

March 7, 2024

DRAFT PROJECT PLAN

Town of Algoma, Wisconsin

Tax Incremental District No. 1



Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	April 10, 2024
Public Hearing Held:	April 10, 2024
Consideration by Plan Commission:	April 10, 2024
Consideration by Town Board:	May 15, 2024
Approval by the Joint Review Board:	TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 1 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 11 acres located along the Oakwood Road corridor. The District will be created to extend water service to facilitate development of a medical building (“Project”) by OSMS Real Estate (“Developer”). The District is also being created to assist with long-term redevelopment of property owned by the Town of Algoma. No plans are in place at the time of District creation to redevelopment sites owned by the Town of Algoma. The District provides a financial tool to aid in the redevelopment of these sites subject to approval of the Town.

AUTHORITY

Towns with a population of at least 3,500 and equalized valuation of at least \$500 million are permitted by Wis. Stat. § 60.23(32) to create a tax incremental district in the same manner as a city or village using the procedures set forth in Wis. Stat. § 66.1105. To exercise this authority, certain conditions related to provision of sanitary sewer service must be met. Those conditions are:

1. The boundaries of the proposed district must be within a sewer service area; and
2. Sewer service, provided by a wastewater treatment facility that complies with Wis. Stat. Chapter 283, must either currently extend to, or be provided to, the proposed district before the use or operation of any improvements to real property in the proposed district begins.

Additionally, a town must specify that one of the following will apply to the district:

- a. That at least 51% of the value of public infrastructure improvements within the district will be financed by a private developer, or other private entity, in return for the town’s agreement to repay the developer or other entity for those costs solely through the payment of cash grants.
- b. That the town expects all project costs to be paid within 90% percent of the proposed tax incremental district’s life.
- c. That expenditures may be made only within the first half of the proposed tax incremental district’s life, except that expenditures may be made after this period if the expenditures are approved by a unanimous vote of the joint review board.

The Town meets the population (6,939) and valuation requirements (\$1,018,843,800) and development within the proposed District will be provided with the required sewer service (by Algoma Sanitary District #1). The Town expects all project costs to be paid within 90% percent of the District's life.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Town anticipates making total expenditures of approximately \$2,100,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). The Project Plan allows the projects to be District eligible expenditures. Separate approval of these projects by the Town Board will be required.

INCREMENTAL VALUATION

The Town projects that new land and improvements value of approximately \$5.5 million will occur from the OSMS project. Additional incremental value could result from redevelopment on Town of Algoma parcels. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs within 21 years of its allowable 27 year maximum life.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 60.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

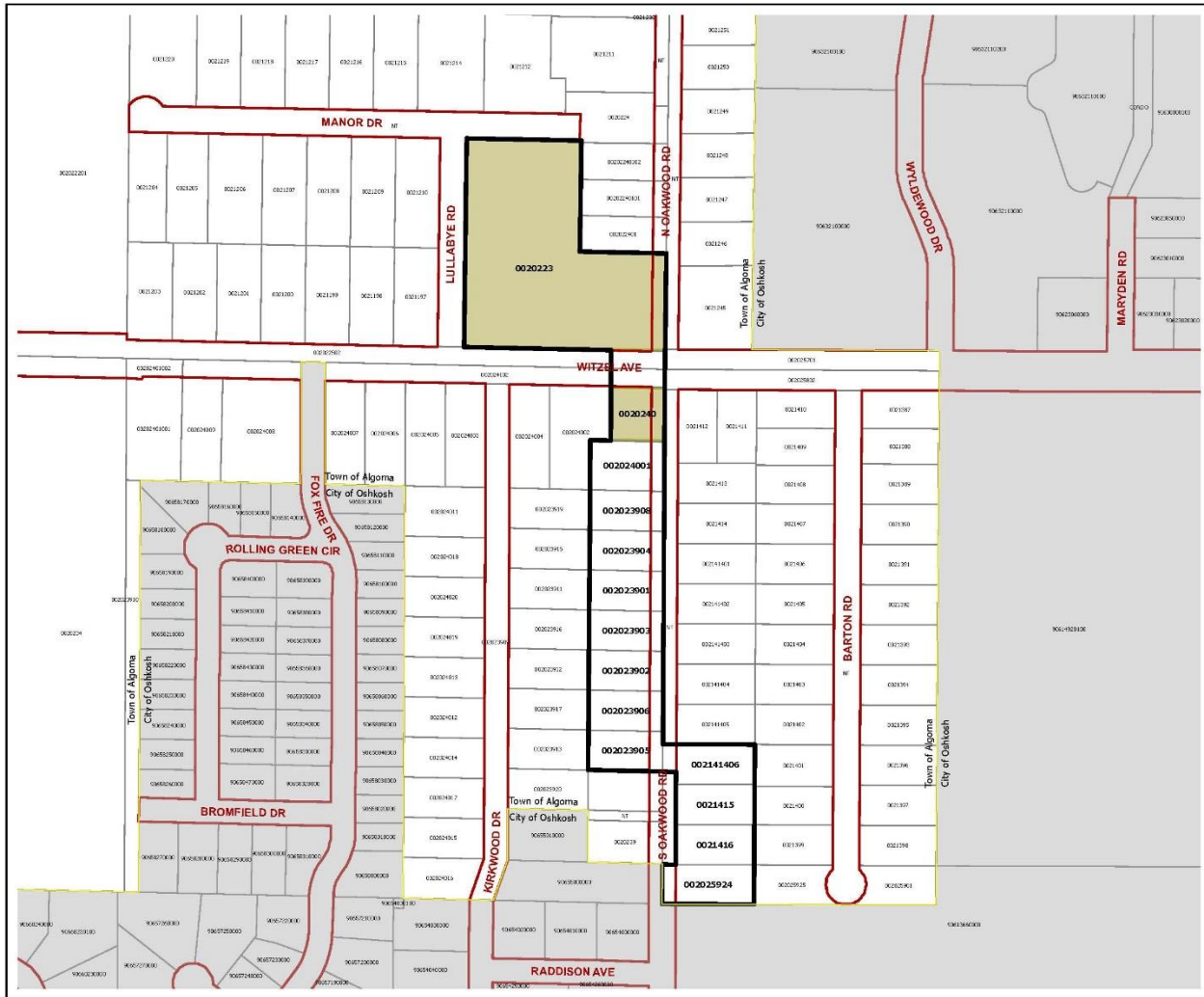
1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town. In reaching this determination, the Town has considered:
 - The investment needed to provide the public water infrastructure necessary to allow for the OSMS project to proceed.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Town has considered the following information:
 - The construction of a medical facility will provide additional health care services within the Town and diversify the tax base.

- That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
 4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. §66.1337(2m)(a).
 5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
 7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
 8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Town does not exceed 12% of the total equalized value of taxable property within the Town.
 9. The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
 10. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.

SECTION 2: Preliminary Map of Proposed District Boundary

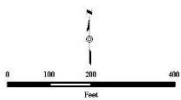
Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Proposed District Boundary

- Proposed TID Boundary
- Parcels in need of rehabilitation
- Parcels
- Road Right of Way (ROW)
- Town of Algoma
- City of Oshkosh



Source: Winnebago County 2024

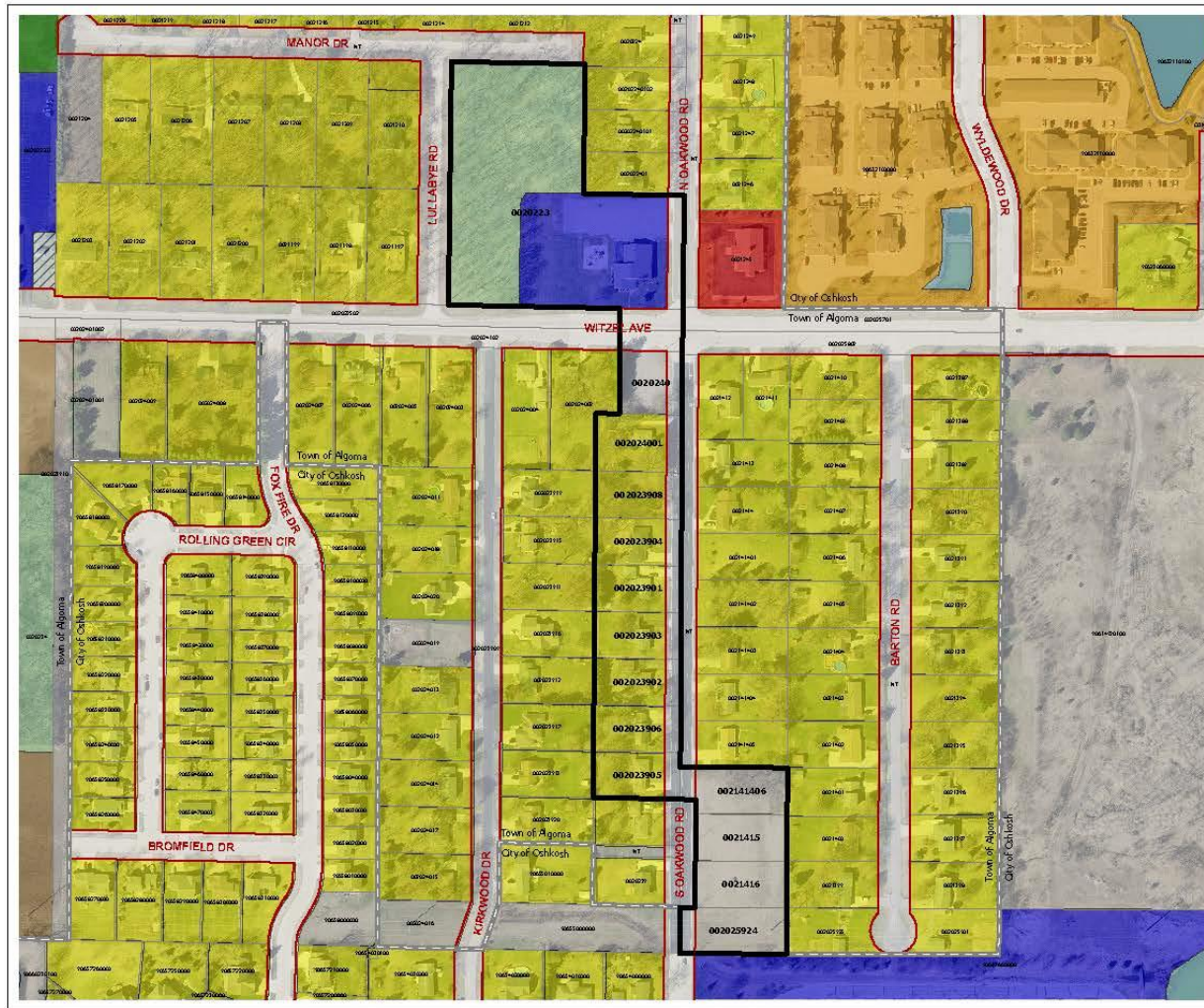
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PREPARED FEBRUARY 2024 BY:
 East Central Wisconsin
 Regional Planning Commission
ECWRPC

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SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



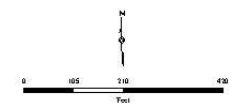
Existing Uses and Conditions

Existing Land Use

- Single Family Residential
- Multi-Family
- Commercial
- Public / Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Recreational Facilities
- General Woodlands
- Open Other Land
- Water

Other Boundaries

- Proposed TID Boundary
- Parcels
- Municipal Boundary
- Road Right of Way (ROW)



Source: Base data - Winnebago County 2024 imagery - Winnebago County 2020, existing land use - ECWRPFC

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SECTION 4: Preliminary Parcel List and Analysis

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
0020223	0	0	0	0	0	0
0020240	0	0	0	0	0	0
002024001	36,900	88,300	125,200	48,700	116,500	165,200
002023908	32,500	0	32,500	42,900	0	42,900
002023904	32,500	0	32,500	42,900	0	42,900
002023901	32,500	123,700	156,200	42,900	163,200	206,100
002023903	32,500	98,500	131,000	42,900	129,900	172,800
002023902	32,500	109,200	141,700	42,900	144,000	186,900
002023906	32,500	122,500	155,000	42,900	161,600	204,500
002023905	32,500	119,800	152,300	42,900	158,000	200,900
002141406	36,000	0	36,000	47,500	0	47,500
0021415	36,000	0	36,000	47,500	0	47,500
0021416	36,000	0	36,000	47,500	0	47,500
002025924	19,000	0	19,000	25,100	0	25,100
TOTALS	391,400	662,000	1,053,400	516,600	873,200	1,389,800

1) Estimated based on values as of January 1, 2023. Actual base value will be as of January 1, 2024.

2) Calculation based on assessment ratio of .7581.

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres		Assessment Classification
					Rehab/ Conservation		
N/A	Right of Way			0.14			
N/A	0020223	15 N. Oakwood Road	Town of Algoma	4.97	4.97		Exempt
N/A	0020240	15 N. Oakwood Road	Town of Algoma	0.47	0.47		Exempt
N/A	002024001	41 S. Pakwood Road	Rudolph Meyers	0.50			1 - Residential
N/A	002023908	925 Dove Street	Richard Schanilec	0.42			1 - Residential
N/A	002023904	73 S Oakwood	Jeffrey Stenerson	0.42			1 - Residential
N/A	002023901	79 S. Oakwood	Kyle Kehoe	0.42			1 - Residential
N/A	002023903	87 S. Oakwood	Traci Jennings	0.42			1 - Residential
N/A	002023902	95 S. Oakwood	Jeffrey Cady	0.42			1 - Residential
N/A	002023906	127 S. Oakwood	Beverly Sanchez	0.42			1 - Residential
N/A	002023905	151 S. Oakwood	Justin Marchelis	0.42			1 - Residential
N/A	002141406	2223 Lime Kilin Road Ste 1	OSMS Real Estate	0.45			2 - Commercial
N/A	0021415	2223 Lime Kilin Road Ste 1	OSMS Real Estate	0.45			2 - Commercial
N/A	0021416	2223 Lime Kilin Road Ste 1	OSMS Real Estate	0.45			2 - Commercial
N/A	002025924	2223 Lime Kilin Road Ste 1	OSMS Real Estate	0.43			2 - Commercial
TOTALS				10.80	5.44		

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)

50.37%

At least 50% of the TID area must meet the criteria of “Rehabilitation or Conservation work”. Rehabilitation or conservation work includes any of the following as defined in Wis. Stat. § 66.1337(2m)(a):

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
 2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
 3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
 4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.
- (b) “Urban renewal project” includes undertakings and activities for the elimination and for the prevention of the development or spread of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of the undertaking or work.

The parcels within the District owned by the Town of Algoma are suitable for carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements. To promote redevelopment, the structures require demolition and site remediation will be required.

No plans are in place at the time of District creation to redevelopment sites owned by the Town of Algoma. The District provides a financial tool to aid in the redevelopment of these sites subject to approval of the Town.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Town expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District does not exceed 12% of the total equalized value of taxable property within the Town.

The estimated equalized base value of the proposed District totals \$1,389,800. This value is less than the maximum of \$122,261,256 in equalized value that is permitted for the Town.

Town of Algoma, Wisconsin		
Tax Increment District No.1		
Valuation Test Compliance Calculation		
<u>Calculation of Town Equalized Value Limit</u>		
Town TID IN Equalized Value (Jan. 1, 2023)	\$	1,018,843,800
TID Valuation Limit @ 12% of Above Value	\$	122,261,256
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	1,389,800
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	-
Total Value Subject to 12% Valuation Limit	\$	1,389,800
Total Percentage of TID IN Equalized Value		0.14%
Residual Value Capacity of TID IN Equalized Value	\$	120,871,456

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Town ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Town expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly

costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Town may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

Miscellaneous

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

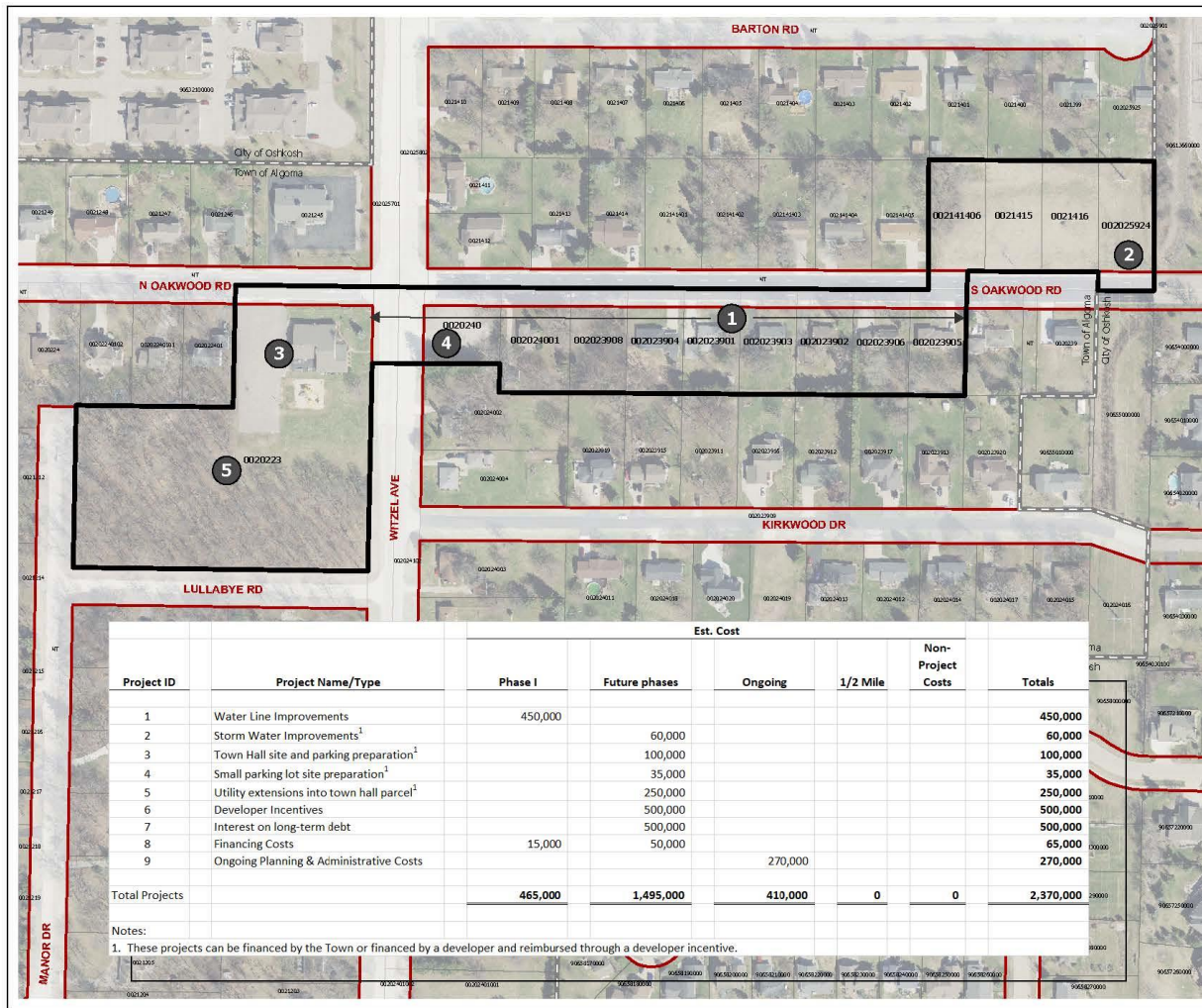
The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees relating to the implementation of the Plan.

Financing Costs


Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: **Map Showing Proposed Improvements and Uses**

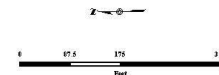
Map Found on Following Page.



Proposed Improvements

-  Proposed TID Boundary
-  Tax Parcel Boundary
-  Municipal Boundary
-  Road Right of Way (ROW)

The Town expects to pay development incentives to qualifying development projects within the TID and will incur administrative and other professional service expenses in the implementation of the Project Plan.



Source: Base data - Winnebago County 2024.

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SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Town currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

The Project Plan is not a commitment by the Town to complete these projects. Specific infrastructure projects will require authorization by the Town Board. Any development incentive offered will require approval of a development agreement by the Town Board.

Project ID	Project Name/Type	Est. Cost				Non-Project Costs	Totals
		Phase I	Future phases	Ongoing	1/2 Mile		
1	Water Line Improvements	450,000					450,000
2	Storm Water Improvements ¹		60,000				60,000
3	Town Hall site and parking preparation ¹		100,000				100,000
4	Small parking lot site preparation ¹		35,000				35,000
5	Utility extensions into town hall parcel ¹		250,000				250,000
6	Developer Incentives		500,000				500,000
7	Interest on long-term debt		500,000				500,000
8	Financing Costs	15,000	50,000				65,000
9	Ongoing Planning & Administrative Costs			140,000			140,000
Total Projects		465,000	1,495,000	140,000	0	0	2,100,000

Notes:

1. These projects can be financed by the Town or financed by a developer and reimbursed through a developer incentive.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

Estimated valuations and timing for construction of the initial development and potential future development are included in **Table 1**. Assuming the Town's current equalized TID Interim tax rate of \$15.23 per thousand of equalized value declining by 1.00% per year, and no economic appreciation or depreciation, the District would generate \$2,563,780 in incremental tax revenue over the term of the District as shown in **Table 2**.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2046 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 1 – Development Assumptions

Town of Algoma, Wisconsin Tax Increment District No.1 Development Assumptions					
Construction Year	OSMS Project (Proposed Project) Total Value	Town Hall Development (Illustration Only) Total Value	Annual Total	Construction Year	
1 2024			0	2024	1
2 2025	5,500,000		5,500,000	2025	2
3 2026			0	2026	3
4 2027			0	2027	4
5 2028			0	2028	5
6 2029			0	2029	6
7 2030		2,500,000	2,500,000	2030	7
8 2031			0	2031	8
9 2032			0	2032	9
10 2033			0	2033	10
11 2034			0	2034	11
12 2035			0	2035	12
13 2036			0	2036	13
14 2037			0	2037	14
15 2038			0	2038	15
16 2039			0	2039	16
17 2040			0	2040	17
18 2041			0	2041	18
19 2042			0	2042	19
20 2043			0	2043	20
21 2044			0	2044	21
22 2045			0	2045	22
23 2046			0	2046	23
24 2047			0	2047	24
25 2048			0	2048	25
26 2049			0	2049	26
27 2050			0	2050	27
Totals	5,500,000	2,500,000	8,000,000		

Table 2 – Tax Increment Projection Worksheet

Town of Algoma, Wisconsin Tax Increment District No.1 Tax Increment Projection Worksheet																																																																																																																																																																																																																																																																														
Type of District	Rehabilitation					Base Value	1,389,800																																																																																																																																																																																																																																																																							
District Creation Date	May 1, 2024					Economic Change Factor																																																																																																																																																																																																																																																																								
Valuation Date	Jan 1,	2024				Apply to Base Value																																																																																																																																																																																																																																																																								
Max Life (Years)	27					Base Tax Rate	\$15.23																																																																																																																																																																																																																																																																							
Expenditure Period/Termination	22	5/1/2046				Rate Adjustment Factor	-1.00%																																																																																																																																																																																																																																																																							
Revenue Periods/Final Year	27	2052																																																																																																																																																																																																																																																																												
Extension Eligibility/Years	Yes 3																																																																																																																																																																																																																																																																													
Eligible Recipient District	Yes																																																																																																																																																																																																																																																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 10%;">Construction Year</th> <th style="width: 15%;">Value Added</th> <th style="width: 10%;">Valuation Year</th> <th style="width: 10%;">Economic Change</th> <th style="width: 10%;">Total Increment</th> <th style="width: 10%;">Revenue Year</th> <th style="width: 10%;">Tax Rate</th> <th style="width: 10%;">Tax Increment</th> </tr> </thead> <tbody> <tr><td>1</td><td>2024</td><td style="text-align: right;">0</td><td>2025</td><td style="text-align: center;">0</td><td style="text-align: right;">0</td><td>2026</td><td style="text-align: right;">\$15.08</td><td style="text-align: right;">0</td></tr> <tr><td>2</td><td>2025</td><td style="text-align: right;">5,500,000</td><td>2026</td><td style="text-align: center;">0</td><td style="text-align: right;">5,500,000</td><td>2027</td><td style="text-align: right;">\$14.93</td><td style="text-align: right;">82,118</td></tr> <tr><td>3</td><td>2026</td><td style="text-align: center;">0</td><td>2027</td><td style="text-align: center;">0</td><td style="text-align: right;">5,500,000</td><td>2028</td><td style="text-align: right;">\$14.78</td><td style="text-align: right;">81,297</td></tr> <tr><td>4</td><td>2027</td><td style="text-align: center;">0</td><td>2028</td><td style="text-align: center;">0</td><td style="text-align: right;">5,500,000</td><td>2029</td><td style="text-align: right;">\$14.63</td><td style="text-align: right;">80,484</td></tr> <tr><td>5</td><td>2028</td><td style="text-align: center;">0</td><td>2029</td><td style="text-align: center;">0</td><td style="text-align: right;">5,500,000</td><td>2030</td><td style="text-align: right;">\$14.49</td><td style="text-align: right;">79,679</td></tr> <tr><td>6</td><td>2029</td><td style="text-align: center;">0</td><td>2030</td><td style="text-align: center;">0</td><td style="text-align: right;">5,500,000</td><td>2031</td><td style="text-align: right;">\$14.34</td><td style="text-align: right;">78,883</td></tr> <tr><td>7</td><td>2030</td><td style="text-align: right;">2,500,000</td><td>2031</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2032</td><td style="text-align: right;">\$14.20</td><td style="text-align: right;">113,591</td></tr> <tr><td>8</td><td>2031</td><td style="text-align: center;">0</td><td>2032</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2033</td><td style="text-align: right;">\$14.06</td><td style="text-align: right;">112,455</td></tr> <tr><td>9</td><td>2032</td><td style="text-align: center;">0</td><td>2033</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2034</td><td style="text-align: right;">\$13.92</td><td style="text-align: right;">111,330</td></tr> <tr><td>10</td><td>2033</td><td style="text-align: center;">0</td><td>2034</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2035</td><td style="text-align: right;">\$13.78</td><td style="text-align: right;">110,217</td></tr> <tr><td>11</td><td>2034</td><td style="text-align: center;">0</td><td>2035</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2036</td><td style="text-align: right;">\$13.64</td><td style="text-align: right;">109,115</td></tr> <tr><td>12</td><td>2035</td><td style="text-align: center;">0</td><td>2036</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2037</td><td style="text-align: right;">\$13.50</td><td style="text-align: right;">108,024</td></tr> <tr><td>13</td><td>2036</td><td style="text-align: center;">0</td><td>2037</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2038</td><td style="text-align: right;">\$13.37</td><td style="text-align: right;">106,944</td></tr> <tr><td>14</td><td>2037</td><td style="text-align: center;">0</td><td>2038</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2039</td><td style="text-align: right;">\$13.23</td><td style="text-align: right;">105,874</td></tr> <tr><td>15</td><td>2038</td><td style="text-align: center;">0</td><td>2039</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2040</td><td style="text-align: right;">\$13.10</td><td style="text-align: right;">104,815</td></tr> <tr><td>16</td><td>2039</td><td style="text-align: center;">0</td><td>2040</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2041</td><td style="text-align: right;">\$12.97</td><td style="text-align: right;">103,767</td></tr> <tr><td>17</td><td>2040</td><td style="text-align: center;">0</td><td>2041</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2042</td><td style="text-align: right;">\$12.84</td><td style="text-align: right;">102,730</td></tr> <tr><td>18</td><td>2041</td><td style="text-align: center;">0</td><td>2042</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2043</td><td style="text-align: right;">\$12.71</td><td style="text-align: right;">101,702</td></tr> <tr><td>19</td><td>2042</td><td style="text-align: center;">0</td><td>2043</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2044</td><td style="text-align: right;">\$12.59</td><td style="text-align: right;">100,685</td></tr> <tr><td>20</td><td>2043</td><td style="text-align: center;">0</td><td>2044</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2045</td><td style="text-align: right;">\$12.46</td><td style="text-align: right;">99,678</td></tr> <tr><td>21</td><td>2044</td><td style="text-align: center;">0</td><td>2045</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2046</td><td style="text-align: right;">\$12.34</td><td style="text-align: right;">98,682</td></tr> <tr><td>22</td><td>2045</td><td style="text-align: center;">0</td><td>2046</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2047</td><td style="text-align: right;">\$12.21</td><td style="text-align: right;">97,695</td></tr> <tr><td>23</td><td>2046</td><td style="text-align: center;">0</td><td>2047</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2048</td><td style="text-align: right;">\$12.09</td><td style="text-align: right;">96,718</td></tr> <tr><td>24</td><td>2047</td><td style="text-align: center;">0</td><td>2048</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2049</td><td style="text-align: right;">\$11.97</td><td style="text-align: right;">95,751</td></tr> <tr><td>25</td><td>2048</td><td style="text-align: center;">0</td><td>2049</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2050</td><td style="text-align: right;">\$11.85</td><td style="text-align: right;">94,793</td></tr> <tr><td>26</td><td>2049</td><td style="text-align: center;">0</td><td>2050</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2051</td><td style="text-align: right;">\$11.73</td><td style="text-align: right;">93,845</td></tr> <tr><td>27</td><td>2050</td><td style="text-align: center;">0</td><td>2051</td><td style="text-align: center;">0</td><td style="text-align: right;">8,000,000</td><td>2052</td><td style="text-align: right;">\$11.61</td><td style="text-align: right;">92,907</td></tr> <tr style="background-color: #f4a460;"> <td colspan="2">Totals</td> <td style="text-align: right;">8,000,000</td> <td></td> <td style="text-align: center;">0</td> <td></td> <td colspan="2" style="text-align: right;">Future Value of Increment</td> <td style="text-align: right;">2,563,780</td> </tr> </tbody> </table>											Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment	1	2024	0	2025	0	0	2026	\$15.08	0	2	2025	5,500,000	2026	0	5,500,000	2027	\$14.93	82,118	3	2026	0	2027	0	5,500,000	2028	\$14.78	81,297	4	2027	0	2028	0	5,500,000	2029	\$14.63	80,484	5	2028	0	2029	0	5,500,000	2030	\$14.49	79,679	6	2029	0	2030	0	5,500,000	2031	\$14.34	78,883	7	2030	2,500,000	2031	0	8,000,000	2032	\$14.20	113,591	8	2031	0	2032	0	8,000,000	2033	\$14.06	112,455	9	2032	0	2033	0	8,000,000	2034	\$13.92	111,330	10	2033	0	2034	0	8,000,000	2035	\$13.78	110,217	11	2034	0	2035	0	8,000,000	2036	\$13.64	109,115	12	2035	0	2036	0	8,000,000	2037	\$13.50	108,024	13	2036	0	2037	0	8,000,000	2038	\$13.37	106,944	14	2037	0	2038	0	8,000,000	2039	\$13.23	105,874	15	2038	0	2039	0	8,000,000	2040	\$13.10	104,815	16	2039	0	2040	0	8,000,000	2041	\$12.97	103,767	17	2040	0	2041	0	8,000,000	2042	\$12.84	102,730	18	2041	0	2042	0	8,000,000	2043	\$12.71	101,702	19	2042	0	2043	0	8,000,000	2044	\$12.59	100,685	20	2043	0	2044	0	8,000,000	2045	\$12.46	99,678	21	2044	0	2045	0	8,000,000	2046	\$12.34	98,682	22	2045	0	2046	0	8,000,000	2047	\$12.21	97,695	23	2046	0	2047	0	8,000,000	2048	\$12.09	96,718	24	2047	0	2048	0	8,000,000	2049	\$11.97	95,751	25	2048	0	2049	0	8,000,000	2050	\$11.85	94,793	26	2049	0	2050	0	8,000,000	2051	\$11.73	93,845	27	2050	0	2051	0	8,000,000	2052	\$11.61	92,907	Totals		8,000,000		0		Future Value of Increment		2,563,780
	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment																																																																																																																																																																																																																																																																						
1	2024	0	2025	0	0	2026	\$15.08	0																																																																																																																																																																																																																																																																						
2	2025	5,500,000	2026	0	5,500,000	2027	\$14.93	82,118																																																																																																																																																																																																																																																																						
3	2026	0	2027	0	5,500,000	2028	\$14.78	81,297																																																																																																																																																																																																																																																																						
4	2027	0	2028	0	5,500,000	2029	\$14.63	80,484																																																																																																																																																																																																																																																																						
5	2028	0	2029	0	5,500,000	2030	\$14.49	79,679																																																																																																																																																																																																																																																																						
6	2029	0	2030	0	5,500,000	2031	\$14.34	78,883																																																																																																																																																																																																																																																																						
7	2030	2,500,000	2031	0	8,000,000	2032	\$14.20	113,591																																																																																																																																																																																																																																																																						
8	2031	0	2032	0	8,000,000	2033	\$14.06	112,455																																																																																																																																																																																																																																																																						
9	2032	0	2033	0	8,000,000	2034	\$13.92	111,330																																																																																																																																																																																																																																																																						
10	2033	0	2034	0	8,000,000	2035	\$13.78	110,217																																																																																																																																																																																																																																																																						
11	2034	0	2035	0	8,000,000	2036	\$13.64	109,115																																																																																																																																																																																																																																																																						
12	2035	0	2036	0	8,000,000	2037	\$13.50	108,024																																																																																																																																																																																																																																																																						
13	2036	0	2037	0	8,000,000	2038	\$13.37	106,944																																																																																																																																																																																																																																																																						
14	2037	0	2038	0	8,000,000	2039	\$13.23	105,874																																																																																																																																																																																																																																																																						
15	2038	0	2039	0	8,000,000	2040	\$13.10	104,815																																																																																																																																																																																																																																																																						
16	2039	0	2040	0	8,000,000	2041	\$12.97	103,767																																																																																																																																																																																																																																																																						
17	2040	0	2041	0	8,000,000	2042	\$12.84	102,730																																																																																																																																																																																																																																																																						
18	2041	0	2042	0	8,000,000	2043	\$12.71	101,702																																																																																																																																																																																																																																																																						
19	2042	0	2043	0	8,000,000	2044	\$12.59	100,685																																																																																																																																																																																																																																																																						
20	2043	0	2044	0	8,000,000	2045	\$12.46	99,678																																																																																																																																																																																																																																																																						
21	2044	0	2045	0	8,000,000	2046	\$12.34	98,682																																																																																																																																																																																																																																																																						
22	2045	0	2046	0	8,000,000	2047	\$12.21	97,695																																																																																																																																																																																																																																																																						
23	2046	0	2047	0	8,000,000	2048	\$12.09	96,718																																																																																																																																																																																																																																																																						
24	2047	0	2048	0	8,000,000	2049	\$11.97	95,751																																																																																																																																																																																																																																																																						
25	2048	0	2049	0	8,000,000	2050	\$11.85	94,793																																																																																																																																																																																																																																																																						
26	2049	0	2050	0	8,000,000	2051	\$11.73	93,845																																																																																																																																																																																																																																																																						
27	2050	0	2051	0	8,000,000	2052	\$11.61	92,907																																																																																																																																																																																																																																																																						
Totals		8,000,000		0		Future Value of Increment		2,563,780																																																																																																																																																																																																																																																																						
Notes:																																																																																																																																																																																																																																																																														

Table 3 - Cash Flow

Town of Algoma, Wisconsin															
Tax Increment District No.1															
Cash Flow Projection															
Year	Projected Revenues			Projected Expenditures								Balances			Year
	Tax Increments	Debt Proceeds	Total Revenues	G.O. Notes \$567,416 Dated Date: 06/01/24 Principal Interest	G.O. Notes \$567,416 Issue Total	Potential Development Incentives (Town sites)	Creation Costs	Initial Capital Outlay	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024		567,416	567,416		0		25,000	450,000	15,000		490,000	77,416	77,416	846,584	2024
2025			0		31,208	31,208				5,000	36,208	(36,208)	41,208	815,376	2025
2026	0		0		31,208	31,208				5,000	36,208	(36,208)	5,000	784,168	2026
2027	82,118		82,118		31,208	31,208				5,000	36,208	45,911	50,911	752,960	2027
2028	81,297		81,297	44,010	31,293	75,303				5,000	80,303	994	51,904	677,657	2028
2029	80,484		80,484	46,505	28,788	75,293				5,000	80,293	191	52,095	602,363	2029
2030	79,679		79,679	49,063	26,230	75,293				5,000	80,293	(614)	51,482	1,472,071	2030
2031	78,883		78,883	51,762	23,531	75,293		25,000		5,000	105,293	(26,410)	25,072	1,396,778	2031
2032	113,591		113,591	54,563	20,741	75,303		25,000		5,000	105,303	8,288	33,359	1,296,474	2032
2033	112,455		112,455	57,609	17,684	75,293		25,000		5,000	105,293	7,162	40,521	1,196,182	2033
2034	111,330		111,330	60,778	14,515	75,293		25,000		5,000	105,293	6,038	46,559	1,095,889	2034
2035	110,217		110,217	64,121	11,172	75,293		25,000		5,000	105,293	4,925	51,483	845,000	2035
2036	109,115		109,115	67,637	7,666	75,303		25,000		5,000	105,303	3,812	55,295	820,000	2036
2037	108,024		108,024	71,367	3,925	75,293		25,000		5,000	105,293	2,731	58,026	795,000	2037
2038	106,944		106,944			0		70,000		5,000	75,000	31,944	89,970	770,000	2038
2039	105,874		105,874			0		100,000		5,000	105,000	874	90,844	700,000	2039
2040	104,815		104,815			0		100,000		5,000	105,000	(185)	90,659	600,000	2040
2041	103,767		103,767			0		100,000		5,000	105,000	(1,233)	89,427	500,000	2041
2042	102,730		102,730			0		100,000		5,000	105,000	(2,270)	87,156	400,000	2042
2043	101,702		101,702			0		100,000		5,000	105,000	(3,298)	83,859	300,000	2043
2044	100,685		100,685			0		100,000		5,000	105,000	(4,315)	79,544	200,000	2044
2045	99,678		99,678			0		100,000		5,000	105,000	(5,322)	74,222	100,000	2045
2046	98,682		98,682			0				5,000	5,000	93,682	167,904	0	2046
2047	97,695		97,695			0				5,000	5,000	92,695	260,599	0	2047
2048	96,718		96,718			0				5,000	5,000	91,718	352,317	0	2048
2049	95,751		95,751			0				5,000	5,000	90,751	443,067	0	2049
2050	94,793		94,793			0				5,000	5,000	89,793	532,860	0	2050
2051	93,845		93,845			0				5,000	5,000	88,845	621,706	0	2051
2052	92,907		92,907			0				5,000	5,000	87,907	709,612	0	2052
TOTAL	2,563,780	567,416	3,131,196	567,416	279,168	846,584	945,000	25,000	450,000	15,000	140,000	2,421,584			TOTAL

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD

SECTION 10: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Town's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Town's Comprehensive Plan identifying the areas targeted for redevelopment and development as appropriate for commercial uses.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Town's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Town

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Town by rehabilitating property, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects if needed. Through use of tax increment financing, the Town can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

SAMPLE

Town Chairman
Town of Algoma
15 N Oakwood Road
Oshkosh, Wisconsin 54904

RE: Project Plan for Tax Incremental District No. 1

Dear Town Chairman:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Town Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Town Attorney for the Town of Algoma, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Town of Algoma Tax Incremental District No. 1 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Town Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Town of Algoma, Wisconsin							
Tax Increment District No.1							
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Revenue Year	County	Algoma Sanitary District	Town	School District	Technical College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	21,439	1,014	7,822	47,914	3,930	82,118	2027
2028	21,225	1,004	7,743	47,435	3,891	81,297	2028
2029	21,013	994	7,666	46,960	3,852	80,484	2029
2030	20,802	984	7,589	46,491	3,813	79,679	2030
2031	20,594	974	7,513	46,026	3,775	78,883	2031
2032	29,656	1,402	10,819	66,277	5,436	113,591	2032
2033	29,359	1,388	10,711	65,614	5,382	112,455	2033
2034	29,066	1,375	10,604	64,958	5,328	111,330	2034
2035	28,775	1,361	10,498	64,309	5,275	110,217	2035
2036	28,487	1,347	10,393	63,665	5,222	109,115	2036
2037	28,202	1,334	10,289	63,029	5,170	108,024	2037
2038	27,920	1,320	10,186	62,398	5,118	106,944	2038
2039	27,641	1,307	10,084	61,775	5,067	105,874	2039
2040	27,365	1,294	9,983	61,157	5,016	104,815	2040
2041	27,091	1,281	9,884	60,545	4,966	103,767	2041
2042	26,820	1,268	9,785	59,940	4,917	102,730	2042
2043	26,552	1,256	9,687	59,340	4,867	101,702	2043
2044	26,287	1,243	9,590	58,747	4,819	100,685	2044
2045	26,024	1,231	9,494	58,159	4,771	99,678	2045
2046	25,763	1,218	9,399	57,578	4,723	98,682	2046
2047	25,506	1,206	9,305	57,002	4,676	97,695	2047
2048	25,251	1,194	9,212	56,432	4,629	96,718	2048
2049	24,998	1,182	9,120	55,868	4,583	95,751	2049
2050	24,748	1,170	9,029	55,309	4,537	94,793	2050
2051	24,501	1,159	8,938	54,756	4,491	93,845	2051
2052	24,256	1,147	8,849	54,208	4,446	92,907	2052
	669,342	31,653	244,192	1,495,892	122,701	2,563,780	