

September 18, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 8



Prepared by:

Ehlers
N19W24400 Riverwood Dr, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Sun Prairie, Wisconsin Tax Incremental District No. 8

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. 8 (“District”) was created on December 27, 2001, as a blighted area TID to facilitate implementation of the City’s Downtown Revitalization Plan. A subsequent amendment approved on August 3, 2004, added additional territory to the District. The District’s expenditure period ended December 27, 2023, and its mandatory termination date is December 27, 2028.

Background Data:	Base Value	\$22,279,000
	Incremental Value (as of January 1, 2024)	\$115,379,600
	Year End Fund Balance (2023)	(\$577,287)
	Projected Closure (based on current cash flow*)	2025

* The projected closure year identified is based on current cash flow projections. The City may also elect to extend the life of the district for one year for purposes of affordable housing.

Notes: In 2023, prior to the end of the District’s expenditure period, \$300,000 in incentives for reimbursable improvements was approved for revitalization of the former Methodist Church located at 146 Cliff Street into a retail space. These funds will be expended in 2024.

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 Increment District No. 8 Development Assumptions

Construction Year	Actual ¹	Removal of Correction	Annual Total
2002	329,300		329,300
2003	3,901,700		3,901,700
2004	17,337,600		17,337,600
2005	7,779,600		7,779,600
2006	15,437,700		15,437,700
2007	12,349,900		12,349,900
2008	(933,700)		(933,700)
2009	2,286,000		2,286,000
2010	(3,066,500)		(3,066,500)
2011	(1,037,300)		(1,037,300)
2012	10,857,600		10,857,600
2013	(149,600)		(149,600)
2014	871,300		871,300
2015	5,669,500		5,669,500
2016	6,606,400		6,606,400
2017	6,290,600		6,290,600
2018	7,942,800		7,942,800
2019	(3,975,600)		(3,975,600)
2020	23,904,500		23,904,500
2021	(5,198,900)		(5,198,900)
2022	17,001,700		17,001,700
2023	(8,825,000)		(8,825,000)
2024		10,012,400	10,012,400
2025			0
2026			0
2027			0
TOTALS	115,379,600	10,012,400	125,392,000

NOTES:

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

City of Sun Prairie, WI

Tax Increment District No. 8 Tax Increment Projection Worksheet

Type of District	Blighted Area
Actual Creation Date	12/27/2001
Valuation Date	Jan. 1, 2002
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	26 2029
End of Expenditure Period	12/27/2023
Latest Termination Date	12/27/2028
Eligible for Extension/No. of Years	Yes 4
Eligible Recipient District	Yes

Actual Base Value	22,279,000
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$19.62
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	-0.50%
Discount Rate 1 for NPV Calculation	5.00%
Discount Rate 2 for NPV Calculation	7.00%

Apply Inflation
Factor to Base?



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	2002	329,300	2003		329,300	2004	23.66	7,790	6,730	6,359
2	2003	3,901,700	2004		4,231,000	2005	21.60	91,408	81,931	76,094
3	2004	17,337,600	2005		21,568,600	2006	21.64	466,762	447,651	408,889
4	2005	7,779,600	2006		29,348,200	2007	21.15	620,744	910,860	822,517
5	2006	15,437,700	2007		44,785,900	2008	21.28	952,847	1,588,030	1,415,902
6	2007	12,349,900	2008		57,135,800	2009	21.75	1,242,639	2,429,097	2,139,129
7	2008	(933,700)	2009		56,202,100	2010	22.70	1,275,698	3,251,424	2,833,024
8	2009	2,286,000	2010		58,488,100	2011	24.36	1,424,668	4,126,046	3,557,253
9	2010	(3,066,500)	2011		55,421,600	2012	25.31	1,402,460	4,946,035	4,223,552
10	2011	(1,037,300)	2012		54,384,300	2013	26.03	1,415,688	5,734,343	4,852,134
11	2012	10,857,600	2013		65,241,900	2014	26.53	1,730,725	6,652,184	5,570,323
12	2013	(149,600)	2014		65,092,300	2015	25.34	1,649,714	7,485,401	6,210,111
13	2014	871,300	2015		65,963,600	2016	25.10	1,655,417	8,281,685	6,810,110
14	2015	5,669,500	2016		71,633,100	2017	24.54	1,757,962	9,087,028	7,405,593
15	2016	6,606,400	2017		78,239,500	2018	24.00	1,877,463	9,906,159	7,999,950
16	2017	6,290,600	2018		84,530,100	2019	23.40	1,978,116	10,728,107	8,585,203
17	2018	7,942,800	2019		92,472,900	2020	24.06	2,224,512	11,608,422	9,200,299
18	2019	(3,975,600)	2020		88,497,300	2021	23.47	2,077,458	12,391,394	9,737,153
19	2020	23,904,500	2021		112,401,800	2022	22.13	2,487,847	13,284,388	10,338,001
20	2021	(5,198,900)	2022		107,202,900	2023	20.27	2,173,153	14,027,280	10,828,510
21	2022	17,001,700	2023		124,204,600	2024	19.62	2,436,621	14,820,574	11,342,508
22	2023	(8,825,000)	2024		115,379,600	2025	19.52	2,252,177	15,518,902	11,786,517
23	2024	10,012,400	2025	0	125,392,000	2026	19.42	2,435,378	16,238,076	12,235,233
24	2025	0	2026	0	125,392,000	2027	19.33	2,423,201	16,919,578	12,652,498
25	2026	0	2027	0	125,392,000	2028	19.23	2,411,085	17,565,383	13,040,514
26	2027	0	2028	0	125,392,000	2029	19.13	2,399,029	18,177,361	13,401,334
		125,392,000			0			Future Value of Increment	42,870,562	

NOTES:

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

Year	Revenues								Expenditures								Fund Balance		Debt Principal & Advances			Year
	Tax Increments	Investment Earnings	Intergov Revenue	Public Charges	Debt Proceeds	Debt Service Reserve Applied ¹	Misc Revenue	Total Revenues	Total LRB Debt Service	G.O. Debt Service	Incentive Payments	Deposit to Adv Rfdg Escrow	Transfers Out	Project Costs	Façade Grants	Total Expenditures	Annual	Cumulative ²	Advances Due to Other Funds	Debt Principal Outstanding	Total	
2015	1,649,714	0	23,253	15,545			83	1,688,595	1,423,529	122,464	112,735		2,912	20,797		1,682,437	6,157	(1,080,269)	1,079,581	9,290,000	10,369,581	2015
2016	1,655,417	0	93,100		1,460,041		20,315	3,228,873	1,467,973	123,430	111,955	931,287		640,244		3,274,888	(46,014)	(1,126,283)	1,125,520	12,820,000	13,945,520	2016
2017	1,757,962	16	33,274	28,079			3,148	1,822,479	1,514,978	171,695	133,739		3,937	56,490		1,880,838	(58,359)	(1,184,642)	1,195,306	11,365,000	12,560,306	2017
2018	1,877,463	1,431	23,734				16,855	1,919,483	1,529,378	167,213	385,725			39,438		2,121,753	(202,270)	(1,386,912)	1,391,191	9,885,000	11,276,191	2018
2019	1,978,116	950	74,299	20,400	650,000		31,365	2,755,130	1,535,203	198,188	222,078			717,381	5,230	2,678,079	77,051	(1,309,861)	1,422,499	8,975,000	10,397,499	2019
2020	2,224,512	3,220	28,582		1,150,000		25,363	3,431,677	1,537,393	207,500	187,250			1,081,570	12,572	3,026,284	405,393	(904,467)	1,862,008	8,555,000	10,417,008	2020
2021	2,077,458	761	22,865				25,580	2,126,664	1,535,153	276,874	253,352			101,854	5,000	2,172,232	(45,568)	(950,035)	875,377	6,896,012	7,771,389	2021
2022	2,487,847	963	28,582				23,431	2,540,823	1,539,068	449,563	250,684			35,303	3,258	2,277,876	262,947	(687,088)	612,430	5,083,785	5,696,215	2022
2023	2,173,153	19,300	28,582		126,404		100,071	2,447,510	1,544,548	374,544	254,608		25,000	106,122	32,887	2,337,709	109,802	(577,287)	502,628	3,348,381	3,851,009	2023
2024	2,436,621	15,000	28,582			1,551,360	206,300	4,237,863	1,551,360	571,982	858,548		29,195	64,243	5,000	3,080,328	1,157,535	580,249	0	1,312,361	1,312,361	2024
2025	2,252,177		28,582					2,280,759		295,880	278,120			74,243		648,243	1,632,515	2,212,764	0	1,055,319	1,055,319	2025
2026	2,435,378		28,582					2,463,960		294,380						294,380	2,169,579	4,382,343	0	792,184	792,184	2026
2027	2,423,201		28,582					2,451,783		233,780						233,780	2,218,003	6,600,346	0	582,768	582,768	2027
2028	2,411,085		28,582					2,439,667		233,780						233,780	2,205,887	8,806,233	0	366,926	366,926	2028
2029	2,399,029		28,582					2,427,611		382,470						382,470	2,045,141	10,851,374	0	(0)	(0)	2029
Total	32,239,134	41,641	527,763	64,024	3,386,445	1,551,360	452,511	38,262,877	15,178,579	4,103,743	3,048,794	931,287	61,044	2,937,685	63,946	26,325,078	11,937,799					

Projected TID Closure

NOTES:

¹CDA Lease Revenue Bonds secured by a pledge of tax incremental revenue from the District have an associated debt service reserve fund of \$1,593,646 (as of 12-31-2023) reported as restricted cash in the CDA Fund. These funds are available to make the final debt service payment.

²Fund balance shown for 2023 and preceding years is actual per City's audited financial statements.

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

Section 1 – Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2024	Report type AMENDED
TID number 008	TID type 2	TID name TID 08	Creation date 12/27/2001	Mandatory termination date 12/27/2028	Expected termination date 12/27/2025

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-687,090

Section 3 – Revenue	Amount
Tax increment	\$2,173,153
Investment income	\$19,300
Debt proceeds	\$125,000
Special assessments	\$0
Shared revenue	\$28,582
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Misc Revenues	\$100,071
Source Bond Premium	\$1,404
Total Revenue (deposits)	\$2,447,510

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

Section 4 – Expenditures	Amount
Capital expenditures	\$23,161
Administration	\$0
Professional services	\$81,001
Interest and fiscal charges	\$92,278
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$1,810
Principal on long-term debt	\$1,826,814
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name SP REAL ESTATE LLC	\$254,608
Developer name Facade Improvement Grants	\$32,887
Transfer to other funds	
Fund Grants and Donations Fund	\$25,000
Other expenditures	
Total Expenditures	\$2,337,709

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-577,289
Future costs	\$2,475,255
Future revenue	\$5,151,708
Surplus or deficit	\$2,099,164

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

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
------------------------	--------------------------	-----------------------------------

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	008
Submission date	06-30-2024 10:59 PM
Confirmation	TIDAR20230394A1719806341637
Submission type	AMENDED