

October 20, 2017

Annual Tax Increment District Report – TID No. 2

City of Mequon, Wisconsin



Prepared by:

Dawn Gunderson Schiel, CIPMA,
CPFO
Senior Municipal Advisor/
Vice-President

James A. Mann, CIPMA
Senior Municipal Advisor/
Vice-President

Annual Tax Increment District Report

City of Mequon, Wisconsin
Tax Increment District No. 2

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. 2 (“District”) was proposed to facilitate the development and expansion of the Mequon Business Park and was created on September 17, 2002 as an Industrial District. The District has not been amended.

The TID has an expenditure period that ends on September 17, 2020, and has a mandatory termination date of September 17, 2025.

Financial Data:	Base Value	\$5,911,600
	Incremental Value 1/1/16	\$12,115,500
	Incremental Value 1/1/17	\$14,232,200
	Year End Fund Balance, 1/1/16	\$79,116
	Projected Closure (based on current cash flow*)	2025

* The City may 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.

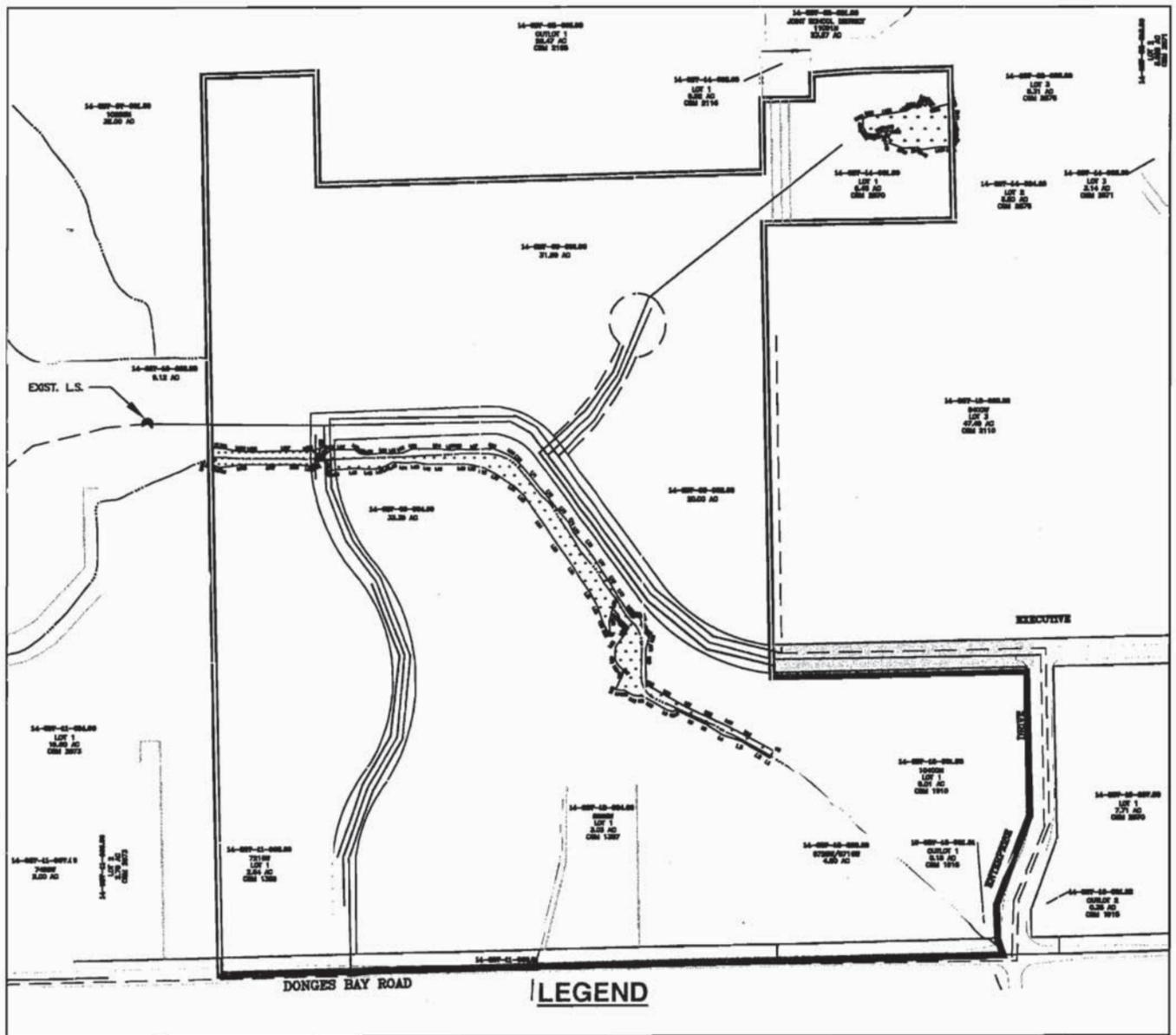
Notes: No additional development assumptions have been made and only debt service and administration expenses have been forecasted.

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



EXHIBIT VIII



Oct 03, 2002 8:33am
 C:\Community Development\Bpa\Mequon Business Park\Ruokert-Miska\ZCEXTD01.dwg Layout1

City of Mequon, Wisconsin

Tax Increment District #2

Cash Flow Projection

Year	Projected Revenues				Expenditures					Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Total Revenues	2010 Corporate Purpose Bonds Dated Date: 02/01/11			Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2016	247,250	528	2,111	249,889	4/1 225,000	2.00%	54,900	150	280,050	(30,161)	109,277 79,116	2,075,000 1,850,000	2016
2017	217,605		2,000	219,605	225,000	2.20%	50,175	150	275,325	(55,720)	23,396	1,625,000	2017
2018	247,582		2,000	249,582	225,000	2.50%	44,888	150	270,038	(20,456)	2,940	1,400,000	2018
2019	248,201		2,000	250,201	250,000	2.70%	38,700	150	288,850	(38,649)	(35,709)	1,150,000	2019
2020	248,821		2,000	250,821	250,000	2.85%	31,763	150	281,913	(31,091)	(66,801)	900,000	2020
2021	249,443		2,000	251,443	300,000	3.00%	23,700	150	323,850	(72,407)	(139,208)	600,000	2021
2022	250,067		2,000	252,067	300,000	3.15%	14,475	150	314,625	(62,558)	(201,766)	300,000	2022
2023	250,692		2,000	252,692	300,000	3.25%	4,875	150	305,025	(52,333)	(254,099)	0	2023
2024	251,319		2,000	253,319					0	253,319	(780)		2024
2025	251,947			251,947					0	251,947	251,167		2025
2026	252,577			252,577					0	252,577	503,744		2026
Total	2,715,503	528	18,111	2,734,142	2,075,000		263,475	1,200	2,339,675				Total

Notes: With no additional development or project costs assumed
.25% appreciation on property

Projected TID Closure

Confidential

TID Annual Report (PE-300)

Co-muni code

45255

Year

2016

TID #

002

TID type

4 - Industrial post-95

Creation date

09-17-2002

Municipality

CITY of MEQUON

Due date

July 03, 2017

Report type

FINAL

TID name

Industrial Park 2

Mandatory termination date

09-17-2025

Beginning Balance

Fund balance at beginning of fiscal year 



109,277

Section 2a. Expenditures

Developer grants

 1  N/A	 0
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Subtotal	0
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Does this TID allocate funds to another TID?

 Yes
 No

TID number and amount allocated

 1  Select ...	 0
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Subtotal	0
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Other expenditures

 1 WI DOR ANNUAL ADMIN FEE	150
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Subtotal	150
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Section 2b. Expenditures

Capital expenditures ?	<input type="text"/>
Administration ?	<input type="text"/>
Professional services ?	<input type="text"/>
Interest and fiscal charges ?	54,900
Discount on long-term debt	<input type="text"/>
Debt issuance costs	<input type="text"/>
Principal on long-term debt	225,000
Environmental costs	<input type="text"/>
Real property assembly costs ?	<input type="text"/>
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	150
Total Expenditures ?	280,050

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

- Yes
- No

TID number and amount received from each TID  

 1 *

Subtotal

Development guarantees  

 1

Subtotal

Transfer from other funds  

 1

Subtotal

Other grant sources  

 1

Subtotal

Other revenue sources  

 1

Subtotal

Section 3b. Revenues

Tax increment 	<input type="text" value="247,250"/>
Investment income 	<input type="text" value="528"/>
Special assessments	<input type="text"/>
Exempt computer aid 	<input type="text" value="2,111"/>
Miscellaneous revenue	<input type="text"/>
Sale of property	<input type="text"/>
Allocation amount from other TIDs subtotal	<input type="text" value="0"/>
Developer guarantees subtotal	<input type="text" value="0"/>
Transfer from other funds subtotal	<input type="text" value="0"/>
Other grant sources subtotal	<input type="text" value="0"/>
Other revenue sources subtotal	<input type="text" value="0"/>
Total Revenues 	<input type="text" value="249,889"/>

Section 4. Ending Balance

Balance at end of fiscal year 	79,116
Future project costs 	* 1,850,000
Surplus or deficit (amount not included in future project costs) 	-1,770,884