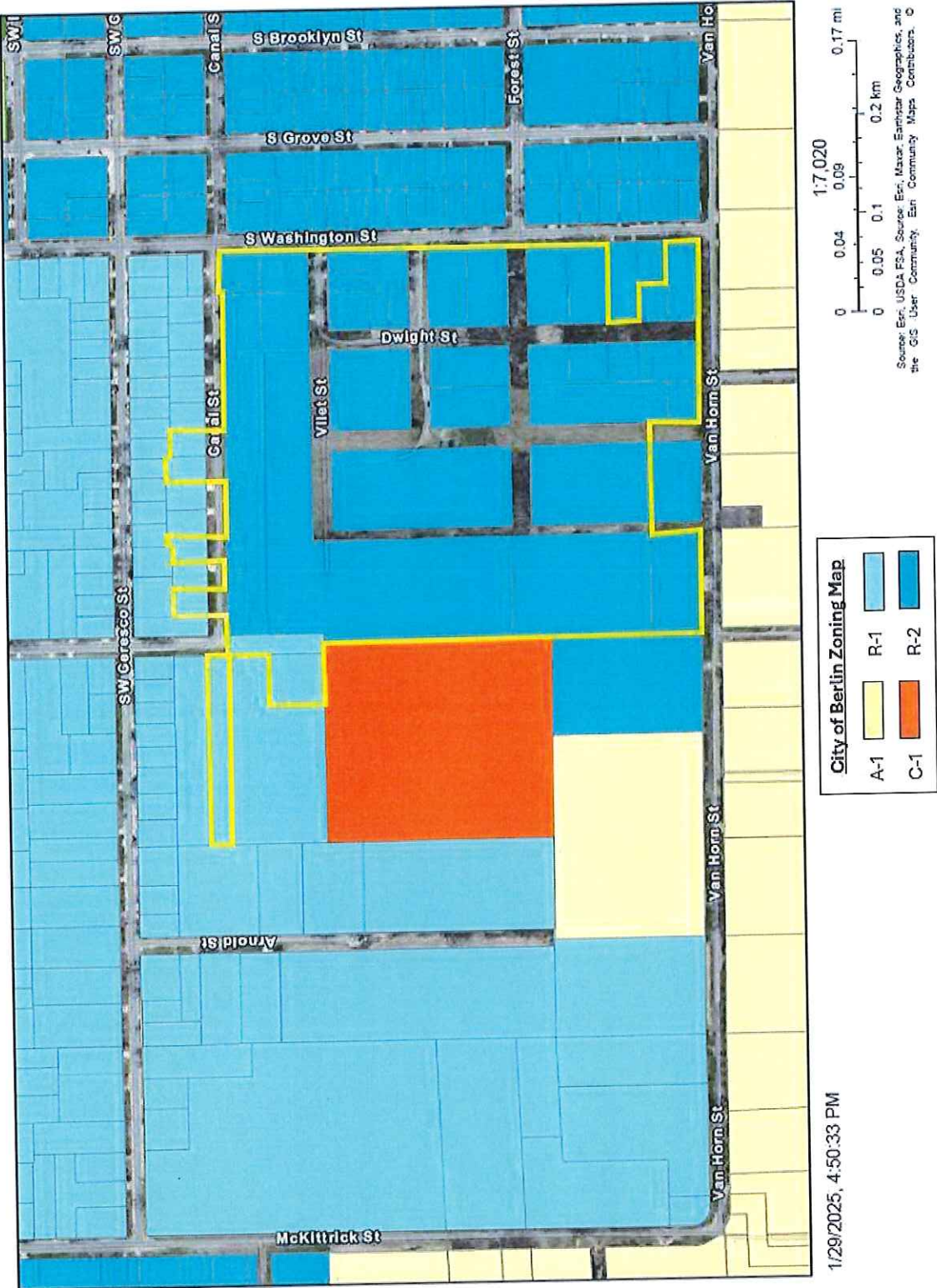
Section 5: One Half Mile Radius Map of Proposed District Boundary

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



City of Berlin
TID #17 Project Plan & District Boundary

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	Kailee Sobierri & Myron Bongert	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	355 Vliet Street	206-01835-0100	Kailee Sobierri & Myron Bongert	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	0.3	0.84%	Residential	Residential	\$ 21,500.00	\$ 169,000.00	\$ 190,500.00	\$ 178,800.00
14	209 S Washington Street	206-01835-0300	Chad & Jessica Martin	0.227	0.64%	Residential	Residential	\$ 23,500.00	\$ 96,000.00	\$ 119,500.00	\$ 112,200.00
15	358 Vliet Street	206-01455-0000	Keith & Mason Willhite	0.404	1.14%	Residential	Residential	\$ 20,500.00	\$ 246,000.00	\$ 266,500.00	\$ 250,100.00
16	346 Vliet Street	206-01454-0100	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	206-01456-0000	Victor & Diana Shrock	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ 54,000.00	\$ 77,500.00	\$ 72,800.00
18	Ruddocks Add Lot 4 BLK 1	206-01456-0100	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
19	Ruddocks Add Lot 5 BLK 1	206-01456-0200	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
20	265 S Washington Street	206-01461-0100	Peggy L Mortensen	0.807	2.27%	Residential	Residential	\$ 21,000.00	\$ 13,500.00	\$ 41,000.00	\$ 38,500.00
21	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
22	Ruddocks Add Lots 1,4,5,8 BLK 4	206-01459-0000	Adam Salerno	0.807	2.27%	Residential	Residential	\$ 27,500.00	\$ 110,000.00	\$ 137,500.00	\$ 129,000.00
23	386 Railroad Street	206-01460-0000	Timothy & Kristine Johnson	0.81	2.27%	Commercial	Commercial	\$ 400.00	\$ -	\$ 400.00	\$ -
24	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential	\$ 400.00	\$ -	\$ 400.00	\$ -
25	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
26	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
27	Ruddocks Add Lots 1 Thru 7 & Lots 14 Thru 18 BLK 8	206-01472-0000	Alan L Resop	1.001	2.81%	Residential	Residential	\$ 300.00	\$ -	\$ 300.00	\$ -
28	417 Van Horn Street	206-01468-0000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential	\$ 25,500.00	\$ -	\$ 25,500.00	\$ 23,900.00
29	Ruddocks Add Lots 2,3,4,5,6,7 & BLK 7	206-01469-0000	Michael & Patti Horn	0.622	1.75%	Residential	Residential	\$ -	\$ -	\$ -	\$ -
30	Ruddocks Add Lots 11, 12, 13 & S1/2 OF Lot 14 BLK 7	206-01470-0000	City of Berlin	0.302	0.85%	Exempt	City/Exempt	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
31	Ruddocks Add N1/2 OF Lot 14 & All of Lot 15 BLK 7	206-01470-0000	Liz Botello	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
32	Ruddocks Add Lots 16 & 17 BLK 7	206-01471-0000	Gloria Barrera	0.403	1.13%	Residential	Residential	\$ 27,500.00	\$ 178,500.00	\$ 206,000.00	\$ 193,300.00
33	Ruddocks Add Lots 1 & 18 BLK 7	206-01467-0000	Gloria Barrera	0.806	2.27%	Residential	Residential	\$ 27,500.00	\$ 61,000.00	\$ 88,500.00	\$ 83,100.00
34	289 S Washington Street	206-01462-0000	Liz Botello	0.806	2.27%	Residential	Residential	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 21,100.00
35	297 S Washington Street	206-01463-0000	Donald F Johnson Survivors Trust	0.303	0.85%	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	Raymond H Stumpner	0.667	1.87%	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	100.0%	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 Incremental 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	\$ 3,196,700
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

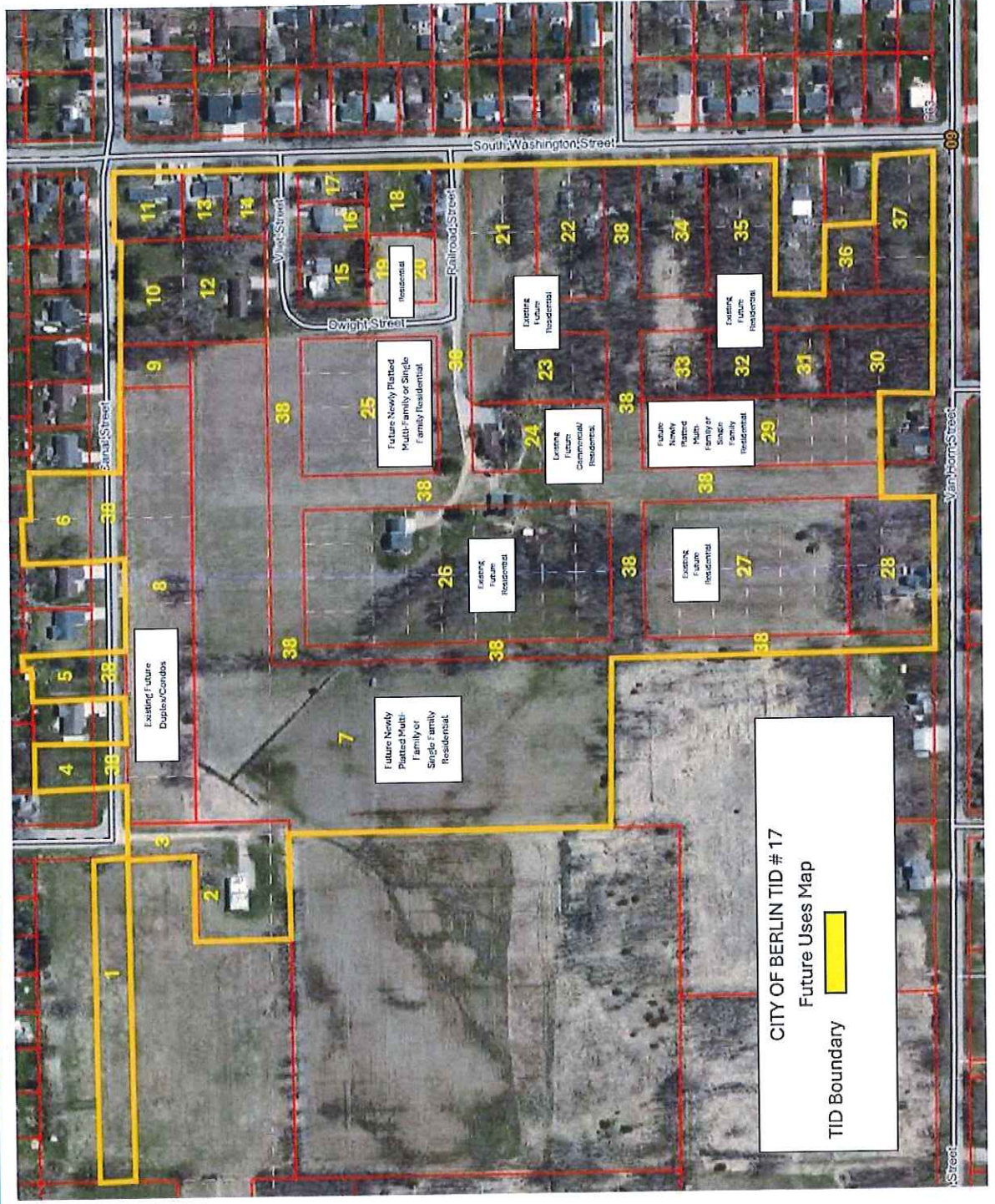
LOCATION: Entire TID, ½ mile radius

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.

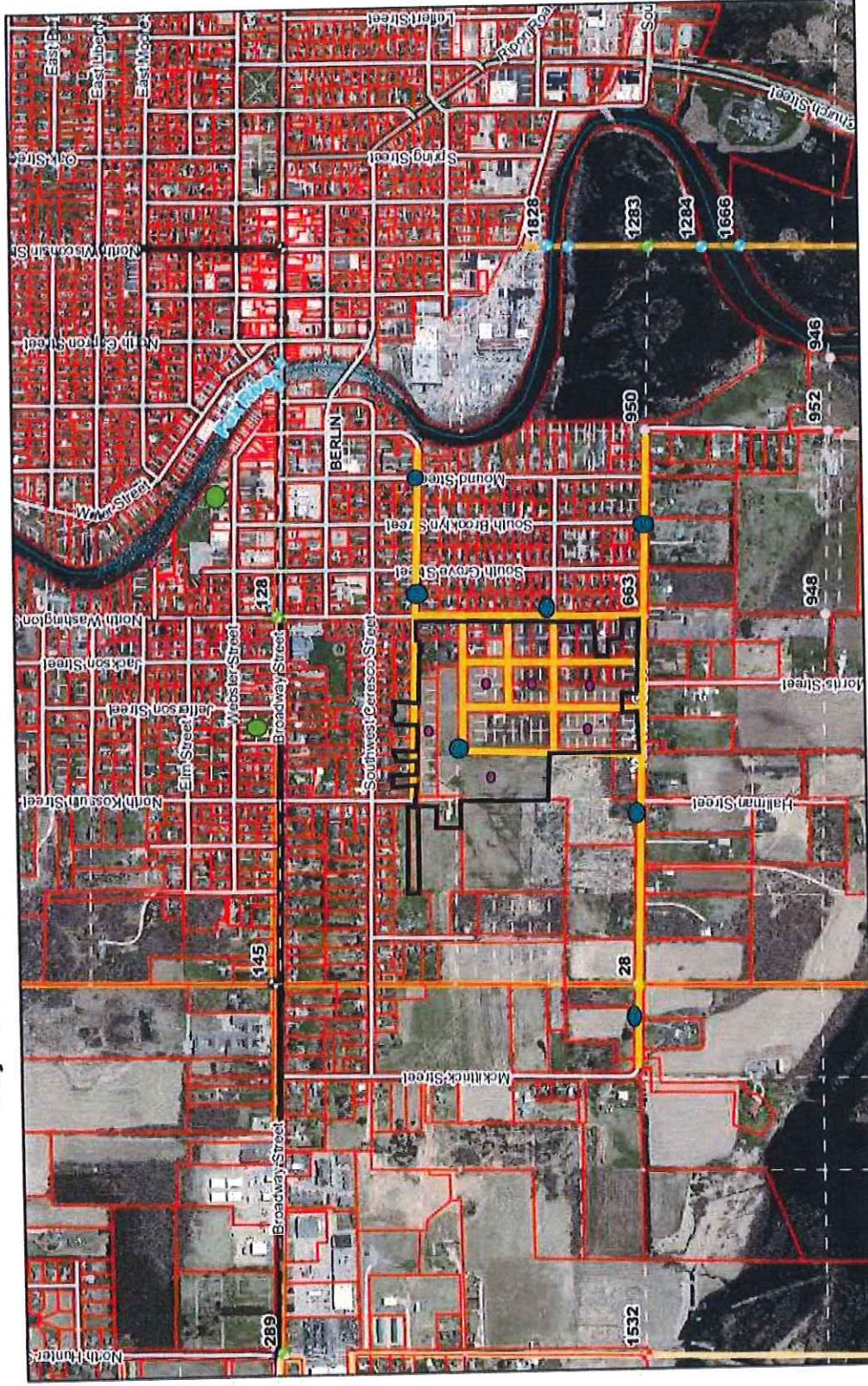
ADMINISTRATIVE COSTS. The city may charge to the district as eligible project costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by city employees in connection with the implementation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

Section 10: Maps Showing Proposed Improvements and Future Uses



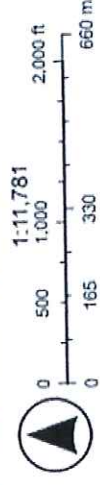
City of Berlin
TID #17 Project Plan & District Boundary

City of Berlin TID # 17 Proposed Project Improvements



2/19/2025, 9:53:16 AM

- 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
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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 cities' borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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
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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 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	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate
Base Value (\$3,196,700)				
2025	\$3,196,700	\$0	\$31,967	\$17.42
2026	\$3,228,667	\$850,000	\$914,254	\$17.42
2027	\$4,110,954	\$850,000	\$1,805,363	\$17.42
2028	\$5,002,063	\$850,000	\$2,703,384	\$17.42
2029	\$5,902,084	\$850,000	\$3,614,405	\$17.42
2030	\$6,811,105	\$850,000	\$4,535,516	\$17.42
2031	\$7,729,216		\$5,469,808	\$17.42
2032	\$8,665,508		\$6,427,873	\$17.42
2033	\$9,623,419		\$7,466,719	\$17.42
2034	\$10,603,053		\$8,486,353	\$17.42
2035	\$11,603,483		\$9,486,783	\$17.42
2036	\$12,623,483		\$10,467,240	\$17.42
2037	\$13,667,765		\$11,428,740	\$17.42
2038	\$14,736,633		\$12,372,240	\$17.42
2039	\$15,830,339		\$13,298,740	\$17.42
2040	\$16,948,663		\$14,208,240	\$17.42
2041	\$18,092,241		\$15,100,740	\$17.42
2042	\$19,261,474		\$15,976,240	\$17.42
2043	\$20,456,868		\$16,834,740	\$17.42
2044	\$21,679,966		\$17,676,240	\$17.42
2045	\$22,931,324		\$18,500,740	\$17.42
2046	\$24,210,500		\$19,308,240	\$17.42

Revenues				
(f)	(g)	(h)	Expenditures	
Tax Revenue	Total Revenues	Tax Revenues Available for Developer 85%	(i)	(j)
			Payment to Developers	Combined Expenditures
\$0	\$0	\$0		\$0
\$557	\$557	\$473		\$2,500
\$15,926	\$15,926	\$13,537		\$2,500
\$31,449	\$31,449	\$26,732		\$2,500
\$47,128	\$47,128	\$40,059		\$2,500
\$62,963	\$62,963	\$53,518		\$2,500
\$78,556	\$78,556	\$66,113		\$2,500
\$94,303	\$94,303	\$79,157		\$2,500
\$110,163	\$110,163	\$93,635		\$2,500
\$126,163	\$126,163	\$107,038		\$2,500
\$142,336	\$142,336	\$120,886		\$2,500
\$158,683	\$158,683	\$135,180		\$2,500
\$175,204	\$175,204	\$149,923		\$2,500
\$191,912	\$191,912	\$165,112		\$2,500
\$208,803	\$208,803	\$180,783		\$2,500
\$225,876	\$225,876	\$196,891		\$2,500
\$243,131	\$243,131	\$213,465		\$2,500
\$260,568	\$260,568	\$230,523		\$2,500
\$278,187	\$278,187	\$248,063		\$2,500
\$295,988	\$295,988	\$266,084		\$2,500
\$313,971	\$313,971	\$284,575		\$2,500
\$332,136	\$332,136	\$303,516		\$2,500
\$350,483	\$350,483	\$322,905		\$2,500
\$369,012	\$369,012	\$342,732		\$2,500
\$387,723	\$387,723	\$363,007		\$2,500
\$406,616	\$406,616	\$383,729		\$2,500
\$425,691	\$425,691	\$404,288		\$2,500
\$444,948	\$444,948	\$424,684		\$2,500
\$464,387	\$464,387	\$445,016		\$2,500
\$483,998	\$483,998	\$465,284		\$2,500
\$503,781	\$503,781	\$485,487		\$2,500
\$523,736	\$523,736	\$505,624		\$2,500
\$543,863	\$543,863	\$525,696		\$2,500
\$564,062	\$564,062	\$545,693		\$2,500
\$584,433	\$584,433	\$565,615		\$2,500
\$604,976	\$604,976	\$585,467		\$2,500
\$625,691	\$625,691	\$605,149		\$2,500
\$646,576	\$646,576	\$624,760		\$2,500
\$667,631	\$667,631	\$644,200		\$2,500
\$688,856	\$688,856	\$663,560		\$2,500
\$710,151	\$710,151	\$682,848		\$2,500
\$731,616	\$731,616	\$702,064		\$2,500
\$753,251	\$753,251	\$721,107		\$2,500
\$775,056	\$775,056	\$740,077		\$2,500
\$797,031	\$797,031	\$758,972		\$2,500
\$819,166	\$819,166	\$777,792		\$2,500
\$841,461	\$841,461	\$796,543		\$2,500
\$863,916	\$863,916	\$815,224		\$2,500
\$886,531	\$886,531	\$833,835		\$2,500
\$909,306	\$909,306	\$852,366		\$2,500
\$932,241	\$932,241	\$870,817		\$2,500
\$955,336	\$955,336	\$889,188		\$2,500
\$978,491	\$978,491	\$907,479		\$2,500
\$1,001,706	\$1,001,706	\$925,690		\$2,500
\$1,025,081	\$1,025,081	\$943,821		\$2,500
\$1,048,516	\$1,048,516	\$961,872		\$2,500
\$1,072,011	\$1,072,011	\$979,843		\$2,500
\$1,095,566	\$1,095,566	\$997,734		\$2,500
\$1,119,181	\$1,119,181	\$1,015,545		\$2,500
\$1,142,856	\$1,142,856	\$1,033,276		\$2,500
\$1,166,591	\$1,166,591	\$1,050,927		\$2,500
\$1,190,386	\$1,190,386	\$1,068,498		\$2,500
\$1,214,241	\$1,214,241	\$1,085,989		\$2,500
\$1,238,156	\$1,238,156	\$1,103,400		\$2,500
\$1,262,131	\$1,262,131	\$1,120,731		\$2,500
\$1,286,166	\$1,286,166	\$1,137,982		\$2,500
\$1,310,261	\$1,310,261	\$1,155,153		\$2,500
\$1,334,416	\$1,334,416	\$1,172,244		\$2,500
\$1,358,631	\$1,358,631	\$1,189,265		\$2,500
\$1,382,906	\$1,382,906	\$1,206,206		\$2,500
\$1,407,241	\$1,407,241	\$1,223,067		\$2,500
\$1,431,636	\$1,431,636	\$1,239,848		\$2,500
\$1,456,091	\$1,456,091	\$1,256,549		\$2,500
\$1,480,606	\$1,480,606	\$1,273,170		\$2,500
\$1,505,181	\$1,505,181	\$1,289,711		\$2,500
\$1,529,816	\$1,529,816	\$1,306,172		\$2,500
\$1,554,511	\$1,554,511	\$1,322,553		\$2,500
\$1,579,266	\$1,579,266	\$1,338,864		\$2,500
\$1,604,081	\$1,604,081	\$1,355,095		\$2,500
\$1,628,956	\$1,628,956	\$1,371,246		\$2,500
\$1,653,891	\$1,653,891	\$1,387,317		\$2,500
\$1,678,886	\$1,678,886	\$1,403,308		\$2,500
\$1,703,941	\$1,703,941	\$1,419,219		\$2,500
\$1,729,056	\$1,729,056	\$1,435,050		\$2,500
\$1,754,231	\$1,754,231	\$1,450,801		\$2,500
\$1,779,466	\$1,779,466	\$1,466,562		\$2,500
\$1,804,761	\$1,804,761	\$1,482,243		\$2,500
\$1,830,116	\$1,830,116	\$1,497,844		\$2,500
\$1,855,531	\$1,855,531	\$1,513,365		\$2,500
\$1,881,006	\$1,881,006	\$1,528,806		\$2,500
\$1,906,541	\$1,906,541	\$1,544,167		\$2,500
\$1,932,136	\$1,932,136	\$1,559,538		\$2,500
\$1,957,791	\$1,957,791	\$1,574,819		\$2,500
\$1,983,506	\$1,983,506	\$1,589,930		\$2,500
\$2,009,281	\$2,009,281	\$1,604,961		\$2,500
\$2,035,116	\$2,035,116	\$1,620,002		\$2,500
\$2,061,011	\$2,061,011	\$1,634,953		\$2,500
\$2,086,966	\$2,086,966	\$1,649,814		\$2,500
\$2,112,981	\$2,112,981	\$1,664,585		\$2,500
\$2,139,056	\$2,139,056	\$1,679,266		\$2,500
\$2,165,191	\$2,165,191	\$1,693,867		\$2,500
\$2,191,386	\$2,191,386	\$1,708,388		\$2,500
\$2,217,641	\$2,217,641	\$1,722,819		\$2,500
\$2,243,956	\$2,243,956	\$1,737,170		\$2,500
\$2,270,331	\$2,270,331	\$1,751,441		\$2,500
\$2,296,766	\$2,296,766	\$1,765,632		\$2,500
\$2,323,261	\$2,323,261	\$1,779,743		\$2,500
\$2,349,816	\$2,349,816	\$1,793,774		\$2,500
\$2,376,431	\$2,376,431	\$1,807,725		\$2,500
\$2,403,106	\$2,403,106	\$1,821,596		\$2,500
\$2,429,841	\$2,429,841	\$1,835,387		\$2,500
\$2,456,636	\$2,456,636	\$1,849,098		\$2,500
\$2,483,491	\$2,483,491	\$1,862,729		\$2,500
\$2,510,406	\$2,510,406	\$1,876,280		\$2,500
\$2,537,381	\$2,537,381	\$1,889,751		\$2,500
\$2,564,416	\$2,564,416	\$1,903,142		\$2,500
\$2,591,511	\$2,591,511	\$1,916,453		\$2,500
\$2,618,666	\$2,618,666	\$1,929,684		\$2,500
\$2,645,881	\$2,645,881	\$1,942,835		\$2,500
\$2,673,156	\$2,673,156	\$1,955,906		\$2,500
\$2,700,491	\$2,700,491	\$1,968,897		\$2,500
\$2,727,886	\$2,727,886	\$1,981,808		\$2,500
\$2,755,341	\$2,755,341	\$1,994,639		\$2,500
\$2,782,856	\$2,782,856	\$2,007,390		\$2,500
\$2,810,431	\$2,810,431	\$2,020,051		\$2,500
\$2,838,066	\$2,838,066	\$2,032,622		\$2,500
\$2,865,761	\$2,865,761	\$2,045,113		\$2,500
\$2,893,516	\$2,893,516	\$2,057,534		\$2,500
\$2,921,331	\$2,921,331	\$2,069,885		\$2,500
\$2,949,206	\$2,949,206	\$2,082,156		\$2,500
\$2,977,141	\$2,977,141	\$2,094,347		\$2,500
\$3,005,136	\$3,005,136	\$2,106,458		\$2,500
\$3,033,191	\$3,033,191	\$2,118,489		\$2,500
\$3,061,306	\$3,061,306	\$2,130,440		\$2,500
\$3,089,481	\$3,089,481	\$2,142,311		\$2,500
\$3,117,716	\$3,117,716	\$2,154,112		\$2,500
\$3,146,011	\$3,146,011	\$2,165,843		\$2,500
\$3,174,366	\$3,174,366	\$2,177,594		\$2,500
\$3,202,781	\$3,202,781	\$2,189,265		\$2,500
\$3,231,256	\$3,231,256	\$2,200,856		\$2,500
\$3,259,791	\$3,259,791	\$2,212,377		\$2,500
\$3,288,386	\$3,288,386	\$2,223,828		\$2,500
\$3,317,041	\$3,317,041	\$2,235,209		\$2,500
\$3,345,756	\$3,345,756	\$2,246,520		\$2,500
\$3,374,531	\$3,374,531	\$2,257,771		\$2,500
\$3,403,366	\$3,403,366	\$2,268,952		\$2,500
\$3,432,261	\$3,432,261	\$2,280,073		\$2,500
\$3,461,216	\$3,461,216	\$2,291,124		\$2,500
\$3,490,231	\$3,490,231	\$2,302,105		\$2,500
\$3,519,306	\$3,519,306	\$2,313,016		\$2,500
\$3,548,441	\$3,548,441	\$2,323,847		\$2,500
\$3,577,636	\$3,577,636	\$2,334,608		\$2,500
\$3,606,891	\$3,606,891	\$2,345,289		\$2,500
\$3,636,206	\$3,636,206	\$2,355,890		\$2,500
\$3,665,581	\$3,665,581	\$2,366,411		\$2,500
\$3,695,016	\$3,695,016	\$2,376,852		\$2,500
\$3,724,511	\$3,724,511	\$2,387,213		\$2,500
\$3,754,066	\$3,754,066	\$2,397,494		\$2,500
\$3,783,681	\$3,783,681	\$2,407,695		\$2,500
\$3,813,356	\$3,813,356	\$2,417,816		\$2,500
\$3,843,091	\$3,843,091	\$2,427,857		\$2,500
\$3,872,886	\$3,872,886	\$2,437,818		\$2,500
\$3,902,741	\$3,902,741	\$2,447,699		\$2,500
\$3,932,656	\$3,932,656	\$2,457,500		\$2,500
\$3,962,631	\$3,962,631	\$2,467,221		\$2,500
\$3,992,666	\$3,992,666	\$2,476,862		\$2,500
\$4,022,761	\$4,022,761	\$2,486,423		\$2,500
\$4,052,916	\$4,052,916	\$2,495,904		\$2,500
\$4,083,131	\$4,083,131	\$2,505,305		\$2,500
\$4,113,406	\$4,113,406	\$2,514,626		\$2,500
\$4,143,741	\$4,143,741	\$2,523,867		\$2,500
\$4,174,136	\$4,174,136	\$2,533,028		\$2,500
\$4,204,591	\$4,204,591	\$2,542,109		\$2,500
\$4,235,106	\$4,235,106	\$2,551,110		\$2,500
\$4,265,681	\$4,265,681	\$2,560,031		\$2,500
\$4,296,316	\$4,296,316	\$2,568,872		\$2,500
\$4,326,911	\$4,326,911	\$2,577,633		\$2,500
\$4,357,566	\$4,357,566	\$2,586,314		\$2,500
\$4,388,281	\$4,388,281	\$2,594,915		\$2,500
\$4,419,056	\$4,419,056	\$2,603,436		\$2,500
\$4,449,891	\$4,449,891	\$2,611,877		\$2,500
\$4,480,786	\$4,480,786	\$2,620,238		\$2,500
\$4,511,741	\$4,511,741	\$2,628,519		\$2,500
\$4,542,756	\$4,542,756	\$2,636,720		\$2,500
\$4,573,831	\$4,573,831	\$2,644,841		\$2,500
\$4,604,966	\$4,604,966	\$2,652,882		\$2,500
\$4,636,161	\$4,636,161	\$2,660,843		\$2,500
\$4,667,416	\$4,667,416	\$2,668,724		\$2,500
\$4,698,731	\$4,698,731	\$2,676,585		\$2,500
\$4,730,056	\$4,730,056	\$2,684,346		\$2,500
\$4,761,381	\$4,761,381	\$2,692,027		\$2,500
\$4,792,706	\$4,792,706	\$2,700,008		\$2,500
\$4,824,031	\$4,824,031	\$2,707,969		\$2,500
\$4,855,356	\$4,855,356	\$2,715,830		\$2,500
\$4,886,681	\$4,886,681	\$2,723,691		\$2,500
\$4,918,006	\$4,918,006	\$2,731,552		\$2,500
\$4,949,331	\$4,949,331	\$2,739,313		\$2,500
\$4,980,656	\$4,980,656	\$2,747,174		\$2,500
\$5,012,031	\$5,012,031	\$2,754,935		\$2,500
\$5,043,356	\$5,043,356	\$2,762,696		\$2,500
\$5,074,681	\$5,074,681	\$2,770,457		\$2,500
\$5,106,006	\$5,106,006	\$2,778,218		\$2,500
\$5,137,331	\$5,137,331	\$2,785,979		\$2,500
\$5,168,656	\$5,168,656	\$2,793,740		\$2,500
\$5,200,031	\$5,200,031	\$2,801,501		\$2,500
\$5,231,356	\$5,231,356	\$2,809,262		\$2,500
\$5,262,681	\$5,262,681	\$2,817,023		\$2,500
\$5,294,006	\$5,294,006	\$2,824,784		\$2,500
\$5,325,331	\$5,325,331	\$2,832,545		\$2,500
\$5,356,656	\$5,356,656	\$2,840,306		\$2,500
\$5,388,031	\$5,388,031	\$2,848,0		

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	

Year	Background Data					Revenues					Expenditures					TID Status	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(m)	(n)	(o)	(p)	(q)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Tax Revenues Available for Developer 85%	Future Infrastructure Debt Service	Payment to Developers	Recreational Improvements	Admin/ Legal Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)		(1)						(1)	(1)					(December 31)		
	Base Value																
	\$3,196,700																
2025	\$3,196,700	\$31,967		\$31,967	\$17.42	\$0	\$0	\$0				\$2,500	\$2,500	\$2,500	\$0	\$2,500	
2026	\$3,228,667	\$32,287		\$64,254	\$17.42	\$0	\$57	\$473				\$2,500	\$2,500	\$2,500	\$1,943	\$4,443	
2027	\$3,260,634	\$32,610		\$96,863	\$17.42	\$557	\$557	\$951				\$2,500	\$2,500	\$2,500	\$1,381	\$5,824	
2028	\$3,292,601	\$32,936	\$8,750,000	\$8,750,564	\$17.42	\$1,119	\$1,119	\$1,434	\$631,914			\$2,500	\$834,414	\$632,737	\$638,550	\$1,118,378	
2029	\$3,324,568	\$33,262	\$8,750,000	\$17,750,564	\$17.42	\$1,687	\$1,687	\$1,686	\$631,914			\$2,500	\$634,414	\$475,738	\$1,118,378	\$2,443,477	
2030	\$3,356,535	\$33,588	\$8,750,000	\$26,710,036	\$17.42	\$1,546,686	\$3,091,215	\$2,862,833	\$631,914			\$2,500	\$634,414	\$325,199	\$1,612,602	\$3,169,125	
2031	\$3,388,502	\$33,914	\$9,000,000	\$36,009,104	\$17.42	\$465,289	\$465,289	\$395,496	\$631,914			\$2,500	\$634,414	\$169,135	\$1,619,737	\$4,783,863	
2032	\$3,420,469	\$34,240	\$9,000,000	\$45,401,162	\$17.42	\$227,279	\$627,279	\$533,137	\$631,914			\$2,500	\$634,414	\$156,474	\$1,483,263	\$6,267,127	
2033	\$3,452,436	\$34,566	\$9,000,000	\$54,667,579	\$17.42	\$790,888	\$790,888	\$672,255	\$631,914			\$2,500	\$634,414	\$234,620	\$1,238,643	\$7,505,767	
2034	\$3,484,403	\$34,892	\$9,000,000	\$63,934,000	\$17.42	\$869,034	\$869,034	\$738,679	\$631,914			\$2,500	\$634,414	\$317,902	\$501,741	\$8,007,508	
2035	\$3,516,370	\$35,218	\$9,000,000	\$73,199,626	\$17.42	\$952,316	\$952,316	\$809,468	\$631,914			\$2,500	\$634,414	\$402,017	\$508,723	\$8,516,231	
2036	\$3,548,337	\$35,544	\$9,000,000	\$82,465,359	\$17.42	\$1,036,431	\$1,036,431	\$880,967	\$631,914			\$2,500	\$634,414	\$486,974	\$511,750	\$9,027,981	
2037	\$3,580,304	\$35,870	\$9,000,000	\$91,731,721	\$17.42	\$1,121,387	\$1,121,387	\$953,179	\$631,914	\$300,000	\$175,000	\$2,500	\$1,109,414	\$571,944	\$37,627	\$1,147,574	
2038	\$3,612,271	\$36,196	\$9,000,000	\$100,998,083	\$17.42	\$1,133,158	\$1,133,158	\$983,184	\$631,914	\$300,000	\$175,000	\$2,500	\$1,109,414	\$661,934	\$37,627	\$1,185,201	
2039	\$3,644,238	\$36,522	\$9,000,000	\$110,264,445	\$17.42	\$1,145,047	\$1,145,047	\$973,290	\$631,914	\$500,000	\$22,640	\$2,500	\$1,134,414	\$751,924	\$34,767	\$1,219,968	
2040	\$3,676,205	\$36,848	\$9,000,000	\$119,530,807	\$17.42	\$1,157,054	\$1,157,054	\$983,496	\$631,914	\$500,000	\$22,640	\$2,500	\$1,134,414	\$841,914	\$34,767	\$1,254,735	
2041	\$3,708,172	\$37,174	\$9,000,000	\$128,797,169	\$17.42	\$1,169,181	\$1,169,181	\$993,804	\$631,914	\$500,000	\$22,640	\$2,500	\$1,134,414	\$931,904	\$34,767	\$1,289,502	
2042	\$3,740,139	\$37,500	\$9,000,000	\$138,063,531	\$17.42	\$1,181,430	\$1,181,430	\$1,004,215	\$631,914	\$1,000,000	\$22,640	\$2,500	\$1,102,500	\$1,021,894	\$33,301	\$1,323,803	
2043	\$3,772,106	\$37,826	\$9,000,000	\$147,329,893	\$17.42	\$1,193,801	\$1,193,801	\$1,014,731	\$631,914	\$1,000,000	\$22,640	\$2,500	\$902,500	\$1,111,884	\$33,352	\$1,358,155	
2044	\$3,804,073	\$38,152	\$9,000,000	\$156,596,255	\$17.42	\$1,206,296	\$1,206,296	\$1,026,332	\$631,914	\$1,000,000	\$22,640	\$2,500	\$802,500	\$1,201,874	\$33,352	\$1,392,507	
2045	\$3,836,040	\$38,478	\$9,000,000	\$165,862,617	\$17.42	\$1,218,946	\$1,218,946	\$1,038,878	\$631,914	\$1,000,000	\$22,640	\$2,500	\$702,500	\$1,291,864	\$33,352	\$1,426,859	
2046	\$3,868,007	\$38,804	\$9,000,000	\$175,128,979	\$17.42	\$1,231,501	\$1,231,501	\$1,051,429	\$631,914	\$1,000,000	\$22,640	\$2,500	\$602,500	\$1,381,854	\$33,352	\$1,461,211	
2047	\$3,900,000	\$39,130	\$9,000,000	\$184,395,341	\$17.42	\$1,244,056	\$1,244,056	\$1,064,000	\$631,914	\$1,000,000	\$22,640	\$2,500	\$502,500	\$1,471,844	\$33,352	\$1,495,563	
2048	\$3,932,000	\$39,456	\$9,000,000	\$193,661,703	\$17.42	\$1,256,603	\$1,256,603	\$1,076,551	\$631,914	\$1,000,000	\$22,640	\$2,500	\$402,500	\$1,561,834	\$33,352	\$1,529,915	
2049	\$3,964,000	\$39,782	\$9,000,000	\$202,928,065	\$17.42	\$1,269,150	\$1,269,150	\$1,089,096	\$631,914	\$1,000,000	\$22,640	\$2,500	\$302,500	\$1,651,824	\$33,352	\$1,564,267	
2050	\$3,996,000	\$40,108	\$9,000,000	\$212,194,427	\$17.42	\$1,281,697	\$1,281,697	\$1,101,641	\$631,914	\$1,000,000	\$22,640	\$2,500	\$202,500	\$1,741,814	\$33,352	\$1,598,619	
2051	\$4,028,000	\$40,434	\$9,000,000	\$221,460,789	\$17.42	\$1,294,244	\$1,294,244	\$1,114,186	\$631,914	\$1,000,000	\$22,640	\$2,500	\$102,500	\$1,831,804	\$33,352	\$1,632,971	
2052	\$4,060,000	\$40,760	\$9,000,000	\$230,727,151	\$17.42	\$1,306,791	\$1,306,791	\$1,126,731	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$1,921,794	\$33,352	\$1,667,323	
2053	\$4,092,000	\$41,086	\$9,000,000	\$240,000,000	\$17.42	\$1,319,338	\$1,319,338	\$1,139,276	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,011,784	\$33,352	\$1,701,675	
2054	\$4,124,000	\$41,412	\$9,000,000	\$249,272,858	\$17.42	\$1,331,885	\$1,331,885	\$1,151,821	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,101,774	\$33,352	\$1,736,027	
2055	\$4,156,000	\$41,738	\$9,000,000	\$258,545,716	\$17.42	\$1,344,432	\$1,344,432	\$1,164,366	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,191,764	\$33,352	\$1,770,379	
2056	\$4,188,000	\$42,064	\$9,000,000	\$267,818,574	\$17.42	\$1,356,979	\$1,356,979	\$1,176,911	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,281,754	\$33,352	\$1,804,731	
2057	\$4,220,000	\$42,390	\$9,000,000	\$277,091,432	\$17.42	\$1,369,526	\$1,369,526	\$1,189,456	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,371,744	\$33,352	\$1,839,083	
2058	\$4,252,000	\$42,716	\$9,000,000	\$286,364,290	\$17.42	\$1,382,073	\$1,382,073	\$1,202,001	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,461,734	\$33,352	\$1,873,435	
2059	\$4,284,000	\$43,042	\$9,000,000	\$295,637,148	\$17.42	\$1,394,620	\$1,394,620	\$1,214,546	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,551,724	\$33,352	\$1,907,787	
2060	\$4,316,000	\$43,368	\$9,000,000	\$304,910,006	\$17.42	\$1,407,167	\$1,407,167	\$1,227,091	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,641,714	\$33,352	\$1,942,139	
2061	\$4,348,000	\$43,694	\$9,000,000	\$314,182,864	\$17.42	\$1,419,714	\$1,419,714	\$1,239,636	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,731,704	\$33,352	\$1,976,491	
2062	\$4,380,000	\$44,020	\$9,000,000	\$323,455,722	\$17.42	\$1,432,261	\$1,432,261	\$1,252,181	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,821,694	\$33,352	\$2,010,843	
2063	\$4,412,000	\$44,346	\$9,000,000	\$332,728,580	\$17.42	\$1,444,808	\$1,444,808	\$1,264,726	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$2,911,684	\$33,352	\$2,045,195	
2064	\$4,444,000	\$44,672	\$9,000,000	\$342,001,438	\$17.42	\$1,457,355	\$1,457,355	\$1,277,271	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,001,674	\$33,352	\$2,079,547	
2065	\$4,476,000	\$45,000	\$9,000,000	\$351,274,296	\$17.42	\$1,469,902	\$1,469,902	\$1,289,816	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,091,664	\$33,352	\$2,113,899	
2066	\$4,508,000	\$45,326	\$9,000,000	\$360,547,154	\$17.42	\$1,482,449	\$1,482,449	\$1,302,361	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,181,654	\$33,352	\$2,148,251	
2067	\$4,540,000	\$45,652	\$9,000,000	\$369,820,012	\$17.42	\$1,495,000	\$1,495,000	\$1,314,906	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,271,644	\$33,352	\$2,182,603	
2068	\$4,572,000	\$45,978	\$9,000,000	\$379,092,870	\$17.42	\$1,507,547	\$1,507,547	\$1,327,451	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,361,634	\$33,352	\$2,216,955	
2069	\$4,604,000	\$46,304	\$9,000,000	\$388,365,728	\$17.42	\$1,520,094	\$1,520,094	\$1,340,000	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,451,624	\$33,352	\$2,251,307	
2070	\$4,636,000	\$46,630	\$9,000,000	\$397,638,586	\$17.42	\$1,532,641	\$1,532,641	\$1,352,545	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,541,614	\$33,352	\$2,285,659	
2071	\$4,668,000	\$46,956	\$9,000,000	\$406,911,444	\$17.42	\$1,545,188	\$1,545,188	\$1,365,090	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,631,604	\$33,352	\$2,320,011	
2072	\$4,700,000	\$47,282	\$9,000,000	\$416,184,302	\$17.42	\$1,557,735	\$1,557,735	\$1,377,635	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,721,594	\$33,352	\$2,354,363	
2073	\$4,732,000	\$47,608	\$9,000,000	\$425,457,160	\$17.42	\$1,570,282	\$1,570,282	\$1,390,180	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,811,584	\$33,352	\$2,388,715	
2074	\$4,764,000	\$47,934	\$9,000,000	\$434,730,018	\$17.42	\$1,582,829	\$1,582,829	\$1,402,725	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,901,574	\$33,352	\$2,423,067	
2075	\$4,796,000	\$48,260	\$9,000,000	\$443,999,876	\$17.42	\$1,595,376	\$1,595,376	\$1,415,270	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$3,991,564	\$33,352	\$2,457,419	
2076	\$4,828,000	\$48,586	\$9,000,000	\$453,269,734	\$17.42	\$1,607,923	\$1,607,923	\$1,427,815	\$631,914	\$1,000,000	\$22,640	\$2,500	\$2,500	\$4,081,554	\$33,		

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

ATION 22: ESTIMATED TAX INCREMENTS

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

City of Berlin
TID #17 Project Plan & District Boundary

February 21, 2025

City of Berlin, WI
TID #17 Boundary Description

- 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;

City of Berlin
TID #17 Project Plan & District Boundary

February 21, 2025

City of Berlin, WI
TID #17 Boundary Description

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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City of Berlin, WI
TID #17 Boundary Description

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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City of Berlin
TID #17 Project Plan & District Boundary

February 21, 2025

City of Berlin, WI
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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.

Canal Street Development Proposal



Purpose:

Gauge the City of Berlin's interest in supporting this size and type of development and determine if next steps should be taken to create a developer agreement.

Our Background:

- Small, local builder with ties to the community
- Using local suppliers, sub-contractors, and local financing for the project
- Mid-grade builds which include some features like custom showers, walk-in closets, quartz countertops

Our Concerns:

- Received some feedback that this project isn't large enough for a developer incentive. "Developer agreements are for projects with 50 or more units"
- We are not large enough to commit to 10 builds (20 units) if the demand in Berlin is not showing support for these, which is why we proposed the potential range.
- Without incentive we cannot reach an equitable margin on condo sales or rent rates
- Based on some recent feedback, we're hesitant to absorb costs of a developer agreement if the City is not interested in supporting this size or type of development

Key Points to be proposed in the agreement:

- One agreement structured with up to 10 phases for each duplex
- 90% gross tax increment
- \$20,000 - \$23,000 incentive per unit, depending on costs of developer agreement

Questions for Berlin City Council:

- Is there interest in supporting a smaller development of this type?
- Are there concerns if this only reaches the originally proposed minimum of 6 units (3 duplexes) under a developer agreement?
- Any initial concerns with proposal highlights?

Original Development Proposal Highlights

6 - 20 units (3 - 10 duplexes)

- Mix of Condos and Rental units
- Mix of 2 and 3 bedroom units

Total Estimated Project Value = \$1.5 - \$5 million

Estimated Market Value per Unit = \$235,000 - \$265,000

Anticipated Annual Taxes per Unit = \$3000 - \$3500

First builds - 1338 sq ft 2 bed / 2 bath w/ 2 car garage

