WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

COMMUNITY APPLICATION

SECTION I-APPLICANT INFORMATION	
Legal Entity: ☒City ☐Town ☐Village ☐County ☐Tribal Entity ☐Nonprofit (Attach copies of IRS documents showing acceptance of Federal Tax Exempt Status) ☒Other Governmental Unit	
Legal Name: Redevelopment Authority of the City of Stoughton	
Trade Name: Stoughton RDA	
Mailing Address: 381 East Main St.	
City, State, Zip: Stoughton, WI 53589	
FEIN: 39-6005622 (Federal Employee Identification Number – Tax ID or Social Security Number)	**NAICS:** 92119
Fiscal Year End Date: 12/31/2018	**Check box if W-9 is attached to the application** ☐
Website URL: http://www.ci.stoughton.wi.us/	**Phone:** (608) 873-6677
Chief Elected Official: Timothy Swadley	**Title:** Mayor
Phone: (608) 873-6677	**Email:** tswadley@ci.stoughton.wi.us
LOCAL GOVERNMENT CONTACT	
Name: Rodney Scheel	**Title:** Planning Director
Email: RJScheel@ci.stoughton.wi.us	**Phone:** (608) 873-6677
Mailing Address: 381 East Main Street	
City, State, Zip: Stoughton, WI 53589	
NON-GOVERNMENT CONTACT	
Name: Gary Becker	**Title:** Planning Consultant
Email: gwb@garywbecker.com	**Phone:** 608.444.0836
Mailing Address: 5813 Piping Rock Rd.	
City, State, Zip: Madison, WI 53711	

SECTION II-INFORMATION ON LEGAL PROCEEDINGS	
Has the applicant been involved in a lawsuit in the last 5 years?	☐**Yes** ☒**No**
Has the applicant been involved in a bankruptcy or insolvency proceeding in the last 10 years, or are any such proceedings pending?	☐**Yes** ☒**No**
Has the applicant been charged with a crime, ordered to pay or otherwise comply with civil penalties imposed, or been the subject of a criminal or civil investigation in the last 5 years?	☐**Yes** ☒**No**
Does the applicant have any outstanding tax liens?	☐**Yes** ☒**No**
Please attach a detailed explanation of any YES responses.	

SECTION III-STATE REQUESTS FOR BID OR PROPOSAL	
Are you aware of any State of Wisconsin request(s) for bid or request(s) for proposal to which the applicant intends to respond, or to which the applicant has recently responded? **If yes, please provide the following:** **a. Identify the bid or request for proposal** (e.g., bid number, or general description or title). **b. Identify the state agency or public entity to which you are submitting the bid or proposal.** **c. Explain the status of the bid or proposal (e.g., recently submitted; considering submission; in current negotiations).** **Please note that if you answer "yes" WEDC may not be able to discuss potential financial assistance until the request for bid or request for proposal process has been completed.**	☐**Yes** ☒**No**

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

CERTIFICATION STATEMENT

THE APPLICANT CERTIFIES TO THE BEST OF ITS KNOWLEDGE:

1. The information submitted to the Wisconsin Economic Development Corporation (WEDC) in this application, and subsequently in connection with this application, is true and correct.

2. The applicant is in compliance with applicable laws, regulations, ordinances and orders applicable to it that could have an adverse material impact on the project. Adverse material impact includes lawsuits, criminal or civil actions, bankruptcy proceedings, regulatory action by a governmental entity or inadequate capital to complete the project.

3. The applicant is not in default under the terms and conditions of any grant or loan agreements, leases or financing arrangements with its other creditors that could have an adverse material impact on the project.

4. WEDC is authorized to obtain background checks including a credit check on the applicant and any individual(s) with 20% or more ownership interest in the applicant company.

5. The applicant has disclosed, and will continue to disclose, any occurrence or event that could have an adverse material impact on the project.

THE APPLICANT UNDERSTANDS:

1. This application and other materials submitted to WEDC may constitute public records subject to disclosure under Wisconsin's Public Records Law, §19.31 et seq. The applicant may mark documents "confidential" if the documents contain sensitive information.

2. Submitting false or misleading information in connection with an application may result in the applicant being found ineligible for financial assistance under the funding program, and the applicant or its representative may be subject to civil and/or criminal prosecution.

3. Authorization to Receive Confidential Information. The applicant hereby authorizes the Wisconsin Economic Development Corporation ("WEDC") to request and receive confidential information that the applicant has submitted to, including any adjustments to such information by, the Wisconsin Department of Revenue ("DOR") and the Wisconsin Department of Workforce Development ("DWD"), and to use such information solely for the purposes of assessing the applicant's performance for the duration of the economic development project and ensuring that WEDC is properly administering or evaluating economic development programs. With regard to the information contained in the DWD unemployment insurance files, WEDC may access the following for the 8 most recent quarters: the quarterly gross wages paid to the applicant's employees; the monthly employee count; and the applicant's FEIN, NAICS code, and legal and trade names. The applicant also authorizes WEDC to share information submitted to WEDC by the applicant with the DOR and DWD and to redisclose to the public the information received from the DOR and DWD used to evaluate the applicant's performance under their specific economic development program and the impact of WEDC economic development programs. Records exempted from public records law by Wis. Stat. § 19.36(1) will be handled by WEDC in accordance with that law.

☒**Yes** ☐**No** I certify that incentive assistance is needed to ensure this project will happen in Wisconsin. Please provide details below:

Signature: Tim Swadley 4-30-18 Date:
(Authorized Representative)

Printed Name: Timothy Swadley Title: Mayor

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

IDLE SITE REDEVELOPMENT

SECTION A-INITIAL ELIGIBILITY	
1. The property is larger than 5 acres and has had over 25 years of industrial usage. -OR- The property is larger than 10 acres and has had over 25 years of commercial usage.	☒**Yes** ☐ **No**
2. The property has been vacant or underutilized for more than 5 years.	☒**Yes** ☐**No**
3. The applicant owns the targeted site or can demonstrate the legal ability to access the property and perform the work proposed in the application.	☒**Yes** ☐**No**
4. The applicant agrees that grant funds will NOT be used for environmental work occurring on properties in which the current owner is also a causer who possessed or controlled the contaminant(s) on the site.	☒**Yes** ☐**No**
5. The applicant agrees that funds received for remediation under the Idle Industrial Sites Program shall not replace funds from any other source, including Agri-Chemical, Petroleum Environmental Cleanup Act or the Superfund.	☒**Yes** ☐**No**
6. The applicant agrees that funds received under the Idle Industrial Sites Program shall not be used for environmental remediation costs where there is a known viable causer of contamination with ownership interest in the property.	☒**Yes** ☐**No**

Please contact your Regional Economic Development Director for eligibility information if any answers are "No."

SECTION B-SITE DETAILS	
Location: ☒City ☐Town ☐Village:	**County:** Dane
Street Address: 433 E. South St., Stoughton, WI	**Project NAICS:** 5311
Site Size (Acres): 8.51	**Current Zoning:** MR-24
Proposed Zoning: Planned Development	**Current Assessed Value: $**0
Projected Assessed Value: $40,000,000	**Current Owner of Property:** Stoughton RDA
Start Date: 6/1/2018	**End Date:** 12/31/2020

Project Description: Explain any other factors that should be considered in evaluating this project (e.g., impact on Wisconsin suppliers, national/international sales, and other prospects for future expansions, etc.)

A contaminated 8.51 acre former industrial area along the Yahara River in downtown Stoughton has been assembled by the Stoughton RDA. The site is comprised of two properties on seven parcels – MillFab and Highway Trailers. The City is transitioning this area from blighted industrial use to a regional recreational destination and mixed-use residential development. The RDA is requesting assistance from WEDC to demolish the Highway Trailer building, stabilize the Yahara River bank and construct a Riverwalk trail and pedestrian bridge to connect the site to Mandt Park. The RDA will be soliciting a master developer for the property, but the City is commiting to investing in the riverfront amenities before a developer is committed. Planning studies indicate that up to $40 million or more in property value can be supported by the site given its central location and frontage on the Yahara River. However,Stoughton must support the early costs of transitioning the site from what it is to what it will be. This high initial cost is a burden for the City of Stoughton and sharing the costs with other governmental partners will increase the chance of a successful redevelopment. Successful development of this site will make a large part of downtown Stoughton productive again, contributing to the vitality of the downtown. The significant addition of tax base will help improve Stoughton's fiscal capacity, providing greater ability to provide services demanded by residents. Adding 200 or more new households in this area will help support downtown businesses. The addition of new high-quality housing units will help improve the housing market for the entire City and support important local employers such as Stoughton Trailers and Cummins whose employees have a hard time finding decent housing in Stoughton. Upon completion of the City's investment along the River, the site will be a regional destination with a municipal whitewater kayak park and bike trail connecting to regional water and bike trails.

Is the project located in a TID? ☒Yes ☐No	**If yes, creation date:** 2/23/2010
Is the project located in a disaster area, as declared by state or federal authorities? ☐Yes ☒No **If yes, was the declaration within 24 months prior to submitting an application? ☐Yes ☐No** **If yes, date of declaration:**	
Does the applicant or end user currently own the property on which work is to occur? ☒Yes ☐No **If no, how do you have or expect to obtain ownership or access to the property?**	
☐Condemnation	**Timeframe:**
☐Tax Delinquency	**Timeframe:**
☐Purchase (attach purchase agreement or option)	**Timeframe:**
☐Development Agreement	**Timeframe:**
☐Other:	**Timeframe:**
If applicant will not own the property, what entity will/does?	

Current Site Ownership: Stoughton RDA	**Phone:** 608-873-6677	**Email:** rjscheel@ci.stoughton.wi.us
Final Site Ownership: Developer	**Phone:**	**Email:**

Will the current owner, or applicant expecting to obtain ownership, remain the legal owner of the project site for 5 years following receipt of the award? ☐Yes ☒No

SECTION C-REGULATORY INFORMATION (if applicable)

DNR Project Manager Name and Mailing Address:
Jeff Ackerman, 3911 Fish Hatchery Rd., Fitchburg, WI 53711

Phone: 608-275-3323	**E-mail:** jeff.ackerman@wisconsin.gov

Indicate the various case numbers or BRRTS numbers that have been assigned to the project site:

1. 0213258425
2. 0213579312
3. 0213554724

SECTION D-REDEVELOPMENT NARRATIVES

Please provide detailed descriptions regarding the following aspects of your project:	Included ✓	Attachment #
1. **Project Objectives:** Provide a clear, accurate and concise summary of the project, the project goals and objectives, and how the project will directly or indirectly promote economic development of the area and support community revitalization. The summary should include the needs to be addressed, the proposed scope of work, total investment, projected impact on jobs and tax base, and any other factors of significant impact. Supporting documentation may be referenced in the application materials and attached (e.g., letters of support, testimonials from concerned interests, summaries of market and/or planning study data, demographic data). *(Two-page limit, not including supporting documentation)*	☒	A-1
2. **Need for Assistance:** Describe the nature and scope of the site's challenges (physical, social, financial, institutional and/or other). Clearly and concisely justify the need for grant funding that cannot be met by the private sector alone (e.g., traditional financing, equity investment or donor support), local public sector support (e.g. RLF financing, TIF financing and/or public borrowing) or a reduction in the scope of the project. *(Two-page limit)*	☒	A-2
3. **Site Background:** Describe the site location, history and significance of the site, past and current ownership and usage, any known contamination and causers, reasons for underutilization, and area and people to be	☒	A-3

impacted by the proposed project. Describe how this project aligns with any planning processes that have been completed relating to this site, and include any redevelopment plans specifically referencing the site as supporting documentation. *(Two-page limit not including supporting documentation)*		
4. **Project Implementation:** This section should provide a clear overview of the redevelopment strategy and project vision and a well-conceived overall approach to the project, including details demonstrating that the project will be implemented in a way that will achieve the program's goals and objectives. Information provided should include the following *(four-page limit)*: • An implementation plan and quarterly schedule that detail past and planned activities through one year past completion, including milestones and factors that might affect the schedule (e.g., permitting, planning, site control actions, site assessments, environmental cleanup), including strategies to address potential obstacles. • A description of the means by which the applicant has or expects to obtain ownership or access to the property, as well as descriptions of intended property transactions that will occur over the next 5 years. • Evidence of market viability (e.g., market data from a published source), marketing plans and descriptions of how the project is positioned for continued success after the end of the grant period.	☒	A-4
5. Project Viability: Provide information that includes the following *(two-page limit)*: • Describe and demonstrate that the applicant is able to implement project activities consistent with the project's scope, scale and projected outcomes and sustain the project as described in the application. • Include name, role and qualifications of key individuals responsible for implementation of the project, including ownership percentage for any individual owning more than 20% of the project. • Describe the partnerships developed and demonstrate that the partner has sufficient and relevant experience and success in development and/or business operation similar to that being conducted under the proposed project. Include a partnership or other agreement between the applicant and the project partner that includes a description of the roles and the relationship between the applicant and the project partner in supporting documentation. The agreement should address topics such as: ensuring that detailed records documenting long-term job creation and appropriate expenditures of grant funds will be provided regularly; ensuring that the grantee plays a substantive role in the project and actively monitors partner(s)' activities to ensure compliance with WEDC program requirements; and ensuring that all parties cooperate with WEDC monitoring efforts. As evidence of the project partner's financial viability, individuals owning 20% or more of the project may be required to submit a signed and dated personal financial statement and may be subject to credit checks. WEDC funding shall not exceed 30% of eligible project costs.	☒	A-5
6. Project Financing: The applicant must include an acceptable financial plan for the project that demonstrates that the project has all financing needed to complete construction and to sustain the project for at least one year after completion. Supporting documentation that clearly demonstrates financial feasibility includes firm financial commitment letters from a lending institution or government entity. Financial statements consisting of income statements, balance sheets and cash flow projections may support project viability. Describe each line item in the project budget, itemized by funding source. The financial plan should also demonstrate that the financial estimates are grounded in solid assumptions, with cost estimates	☒	A-6

or bidding conducted for costs listed in the project budget, or an explanation of the basis for all costs, attached as supporting documentation. *(Two-page limit not including supporting documentation)*		

SECTION E-REQUIRED SUPPORTING DOCUMENTATION		
Please include the following attachments in the appendix and clearly identify each document:	Included ✓	Attachment #
1. A signed resolution by the governing elected body authorizing the submittal of an application to the Idle Sites Redevelopment.	☒	B
2. A map and aerial image indicating the project location within its municipal jurisdiction and any specially designated federal, state or local economic or taxation zone encompassing the project site; photographs of the site and surrounding area	☒	C
3. List of previous site owners/occupants from a Phase I Assessment or a title search	☒	A-3
4. Statement declaring that a search was conducted to determine if the parties that caused contamination are unknown, or if known, are no longer in existence or have no ownership interest in the property, or that state funds will not be used for environmental remediation on the site if there is a known viable causer	☒	D
5. Copies of all Phase I and II Environmental Assessments performed on the project property	☒	E
6. Copies of any subsequent environmental reports or correspondence produced that are relevant in demonstrating the progress of any environmental activities at your project site	☒	F
7. A copy of the redevelopment plan for the site	☒	G
8. A copy of any cost estimates or bidding conducted for costs listed in the project budget, or an explanation of the basis for all costs	☒	H
9. A copy of the agreement or document under which the applicant has or expects to obtain ownership or access to the property	☐	N/A
10. Documentation that demonstrates the success of obtaining firm financing (e.g., commitment letters from lending institutions, municipal resolutions for financing or TID creation)	☒	I
11. Partnership or other agreement between the applicant and project partner(s) that includes a description of the roles and the relationship between the applicant and the project partner	☐	N/A
12. Statements from community, public and economic development leaders that support the project proposed for funding	☒	J
13. Please list any other relevant documentation you have provided with your application, along with the page number: a. Summary of Planning Studies b. Moline Plow Company Historical Research c. Stoughton Market Analysis 2015 d. Stoughton TID #8 Project Plan - Draft	☒	K

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

IDLE INDUSTRIAL REDEVELOPMENT SITE PROJECT BUDGET

USES OF FUNDING	SOURCES OF FUNDING (TIF, DNR, CDBG, USDA, Developer, etc.)						TOTAL
	WEDC	SOURCE #1 NAME: TIF	SOURCE #2 NAME:	SOURCE #3 NAME:	SOURCE #4 NAME:	SOURCE #5 NAME:	
Acquisition	$	$	$	$	$	$	$
Building Renovations	$	$	$	$	$	$	$
Remediation	$	$Click here to enter amount.	$	$	$	$	$Click here to enter amount.
Site Improvements:	$	$	$	$	$	$	$
• Streets	$	$Click here to enter amount.	$	$	$	$	$Click here to enter amount.
• Sewer/Water	$Click here to enter amount.	$Click here to enter amount.	$	$	$	$	$Click here to enter amount.
• Public Space	$500,000	$669,000	$	$	$	$	$1,169,000
• Parking	$	$	$	$	$	$	$
• Other:	$	$	$	$	$	$	$
Demolition	$	$900,000	$	$	$	$	$900,000
Other (explain): Contingency	$	$	$	$	$	$	$
TOTAL USE OF FUNDS	$500,000	$1,569,000	$	$	$	$	$2,069,000

Please provide the following for the sources listed above

Source	Source Name	Contact Name	Contact Title	Email Address	Phone Number
1.	TIF	Tammy LaBorde	Finance Director	TLaBorde@ci.stoughton.wi.us	608.873.6691
2.					
3.					

Ineligible costs for reimbursement, includes, but may not be limited to the following:
-Grant application/bid preparation costs -Costs coved by other grants or programs -Insurance premiums -In-Kind contributions -Relocation fees –Acquisition costs –Zoning changing costs –Signage –Advertising –New construction costs –Cost covered by other grants or programs –Lien claims of the DNR & EPA –DNR fees –Marketing studies –WEDC compliance reporting,

including performance and SOE reporting and draw requests –Project administration fees –Financing fees, Interest payments, or the assumption of debt –Accounting, legal, appraisals, and architectural fees –Permits –Performance and payment bonds –Contingencies –Supplies and the purchase of movable equipment –Developer fees –Environmental costs where the viable causer is the current property owner –Non-environmental post-construction clean-up costs –Parking lot paving for non-environmental reasons, and striping –Decorative landscaping and fencing