

September 1, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 9



Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

City of Sun Prairie, Wisconsin Tax Incremental District No. 9

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 Incremental District No. 9 (“District”) was created on March 28, 2007 as a mixed use TID to facilitate development of a 24-hour health care facility within the City (SSM Health Emergency Center). A subsequent amendment approved August 20, 2013 added territory to the District to allow for further mixed-use development near USH 151 and S. Grand Avenue to include Cabela’s, Marcus Theatres and portions of the Prairie Lakes retail area. The TID has an expenditure period that ends on March 28, 2022 and a mandatory termination date of March 28, 2027.

Background Data:	Base Value	\$12,294,900
	Incremental Value (as of January 1, 2021)	\$90,687,300
	Year End Fund Balance (2020)	(\$168,261)
	Projected Closure (based on current cash flow*)	2025

* 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: Development activities occurring in 2020 included completion and lease-up of a multi-tenant building at 1261 Cabela Drive, completion and opening of Sugar River Pizza located at 1390 Cabela Drive and rezoning of property located at 2965 Hoepker Road for 152 units of multi-family. Significant remaining project costs include expansion of the Grand & Hoepker intersection expected to occur in 2022.

**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 (DOR Form PE-300)





City of Sun Prairie, WI

Tax Incremental District No. 9 Development Assumptions

Construction Year	Actual ¹	Estimate ²		Annual Total
2007	193,600			193,600
2008	(250,600)			(250,600)
2009	(879,000)			(879,000)
2010	666,700			666,700
2011	(1,751,100)			(1,751,100)
2012	508,300			508,300
2013	2,818,500			2,818,500
2014	20,262,600			20,262,600
2015	17,977,500			17,977,500
2016	4,504,700			4,504,700
2017	11,322,500			11,322,500
2018	23,753,200			23,753,200
2019	6,078,200			6,078,200
2020	5,482,200			5,482,200
2021		5,000,000		5,000,000
2022				0
2023				0
2024				0
2025				0
TOTALS	90,687,300	5,000,000	0	95,687,300

NOTES:

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

²Assumptions as to 2021 valuation change provided by City staff.

City of Sun Prairie, WI

Tax Incremental District No. 9 Tax Increment Projection Worksheet

Type of District	Mixed Use
Anticipated Creation Date	3/27/2007
Valuation Date	Jan. 1, 2007
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	19 2027
End of Expenditure Period	3/27/2022
Latest Termination Date	3/27/2027
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	No

Actual Base Value	12,294,900
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$23.47
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%

Apply Inflation
Factor to Base?



Discount Rate 1 for NPV Calculation	5.00%
Discount Rate 2 for NPV Calculation	7.00%

Net Present Value Calculation

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate ¹	Tax Increment	Cumulative @ 5.00%	Cumulative @ 7.00%
1	2007	193,600	2008		193,600	2009	21.75	4,211	3,638	3,437
2	2008	(250,600)	2009		-57,000	2010	22.72	0	3,638	3,437
3	2009	(879,000)	2010		-936,000	2011	24.36	0	3,638	3,437
4	2010	666,700	2011		-269,300	2012	25.31	0	3,638	3,437
5	2011	(1,751,100)	2012		-2,020,400	2013	25.31	0	3,638	3,437
6	2012	508,300	2013		-1,512,100	2014	26.53	0	3,638	3,437
7	2013	2,818,500	2014		1,306,400	2015	25.34	33,110	24,980	21,447
8	2014	20,262,600	2015		21,569,000	2016	25.10	541,294	357,288	296,613
9	2015	17,977,500	2016		39,546,500	2017	24.54	970,519	924,730	757,700
10	2016	4,504,700	2017		44,051,200	2018	24.00	1,057,068	1,513,345	1,227,051
11	2017	11,322,500	2018		55,373,700	2019	23.40	1,295,818	2,200,545	1,764,769
12	2018	23,753,200	2019		79,126,900	2020	24.06	1,903,463	3,161,923	2,502,965
13	2019	6,078,200	2020		85,205,100	2021	23.47	2,000,174	4,124,041	3,227,920
14	2020	5,482,200	2021		90,687,300	2022	23.47	2,128,868	5,099,300	3,949,041
15	2021	5,000,000	2022	0	95,687,300	2023	23.47	2,246,242	6,079,328	4,660,144
16	2022	0	2023	0	95,687,300	2024	23.47	2,246,242	7,012,688	5,324,726
17	2023	0	2024	0	95,687,300	2025	23.47	2,246,242	7,901,603	5,945,831
18	2024	0	2025	0	95,687,300	2026	23.47	2,246,242	8,748,188	6,526,302
19	2025	0	2026	0	95,687,300	2027	23.47	2,246,242	9,554,459	7,068,799
		95,687,300		0						

Future Value of Increment 21,165,735

NOTES:

¹Tax rate shown for 2021 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie, WI

Tax Incremental District No. 9
Cash Flow Pro Forma



Year	Revenues						Expenditures						Fund Balance		Debt Principal & Advances			Year
	Tax Increments	Intergov Revenue	Debt Proceeds	Interest, Misc. & Other	Land Sales	Total Revenues	General Obligation Debt Pymts ¹	Debt Issuance Costs	Project Costs	Existing Incentive Payments	Transfer to Other Funds	Total Expenditures	Annual	Cumulative ¹	Advances Due to Other Funds	Debt Principal Outstanding	Total	
2015	33,110	4,755				37,865	186,470		5,036	138,000	43,217	372,723	(334,859)	(1,117,597)	1,198,459	5,535,000	6,733,459	2015
2016	541,294	5,938				547,232	221,775		6,750	62,385	23,854	314,764	232,468	(885,129)	960,122	5,475,000	6,435,122	2016
2017	970,519	31,189		96	300,000	1,301,804	394,725		20,576	603,000	41,146	1,059,447	242,357	(642,772)	686,901	5,240,000	5,926,901	2017
2018	1,057,068	31,648		837		1,089,553	485,438		222,885	453,000	0	1,161,323	(71,769)	(714,542)	714,542	4,910,000	5,624,542	2018
2019	1,295,818	38,039	4,155,000	3,079		5,491,936	657,763	55,737	13,993	4,493,600	20,592	5,241,685	250,251	(464,291)	466,633	8,635,000	9,101,633	2019
2020	1,903,463	69,415		12		1,972,890	1,249,125		3,234	412,000	12,500	1,676,860	296,030	(168,261)	170,615	7,640,000	7,810,615	2020
2021	2,000,174	100,791				2,100,965	1,357,639		27,656	300,000		1,685,295	415,671	247,410	0	6,860,000	6,860,000	2021
2022	2,128,868	100,791	1,456,000			3,685,659	1,498,494		3,000	0		1,501,494	2,184,165	2,431,575	0	7,011,000	7,011,000	2022
2023	2,246,242	100,791				2,347,033	1,607,861		3,000	850,000	120,000	2,580,861	(233,828)	2,197,747	0	5,621,000	5,621,000	2023
2024	2,246,242	100,791				2,347,033	1,604,160		3,000			1,607,160	739,873	2,937,620	0	4,191,000	4,191,000	2024
2025	2,246,242	100,791				2,347,033	1,473,983		3,000			1,476,983	870,051	3,807,670	0	2,846,000	2,846,000	2025
2026	2,246,242	100,791				2,347,033	1,477,076		3,000			1,480,076	866,957	4,674,627	0	1,451,000	1,451,000	2026
2027	2,246,242	100,791				2,347,033	1,483,200		13,000			1,496,200	850,833	5,525,460	0	0	0	2027
Total	21,161,524	886,521	5,611,000	4,024	300,000	27,963,069	13,697,709	55,737	328,130	7,311,985	261,309	21,654,871	6,308,199					

Projected TID Closure

NOTES:

¹Includes estimated debt service for \$1,456,000 to be financed in 2022 to pay 25% of the cost of the design and expansion of the Grand & Hoepker intersection.

²Fund balance shown for 2020 and preceding years is actual per City's audited financial statements.

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2021	Report type ORIGINAL
TID number 009	TID type 6	TID name TID 09	Creation date 03/28/2007	Mandatory termination date 03/28/2027	Expected termination date 03/28/2025

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-464,291

Section 3 - Revenue	Amount
Tax increment	\$1,903,463
Investment income	\$12
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$69,415
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,972,890

Form PE-300	TID Annual Report		2020 WI Dept of Revenue
Section 4 - Expenditures		Amount	
Capital expenditures		\$0	
Administration		\$0	
Professional services		\$14,984	
Interest and fiscal charges		\$254,726	
DOR fees		\$150	
Discount on long-term debt		\$0	
Debt issuance costs		\$0	
Principal on long-term debt		\$995,000	
Environmental costs		\$0	
Real property assembly costs		\$0	
Allocation to another TID			
Developer grants			
Developer name	2G Engineering	\$112,000	
Developer name	Prairie Development Ltd.	\$300,000	
Transfer to other funds			
Other expenditures			
Total Expenditures		\$1,676,860	
Section 5 - Ending Balance		Amount	
TID fund balance at end of year		\$-168,261	
Future costs		\$10,237,010	
Future revenue		\$11,918,927	
Surplus or deficit		\$1,513,656	
Section 6 - Preparer/Contact Information			
Preparer name Kristin Vander Kooi		Preparer title Finance Director	
Preparer email kvanderkooi@cityofsunprairie.com		Preparer phone (608) 825-1173	
Contact name Kristin Vander Kooi		Contact title Finance Director	
Contact email kvanderkooi@cityofsunprairie.com		Contact phone (608) 825-1173	

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
Submission Information		
Co-muni code	13282	
TID number	009	
Submission date	06-11-2021 05:24 AM	
Confirmation	TIDAR20200394O1623401497355	
Submission type	ORIGINAL	