

#### VILLAGE OF KIMBERL

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#### McMAHON

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McMAHO

BAIRD

MCMAHON Way

Values. Culture. Relationships.

## <u>2016</u>

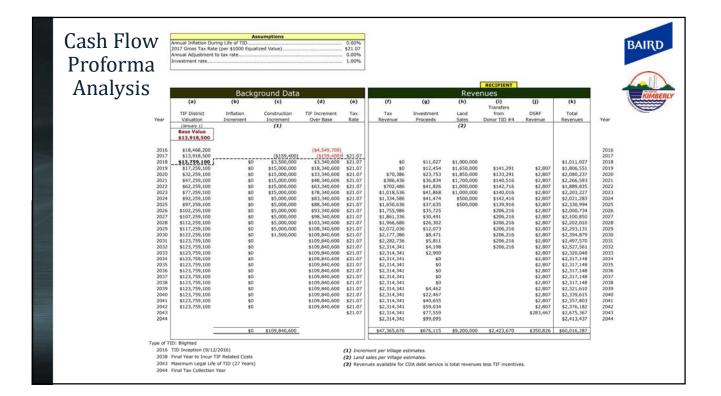
✓ Tax Increment District No. 6 was created on September 12, 2016 as a "Blighted" TID

## <u>2017</u>

- ✓ Village borrowed \$13 Million to purchase property and fund infrastructure projects
- ✓ On September 21, 2017 special State of Wisconsin legislation under 2017 Wisconsin Act 59 was passed allowing the Village of Kimberly to redetermine TID No. 6 base value not withstanding two consecutive year decrement situation requirement
- ✓ Base Value was reduced from \$18,468,200 to \$13,918,500 providing an additional \$2.6 Million in tax revenue to TID expenditures over its life

## <u>2018</u>

- ✓ Creation of Community Development Authority (CDA) for the Village of Kimberly which has the authority to issue debt
- ✓ The CDA is created for the purpose of carrying out all such blight elimination, clearance of undesirable conditions, urban renewal programs and projects, and housing projects within the Village
- ✓ On 11/1/18, borrowed the remaining \$6 Million for infrastructure projects and \$3 Million for a developer incentive



(%7) (7/7 6 %7) 70% 2016 2017 2018 2018 2018 2018 2019 2020 2019 2020 2019 2020 2019 2020 2019 2020 2020	Debt Interest Cap. I Service //1.6.9/1) //IC=	(o) (p) CDA D/S Existing G Coverage X Debt Servi (3)	(q)		\$5,060,000 \$91,216 \$372,888 \$281,673 (t)	Projects Cost of Issuen Reoffering Pre Rounding	mium	0000 0,231 \$0 0,769				KIM
(i) (m)   (ii) (m)   (iii) (iii)   (iii) (iii)   (iii) (iiii)   2016 (iiii)   2017 (iiii)   2018 (iiii)   2019 \$146,211   2020 \$50,000 \$167,411   2022 \$50,000 \$165,661   2023 \$15,000 \$165,661   2024 \$15,000 \$146,102   2025 \$50,000 \$142,000   2026 \$15,000 \$142,000   2027 \$150,000 \$142,109   2028 \$135,000 \$142,109   2029 \$140,000 \$143,209   2021 \$135,000 \$122,900   2021 \$125,000 \$122,900   2021 \$125,000 \$123,2000   2021 \$125,000 \$122,900   2021 \$125,000 \$123,2000	(m) (n) (n) Debt Interest Cap. I Service (71.6.9/1) TIC=	CDA D/S Existing G Coverage X Debt Service			00							
Year Principal Interest (W1) (21/ 8 4/) (16/1) (21/ 8 4/) (16/1) (21/ 8 4/) 772 2015 2015 2018 2019 \$144,009 2019 \$144,009 2019 \$144,009 2020 \$150,00 \$146,211 2022 \$50,000 \$167,211 2022 \$55,000 \$157,100 2027 \$153,000 \$147,100 2026 \$152,500 \$152,110 2026 \$153,500 \$147,100 2027 \$153,000 \$144,160 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2028 \$153,500 \$142,100 2021 \$153,500 \$142,100 2021 \$153,500 \$142,100 2021 \$153,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$142,100 \$133,500 \$143,100 \$140,100 \$133,500 \$143,100 \$143,100 \$140,100 \$140,100 \$133,500 \$143,100 \$140,100	Debt Interest Cap. I Service //1.6.9/1) //IC=	CDA D/S Existing G Coverage X Debt Service		(1) (1)		(u)	(v) (w	(x)	(y)	(2)	TID SI	tatus (bb)
2016 2017 2017 2020 2020 2020 2020 2020 2020	4.72%		(9/1)	Bid Interest Premium (3/1 & 9/1) TIC= 3.07%	Debt Service	Principal (9/1)	Del Interest Serv (3/1 & 9/1) 71C= 3.76%	TIF	Village	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)
2012 \$16,0,000 \$116,044   2033 \$177,000 \$108,876   2034 \$177,000 \$101,240   2035 \$185,000 \$91,210   2036 \$155,000 \$94,702   2037 \$101,240 \$84,702   2038 \$210,000 \$46,510   2039 \$220,000 \$46,520   2040 \$230,000 \$46,520   2041 \$240,000 \$58,750   2042 \$255,000 \$12,245   2044 \$265,000 \$12,245	\$169,211 (\$169,211) \$00   \$169,211 \$219,211 \$219,211   \$167,641 \$217,411 \$219,211   \$167,641 \$217,413 \$217,413   \$167,641 \$217,413 \$276,903   \$155,900 \$277,100 \$277,100   \$152,100 \$277,100 \$275,900   \$141,671 \$276,900 \$275,900   \$122,700 \$277,700 \$275,900   \$120,700 \$275,700 \$275,900   \$100,766 \$276,700 \$276,200   \$100,200 \$276,200 \$276,200   \$93,2100 \$276,200 \$276,200   \$95,530 \$276,200 \$276,200   \$95,530 \$276,200 \$276,200   \$95,530 \$276,530 \$276,070   \$95,530 \$276,630 \$276,070   \$95,530 \$276,630 \$276,630   \$95,530 \$276,530 \$276,630   \$95,530 \$276,530 \$276,530   \$95,530 \$276,530 \$276,630   <	$\begin{array}{c} 8668.3\\ 8445.5\\ 9.80\\ 8445.5\\ 7.61\\ 8445.5\\ 7.659\\ 8445.5\\ 5.455\\ 8445.5\\ 81.545.2\\ 81.55$	4 4 4 4 4 4 4 4 5795,000 4 4 5825,000 4 4 5825,000 4 4 5890,000 4 4 5930,000 6 6 4 1 1 1 7 7 8 3	\$166,667 (\$166,667) \$202,400 (\$113,006) \$202,400 \$107,400 \$172,000 \$140,200 \$140,200 \$140,200 \$147,200 \$147,200	\$0 \$89,394 \$202,400 \$962,400 \$967,000 \$965,200 \$967,200	5545,000 \$565,000	\$37,195 \$3 \$37,195 \$58	,996 1255 1255 1205 1550, 1653, 1654, 16554, 1654, 1654, 1654, 1654, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 16554, 165554, 165554, 165554, 1655554, 16555555555555555555555555555555555555	984 \$220,000   976 \$200,000   215 \$200,000   215 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   207 \$200,000   2047 \$200,000   2047 \$200,000   2047 \$200,000   2047 \$200,000   2047 \$200,000   2047 \$200,000   2047 \$200,000	4846,375 4755,305 4772,373 43,875,483 42,424,260 42,424,260 42,435,481 42,455,481 42,455,481 42,455,491 42,455,491 42,455,49542,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,495 42,455,49542,455,495 42,455,49542,455,455 42,455,455 42,455,45545,455 45,455,455545,4555 45,455545,4555 45,4555545,45555555555	4142,852 41,129,072 41,128,075 41,128,075 44,127 (459,133) (453,149) (	\$1,102,725 \$1,245,377 \$2,375,348 \$1,245,377 \$1,262,421 \$1,482,421 \$1,482,425 \$1,482,425 \$1,482,425 \$1,482,425 \$1,482,425 \$1,572,545 \$1,482,425 \$1,572,55 \$1,272,55 \$1,272,55 \$1,202,577 \$5,900,373 \$2,900,373 \$1,272,55 \$1,202,577 \$5,900,373 \$1,272,55 \$1,202,577 \$5,900,373 \$1,272,55 \$1,202,577 \$5,900,373 \$1,272,55 \$1,212,227,970 \$1,202,577 \$5,900,373 \$1,212,227,970 \$1,212,227,270 \$1,212,227,770 \$1

**Kimberly** was originally part of the Town of Buchanan, carved out of the 4 million acres of property ceded to the United States by the Menominee Indians through the Treaty of the Cedars, signed September 3, 1836 on a bluff on the south side of the Fox River (part of the old mill site).

The Mill burned down. John Kimberly rebuilt the Mill on the original site as a testament to the hardworking people of the community.

1901

In honor of John Kimberly, **Dr. C.C. Maes**, the first village

president and resident physician

lead the effort to incorporate the

community as the

Village of Kimberly

1910

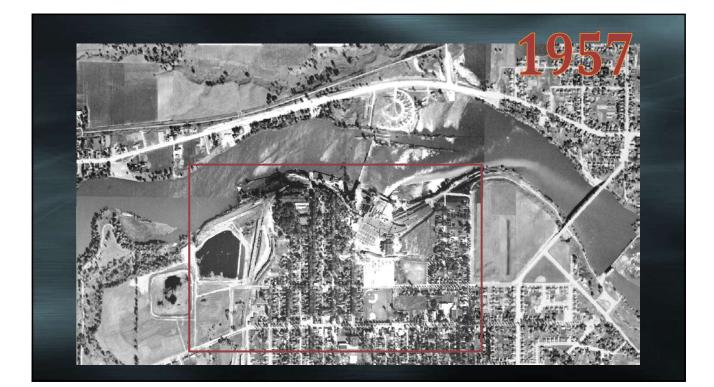
**McMAHON** 

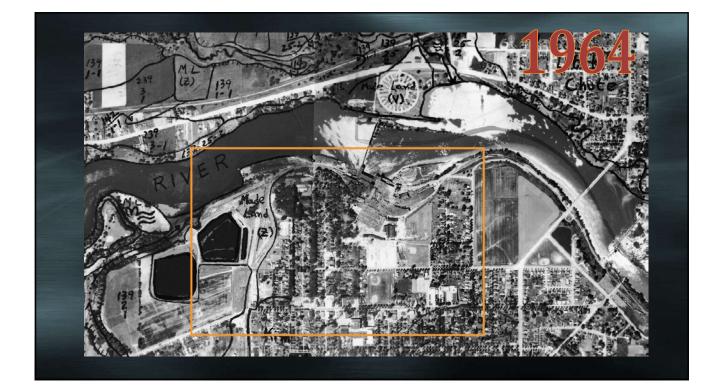
#### Kimberly Clark purchased land and

acquired water power rights along the Fox River and built the Kimberly Mill.

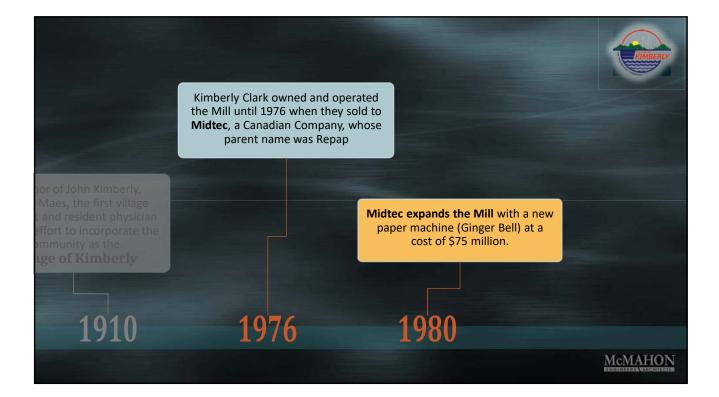
1889

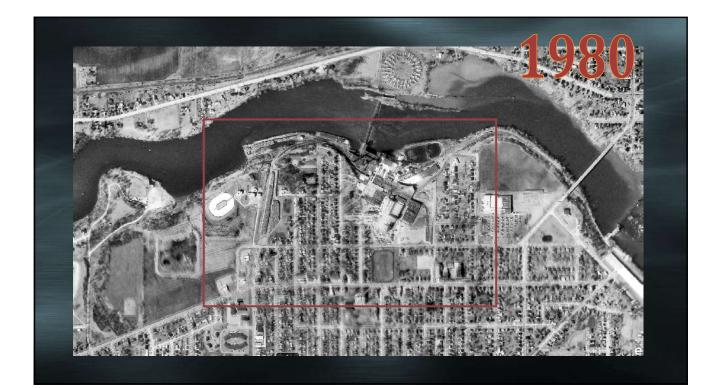
1836

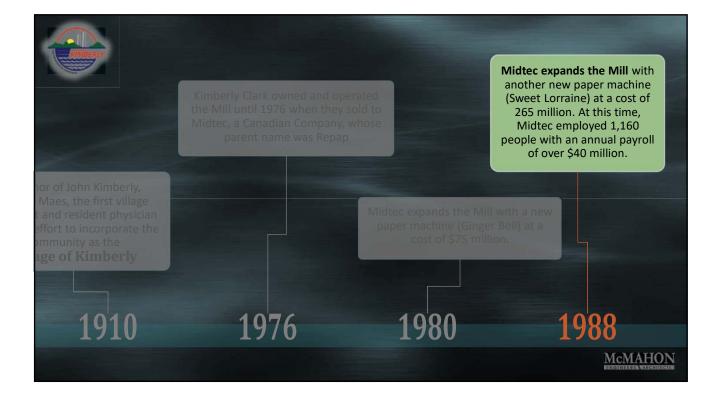




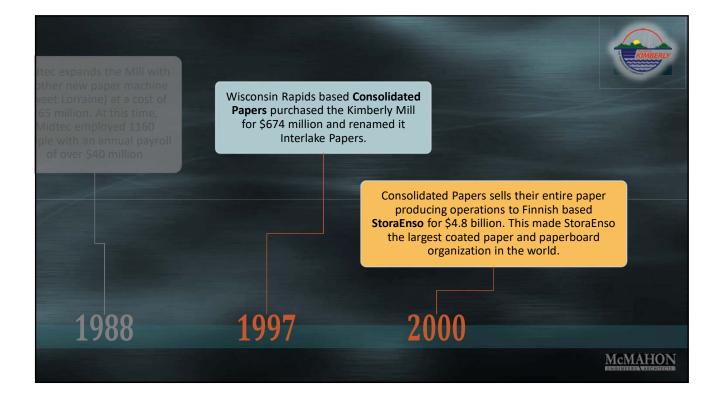




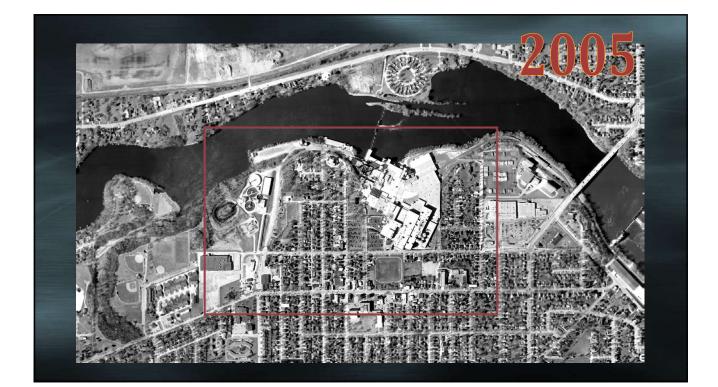


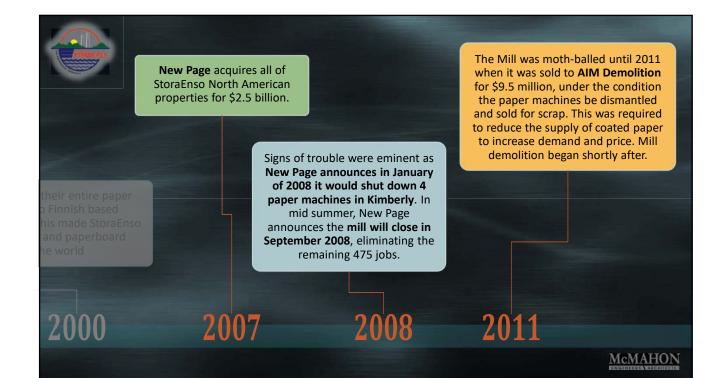


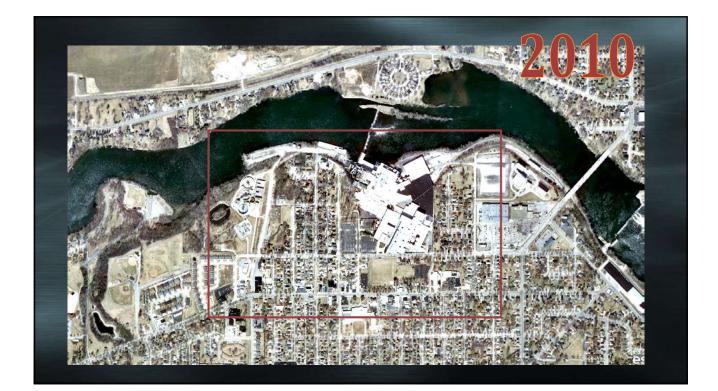










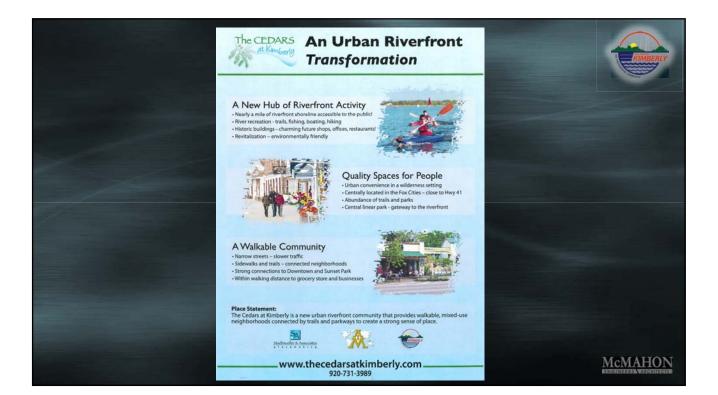


**McMAHON** 

Mill was moth-balled until 2011 n it was sold to AIM Demolition 9.5 million, under the condition paper machines be dismantled sold for scrap. This was required duce the supply of coated paper ncrease demand and price. Mill emolition began shortly after. AIM Demolition attempts to rebrand themselves as AIM Development and enters into an Developer's Agreement with the Village of Kimberly. The Village, in combination with AIM Development, Stadtmueller and Associates and East Central Regional Planning prepare a Development Plan named 'The Cedars at Kimberly'. Part of this process involved three listening sessions with the community to solicit input on what 'The Cedars' should be.

2013

2011









































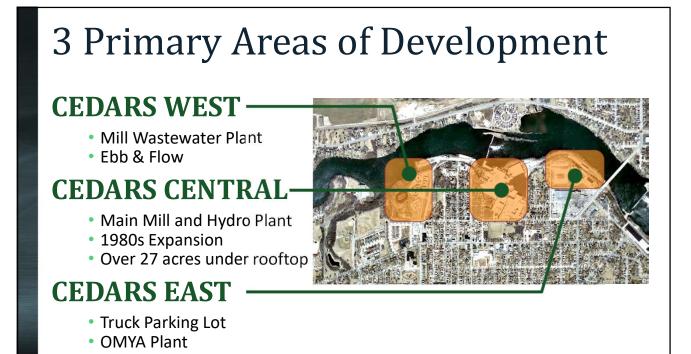










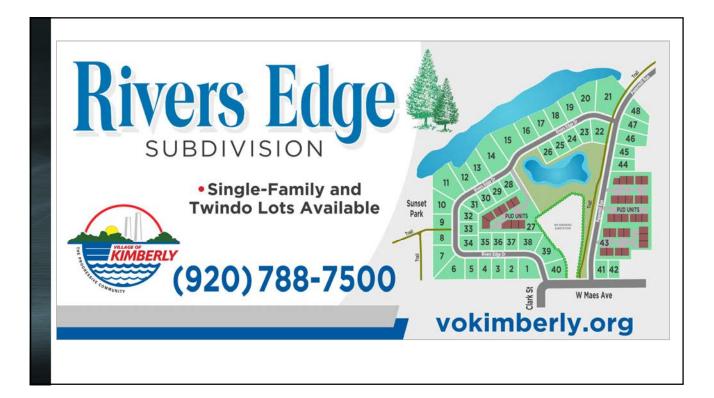




# **Cedars West**

## Major Challenges

- Site Constraints
  - We Energies substation
  - ATC Transmission Lines
  - CN Railroad Right-of-way
  - Wetlands
  - Environmental
    - Voluntary Partial Liability Exemption (VPLE)
    - Certificate of Closure (COC)
  - Unknown site conditions
- Major Projects
  - Rivers Edge Plat
  - West Cedars Regional Detention Pond
  - Future Planned Unit Development Projects
  - 'Ebb & Flow' Luxury Apartments







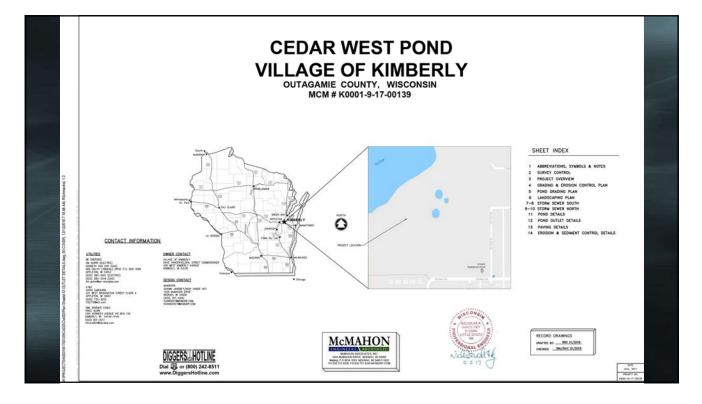


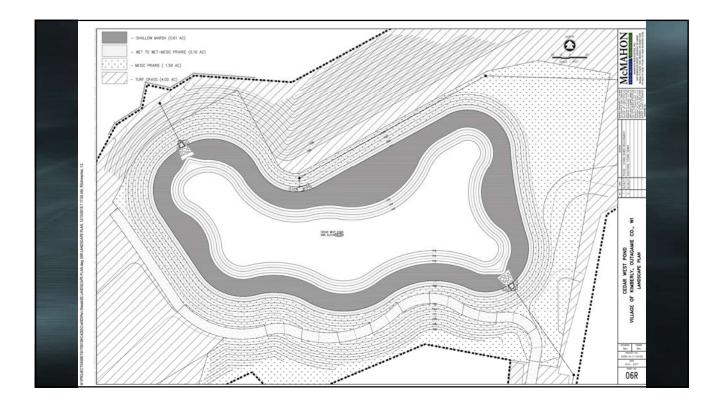














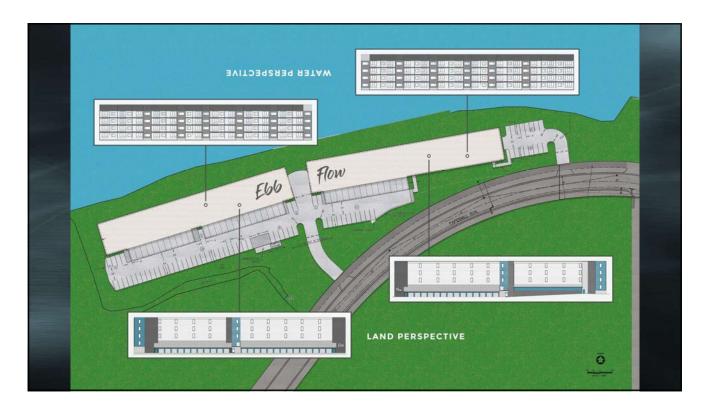






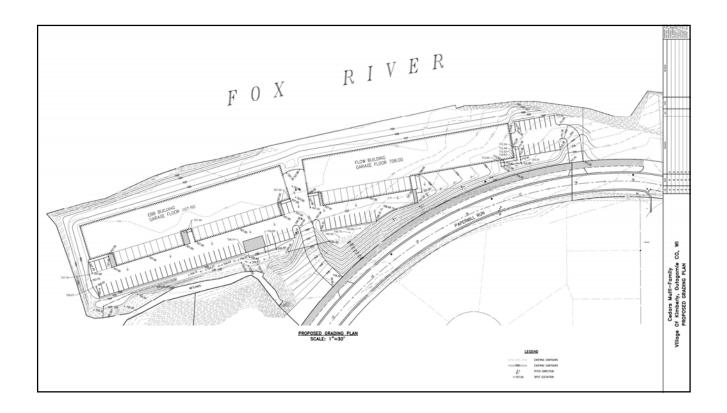






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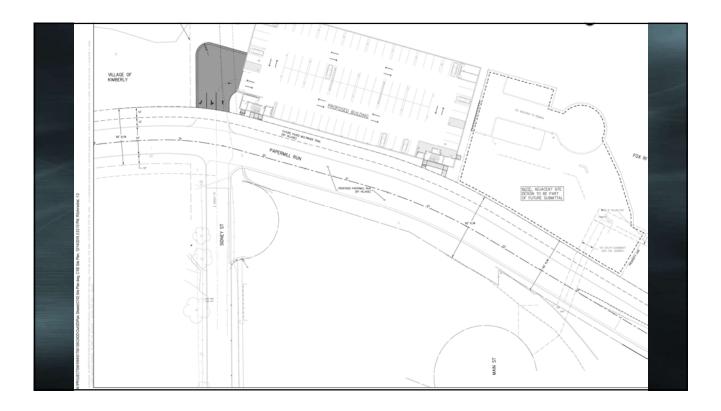


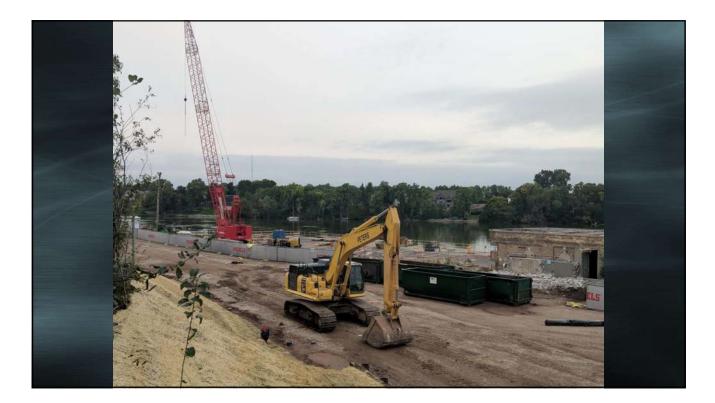






1/22/2019





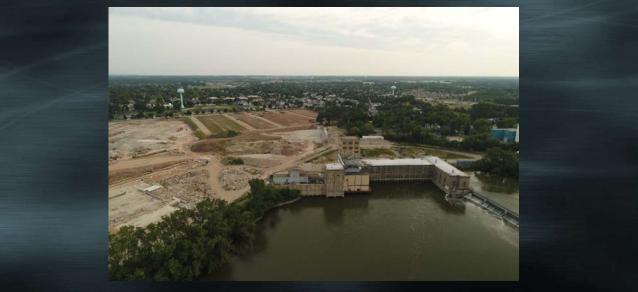


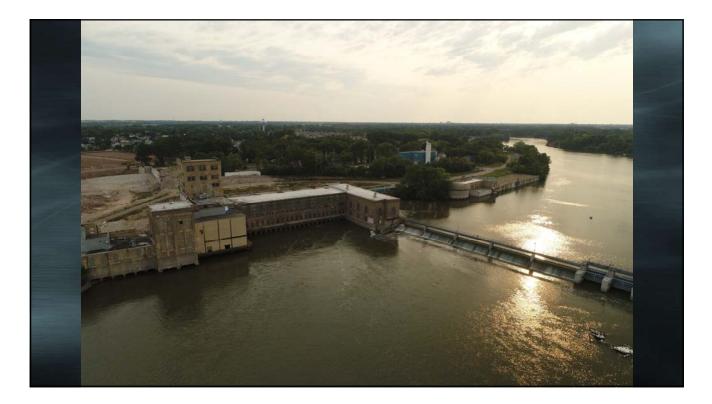


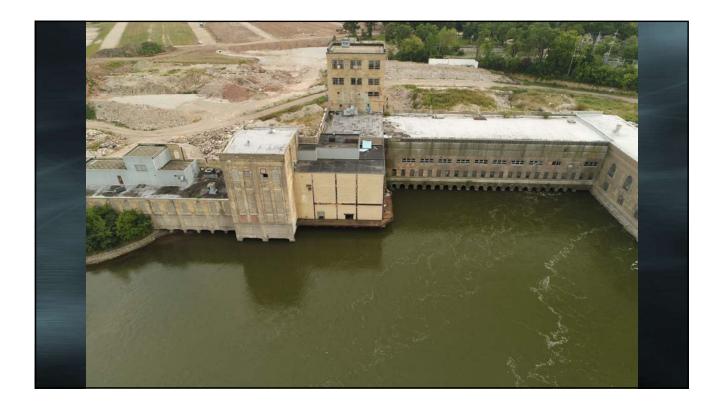


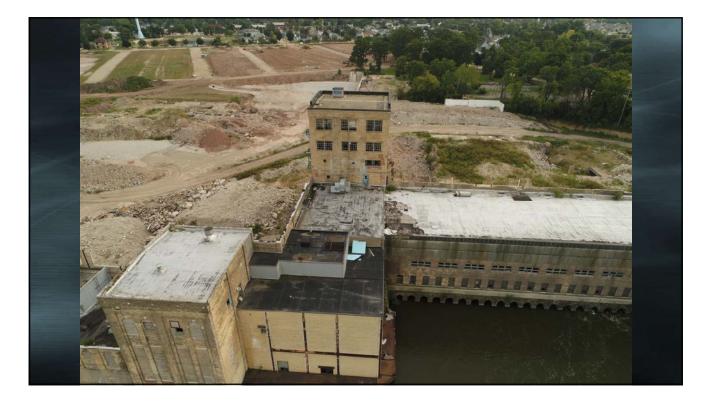


## Main Mill Renovation





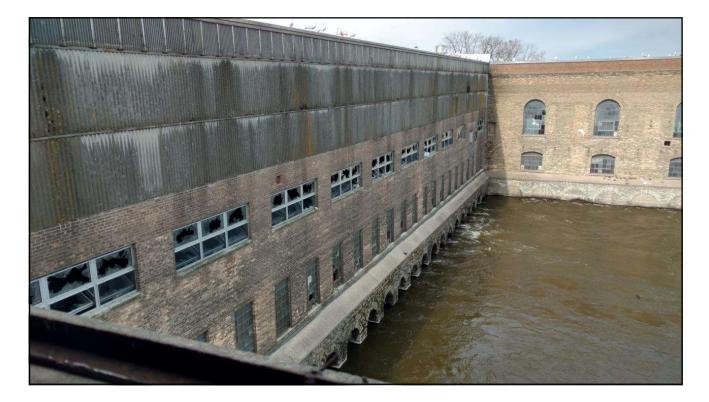


















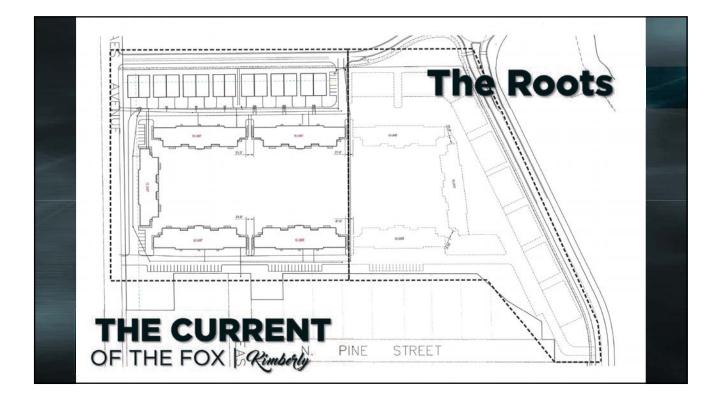


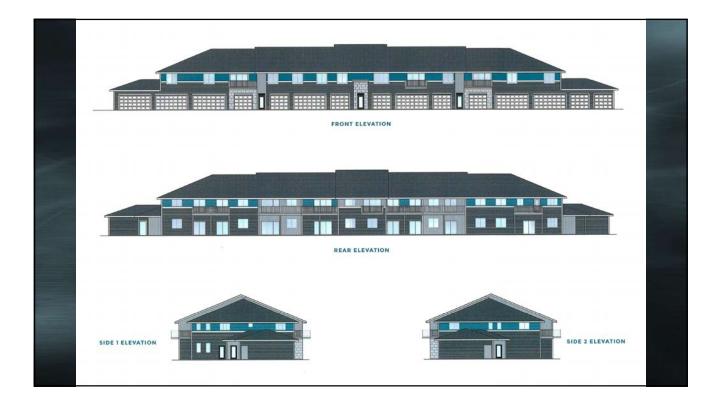


# **Riverfront Apartments**



























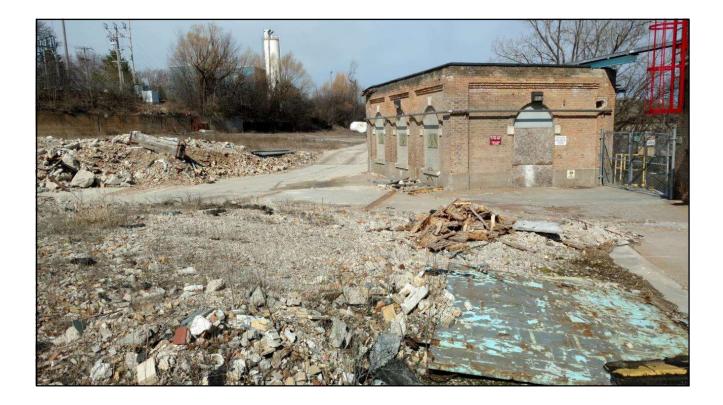




### Public Fox River Overlooks



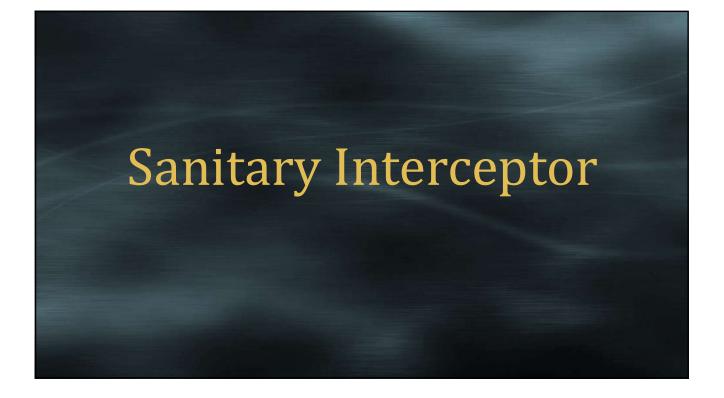


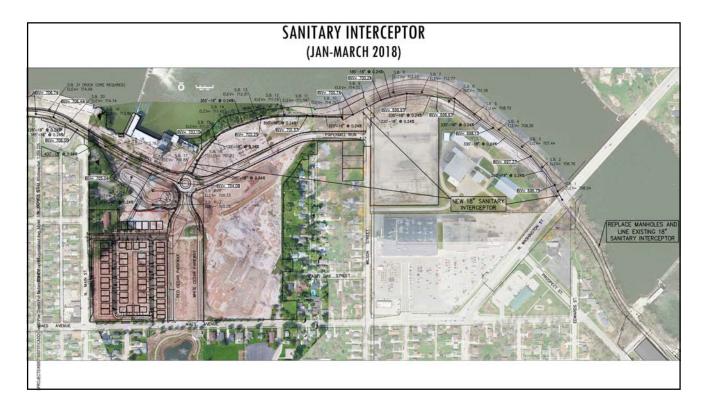














## **Cedars East**

#### Major Challenges

- Demolition & Redevelopment of OMYA property
- Railroad Right-of-way and easement

#### Major Projects

- Demolition of OMYA
- Potential Residential Plat
- Potential Planned Unit Development











