

May 1, 2017

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	\$2,064,600
	Year End Fund Balance	(\$78,355)
	Projected Closure (based on current cash flow*)	2028

* 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Notes: The District was created to promote redevelopment within the Main Street corridor and superseded an earlier district (TID No. 10) that was created for that purpose but subsequently closed after little activity occurred. Projects completed or underway include the McHenry Apartments redevelopment on the site of a former grocery store, construction of a showroom for Jennings & Woldt on the site of the former Marathon gas station, and new industrial flex space constructed on Commercial avenue. The City has approved plans for construction of additional mini-storage units on Commercial Avenue, and is also anticipating redevelopment proposals for the Hanley, Paul's Bar, Masonic Lodge and Tuschen Trucking sites. The City has also received a Dane County BUILD grant to prepare a redevelopment strategy plan for the area and will be initiating that work in April of 2017.

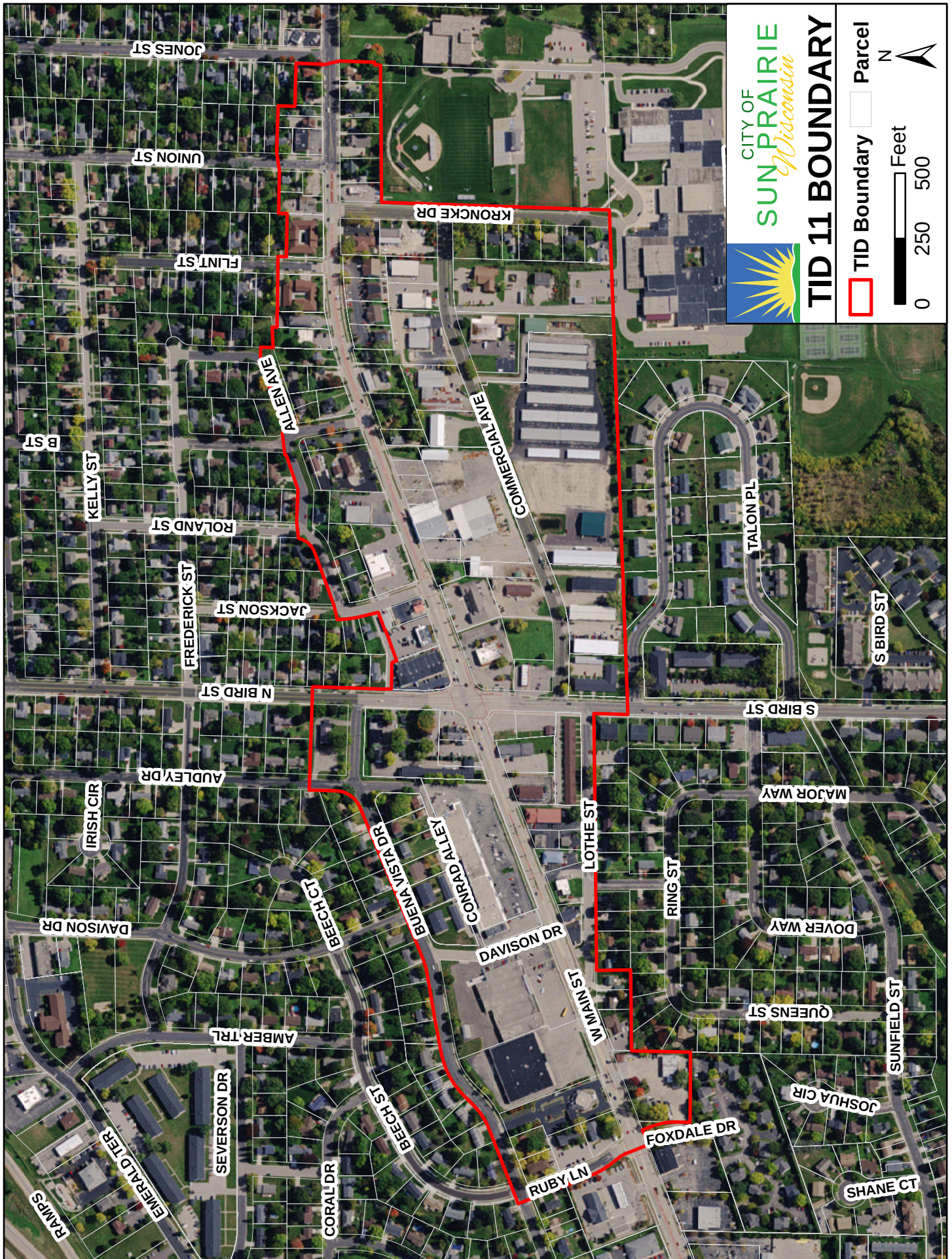
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.



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	New Construction ²	McHenry Apartments	Annual Total	Construction Year	
1	2015	2,064,600			2,064,600	2015	1
2	2016				0	2016	2
3	2017		750,000		750,000	2017	3
4	2018			10,000,000	10,000,000	2018	4
5	2019				0	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		2,064,600	750,000	10,000,000	12,814,600		

Notes:

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

²Estimated new construction value for 2017 provided by City staff.

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	\$24.54	
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%	

▲ ACTUAL ▼ PROJECTED	Construction			Inflation	Total				Tax Exempt		
	Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate	Tax Increment	NPV Calculation	Taxable NPV Calculation	
	1	2015	2,064,600	2016	0	2,064,600	2017	\$24.54	50,668	48,719	48,026
	2	2016	0	2017	0	2,064,600	2018	\$24.54	50,668	95,564	93,549
	3	2017	750,000	2018	0	2,814,600	2019	\$24.54	69,074	156,970	152,373
	4	2018	10,000,000	2019	0	12,814,600	2020	\$24.54	314,486	425,794	406,231
	5	2019	0	2020	0	12,814,600	2021	\$24.54	314,486	684,278	646,855
	6	2020	0	2021	0	12,814,600	2022	\$24.54	314,486	932,821	874,934
	7	2021	0	2022	0	12,814,600	2023	\$24.54	314,486	1,171,804	1,091,123
	8	2022	0	2023	0	12,814,600	2024	\$24.54	314,486	1,401,596	1,296,042
	9	2023	0	2024	0	12,814,600	2025	\$24.54	314,486	1,622,549	1,490,277
	10	2024	0	2025	0	12,814,600	2026	\$24.54	314,486	1,835,005	1,674,387
	11	2025	0	2026	0	12,814,600	2027	\$24.54	314,486	2,039,289	1,848,898
	12	2026	0	2027	0	12,814,600	2028	\$24.54	314,486	2,235,715	2,014,312
	13	2027	0	2028	0	12,814,600	2029	\$24.54	314,486	2,424,587	2,171,102
	14	2028	0	2029	0	12,814,600	2030	\$24.54	314,486	2,606,195	2,319,719
	15	2029	0	2030	0	12,814,600	2031	\$24.54	314,486	2,780,818	2,460,587
	16	2030	0	2031	0	12,814,600	2032	\$24.54	314,486	2,948,724	2,594,112
	17	2031	0	2032	0	12,814,600	2033	\$24.54	314,486	3,110,173	2,720,676
	18	2032	0	2033	0	12,814,600	2034	\$24.54	314,486	3,265,412	2,840,641
	19	2033	0	2034	0	12,814,600	2035	\$24.54	314,486	3,414,680	2,954,353
	20	2034	0	2035	0	12,814,600	2036	\$24.54	314,486	3,558,207	3,062,136
	21	2035	0	2036	0	12,814,600	2037	\$24.54	314,486	3,696,214	3,164,300
	22	2036	0	2037	0	12,814,600	2038	\$24.54	314,486	3,828,913	3,261,138
	23	2037	0	2038	0	12,814,600	2039	\$24.54	314,486	3,956,508	3,352,928
	24	2038	0	2039	0	12,814,600	2040	\$24.54	314,486	4,079,196	3,439,933
	25	2039	0	2040	0	12,814,600	2041	\$24.54	314,486	4,197,165	3,522,401
	26	2040	0	2041	0	12,814,600	2042	\$24.54	314,486	4,310,596	3,600,571
	Totals		12,814,600		0	Future Value of Increment			7,403,580		

Notes:

1 Actual 2015/16 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	Total Revenues	Professional Services	Economic Incentives ¹	Project Costs	Transfers to Other Funds	Total Expenditures	Annual	Cumulative ²	Incentives Outstanding	Debt Principal Outstanding	Total Outstanding Liabilities	Year
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	4,000	15,000	69,668	23,725		36,000	3,917	63,642	6,026	(72,329)	2,681,500		2,681,500	2017
2018	50,668	4,000		54,668	20,725				20,725	33,943	(38,387)	2,681,500		2,681,500	2018
2019	69,074	4,000		73,074	17,725	45,600			63,325	9,749	(28,638)	2,635,900		2,635,900	2019
2020	314,486	4,000		318,486	14,725	270,600			285,325	33,161	4,523	2,365,300		2,365,300	2020
2021	314,486	4,000		318,486	11,725	270,600			282,325	36,161	40,684	2,094,700		2,094,700	2021
2022	314,486	4,000		318,486	10,725	269,700			280,425	38,061	78,744	1,825,000		1,825,000	2022
2023	314,486	4,000		318,486	10,725	225,000			235,725	82,761	161,505	1,600,000		1,600,000	2023
2024	314,486	4,000		318,486	10,725	225,000			235,725	82,761	244,266	1,375,000		1,375,000	2024
2025	314,486	4,000		318,486	10,725	225,000			235,725	82,761	327,026	1,150,000		1,150,000	2025
2026	314,486	4,000		318,486	10,725	225,000			235,725	82,761	409,787	925,000		925,000	2026
2027	314,486	4,000		318,486	10,725	225,000			235,725	82,761	492,548	700,000		700,000	2027
2028	314,486	4,000		318,486	10,725	225,000			235,725	82,761	575,308	475,000		475,000	2028
2029	314,486	4,000		318,486	10,725	225,000			235,725	82,761	658,069	250,000		250,000	2029
2030	314,486	4,000		318,486	10,725	225,000			235,725	82,761	740,830	25,000		25,000	2030
2031	314,486	4,000		318,486	10,725	25,000			35,725	282,761	1,023,590	0		0	2031
2032	314,486	4,000		318,486	10,725				10,725	307,761	1,331,351				2032
2033	314,486	4,000		318,486	10,725				10,725	307,761	1,639,112				2033
2034	314,486	4,000		318,486	10,725				10,725	307,761	1,946,873				2034
2035	314,486	4,000		318,486	20,725				20,725	297,761	2,244,633				2035
2036	314,486			314,486					0	314,486	2,559,119				2036
2037	314,486			314,486					0	314,486	2,873,605				2037
2038	314,486			314,486					0	314,486	3,188,090				2038
2039	314,486			314,486					0	314,486	3,502,576				2039
2040	314,486			314,486					0	314,486	3,817,062				2040
2041	314,486			314,486					0	314,486	4,131,547				2041
2042	314,486			314,486					0	314,486	4,446,033				2042
Total	7,403,580	76,000	15,000	7,494,580	291,111	2,681,500	36,000	39,936	3,048,547	4,446,033					Total

Projected TID Closure

Notes:

¹Reflects incentive payments projected to be made for the Jennings & Woldt and McHenry Apartment redevelopment projects.

²Fund balance shown for year ending 2016 per draft compiled financial statements.



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4/25/2017

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3. If you would like to avoid printing these instructions, begin printing from page 2

TID Annual Report (PE-300)

Co-muni code

13282

Municipality

CITY of SUN PRAIRIE

Year

2016

Due date

July 03, 2017

TID #

011

Report type

FINAL

TID type

2 - Blight post-95

TID name

N/A

Creation date

12-05-2014

Mandatory termination date

12-05-2041

Beginning Balance

Fund balance at beginning of fiscal year ?

*

-21,864

Section 2a. Expenditures

Developer grants  

- 1	*	N/A	*	0
-----	---	-----	---	---

Subtotal	0
----------	---

Does this TID allocate funds to another TID?

☐ Yes
☒ No

TID number and amount allocated  

- 1	*	Select ... ▼	*	0
-----	---	--	---	---

Subtotal	0
----------	---

Other expenditures  

- 1	*	Name or description	*	Amount
-----	---	---	---	--------

Subtotal	0
----------	---

Section 2b. Expenditures

Capital expenditures ?	Amount
Administration ?	36,019
Professional services ?	20,472
Interest and fiscal charges ?	Amount
Discount on long-term debt	Amount
Debt issuance costs	Amount
Principal on long-term debt	Amount
Environmental costs	Amount
Real property assembly costs ?	Amount
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
Total Expenditures ?	56,491

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

☐ Yes
☒ No

TID number and amount received from each TID  

 1	Select ... 	 0
---	--	---

Subtotal	0
----------	---

Development guarantees  

 1	Name or description	Amount
---	---------------------	--------

Subtotal	0
----------	---

Transfer from other funds  

 1	Name or description	Amount
---	---------------------	--------

Subtotal	0
----------	---

Other grant sources  

 1	Name or description	Amount
---	---------------------	--------

Subtotal	0
----------	---

Other revenue sources  

 1	Name or description	Amount
---	---------------------	--------

Subtotal	0
----------	---

Section 3b. Revenues

Tax increment ?	★ 0
Investment income ?	Amount
Special assessments	Amount
Exempt computer aid ?	Amount
Miscellaneous revenue	Amount
Sale of property	Amount
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
Total Revenues ?	0

Section 4. Ending Balance

Balance at end of fiscal year ?

-78,355

Future project costs ?

★ 2,970,212

Surplus or deficit (amount not included in future project costs) ?

-3,048,567

Section 5. Preparer/Contact Information

Preparer Information

Name	Title
★ Connie M DeKemper	★ Director of Administrative Services
Email	Phone
★ cdekemper@cityofsunprairie.com	★ (608) 825-1192

Check here if the preparer is the same as the contact person ☐

Contact Person

Name 	Title
★ Connie M DeKemper	★ Director of Administrative Services
Email	Phone
★ cdekemper@cityofsunprairie.com	★ (608) 825-1192

Confirmation

You successfully submitted your report. Print a copy for your records.

Co-muni code	13282
TID number	011
Recording time	04-25-2017 02:39 PM
Confirmation	TIDAR201613282F1493149141654
Submission type	FINAL