

APPLICATION FOR TAX INCREMENT FINANCING ("TIF") ASSISTANCE

APPLICANT: _____Forward Development Group
ADDRESS: _____161 Horizon Drive, Suite 101, Verona, WI 53593
PHONE#: _____608-848-9050
FAX #: _____608-848-9051
CONTACT PERSON: Dennis Steinkraus, Development Manager
PROJECT NAME: Kettle Park West

On a separate sheet of paper please answer the following questions:

1. In no more than three pages provide relevant information on the Applicant's background and development experience. Include resumes of key individuals assigned to the project.
2. Identify the Applicant's consultants involved or proposed to be involved in the project noting relevant experience on similar projects (i.e., civil engineer, land use planner, Applicant's legal counsel, Applicant's financial advisor).
3. Describe the proposed project, including the size, scope, phasing, construction materials, and impact on parking, traffic and adjoining property. Discuss any development, planning, engineering, architectural or legal issues which may impact the City or adjoining property. Specifically outline residential development, if any, to be included in the project. Include any plans prepared for the project, if available. At a minimum, a concept plan shall be submitted with the application.
4. Define the boundaries of the proposed project by address and on a map.
5. Identify the property which is currently in the control of the Applicant via ownership or option. If under option note the option expiration date.
6. Is the property currently zoned for the proposed use? If not, what zoning change will be required?
7. Will the proposed project result in the relocation of economic activity from another location within the City? If so, discuss the nature of any anticipated relocations and the impact the relocation would have on the neighborhood where such activity is currently located.
8. State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.
9. Identify sources, amounts, and status of all debt financing and/or equity funding available to complete the Project. Does the applicant anticipate the debt to be privately financed by the construction lender or developer or publicly sold? Please prepare information in the following table format'.

| Source |
|--------------------------|
| Contact Person & Phone # |
| Amount |
| Term |
| Status |
10. Provide an outline of the costs associated with the development of the proposed project(s) and related parcel(s) located within the TIF district. Identify in the outline those costs you would propose to fund with TIF and the proposed payback time frame.
11. In one page or less, discuss and document information used to describe the market feasibility of each element of the proposed project. If a formal feasibility or comparable studies have been prepared, attach such reports

as an appendix to this application.

12. Estimate the incremental property taxes to be generated by the project.
13. Provide an estimate of the market value of all fixtures and equipment to be used by all owners or tenants of the proposed project which will be taxed as personal property.
14. Identify any proposed tenants of the project. Have leases been negotiated or signed? What type of lease is contemplated?
15. Who will own and operate the developed property?
16. Briefly describe the benefits of the proposed project to the City, particularly in economic and quality of life terms.
17. Attach a letter from a financial institution indicating that the applicant has sufficient financial resources to obtain the private financing for the project.
18. Describe the project schedule:
 - Preliminary Construction Start Date:
 - Preliminary Construction Completion Date:
 - Phasing Anticipated:
 - Date Occupied or Opened: