

June 12, 2018

Annual Tax Increment District Report – TID No. 11

City of Sun Prairie, Wisconsin



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Annual Tax Increment District Report

City of Sun Prairie, Wisconsin
Tax Increment District No. 11

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Increment District No. 11 ("District") was created on December 5, 2014 as a blighted area TID. The TID has an expenditure period that ends on December 5, 2036, and has a mandatory termination date of December 5, 2041.

Financial Data:	Base Value	\$32,499,300
	Incremental Value	\$4,984,500
	Year End Fund Balance	(\$95,319)
	Projected Closure (based on current cash flow*)	2030

* The City expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: The District was created to promote redevelopment within the Main Street corridor and superseded an earlier district (TID No. 10) that was created for that purpose but subsequently closed after little activity occurred. Notable activity occurring within this District in 2017 and 2018 includes:

- The McHenry apartment project (1120 W. Main St.) was completed and opened in 2018. The associated commercial space was also completed and opened with a coffee shop. A second tenant is in process of finishing the space now, and will be open by Summer 2018.
- Patio Pleasures (622 W. Main St.) expansion was approved, and construction should be completed by Summer 2018.
- Catalyst (641 W. Main St.), first proposed in 2017, has been approved. Demolition has started, and construction should be completed no later than Spring 2019.



- Gorman has proposed a 70-unit apartment building at 1141 W. Main St. The zoning for the project has been approved, and has been awarded tax credits and CDBG funding. Site plan approval should occur in late Summer 2018, and construction should begin in Fall 2018.
- A major update to the West Main Street Corridor Plan is was approved by the City Council on May 15.

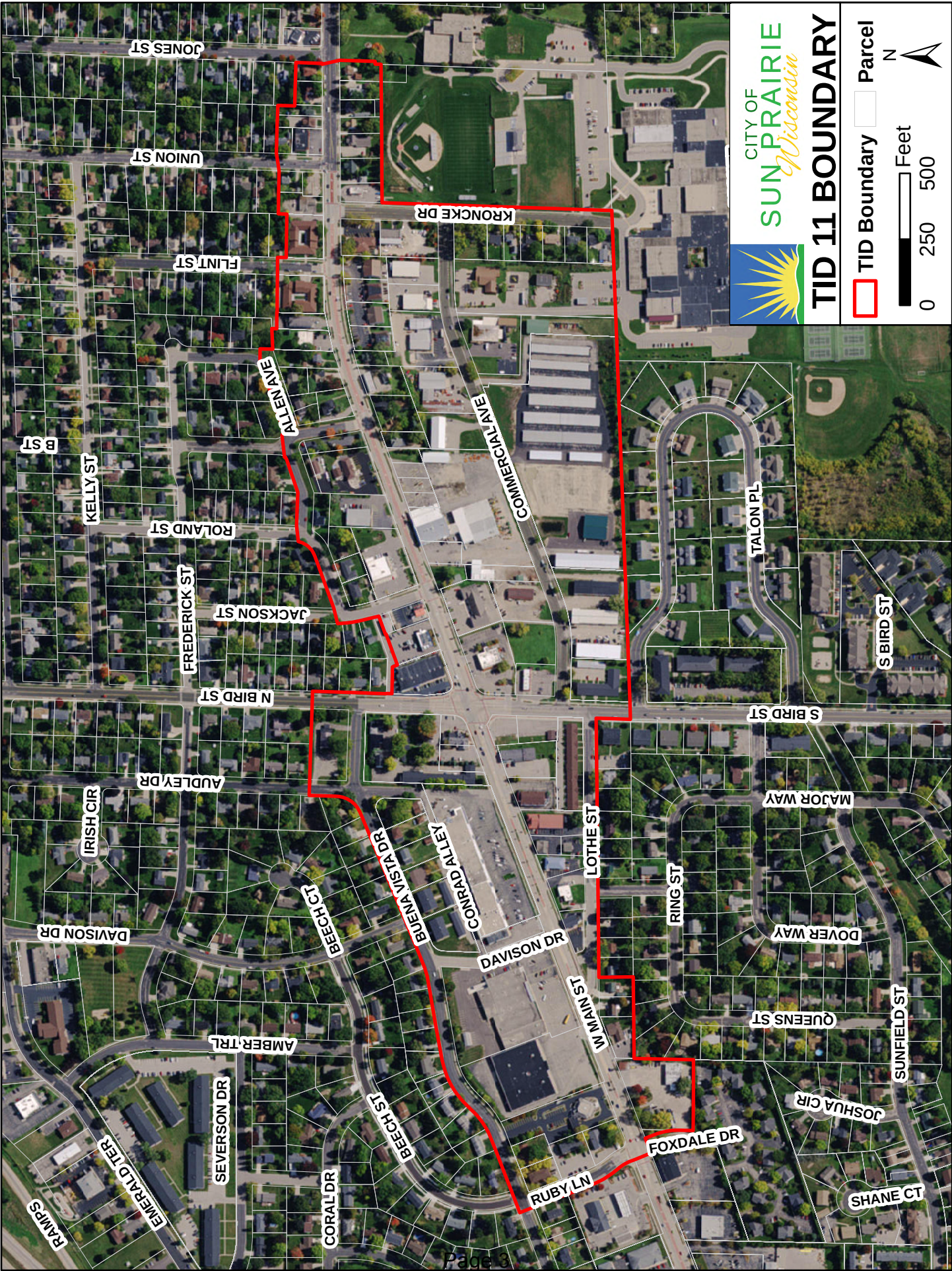
**Joint Review Board
Action:**

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal





City of Sun Prairie, Wisconsin

Tax Increment District # 11

Development Assumptions¹

Construction Year		Actual ¹	Estimated Change in Value			Annual Total	Construction Year	
1	2015	2,064,600				2,064,600	2015	1
2	2016	2,919,900				2,919,900	2016	2
3	2017		10,050,000			10,050,000	2017	3
4	2018		7,750,000			7,750,000	2018	4
5	2019		12,250,000			12,250,000	2019	5
6	2020					0	2020	6
7	2021					0	2021	7
8	2022					0	2022	8
9	2023					0	2023	9
10	2024					0	2024	10
11	2025					0	2025	11
12	2026					0	2026	12
13	2027					0	2027	13
14	2028					0	2028	14
15	2029					0	2029	15
16	2030					0	2030	16
17	2031					0	2031	17
18	2032					0	2032	18
19	2033					0	2033	19
20	2034					0	2034	20
21	2035					0	2035	21
22	2036					0	2036	22
23	2037					0	2037	23
24	2038					0	2038	24
25	2039					0	2039	25
26	2040					0	2040	26
Totals		4,984,500	30,050,000	0	0	35,034,500		

Notes:

¹Annual change in incremental value as certified by the Wisconsin Department of Revenue.

City of Sun Prairie, Wisconsin

Tax Increment District # 11

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	32,499,300	Apply to Base Value
Creation Date	November 4, 2014	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2015	Base Tax Rate ¹	\$24.00	
Max Life (Years)	27	Rate Adjustment Factor		
Expenditure Periods/Termination	22 11/4/2036			
Revenue Periods/Final Year	26 2042			
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	4.00%	
Recipient District	Yes	Taxable Discount Rate	5.50%	

		Construction		Inflation		Total		Tax Exempt			
		Year	Value Added	Valuation Year	Increment	Revenue Year	Tax Rate	Tax Increment	NPV Calculation	Taxable NPV Calculation	
▲ ACTUAL	1	2015	2,064,600	2016		2,064,600	2017	\$24.54	50,668	45,043	43,149
	2	2016	2,919,900	2017		4,984,500	2018	\$24.00	119,610	153,178	147,384
	3	2017	10,050,000	2018	0	15,034,500	2019	\$24.00	360,773	461,568	438,606
▼ PROJECTED	4	2018	7,750,000	2019	0	22,784,500	2020	\$24.00	546,745	910,953	856,940
	5	2019	12,250,000	2020	0	35,034,500	2021	\$24.00	840,700	1,575,371	1,466,654
	6	2020	0	2021	0	35,034,500	2022	\$24.00	840,700	2,214,234	2,044,582
	7	2021	0	2022	0	35,034,500	2023	\$24.00	840,700	2,828,525	2,592,382
	8	2022	0	2023	0	35,034,500	2024	\$24.00	840,700	3,419,190	3,111,623
	9	2023	0	2024	0	35,034,500	2025	\$24.00	840,700	3,987,137	3,603,795
	10	2024	0	2025	0	35,034,500	2026	\$24.00	840,700	4,533,240	4,070,308
	11	2025	0	2026	0	35,034,500	2027	\$24.00	840,700	5,058,339	4,512,501
	12	2026	0	2027	0	35,034,500	2028	\$24.00	840,700	5,563,242	4,931,641
	13	2027	0	2028	0	35,034,500	2029	\$24.00	840,700	6,048,725	5,328,930
	14	2028	0	2029	0	35,034,500	2030	\$24.00	840,700	6,515,537	5,705,508
	15	2029	0	2030	0	35,034,500	2031	\$24.00	840,700	6,964,393	6,062,453
	16	2030	0	2031	0	35,034,500	2032	\$24.00	840,700	7,395,986	6,400,790
	17	2031	0	2032	0	35,034,500	2033	\$24.00	840,700	7,810,980	6,721,489
	18	2032	0	2033	0	35,034,500	2034	\$24.00	840,700	8,210,012	7,025,468
	19	2033	0	2034	0	35,034,500	2035	\$24.00	840,700	8,593,696	7,313,601
	20	2034	0	2035	0	35,034,500	2036	\$24.00	840,700	8,962,624	7,586,712
	21	2035	0	2036	0	35,034,500	2037	\$24.00	840,700	9,317,362	7,845,585
	22	2036	0	2037	0	35,034,500	2038	\$24.00	840,700	9,658,456	8,090,963
	23	2037	0	2038	0	35,034,500	2039	\$24.00	840,700	9,986,432	8,323,548
	24	2038	0	2039	0	35,034,500	2040	\$24.00	840,700	10,301,792	8,544,008
	25	2039	0	2040	0	35,034,500	2041	\$24.00	840,700	10,605,024	8,752,975
	26	2040	0	2041	0	35,034,500	2042	\$24.00	840,700	10,896,593	8,951,047
	Totals		35,034,500		0		Future Value of Increment		19,573,204		

Notes:

1 Actual 2017/18 TID Interim Rate per DOR Form PC-202.

City of Sun Prairie, Wisconsin

Tax Increment District # 11

Cash Flow Projection

Year	Revenues					Expenditures				Balances					
	Tax Increments	Intergov. Revenues	Grants	Misc. Revenue	Total Revenues	Professional Services	Economic Incentives ¹	Project Costs	Transfers to Other Funds	Total Expenditures	Fund Balance		Incentives & Advances Outstanding		
											Annual	Cumulative ²	Advances Due to Other Funds	Incentive Payments Outstanding	Total
2015					0	21,864				21,864	(21,864)	(21,864)			2015
2016					0	20,472			36,019	56,491	(56,491)	(78,355)			2016
2017	50,668	3,112		39	53,819	33,007		33,839	3,937	70,783	(16,964)	(95,319)	94,348	8,991,100	2017
2018	119,610	3,112	15,000		137,722	23,447	551,000			574,447	(436,725)	(532,044)	531,073	8,440,100	2018
2019	360,773	3,112			363,885	20,447	461,613			482,060	(118,175)	(650,219)	649,248	7,978,487	2019
2020	546,745	3,112			549,857	17,447	461,613			479,060	70,797	(579,422)	578,451	7,516,874	2020
2021	840,700	3,112			843,812	14,447	701,673			716,120	127,692	(451,730)	450,759	6,815,201	2021
2022	840,700	3,112			843,812	13,447	700,773			714,220	129,592	(322,138)	321,166	6,114,428	2022
2023	840,700	3,112			843,812	13,447	656,073			669,520	174,292	(147,845)	146,874	5,458,355	2023
2024	840,700	3,112			843,812	13,447	656,073			669,520	174,292	26,447	0	4,802,282	2024
2025	840,700	3,112			843,812	13,447	656,073			669,520	174,292	200,739	0	4,146,209	2025
2026	840,700	3,112			843,812	13,447	656,073			669,520	174,292	375,032	0	3,490,136	2026
2027	840,700	3,112			843,812	13,447	656,073			669,520	174,292	549,324	0	2,834,063	2027
2028	840,700	3,112			843,812	13,447	656,073			669,520	174,292	723,617	0	2,177,990	2028
2029	840,700	3,112			843,812	13,447	656,073			669,520	174,292	897,909	0	1,521,917	2029
2030	840,700	3,112			843,812	13,447	455,517			468,964	374,848	1,272,757	0	1,066,400	2030
2031	840,700	3,112			843,812	13,447	426,060			439,507	404,305	1,677,063	0	640,340	2031
2032	840,700	3,112			843,812	13,447	380,060			393,507	450,305	2,127,368	0	260,280	2032
2033	840,700	3,112			843,812	13,447	260,280			273,727	570,085	2,697,453	0	0	2033
2034	840,700	3,112			843,812	13,447				13,447	830,365	3,527,819	0	0	2034
2035	840,700	3,112			843,812	23,447				23,447	820,365	4,348,184	0	0	2035
2036	840,700	3,112			843,812					0	843,812	5,191,996	0	0	2036
2037	840,700	3,112			843,812					0	843,812	6,035,809	0	0	2037
2038	840,700	3,112			843,812					0	843,812	6,879,621	0	0	2038
2039	840,700	3,112			843,812					0	843,812	7,723,433	0	0	2039
2040	840,700	3,112			843,812					0	843,812	8,567,246	0	0	2040
2041	840,700	3,112			843,812					0	843,812	9,411,058	0	0	2041
2042	840,700	3,112			843,812					0	843,812	10,254,870	0	0	2042
Total	19,573,204	80,912	15,000	39	19,669,155	349,389	8,991,100	33,839	39,956	9,414,284	10,254,870				Total

Notes:

- ¹ Reflects incentive payments projected to be made for the Jennings & Woldt, McHenry, Catalyst, patio Pleasurers, and Gorman apartment redevelopment projects.
² Fund balance shown for year ending 2016 per City audited financial statements. Fund balance for year ending 2017 per draft compiled financial statements and DOR Form PE-300.

Projected TID Closure



EHLERS
LEADERS IN PUBLIC FINANCE

5/21/2018

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07-02-2018	Report type ORIGINAL
TID number 011	TID type 2	TID name N/A	Creation date 12-05-2014	Mandatory termination date 12-05-2041	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-78,355

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$50,668
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$3,112
Miscellaneous revenue	\$39
Sale of property	
Total Revenue (deposits)	\$53,819

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
General Fund	\$11,173
Subtotal transfer to other fund amount	\$11,173
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$59,610
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Total Expenditures	\$70,783

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-95,319
Future costs	\$9,205,000
Future revenue	\$14,602,000
Surplus or deficit	\$5,301,681

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Connie M DeKemper	Preparer title Director of Administrative Services
Preparer email cdekemper@cityofsunprairie.com	Preparer phone (608) 825-1192
Contact name Connie M DeKemper	Contact title Director of Administrative Services
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Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	13282
TID number	011
Recording time	05-14-2018 05:52 PM
Confirmation	TIDAR201713282O1526338373756
Submission type	ORIGINAL