

September 18, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 12



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Sun Prairie, Wisconsin Tax Incremental District No. 12

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. 12 (“District”) was created on August 2, 2016, as an industrial TID to pay the costs of public infrastructure and incentives needed to promote industrial development with a 40-acre parcel located adjacent to the Sun Prairie Business Park. On April 18, 2017, the District’s Project Plan was amended to add 61-acres of additional territory and related project costs. The Plan was further amended on July 20, 2021, to add 43 acres of additional territory and to update anticipated project costs. The TID has an expenditure period that ends on August 2, 2031, and a mandatory termination date of August 2, 2036.

Background Data:	Base Value	\$3,659,900
	Incremental Value (as of January 1, 2024)	\$28,364,300
	Year End Fund Balance (2023)	(\$191,611)
	Projected Closure (based on current cash flow*)	2037

* 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: In 2023 Quarra Stone continued construction of a new facility within the territory added to the District in 2021. The facility was completed in the first quarter of 2024, except for the office component which will be completed in 2025. Current projections indicate that the District will have unrecovered costs of approximately \$1.15 million at closure absent additional development.

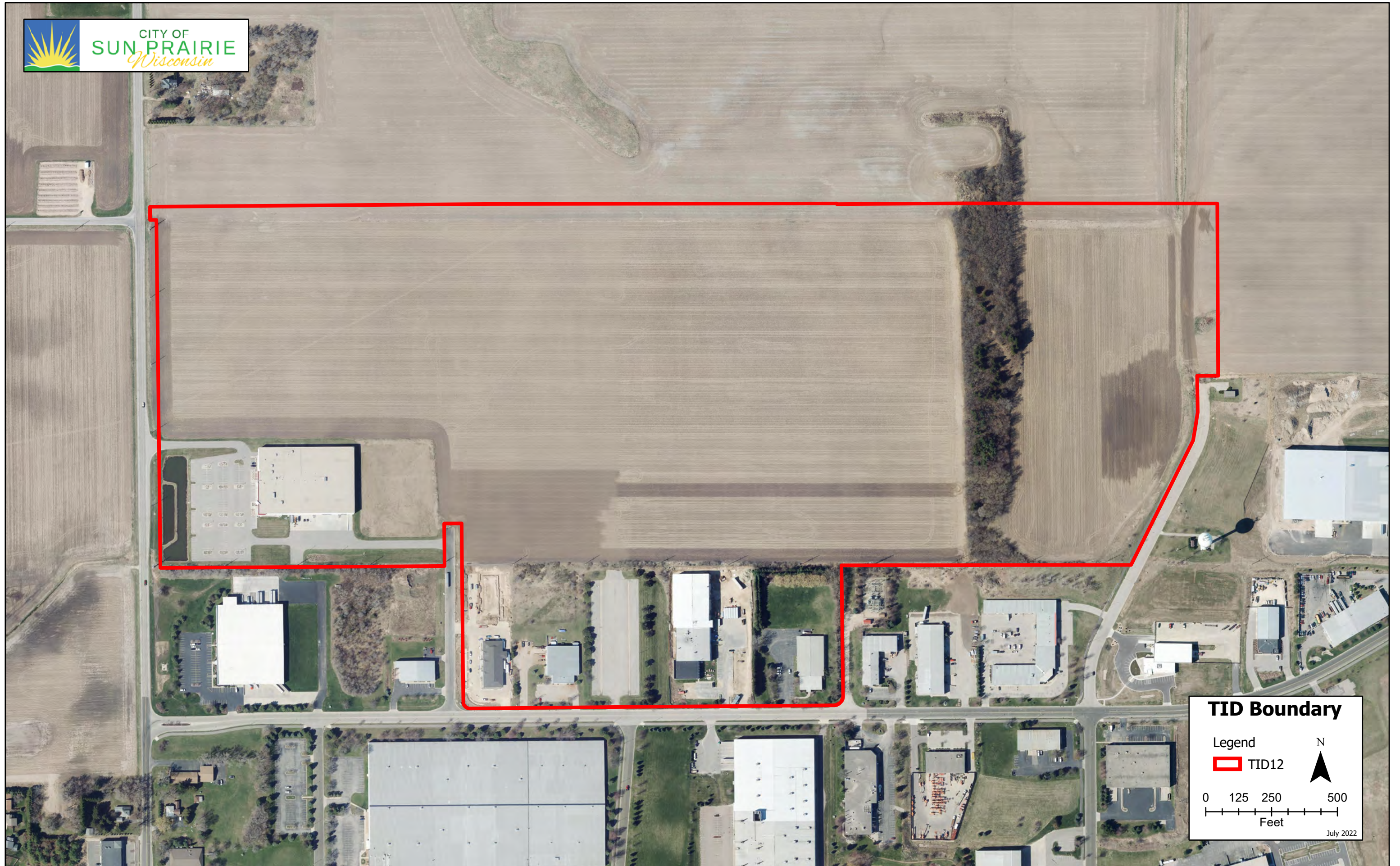
The City expects additional development and will need to provide incentives and install additional public improvements within the District to allow for its full development. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

**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, Wisconsin

Tax Incremental District # 12

Development Assumptions²

Construction Year	Actual ¹	Quarra Stone Lot D	Terrace Holdings Lot A1	Terrace Holdings Lot A2	Speculative Lot A3	Speculative Lot B	Speculative Lot C	Annual Total	Construction Year
1 2016	2,205,200							2,205,200	2016
2 2017	10,554,500							10,554,500	2017
3 2018	(3,032,200)							(3,032,200)	2018
4 2019	207,800							207,800	2019
5 2020	2,764,800							2,764,800	2020
6 2021	1,650,400							1,650,400	2021
7 2022	2,139,600							2,139,600	2022
8 2023	11,874,200							11,874,200	2023
9 2024		500,000						500,000	2024
10 2025		100,000						100,000	2025
11 2026								0	2026
12 2027								0	2027
13 2028								0	2028
14 2029								0	2029
15 2030								0	2030
16 2031								0	2031
17 2032								0	2032
18 2033								0	2033
19 2034								0	2034
20 2035								0	2035
Totals	28,364,300	600,000	0	0	0	0	0	28,964,300	

Notes:

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

²Assumptions as to Quarra Stone and other development site valuations provided by City staff.

City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Type of District	Industrial	Base Value	3,659,900
District Creation Date	August 2, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$19.62
Max Life (Years)	20	Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	15 8/2/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Recipient District	No		

Construction	Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2016	2,205,200	2017		2,205,200	2018	\$24.00	52,917
2	2017	10,554,500	2018		12,759,700	2019	\$23.40	298,594
3	2018	-3,032,200	2019		9,727,500	2020	\$24.06	234,003
4	2019	207,800	2020		9,935,300	2021	\$23.47	233,229
5	2020	2,764,800	2021		12,700,100	2022	\$22.13	281,098
6	2021	1,650,400	2022		14,350,500	2023	\$20.27	290,905
7	2022	2,139,600	2023		16,490,100	2024	\$19.62	323,500
8	2023	11,874,200	2024		28,364,300	2025	\$19.52	553,663
9	2024	500,000	2025	0	28,864,300	2026	\$19.42	560,606
10	2025	100,000	2026	0	28,964,300	2027	\$19.33	559,735
11	2026	0	2027	0	28,964,300	2028	\$19.23	556,937
12	2027	0	2028	0	28,964,300	2029	\$19.13	554,152
13	2028	0	2029	0	28,964,300	2030	\$19.04	551,381
14	2029	0	2030	0	28,964,300	2031	\$18.94	548,624
15	2030	0	2031	0	28,964,300	2032	\$18.85	545,881
16	2031	0	2032	0	28,964,300	2033	\$18.75	543,152
17	2032	0	2033	0	28,964,300	2034	\$18.66	540,436
18	2033	0	2034	0	28,964,300	2035	\$18.57	537,734
19	2034	0	2035	0	28,964,300	2036	\$18.47	535,045
20	2035	0	2036	0	28,964,300	2037	\$18.38	532,370
Totals		28,964,300		0		Future Value of Increment		8,833,960

Notes:

¹Tax rate shown for 2024 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Cash Flow Projection

Year	Projected Revenues					Expenditures									Balances						Year
	Tax Increments	Interest Earnings/ (Cost)	Misc. Revenue	Proceeds of Long Term Debt	Total Revenues	Series 2016B G.O. Notes	2017 STFL	2019 Taxable G.O. Bonds	2022 STFL	Economic Incentives ¹	Capital Costs	Finance Related Expense	Admin. & Other Costs	Total Expenditures	Fund Balance		Debt Principal, Incentives & Advances Outstanding				
															Annual	Cumulative ²	Advances Due to Other Funds	Incentive Payments Outstanding	Debt Principal Outstanding	Total	
2016		2		210,480	210,482						127,290	2,225	25,497	155,012	55,470	55,470	21,240		200,000	221,240	2016
2017		627	8,715	3,904,536	3,913,878	24,911					3,899,225		56,235	3,980,371	(66,493)	(11,023)	92,410		4,084,536	4,176,946	2017
2018	52,917	1,182	1,078		55,177	24,700	463,141						19,659	507,500	(452,323)	(463,346)	463,346		3,683,016	4,146,362	2018
2019	298,589	2,942	287	3,685,000	3,986,818	24,100	3,668,924	84,125		206,381		49,432	18,141	4,051,103	(64,285)	(527,631)	527,631	1,688,151	3,825,000	6,040,783	2019
2020	234,003		73		234,076	23,500		129,423		0			6,187	159,110	74,967	(452,664)	452,665	1,688,151	3,805,000	5,945,816	2020
2021	233,229		68,851		302,080	22,900		129,423		432,903			50,734	635,960	(333,881)	(786,545)	766,539	1,255,248	5,461,000	7,482,787	2021
2022	281,098	4,063	17,435	1,676,000	1,978,596	22,300		129,423		0	365,984		27,196	544,903	1,433,693	647,149	0	1,255,248	5,441,000	6,696,248	2022
2023	290,905	45,871	46		336,822	21,700		129,423		975,000	31,926		17,533	1,175,582	(838,760)	(191,611)	838,760	280,248	5,421,000	6,540,008	2023
2024	323,500	32,000			355,500	21,200		336,378	177,491	35,031			29,905	600,005	(244,505)	(436,117)	1,083,265	245,217	5,110,349	6,438,831	2024
2025	553,663				553,663	20,700		335,054	177,491	35,031			29,905	598,181	(44,518)	(480,635)	1,127,783	210,186	4,773,637	6,111,606	2025
2026	560,606				560,606	20,200		338,231	177,491	35,031			29,905	600,859	(40,253)	(520,888)	1,168,036	175,155	4,422,093	5,765,284	2026
2027	559,735				559,735			336,008	177,491	35,031			29,905	578,435	(18,700)	(539,587)	1,186,736	140,124	4,080,489	5,407,349	2027
2028	556,937				556,937			333,450	177,491	35,031			29,905	575,877	(18,941)	(558,528)	1,205,677	105,093	3,728,749	5,039,519	2028
2029	554,152				554,152			335,469	177,491	35,031			29,905	577,896	(23,744)	(582,273)	1,229,421	70,062	3,361,298	4,660,781	2029
2030	551,381				551,381			336,966	177,491	35,031			29,905	579,394	(28,013)	(610,285)	1,257,434	35,031	2,978,031	4,270,496	2030
2031	548,624				548,624			337,930	177,491	35,031			29,905	580,357	(31,733)	(642,018)	1,289,167		2,578,671	3,867,838	2031
2032	545,881				545,881			338,343	177,491	0			29,905	545,739	142	(641,876)	1,289,025		2,163,030	3,452,054	2032
2033	543,152				543,152			338,191	177,491	0			29,905	545,588	(2,436)	(644,312)	1,291,461		1,730,607	3,022,068	2033
2034	540,436				540,436			337,533	177,491	0			29,905	544,929	(4,493)	(648,805)	1,295,954		1,281,182	2,577,136	2034
2035	537,734				537,734			336,280	177,491	0			29,905	543,676	(5,943)	(654,748)	1,301,896		814,422	2,116,318	2035
2036	535,045				535,045			334,343	177,491	0			29,905	541,739	(6,694)	(661,442)	1,308,590		330,000	1,638,590	2036
2037	532,370				532,370			336,600	0	0			39,905	376,505	155,865	(505,577)	1,152,726		0	1,152,726	2037
Total	8,833,955	86,687	96,485	9,476,016	18,493,143	226,211	4,132,066	5,312,588	2,307,388	1,894,532	4,424,425	51,657	649,852	18,998,720							Total

Notes:

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2024	Report type ORIGINAL
TID number 012	TID type 5	TID name TID 12	Creation date 08/02/2016	Mandatory termination date 08/02/2036	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$647,150

Section 3 – Revenue	Amount
Tax increment	\$290,905
Investment income	\$45,871
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Misc Revenue	\$45
Total Revenue (deposits)	\$336,821

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$31,926
Administration	\$0
Professional services	\$17,383
Interest and fiscal charges	\$131,123
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$20,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name Quarra Stone	\$975,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,175,582

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-191,611
Future costs	\$7,796,513
Future revenue	\$5,588,510
Surplus or deficit	\$-2,399,614

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
008	\$43,700	\$0	\$0	\$43,700
009	\$10,692,200	\$0	\$0	\$10,692,200
011	\$9,872,500	\$0	\$0	\$9,872,500
012	\$0	\$0	\$0	\$0
013	\$19,218,200	\$0	\$0	\$19,218,200
014	\$1,317,600	\$0	\$0	\$1,317,600
015	\$0	\$0	\$0	\$0
Total	\$41,144,200	\$0	\$0	\$41,144,200

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
008	\$43,700	\$4,767,506,600	0.00	\$25,590,679	\$0
009	\$10,692,200	\$4,767,506,600	0.22	\$25,590,679	\$56,299
011	\$9,872,500	\$4,767,506,600	0.21	\$25,590,679	\$53,740
012	\$0	\$4,767,506,600	0.00	\$25,590,679	\$0
013	\$19,218,200	\$4,767,506,600	0.40	\$25,590,679	\$102,363
014	\$1,317,600	\$4,767,506,600	0.03	\$25,590,679	\$7,677
015	\$0	\$4,767,506,600	0.00	\$25,590,679	\$0
Total	\$41,144,200	\$4,767,506,600	0.86	\$25,590,679	\$220,080

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$220,080	\$2.20080

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	13282
TID number	012
Submission date	06-30-2024 11:08 PM
Confirmation	TIDAR20230394O1719806905427
Submission type	ORIGINAL