

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
APRIL 9, 2018**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the March 12, 2018 Plan Commission Meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-10 FOR THE CREATION OF THE VILLAGE'S TAX INCREMENTAL DISTRICT NO. 7 (TID 7), THE PROJECT PLAN AND BOUNDARIES OF TID 7** to provide for industrial development on certain land located generally between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park.
7. Adjourn.

It is possible that 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 the governing body noticed above.

**The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
March 12, 2018**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 12, 2018. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); Brock Williamson (Alternate #2). Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here to speak on an item that's on the agenda we would ask that you hold your comments until that agenda is held. However, if you want to raise an issue not on the agenda now would be your opportunity to speak. We ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments?

- 5. NEW BUSINESS:**
  - A. Consider Plan Commission Resolution #18-06 designating proposed boundaries for Tax Incremental District (TID) #7, which shall include the property generally located between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park and the establishment of a public hearing date with respect to TID #7 Project Plan.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the first item is consider a Plan Commission Resolution #18-06 designating boundaries, the proposed boundaries for Tax Increment District TID #7 which shall include the property generally located between 110th Street and 122nd Street and east of the East Frontage Road. And it's referred to as Stateline 94 Corporate Park and the establishment of a public hearing date with respect to TID #7 Project Plan.

The land to be developed within TID #7 is under the ownership and control of Riverview Group, LLC. Entities owned by Clayco and Venture One have an ownership interest in and are the managing partners of Riverview Group, LLC.

Venture One Real Estate, LLC is a Chicago-based national commercial real estate company that acquires, develops, leases and manages industrial and office properties on its own behalf and on behalf of investment partners. Venture One also provides real estate advisory services to buyers and sellers of investment properties and portfolios on a national basis. The principals are utilizing their combined 80 years of real estate experience and personal relationships with owners, contractors and brokers to facilitate a team approach to meet their development and acquisition objectives. The team approach has helped to facilitate the acquisition and development of over 3,000 acres of land and 83 million square feet of buildings. Venture One has developed and acquired over 12 million square feet in the Chicago area in the last five years.

Clayco has been involved in the design-build development of more than 5,000 acres of land and, again, over 100 million square feet of commercial, industrial, residential mixed-use and hospitality exceeding \$64 billion in value.

With respect to this project, Clayco-Venture One Development Services proposes to develop the property in three phases. And, again, as shown on the screen this is a proposed industrial park from about 110th Street down to 122nd Street just east of the East Frontage Road. Collectively planned at full build-out to comprise up to 1,875,950 square feet of industrial facilities.

Phase I is planned to include a single building on the southern-most parcel along County Trunk Highway ML. Phase II is currently planned to include two buildings on the middle parcel on the East Frontage Road. And Phase III is currently planned to include two buildings on the northern-most parcel off of 116th Avenue. The sequencing of the phases and the configuration and the exact sizes of the buildings could change depending upon market conditions as the park develops. The buildout schedule assumes a start of construction for Phase I in mid 2018, with subsequent buildings commencing approximately every 18 months thereafter and resulting in full buildout in approximately 2023. This schedule could also change depending on the market conditions.

The sites are not currently served by utilities and the surrounding road network will need improvements to be able to accommodate the new buildings and serve the needs of the occupants. In addition, the land is currently farm land with fairly significant topography and drainage characteristics so that there will be substantial site grading and storm water detention work required to create building pads able to accommodate the individual structures, truck courts and parking lots. Collectively, these infrastructure costs are proposed to be financed via a developer sponsored pay-as-you-go TID, whereby tax increment would be provided back to the development to reimburse them for infrastructure costs over time.

With that you did receive a copy of the draft project plan. I do want to note a couple of changes, and some of these are pretty significant in the document. Again, this is just a draft of the project plan. The formal project plan will be presented at the public hearing.

So under the general description of the project it is the intent of the Village to work with the developer to promote and attract industrial development at this location. The approximate acreage is 308.087 acres of land generally between 110th and 122nd Street. With this particular TID #7 it will be overlapping with TID #2.

And then a very significant change, I'm not sure -- they must have used somebody else's or there was a couple of typos with respect to the approximate employment that is projected from this development. It says 17,875 jobs. That is not correct. It would be about 1,250 jobs. And so we are going to take that whole sentence out and rework that sentence so that it makes sense for Pleasant Prairie. That must have been carried over from another document that our consultant was working on.

So with those few changes to the general description I'd like to introduce Kathy Goessl, our Finance Director, and she will go over a couple of things with respect to the financing. And just to reiterate, up on the screen right now the TID boundaries are shown in the dark line, and they surround approximately all of that property that's owned by State Line 94, Riverview LLC, and the conceptual plan is to the east of that.

Tom Terwall:

Go ahead, Kathy.

Kathy Goessl:

Okay, this is our first meeting on TID 7. We did have a term sheet approved by the Board at their previous meeting discussing this TID. Next phase is to have a Joint Review Board meeting on March 22nd and then set the public hearing date tonight hopefully for April 9th for the Plan Commission. After that the Village Board approves it, and then it goes to the second Joint Review and then it's finalized similar to what we did for TID #6 just recently.

This project is being done in three phases as Jean was mentioning. The total project cost not including administration is almost \$20 million. Phase I will be with Building E and will include half the project cost at \$9.9 million. That phase also includes the Village putting in a regional water line in that section which is currently in our TID #5 project plan. And then Phase II will be \$3.7 million almost. And then Phase III will be \$6.4 million. Once this development is all built out they're estimating about \$93 million of value.

This is a developer TID. They will put in the improvements, and every October 1st turn in documentation on what was put in in terms of public improvements. We have roads, sanitary sewer, we have special assessments for our proposed roundabout and lift station and then water. And then we have some site grading and stormwater. So every October 1st they would submit documentation telling us how much they've spent and have lien waivers signed. And then we will issue a developer revenue bond. And when increments start coming in we will pay interest first and then the principal off.

So this TID right now -- well, they're also looking for alternate sources of revenue which is the T grants. They're hoping to get \$3 million in T grants. They want us to help with the submission of those grants, but it all depends on what kind of interest rates they receive in the area to be able to receive those grants. They're also looking, and they talked to Kenosha County about improvements on ML and helping them with those improvements and doing a section or giving some money toward that project. So those will help to cash flow this project better. Because without those the developer is not cash flowing their money back based on our current estimates.



But our estimates are very conservative with very slight tax rate increases. So the whole risk is with the developer. What they put in, what they attract, and they agreed to a 20 year TID, to not ask for an extension for an additional three years. And we have given them actually ten years to spend money. A normal TID is 15 years you can spend money. If they come to ten years and they still haven't finished the development they'll have to come in and ask for an extension, but they can't extend any more than up to 15 years. So that's basically the overview for TID #7 on the financial end of things. I could it back over to Jean or if you have any questions for me on that side.

Michael Serpe:

Kathy, what's the going rate for a paygo TIF right now?

Kathy Goessl:

This developer has asked for seven percent on this TID. Our Main Street was at six percent, so six, even percent, right around that range. And we also have an option in our term sheet that if this TID produces really well and it gets into the mid life of the TID, and we think that there's enough increments to pay off what's still due on there, we can buy that out and give them the money that they owe on the principal at that point. And we can issue a GO bond at a lot lower interest rate than seven and, therefore, maybe close the TID out faster. So we have that option in both this TID and also TID #6 that we just approved before.

Jean Werbie-Harris:

There are representatives from Venture One. If you have any questions Jeff and Mark are here. And if they want to come up to the microphone. If there's any details, questions, answers that you need from them yet I'm sure they'd be happy to answer those. But just keep in mind as part of this resolution this evening, 18-06, we are looking to do two things with Resolution 18-06. First designating the TID boundaries as shown on the map on the slide. And then establishing the public hearing date with respect to the TID 7 project plat. And that project plan would be presented at the hearing date of April 9th Plan Commission. So if you have any questions Jeff and Mark would be happy to come up.

Tom Terwall:

Anything more that you'd like to add?

Mark Goode:

I'm Mark Good, Venture One Real Estate. I just want to say thank you to the staff here at the Village. It's been good to work with you, and we appreciate the opportunity to be here tonight.

Jean Werbie-Harris:

Address for the record, Mark.

Mark Goode:

9500 Bryn Mawr, Rosemont, Illinois.

Tom Terwall:

Thank you. Do you have any questions for him?

Wayne Koessl:

Do you plan a mix of office into that development?

Mark Goode:

The buildings are designed to meet the M-5 zoning which does include office. At this point we don't know whether it will be an office or meeting M-5 industrial.

Wayne Koessl:

Okay, thank you.

Tom Terwall:

Anything further?

Michael Serpe:

I move approval of 18-06.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE ADOPTION OF RESOLUTION 18-06 AND TO SET THE PUBLIC HEARING DATE FOR APRIL 9TH. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Anything else to add, Jean?

Jean Werbie-Harris:

I do not.

**6. ADJOURN.**

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second.

Tom Terwall:

Moved and second to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? I think that's a record, guys.

**Meeting Adjourned: 6:13 p.m.**

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION NO. 18-10

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RESOLUTION DESIGNATING BOUNDARIES AND  
ADOPTING PROJECT PLAN FOR TAX  
INCREMENTAL DISTRICT NO. 7 OF THE  
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

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WHEREAS, it is determined to be necessary, desirable and in the best interest of the Village of Pleasant Prairie, Wisconsin (the "Village") to provide for industrial development on certain land located generally between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park;

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, the Village has the power to create a Tax Incremental District to assist in financing the promotion of industrial development in the Village;

WHEREAS, the Village desires to exercise its power under Section 66.1105 of the Wisconsin Statutes to create a Tax Incremental District for the purpose of promoting industrial development;

WHEREAS, the Plan Commission has prepared a Project Plan including proposed boundaries for Tax Incremental District No. 7 in the Village (the "Project Plan");

WHEREAS, the Project Plan will promote industrial development within the meaning of Sections 66.1105 and 66.1101 of the Wisconsin Statutes; and

WHEREAS, on April 9, 2018 the Plan Commission held a public hearing on the proposed Project Plan for Tax Incremental District No. 7 (the "District") and has considered public input received at such hearing.

NOW, THEREFORE, be it resolved by the Plan Commission of the Village of Pleasant Prairie, Wisconsin, as follows:

Section 1. Boundaries of the District. The boundaries of the District shall be as described on the Map and the Legal Description, which are attached to this Resolution as Exhibits A and B, respectively.

Section 2. Adoption of Project Plan and Submission of Project Plan to the Village Board. The Project Plan for the District which is attached to this Resolution as Exhibit C is adopted and submitted to the Village Board of the Village for final approval.

Approved: April 9, 2018

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Thomas W. Terwall  
Plan Commission Chairperson

Attest:

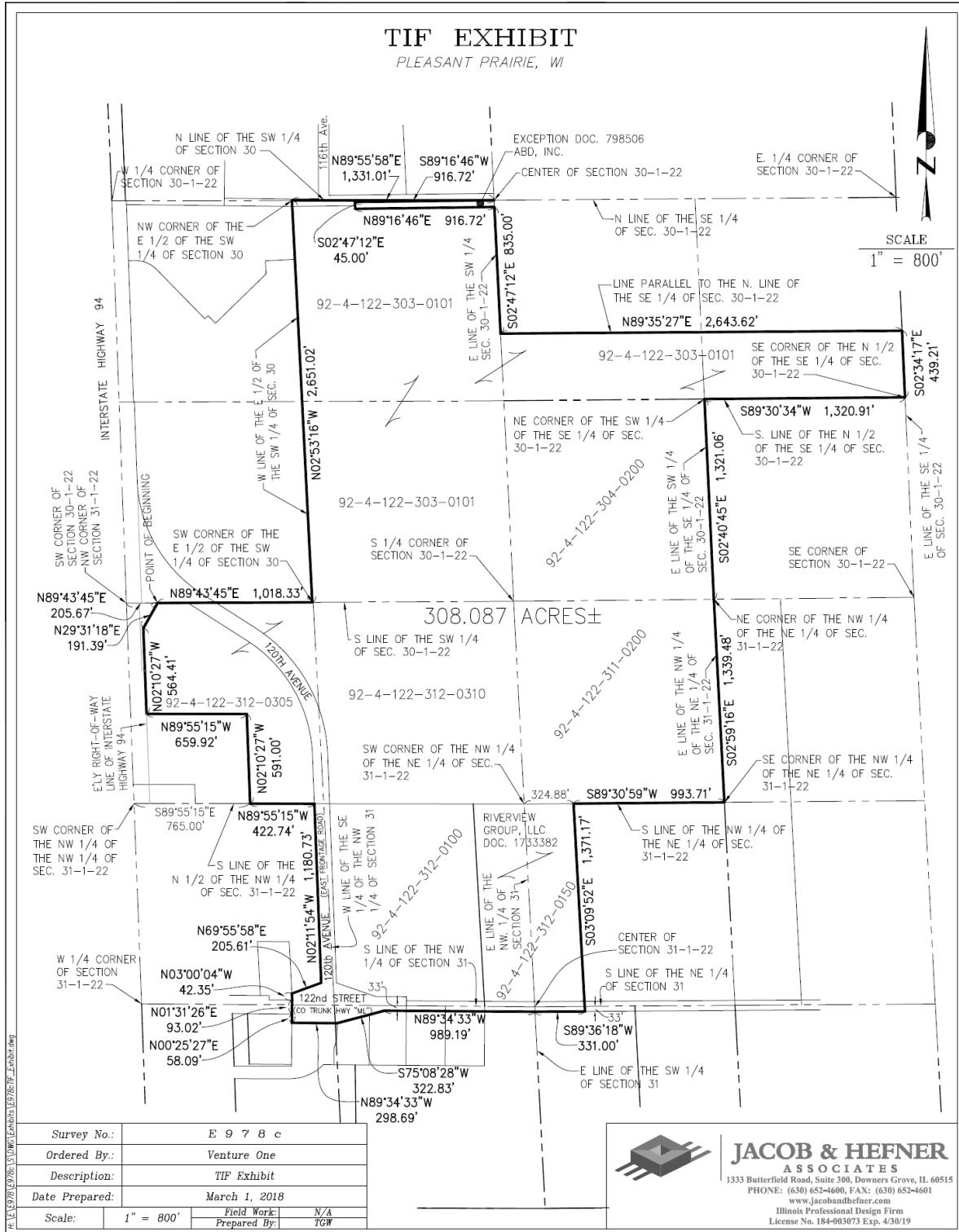
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James Bandura  
Secretary

Posted: \_\_\_\_\_  
TID1801-009

# EXHIBIT A

## MAP



## EXHIBIT B

### LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 30 AND PART OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST (BASIS OF BEARINGS – WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD1927)) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 205.67 FEET TO THE NORTHEASTERN CORNER OF A PARCEL OF LAND ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED IN DOCUMENT NUMBER 1246280 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 1,018.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS ESTABLISHED IN A SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD, DATED JANUARY 1952 AND FILED AS PP2-30-4 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 53 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS) A DISTANCE OF 2,651.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND FILED AS PP2-30-3 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION)); THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,331.01 FEET TO THE CENTER OF SAID SECTION 30 (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARY OF THE TRACT OF LAND DEEDED TO ABD, INC. AND RECORDED AS DOCUMENT 798506 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER); 1) THENCE SOUTH 89 DEGREES 16 MINUTES 46 SECONDS WEST 916.72 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST 916.72 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 835.0 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 2,643.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 439.21 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,321.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES 59 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,339.48 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 993.71 FEET TO A POINT LYING NORTH 89

DEGREES 30 MINUTES 59 SECONDS EAST 324.88 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE TRACT OF LAND DEEDED TO RIVERVIEW GROUP, LLC AND RECORDED AS DOCUMENT NUMBER 1733382 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 03 DEGREES 09 MINUTES 52 SECONDS EAST ALONG THE EASTERN LINE OF SAID RIVERVIEW GROUP, LLC TRACT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 1,371.17 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET, SAID RIGHT OF WAY LINE BEING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET A DISTANCE OF 331.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31) A DISTANCE OF 989.19 FEET TO THE EASTERN CORNER OF THE 0.031 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1234552 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 75 DEGREES 08 MINUTES 28 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID 0.031 ACRE TRACT AND ALONG THE SOUTHEASTERN LINE OF THE 0.367 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1251955 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER A DISTANCE OF 322.83 FEET TO A CORNER OF SAID 0.367 ACRE TRACT; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 298.69 FEET TO A POINT ON THE WESTERN LINE OF THE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1230603 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE WESTERN LINE OF SAID DOCUMENT NUMBER 1230603 A DISTANCE OF 58.09 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 01 DEGREES 31 MINUTES 26 SECONDS EAST 93.02 FEET TO THE SOUTHWESTERN CORNER OF THE 2.458 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1247412 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER (THE FOLLOWING THREE COURSES ARE ALONG THE BOUNDARY OF SAID 2.458 ACRE TRACT); 1) THENCE NORTH 03 DEGREES 00 MINUTES 04 SECONDS WEST 42.35 FEET; 2) THENCE NORTH 69 DEGREES 55 MINUTES 58 SECONDS EAST 205.61 FEET; 3) THENCE NORTH 02 DEGREES 11 MINUTES 54 SECONDS WEST 1,180.73 FEET TO THE NORTHWESTERN CORNER OF SAID 2.458 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 422.74 FEET TO A POINT LYING SOUTH 89 DEGREES 55 MINUTES 15 SECONDS EAST 765.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 591.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 659.92 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 564.41 FEET TO A BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 29 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 191.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 308.087 ACRES, MORE OR LESS, BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

INCLUDES ALL OF: PIN 92-4-122-303-0101; 92-4-122-304-0200; 92-4-122-312-0305; 92-4-122-312-0310; 92-4-122-311-0200; 92-4-122-312-0100 AND 92-4-122-312-0150.

## EXHIBIT C

### PROJECT PLAN

(See Attached)





# Tax Increment District No. 7

(Stateline 94 Corporate Park Project)

## PROJECT PLAN

District Type: Industrial
Creation Date: May 7, 2018
Expenditure Period: May 7, 2034
Termination Date: May 7, 2039

March 28, 2018

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(appendices A-J to be added as available)

### Introduction and Project Schedule

Proposed Tax Increment District No. 7 ("TID 7") is being developed by Riverview Group, LLC, its Assigns or Affiliates (the "Developer") as an industrial project within the boundaries of the Village of Pleasant Prairie (the "Village"). Under current statutes, this type of Tax Increment District ("TID") is allowed to have a 20 year life and, since the Project Plan is to be adopted before May 15, has its life and allocation period increased by one year pursuant to Section 66.1105(6)(a)7. Expenditures must be made no later than five years before the termination date of the TID. In addition, under current law, it is possible to extend the term of this type of tax increment district an additional 3 years beyond the original termination date.

Wisconsin State Statute §66.1105 details the process for creating a Tax Increment District (TID). The law requires public input in the TID creation process, including a public hearing held by the Plan Commission at which TID information is discussed and citizens can voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to create TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board (JRB). The following is the meeting schedule for the Village of Pleasant Prairie TID 7 creation process:

<u>Date</u>	<u>Meeting</u>
3/12/18	Initial Plan Commission Meeting
3/28/18	First JRB Meeting
4/9/18	Plan Commission Public Hearing
5/7/18	Village Board Meeting
5/15/18	2 <sup>nd</sup> JRB Meeting
5/16/18	Submit Approval Documents to DOR

The Project Plan for TID 7 in the Village of Pleasant Prairie, Wisconsin, has been prepared in compliance with Wisconsin Statutes Section 66.1105. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the JRB and Village Board on the recommendation of the Village Plan Commission following a public hearing.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the Village Board. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the Village and the Developer to finance the projects, market conditions, and the status of development in the various time periods that portions of the project are scheduled for construction.

The Village Board is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the boundaries or types of

eligible projects will require a formal amendment to the Project Plan with public review by (including a public hearing) the Plan Commission and the Village Board with JRB approval. Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

### District Type Declaration and Confirmation

This Tax Incremental District 7 is declared to be an industrial district and not less than fifty percent (50%) of the district, by area, is suitable for industrial development. 100% of the property in TID 7 will be used for industrial or commercial use and there will be no property used for newly-platted residential development.

Diagrams detailing proposed boundaries, tax parcels, existing uses and conditions, wetlands, proposed improvements, zoning and land use information and the conceptual site plan are shown on Maps one through eleven attached hereto.

### General Description of Project

#### Tax Increment District No. 7

The Village of Pleasant Prairie (the “Village”) is initiating the development of Tax Increment District 7 (“TID 7” or the “District”) to provide for further promotion and attraction of industrial and commercial development and increasing the tax base of the Village on approximately 308.087 acres of land generally between 110<sup>th</sup> & 122<sup>nd</sup> Streets and east of E. Frontage Road in the Village of Pleasant Prairie, known as Stateline 94 Corporate Park.

#### **Overlapping Tax Incremental Districts:**

TID 7 will be considered an overlapping tax increment district as it overlaps with a portion of the existing Village Tax Incremental District No. 2 (“TID 2”).

Pursuant to Wisconsin Statutes Section 66.1105(10), Wisconsin’s Tax Increment Law allows municipalities to create overlapping tax incremental districts. The boundaries of an overlay district may overlap one or more existing TIF Districts.

In the case of an overlapping TIF District, Wisconsin law (Section 66.1105(10)) provides that in determining how positive tax increments generated by an area within an overlapping district are allocated among the overlapping districts (but for no other purpose), the aggregate value of the taxable property in the area, as equalized by the Department of Revenue in any year for each earlier created district, is the portion of the tax incremental base of the overlapping District attributable to the overlapped area.

#### **General TID 7 Description**

The boundaries of the District will include the streets, highways and intersections. The general TID 7 project boundaries are irregular in shape and are described in the section entitled “Legal Description” herein.

TID 7 includes the following Tax Parcel numbers:

<b>Tax Parcel Number</b>	<b>Owner</b>	<b>Right of Way Acres</b>	<b>Developable Acres</b>	<b>Total Acres</b>
92-4-122-303-0101	Riverview Group, LLC	0.467	106.020	106.487
92-4-122-304-0200	Riverview Group, LLC	0.000	40.021	40.021
92-4-122-312-0310	Riverview Group, LLC	0.000	43.600	43.600
92-4-122-311-0200	Riverview Group, LLC	0.000	40.475	40.475
92-4-122-312-0100	Riverview Group, LLC	0.390	27.995	28.385
92-4-122-312-0150	Riverview Group, LLC	0.499	19.726	20.225
92-4-122-312-0305	Riverview Group, LLC	0.000	18.303	18.303
120 <sup>th</sup> Ave & 122 <sup>nd</sup> St		10.591	0.000	10.591
<b>TOTAL</b>		<b>11.947</b>	<b>296.140</b>	<b>308.087</b>

The primary reasons for the creation of the TID 7 Project Plan are:

- The provision of funds to enable public improvements.
- The provision of funds to complete infrastructure improvements consisting of roads, intersections, traffic signals, municipal water, sanitary sewer, site work, grading, storm water, site access, the acquisition of any land necessary for required improvements and other eligible project costs under Wisconsin Statute Section 66.1105.
- The improvements associated with the development of TID 7 will be accompanied with a Development Agreement between the Developer and the Village.
- The creation of TID 7 is necessary to accommodate proposed development of the District.

The proposed total project cost for the design and construction of these improvements is **\$19,998,896** and is proposed to be developed in Phases. When adding Administrative and other (e.g. legal and developer revenue bond issuance costs), the proposed total project cost is estimated at **\$20,298,896**. Legal, Admin & Costs in the below table do not include interest on the developer revenue bonds which amounts may vary, and are estimated in schedules contained in this Project Plan. Interest costs shall be eligible project costs in addition to the total project costs set forth.

<b>Phase</b>	<b>Projected Cost</b>
Phase 1	9,914,660
Phase 2	3,690,132
Phase 3	6,394,104
Legal, Admin & Other	300,000
<b>Total</b>	<b>\$20,298,896</b>

*\* Legal, Admin and Other costs may vary but are currently estimated at \$300,000 and do not include any pre-development or inspection costs.*

**TID Classification**

Pursuant to Wisconsin Statutes 66.1105(4)(gm)4.a., TID 7 meets the requirement that not less than 50 percent, by area, of the real property within the District is suitable for industrial development. The District is suitable for industrial development.

**Project Areas**

As generally described herein and below and generally illustrated on Maps 4, 5 & 6 the major infrastructure project areas of the District are the funding and construction of roadways, traffic signals, turning lanes, site access and other roadway improvements, sanitary sewer systems, water lines, site work, grading, storm water, and other eligible project costs under Wisconsin Statute 66.1105 around the site to support the development of industrial land uses.

**Phase 1 – South Section**

1. Clear and grade north and center section rights of way for utilities
2. 122<sup>nd</sup> Street east of 120<sup>th</sup> Ave to eastern property line
  - a. Left turn lanes
  - b. Deceleration and acceleration lanes
3. 120<sup>th</sup> Ave north of 122<sup>nd</sup> Street to center section south property line
  - a. Left turn lanes
  - b. Deceleration and acceleration lanes
4. Install permanent sanitary lift station, and water extension along frontage road
5. Install new sanitary force main
6. Extend gravity flow sanitary sewer
7. Site work, grading and storm water

**Phase 2 – Center Section**

1. 120<sup>th</sup> Ave south from 120<sup>th</sup> Court
  - a. Turn lanes
  - b. Deceleration and acceleration lanes
2. Add Cul-de-Sac off 120<sup>th</sup> Ave with storm water, water, sidewalks, and other costs
3. Site work, grading and storm water

**Phase 3 – North Section**

1. Clear north section roadway for paving
2. Clear and grade Cul-de-Sac right of way for utilities
3. Pavement for 116<sup>th</sup> Ave extension and Cul-de-Sac
4. Extension of water service, including addition of fire hydrants
5. Storm water for 116<sup>th</sup> Ave extension and Cul-de-Sac
6. Sidewalks, lighting, and landscaping for 116<sup>th</sup> Street extension and Cul-de-Sac
7. Site work, grading and storm water

**Additional Eligible Costs**

In lieu of and/or in addition to the project costs specifically identified in this Project Plan, Developer may be reimbursed by the Village under the terms of developer revenue bonds for other eligible project costs under Wisconsin Statutes Section 66.1105 (the “**Additional Phase Project Costs**”) (provided the aggregate, total project costs as set forth this Project Plan are not thereby exceeded), including, but not limited to, capital costs (including, but not limited to, the actual costs of the construction of public works or improvements, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed properties as defined in Wisconsin Statutes Section 44.31 (4); the acquisition of equipment to service the District; the removal or containment of, or the restoration of soil or groundwater affected by, environmental pollution; and the clearing and grading of land); that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by this Project Plan and is within the District; that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets outside the District if the construction, alteration, rebuilding or expansion is necessitated by this Project Plan, and if at the time the construction, alteration, rebuilding or expansion begins there are improvements of the foregoing kinds on the land outside the District in respect to which the costs are to be incurred; and professional service costs, including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

Pursuant to Wisconsin Statutes Section 66.1105(2(f)(1)(n)), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment provided that

1. The project area is located within the corporate boundaries of the Village;
2. The projects are an eligible TID expenditure within this Project Plan;
3. The expenditure is made during the allowed expenditure period; and
4. The Joint Review Board approves the expenditure.

### Statement of Findings

The Village of Pleasant Prairie finds as follows:

The proposed project plan is feasible and conforms with the proposed land use map set forth in this project plan as Map 10 and Conceptual Site Plan Map 11.

- 1) TID 7 is contiguous and contains only whole units of property as are assessed for general tax purposes.

- 2) The creation date of the District for the purpose of allocating tax increment is January 1, 2018.
- 3) There will be no residential development in the District.
- 4) Without the use of TIF funding, TID 7 development projects would not occur.
- 5) The Project costs promote the orderly development of property within the Village boundaries.
- 6) Statute 66.1105(4)(gm)4.a.: Not less than fifty percent (50%) by area, of the real property within the proposed district, is suitable for industrial sites and has been zoned for industrial use.
- 7) Statute 66.1105(4)(gm)4.b.: The improvement of the area will significantly enhance the value of all real property within the proposed District.
- 8) Statute 66.1105(4)(gm)4.b.m.: The proposed project costs within Tax Increment District 7 relate directly to promoting industrial development consistent with the purpose for which the Tax Increment District is being created.
- 9) Statute 66.1105(17)(c): **EXCEPTIONS TO THE 12 PERCENT LIMIT.** *Village of Pleasant Prairie exception.* With regard to the 12 percent limit described under sub. (4)(gm)4.c., the following limit applies to the Village of Pleasant Prairie:

*66.1105(17)(c)1.: If the Village would like to create a new district, the sum of the following amounts may not exceed 12 percent of the total equalized value of taxable property within the Village: the equalized value of taxable property of the proposed district; the value increment of all existing districts in the Village, other than Tax Incremental District #2; and 1.33 times the tax incremental base of Tax Incremental District #2.*

2017 equalized value of taxable property of the proposed district:	\$0*
2017 equalized value increment of all other districts other than Tax Incremental District No. 2:	\$169,400
1.33 times the tax incremental base of the existing Tax Incremental District No. 2:	\$111,893,033
Combined equalized value of property to be added, increment of all other existing districts, and 1.33 times the base of Tax Incremental District No. 2:	\$112,062,433
12 percent of the total 2017 equalized value of taxable property in the Village:	\$393,986,736

*\* Parcels in the proposed overlapping district which are located in an existing district are excluded when determining compliance with the 12% limit.*



### Project Cost Summary

Project costs are currently estimated in the amounts and categories below and are subject to change:

Project Description	Total Project Cost	Phase I - Building E	Phase II - Buildings C&D	Phase III - Buildings A&B
<b>Roads</b>				
120th Ave N of 122nd Street to Center Section South Property Line (1,200')	516,920	516,920	-	-
120th Ave S of 122nd Court to Center Section South Property Line (2,000')	731,888	-	731,888	-
122nd Street (ML) East to Eastern Property Line (1,350')	741,566	741,566	-	-
116th Street / North Cul de Sac	2,053,405	-	-	2,053,405
Center Cul de Sac	632,994	-	632,994	-
<b>Subtotal Roads</b>	<b>4,676,773</b>	<b>1,258,486</b>	<b>1,364,882</b>	<b>2,053,405</b>
<b>Subtotal Sanitary Sewer</b>	<b>4,502,880</b>	<b>4,502,880</b>	-	-
<b>Offsite Improvements</b>				
Proposed Offsite Village Road Improvement Share (Roundabout and Lift Station)	1,742,000	-	-	1,742,000
<b>Subtotal Offsite Improvements</b>	<b>1,742,000</b>		-	<b>1,742,000</b>
<b>Water</b>				
Municipal Water - 16" Regional Line	2,665,639	2,665,639	-	-
Municipal Water - 12" Park Line	230,919	-	-	230,919
Village Contribution for 16" Regional Line (to South Side of Outlet Mall)	(1,076,523)	(1,076,523)	-	-
<b>Subtotal Water</b>	<b>1,820,035</b>	<b>1,589,116</b>	-	<b>230,919</b>
<b>Subtotal Sitework, Grading and Stormwater</b>	<b>7,257,208</b>	<b>2,564,178</b>	<b>2,325,250</b>	<b>2,367,780</b>
<b>TOTAL AMOUNT OF DEVELOPER REVENUE BOND</b>	<b>19,998,896</b>	<b>9,914,660</b>	<b>3,690,132</b>	<b>6,394,104</b>

### Project Summary Schedule

Phase 1 Projects: Start Construction approximately June, 2018 with estimated completion on or about July, 2019, , based on the current plan, subject to change depending on specific development proposals to be received by the Developer.

Additional Phases: Estimated completion no later than 2028 in phases as necessary to facilitate the development of the project site per the plans of the Developer.

### Economic Feasibility Analysis

The projected income of TID 7 depends on the incremental revenue generated from within the District over the life of the District. There are three factors contributing to the estimated revenue available during the life of the TID. The first is changes in incremental value due to new development in the District. TID 7 is expected to realize \$93.7 million in new value over its life. The following table outlines details of the assumed new development in TID 7.

Site	Description	Approx. Sq. Ft.	Total Site Size (Acres)	Construction Start	Construction Completion	First Full Year Assessment	Estimated Assessed Value at Completion
Bldg A	Conforms to M-5 Zoning	105,000	9.60	2022	2023	2024	5,250,000
Bldg B	Conforms to M-5 Zoning	391,950	23.40	2022	2023	2024	19,597,000
Bldg C	Conforms to M-5 Zoning	600,600	31.68	2020	2021	2022	30,030,000
Bldg D	Conforms to M-5 Zoning	62,000	5.19	2020	2021	2022	3,100,000
Bldg E	Conforms to M-5 Zoning	716,400	35.47	2018	2018	2019	35,820,000
TOTAL		1,875,950	105.34				93,797,000

*The current estimated layout of the buildings is found on Map 11 – Conceptual Site Plan*

In addition to new development, property value inflation and changes in the Village tax rate also affect the total tax increment collected. The Village did not assume any inflation in future property values in its economic feasibility analysis. Tax rates for the Village are projected based on current laws, rules and Village policy and are subject to change.

All costs will be paid for by the Developer and the Village will issue a Developer Revenue Bond that will provide for payments to the Developer, to the extent that tax increment collections are available and the Village Board appropriates the funds. The following Table shows the estimated incremental values for each collection year, the projected tax rates, and the estimated tax increment collections. Also included in the table are the projected developer revenue bond outflows and the resulting projected fund balance for the 20 year life of the TID. Based on the assumptions used in this analysis, the project meets the economic feasibility requirements.

TID #7 Projected Cash Flow						
Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Eligible Village Expenses	Developer Revenue Bond Payments	Projected Fund Balance
	2018		0	0	0	0
	2019		0	0	0	0
17,910,000	2020	20.189	361,585	(10,000)	(351,585)	0
35,820,000	2021	20.494	734,095	(10,000)	(724,095)	0
52,385,000	2022	20.920	1,095,894	(5,000)	(1,090,894)	0
68,950,000	2023	21.524	1,484,080	(5,000)	(1,479,080)	0
81,373,500	2024	16.557	1,347,301	(5,000)	(1,342,301)	0
93,797,000	2025	16.642	1,560,970	(2,500)	(1,558,470)	0
93,797,000	2026	16.701	1,566,504	(2,500)	(1,564,004)	0
93,797,000	2027	16.689	1,565,378	(2,500)	(1,562,878)	0
93,797,000	2028	16.734	1,569,599	(2,500)	(1,567,099)	0
93,797,000	2029	16.817	1,577,384	(2,500)	(1,574,884)	0
93,797,000	2030	16.874	1,582,731	(2,500)	(1,580,231)	0
93,797,000	2031	16.917	1,586,764	(2,500)	(1,584,264)	0
93,797,000	2032	17.003	1,594,830	(2,500)	(1,592,330)	0
93,797,000	2033	17.048	1,599,051	(2,500)	(1,596,551)	0
93,797,000	2034	17.229	1,616,029	(2,500)	(1,613,529)	0
93,797,000	2035	17.181	1,611,526	(2,500)	(1,609,026)	0
93,797,000	2036	17.256	1,618,561	(2,500)	(1,616,061)	0
93,797,000	2037	17.332	1,625,690	(2,500)	(1,623,190)	0
93,797,000	2038	17.332	1,625,690	(2,500)	(1,623,190)	0
93,797,000	2039	18.332	1,719,487	(2,500)	(1,716,987)	0
93,797,000	2040	19.332	1,813,284	(2,500)	(1,810,784)	0
			<u>30,856,431</u>	<u>(75,000)</u>	<u>(30,781,431)</u>	

## Revenue and Cash Flow Projections

### Village of Pleasant Prairie

#### Cash Flow Projections - TID No. 7 - Stateline 94 Corporate Park - Industrial

Creation Year: 2018  
 Resolution Date: 5/7/2018  
 Expenditure Period Ends: 5/7/2034  
 Termination Date: 5/7/2039  
 Last Collection Year: 2040  
 Extension Available: Yes

#### 100% Developer Revenue Bond for all Phases of Project

Date Prepared: 3/19/18

Taxable Incremental Value					AGGREGATE 7.00% Revenue Bond*						Fund Balance 12/31	For Collection Year
Change Takes Place During Year	Amount	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Eligible Village Expenses	Less Debt Service Payment	Dated 10/01/18			
2016		2017		2018		0			4,957,330		0	2018
2017		2018		2019		0			10,261,673		0	2019
2018	17,910,000	2019	17,910,000	2020	20.189	361,585	(10,000) (E)	(351,585)	12,473,471		0	2020
2019	17,910,000	2020	35,820,000	2021	20.494	734,095	(10,000) (E)	(724,095)	14,467,585		0	2021
2020	16,565,000	2021	52,385,000	2022	20.920	1,095,894	(5,000) (E)	(1,090,894)	17,586,474		0	2022
2021	16,565,000	2022	68,950,000	2023	21.524	1,484,080	(5,000) (E)	(1,479,080)	20,535,499		0	2023
2022	12,423,500	2023	81,373,500	2024	16.557	1,347,301	(5,000) (E)	(1,342,301)	20,630,683		0	2024
2023	12,423,500	2024	93,797,000	2025	16.642	1,560,970	(2,500) (E)	(1,558,470)	20,516,361		0	2025
2024	0	2025	93,797,000	2026	16.701	1,566,504	(2,500) (E)	(1,564,004)	20,388,503		0	2026
2025	0	2026	93,797,000	2027	16.689	1,565,378	(2,500) (E)	(1,562,878)	20,252,820		0	2027
2026	0	2027	93,797,000	2028	16.734	1,569,599	(2,500) (E)	(1,567,099)	20,103,418		0	2028
2027	0	2028	93,797,000	2029	16.817	1,577,384	(2,500) (E)	(1,574,884)	19,935,774		0	2029
2028	0	2029	93,797,000	2030	16.874	1,582,731	(2,500) (E)	(1,580,231)	19,751,047		0	2030
2029	0	2030	93,797,000	2031	16.917	1,586,764	(2,500) (E)	(1,584,264)	19,549,357		0	2031
2030	0	2031	93,797,000	2032	17.003	1,594,830	(2,500) (E)	(1,592,330)	19,325,481		0	2032
2031	0	2032	93,797,000	2033	17.048	1,599,051	(2,500) (E)	(1,596,551)	19,081,714		0	2033
2032	0	2033	93,797,000	2034	17.229	1,616,029	(2,500) (E)	(1,613,529)	18,803,905		0	2034
2033	0	2034	93,797,000	2035	17.181	1,611,526	(2,500) (E)	(1,609,026)	18,511,152		0	2035
2034	0	2035	93,797,000	2036	17.256	1,618,561	(2,500) (E)	(1,616,061)	18,190,872		0	2036
2035	0	2036	93,797,000	2037	17.332	1,625,690	(2,500) (E)	(1,623,190)	17,841,043		0	2037
2036	0	2037	93,797,000	2038	17.332	1,625,690	(2,500) (E)	(1,623,190)	17,466,726		0	2038
2037	0	2038	93,797,000	2039	18.332	1,719,487	(2,500) (E)	(1,716,987)	16,972,411		0	2039
2038	0	2039	93,797,000	2040	19.332	1,813,284	(2,500) (E)	(1,810,784)	16,349,696		0	2040
						<u>30,856,431</u>	<u>(75,000)</u>	<u>(30,781,431)</u>				

(E) Estimated, actual expenses to be reimbursed to the extent eligible under Wisconsin statutes.

\* Estimated. The amount of the revenue bond can be increased each year until 2028 to include actual expenditures by Developer for eligible project costs incurred during the preceding year.

Base Value = \$

Appreciation Rate for Taxable Incremental Value 0%

## Historic Percent of Tax Rate for Overlapping Taxing Districts

Determination of Historic Percent of Tax Rate  
for Overlapping Taxing Districts

Budget Year	Village	All School Districts	Gateway Technical College	Kenosha County	TOTAL
2018	4.60	10.64	0.84	5.50	21.58
2017	4.46	10.38	0.82	5.48	21.14
2016	4.64	11.19	0.82	5.60	22.25
2015	4.42	11.16	0.77	5.46	21.81
2014	4.37	11.87	1.60	5.39	23.23
2013	4.31	11.52	1.55	5.22	22.60
2012	4.01	10.84	1.41	4.73	20.99
	30.81	77.60	7.81	37.38	153.60
Village of Pleasant Prairie					30.81 20.06%
All School Districts					77.60 50.52%
Gateway Technical College					7.81 5.08%
Kenosha County & Library					37.38 24.34%
					<hr/> 153.60 100.00%

## Share of Tax Increments Paid by Other Taxing Entities

Collection Year	Projected Tax Increment	50.52% All School Districts	5.08% Gateway Technical College	24.34% Kenosha County
2018	0	-	-	-
2019	0	-	-	-
2020	361,585	182,676	18,385	87,995
2021	734,095	370,871	37,326	178,649
2022	1,095,894	553,655	55,722	266,696
2023	1,484,080	749,769	75,460	361,165
2024	1,347,301	680,668	68,505	327,878
2025	1,560,970	788,615	79,370	379,877
2026	1,566,504	791,411	79,651	381,223
2027	1,565,378	790,842	79,594	380,949
2028	1,569,599	792,974	79,808	381,977
2029	1,577,384	796,908	80,204	383,871
2030	1,582,731	799,609	80,476	385,172
2031	1,586,764	801,646	80,681	386,154
2032	1,594,830	805,722	81,091	388,117
2033	1,599,051	807,854	81,306	389,144
2034	1,616,029	816,431	82,169	393,276
2035	1,611,526	814,156	81,940	392,180
2036	1,618,561	817,711	82,298	393,892
2037	1,625,690	821,312	82,660	395,627
2038	1,625,690	821,312	82,660	395,627
2039	1,719,487	868,699	87,430	418,453
2040	1,813,284	916,086	92,199	441,280
	30,856,431	15,588,926	1,568,937	7,509,202

### Financing Method

All phases of the Project will be paid for by the Developer and, to the extent the requirements of the Development Agreement are met and the Village Board approves the issuance, the Developer will receive a Developer Revenue Bond that provides for annual payments to the Developer from the tax increment collections, subject to appropriation by the Village Board.

### Developer Revenue Bond Estimated Debt Service Schedule

Developer Revenue Bond Aggregate							
Date	Principal	7% Interest*	Interest Paid	Total Payments	Revenues	Infrastructure Cost	Balance
10/1/2018						4,957,330	4,957,330
10/1/2019		347,013	-	-	-	4,957,330	10,261,673
10/1/2020		718,317	351,585	351,585	351,585	1,845,066	12,473,471
10/1/2021		873,143	724,095	724,095	724,095	1,845,066	14,467,585
10/1/2022	78,163	1,012,731	1,012,731	1,090,894	1,090,894	3,197,052	17,586,474
10/1/2023	248,027	1,231,053	1,231,053	1,479,080	1,479,080	3,197,052	20,535,499
10/1/2024		1,437,485	1,437,485	1,342,301	1,342,301		20,630,683
10/1/2025	114,322	1,444,148	1,444,148	1,558,470	1,558,470		20,516,361
10/1/2026	127,858	1,436,145	1,436,145	1,564,004	1,564,004		20,388,503
10/1/2027	135,683	1,427,195	1,427,195	1,562,878	1,562,878		20,252,820
10/1/2028	149,402	1,417,697	1,417,697	1,567,099	1,567,099		20,103,418
10/1/2029	167,645	1,407,239	1,407,239	1,574,884	1,574,884		19,935,774
10/1/2030	184,726	1,395,504	1,395,504	1,580,231	1,580,231		19,751,047
10/1/2031	201,691	1,382,573	1,382,573	1,584,264	1,584,264		19,549,357
10/1/2032	223,875	1,368,455	1,368,455	1,592,330	1,592,330		19,325,481
10/1/2033	243,768	1,352,784	1,352,784	1,596,551	1,596,551		19,081,714
10/1/2034	277,809	1,335,720	1,335,720	1,613,529	1,613,529		18,803,905
10/1/2035	292,753	1,316,273	1,316,273	1,609,026	1,609,026		18,511,152
10/1/2036	320,280	1,295,781	1,295,781	1,616,061	1,616,061		18,190,872
10/1/2037	349,829	1,273,361	1,273,361	1,623,190	1,623,190		17,841,043
10/1/2038	374,317	1,248,873	1,248,873	1,623,190	1,623,190		17,466,727
10/1/2039	494,316	1,222,671	1,222,671	1,716,987	1,716,987		16,972,411
10/1/2040	622,715	1,188,069	1,188,069	1,810,784	1,810,784		16,349,696
	4,607,177	27,132,231	26,269,438	30,781,431	30,781,431	19,998,896	

### Proposed Zoning & Master Plan Changes & Non-Project Costs

There are no non-project costs associated with the construction of the proposed TID 7 improvements. The existing and proposed land use, as shown on Maps 9 & 10 is industrial Land, P – Production and Manufacturing, Primary Environmental Corridors and 100 Year Floodplain.

The current and proposed zoning is M-5 Production Manufacturing District, C-1 Lowland Resource Conservancy District, C-2 Upland Resource Conservancy District and FPO Floodplain Overlay District. Production Manufacturing District is the primary urban land use as illustrated on Map 7.

The project will be developed on approximately 308.087 acres and based on current plans, includes 5 buildings.

### Relocation Plan of Displaced Persons and/or Property

There will not be relocation of displaced persons or property resulting from the activities associated with and outlined in this Project Plan to create Tax Incremental District 7.

### Promotion of the Orderly Development of the Village of Pleasant Prairie

The creation of the Village's Tax Incremental District 7 ("TID 7" or the "District") will promote the orderly development of the Village of Pleasant Prairie in the following manner:

1) By following the guidelines of the adopted Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan ("Plan"), which includes the Master Land Use Plan and is the community's guide and framework for the planning of future orderly growth and development. The Plan, which complies with Wisconsin's Smart Growth Laws, was adopted by the Village Board by Ordinance #09-59 on December 21, 2009. The Plan reflects the need for quality commercial and industrial development within the boundaries of the Village. The orderly development of industrial and commercial land uses in the Village will take advantage of existing transportation facilities and will not have any deleterious effects on different land uses within the Village of Pleasant Prairie. The Plan sets forth and promotes specific economic development goals along with objectives and recommendations to achieve the overall goals of the Plan. Some of the goals, objectives and recommendations that are pertinent to TID 7 in promoting the orderly development of the Village are to:

- Promote an adequate number of jobs in the Village to serve the projected 2035 population of 31,205 persons.
- Promote the addition of up to 1,250 jobs in the District.
- Promote an adequate supply of workers to meet the employment needs of businesses located in the Village.
- Encourage business development that provides a living wage for its employees and enables employees to afford housing.

- Attract desirable businesses to the Village and maintain and enhance the positive attributes and strengths of the Village for attracting desirable businesses.
- Retain and grow existing businesses in the Village.
- Consider the use of Tax Increment Finance Districts to continue to attract industrial, commercial and mixed use developments.
- Promote commercial and industrial development in business/industrial parks and existing Tax Increment Finance Districts.
- Encourage economic development agencies to provide incentives to attract businesses to Kenosha County and to retain existing businesses.
- Encourage Kenosha County to continue administration of the Kenosha County Revolving Loan Fund to create employment opportunities, encourage private investment, and provide a means to finance new and expanding businesses, including small businesses.
- Promote the development of new businesses, or business expansion, in areas with existing infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

#### Tax Increment District 7 - Legal Description (including rights of way)

PART OF THE SOUTH HALF OF SECTION 30 AND PART OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST (BASIS OF BEARINGS – WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD1927)) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 205.67 FEET TO THE NORTHEASTERN CORNER OF A PARCEL OF LAND ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED IN DOCUMENT NUMBER 1246280 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 1,018.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS ESTABLISHED IN A SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD, DATED JANUARY 1952 AND FILED AS PP2-30-4 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 53 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS) A DISTANCE OF 2,651.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND FILED AS PP2-30-3 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION)); THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,331.01 FEET TO THE CENTER OF SAID SECTION 30 (THE



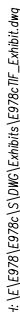
FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARY OF THE TRACT OF LAND DEEDED TO ABD, INC. AND RECORDED AS DOCUMENT 798506 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER); 1) THENCE SOUTH 89 DEGREES 16 MINUTES 46 SECONDS WEST 916.72 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST 916.72 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 835.0 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 2,643.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 439.21 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,321.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES 59 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,339.48 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 993.71 FEET TO A POINT LYING NORTH 89 DEGREES 30 MINUTES 59 SECONDS EAST 324.88 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE TRACT OF LAND DEEDED TO RIVERVIEW GROUP, LLC AND RECORDED AS DOCUMENT NUMBER 1733382 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 03 DEGREES 09 MINUTES 52 SECONDS EAST ALONG THE EASTERN LINE OF SAID RIVERVIEW GROUP, LLC TRACT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 1,371.17 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET, SAID RIGHT OF WAY LINE BEING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET A DISTANCE OF 331.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31) A DISTANCE OF 989.19 FEET TO THE EASTERN CORNER OF THE 0.031 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1234552 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 75 DEGREES 08 MINUTES 28 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID 0.031 ACRE TRACT AND ALONG THE SOUTHEASTERN LINE OF THE 0.367 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1251955 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER A DISTANCE OF 322.83 FEET TO A CORNER OF SAID 0.367 ACRE TRACT; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 298.69 FEET TO A POINT ON THE WESTERN LINE OF THE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1230603 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE WESTERN LINE OF SAID DOCUMENT NUMBER 1230603 A DISTANCE OF 58.09 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 01 DEGREES 31 MINUTES 26 SECONDS EAST 93.02 FEET TO THE SOUTHWESTERN CORNER OF THE 2.458 ACRE

TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1247412 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER (THE FOLLOWING THREE COURSES ARE ALONG THE BOUNDARY OF SAID 2.458 ACRE TRACT); 1) THENCE NORTH 03 DEGREES 00 MINUTES 04 SECONDS WEST 42.35 FEET; 2) THENCE NORTH 69 DEGREES 55 MINUTES 58 SECONDS EAST 205.61 FEET; 3) THENCE NORTH 02 DEGREES 11 MINUTES 54 SECONDS WEST 1,180.73 FEET TO THE NORTHWESTERN CORNER OF SAID 2.458 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 422.74 FEET TO A POINT LYING SOUTH 89 DEGREES 55 MINUTES 15 SECONDS EAST 765.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 591.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 659.92 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 564.41 FEET TO A BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 29 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 191.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 308.087 ACRES, MORE OR LESS, BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

INCLUDES ALL OF: PIN 92-4-122-303-0101; 92-4-122-304-0200; 92-4-122-312-0305; 92-4-122-312-0310; 92-4-122-311-0200; 92-4-122-312-0100 AND 92-4-122-312-0150.

# TID #7 Project Plan

## MAPS

$$1'' = 800'$$


Survey No.:		E 9 7 8 c	
Ordered By.:		Venture One	
Description:		TIF Exhibit	
Date Prepared:		March 2, 2018	
Scale:	1" = 800'	Field Work:	N/A
		Prepared By:	TGW

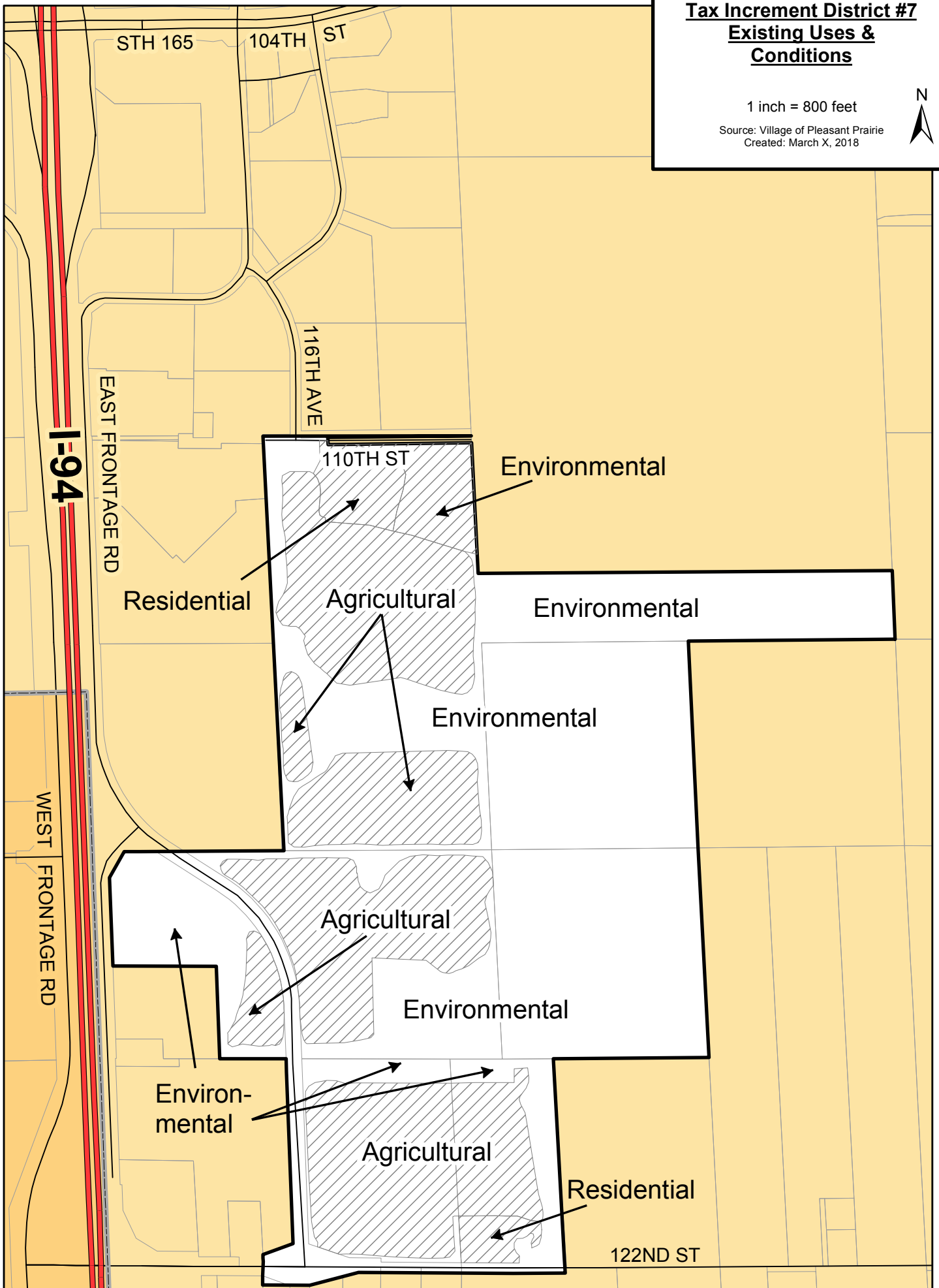


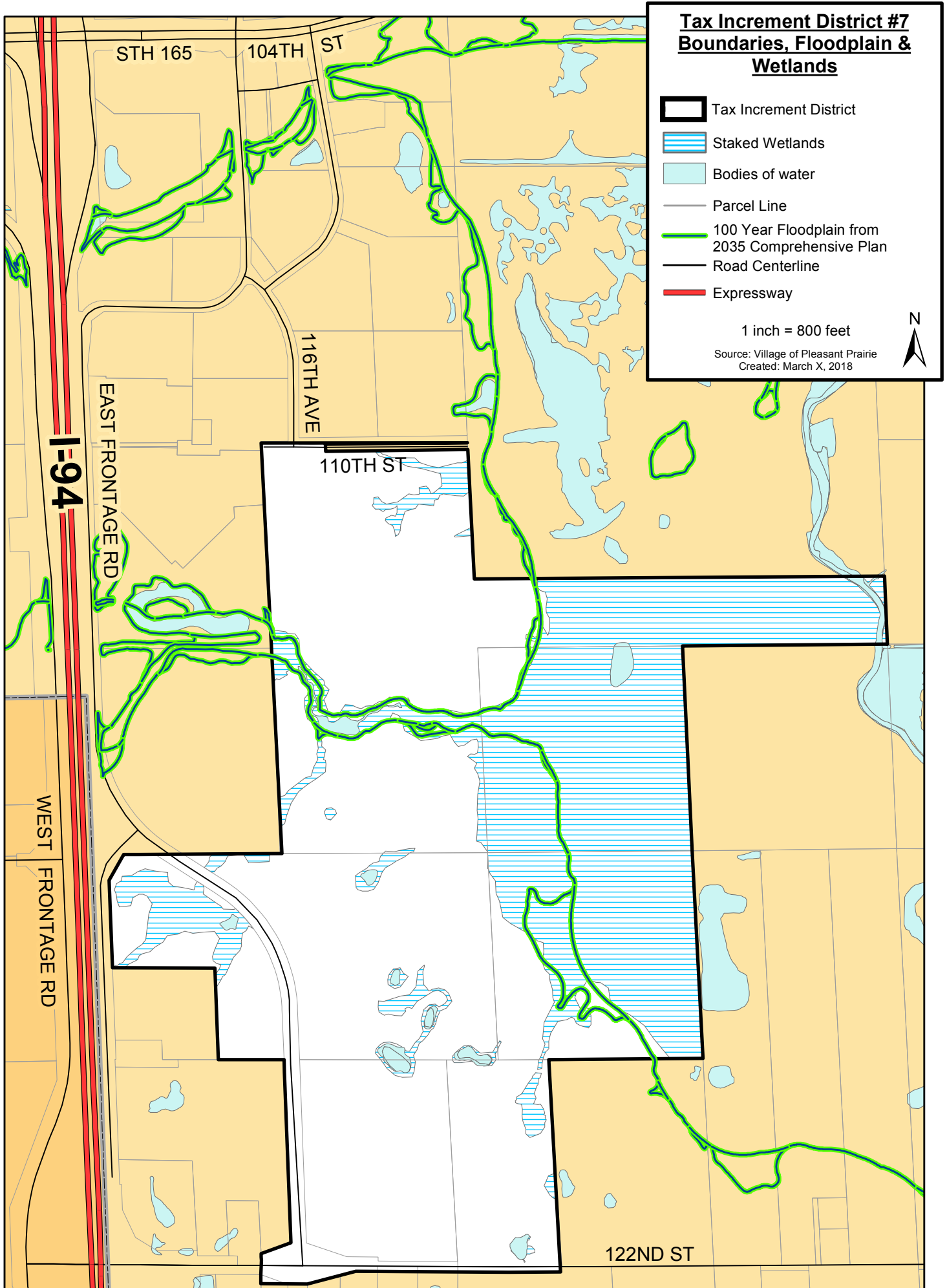
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Designation Firm  
License No. 184-003073 Exp. 4/30/19

**Tax Increment District #7**  
**Existing Uses &**  
**Conditions**

1 inch = 800 feet

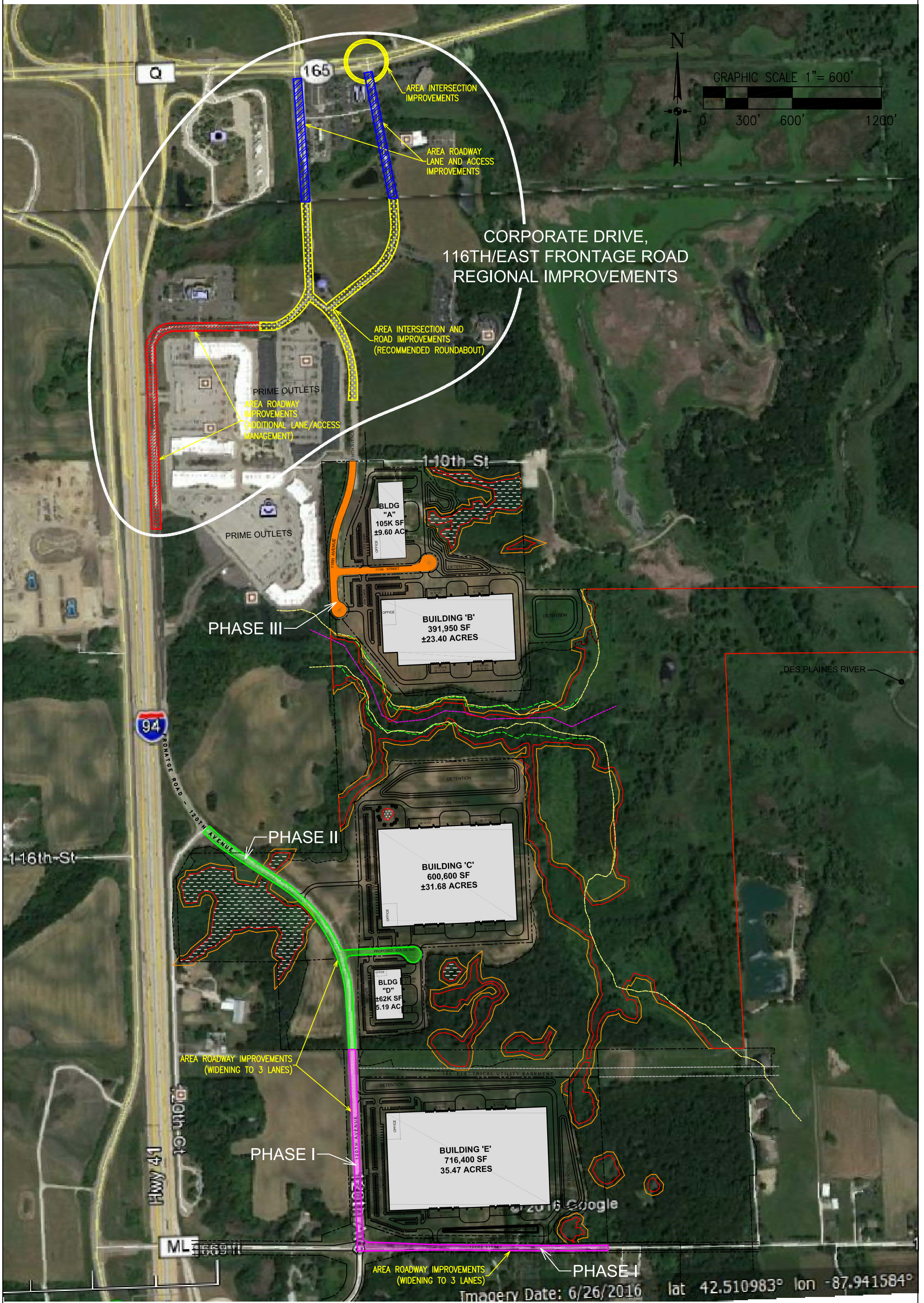
Source: Village of Pleasant Prairie  
Created: March X, 2018







## ROADWAY IMPROVEMENTS



**JACOB & HEFNER**  
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601

3/21/2018 [www.jacobandhefner.com](http://www.jacobandhefner.com)

M-4

PROJECT NAME:	ROADWAY IMPROVEMENTS		
CLIENT NAME:	CLAYCO/VENTURE ONE		
LOCATION:	PLEASANT PRAIRIE, WI		
DATE PREPARED:	12/1/17		
SHEET:	RIVPEX	JOB NO.:	E978c



STATELINE 94 SANITARY SEWER  
EXTENSION OPTION 2

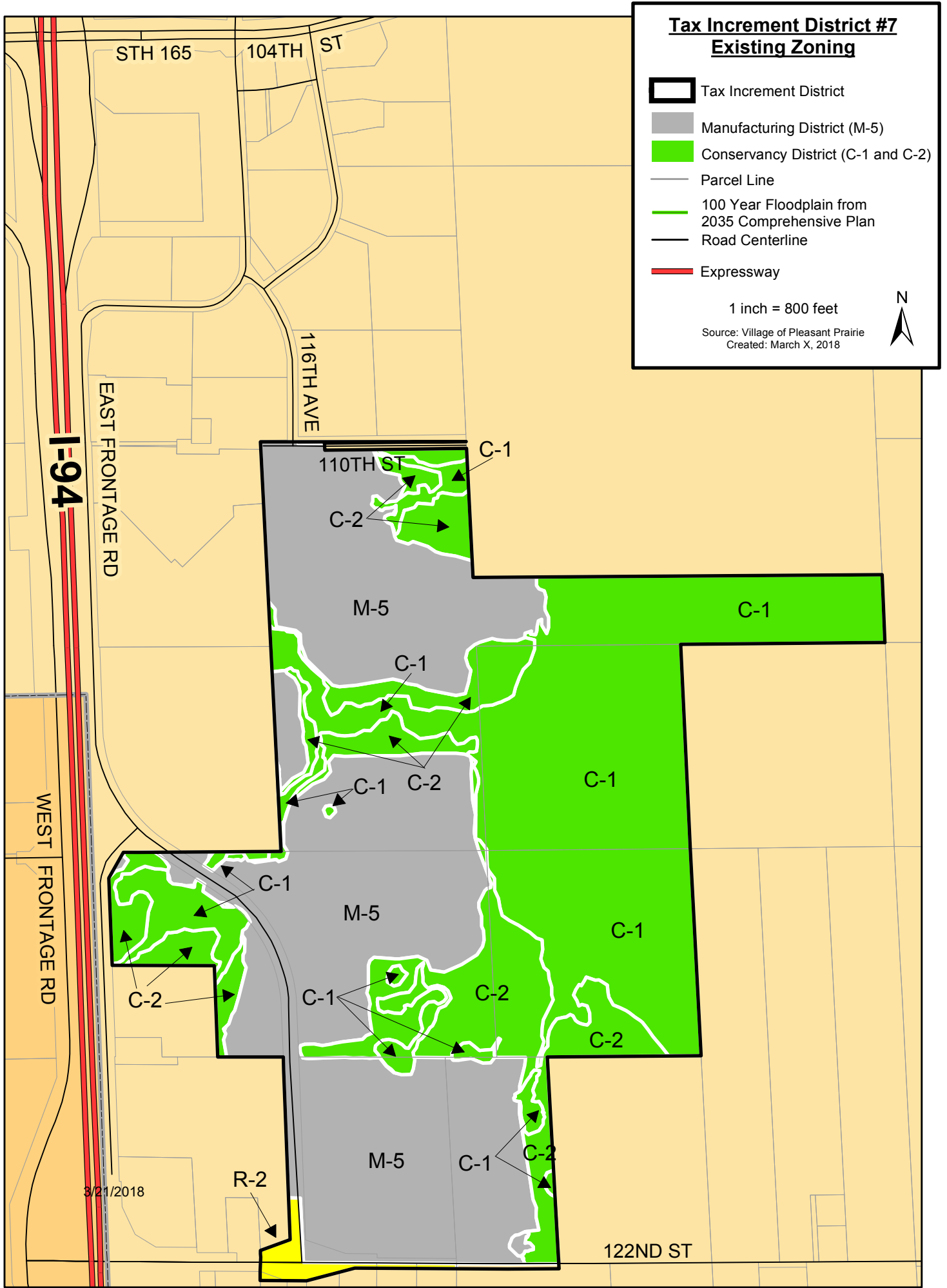


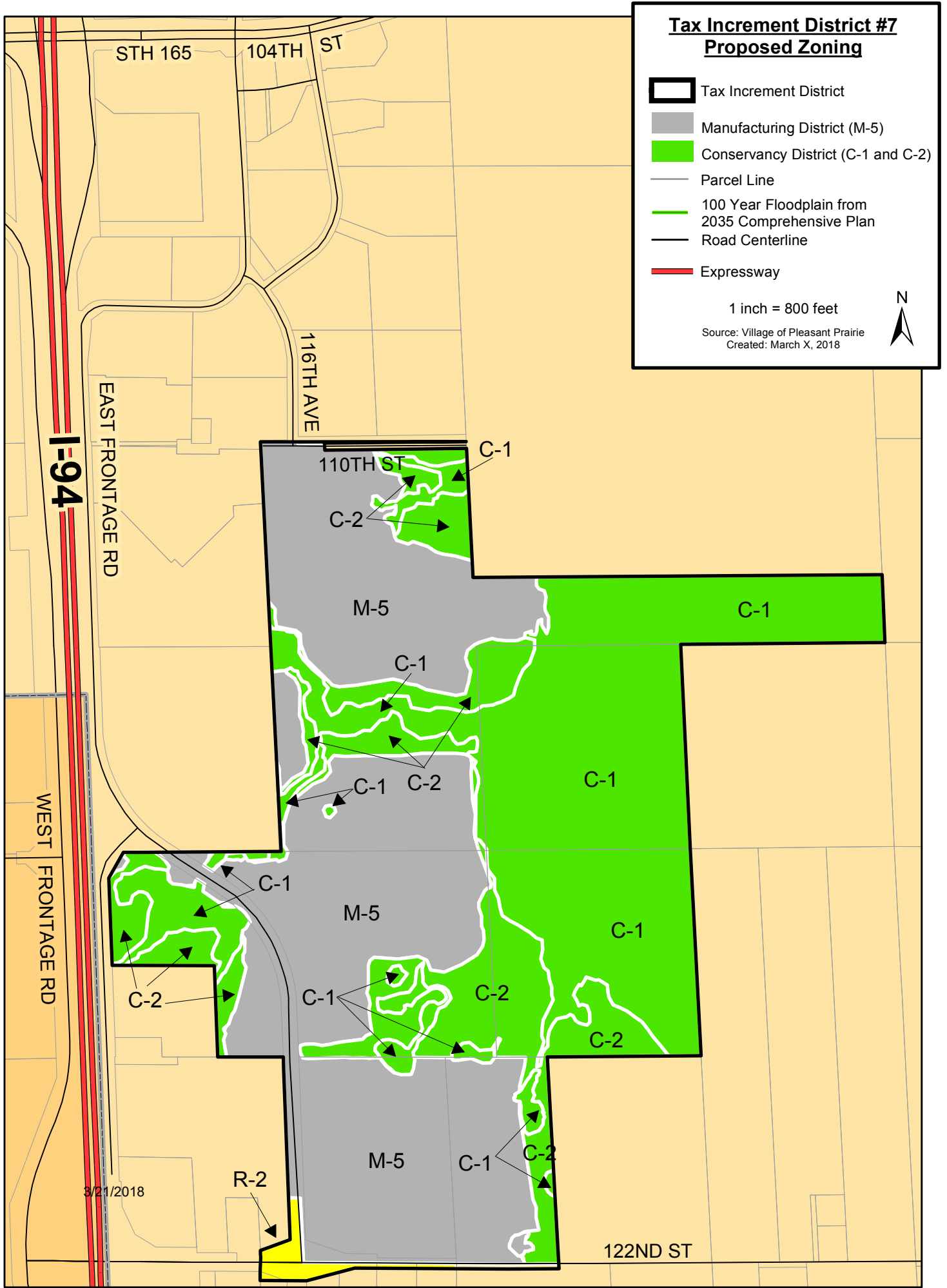
PROJECT NAME:	STATELINE 94
CLIENT NAME:	CLAYCO/VENTURE ONE
LOCATION:	PLEASANT PRAIRIE, WI
DATE PREPARED:	4/12/17
SHEET:	SS OPT 2
JOB NO.:	E978c



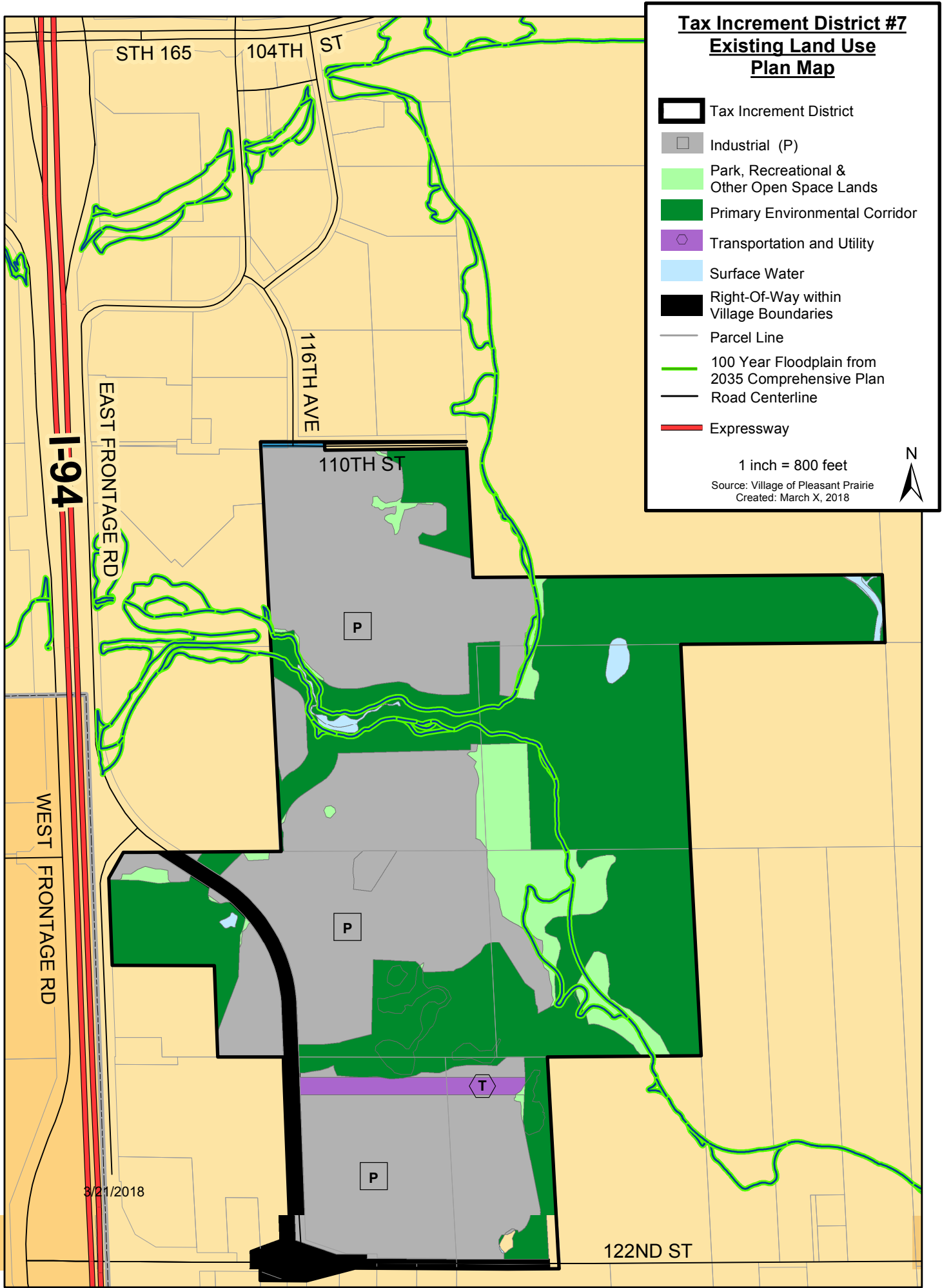
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
[www.jacobandhefner.com](http://www.jacobandhefner.com)

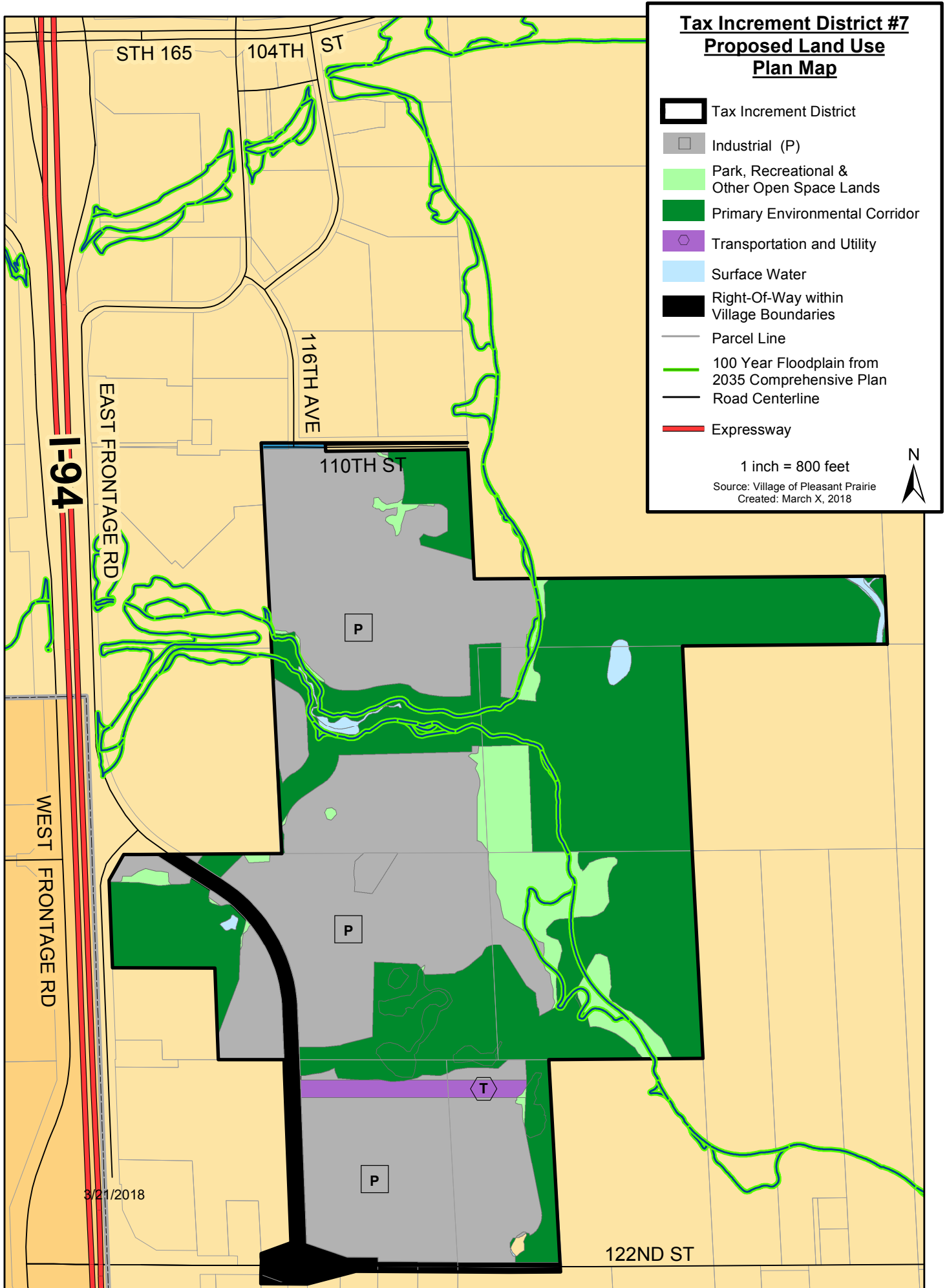
PROJECT NAME:	WATERMAIN EXTENSION		
CLIENT NAME:	CLAYCO/VENTURE ONE		
LOCATION:	PLEASANT PRAIRIE, WI		
DATE PREPARED:	2/28/18		
SHEET:	WMVPEX	JOB NO.:	E978c











# ITEM #1 - CONCEPTUAL SITE PLAN

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PARK PLAN



Drawing Title <b>PARK PLAN</b>	Drawing No. <b>SK-1</b>	Drawing Date 3/21/2018	Drawing Scale 1/8" = 1'-0"	Drawing Date 3/21/2018	PROJECT: <b>STATELINE 94</b> <b>CORPORATE PARK</b> PLEASANT PRAIRIE, WISCONSIN	Client Name CLAYCO - VENTURE ONE DEVELOPMENT SERVICES, LLC	Designer 10/20/16	Checkmark 10/20/16	On Approval CONSULTANT NAME CONSULTANT NAME CONSULTANT NAME	On Approval CONSULTANT NAME CONSULTANT NAME CONSULTANT NAME	On Approval CONSULTANT NAME CONSULTANT NAME CONSULTANT NAME	On Approval CONSULTANT NAME CONSULTANT NAME CONSULTANT NAME	On Approval CONSULTANT NAME CONSULTANT NAME CONSULTANT NAME
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