

October 20, 2017

## Annual Tax Increment District Report – TID No. 3

### City of Mequon, Wisconsin



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# Annual Tax Increment District Report

City of Mequon, Wisconsin  
Tax Increment District No. 3

**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. 3 (“District”) was created on April 15, 2008 as a Mixed-Use District.

In 2013, the District was amended to add territory to the District, providing incentive and opportunities for private development and redevelopment. This amendment also allowed project costs to incur outside of but within ½ mile of the boundaries and modified the categories and/or locations of the Projects to be undertaken and to provide incentives and opportunities for additional private development and redevelopment.

The TID has an expenditure period that ends on April 15, 2023, and has a mandatory termination date of April 15, 2028.

<b>Financial Data:</b>	Base Value	\$41,330,300
	Incremental Value 1/1/16	\$34,733,200
	Incremental Value 1/1/17	\$41,649,800
	Year End Fund Balance, 1/1/16	\$(1,608,080)
	Projected Closure (based on current cash flow*)	2026

\* 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 and the assumed value for pending projects.

**Notes:** The City is reviewing potential developments and considering pay-as-you-go arrangements for three major development projects within the District. Improvement values and development assistance are included in the cash flow projections and projected closure of this District.



**Joint Review Board  
Action:**

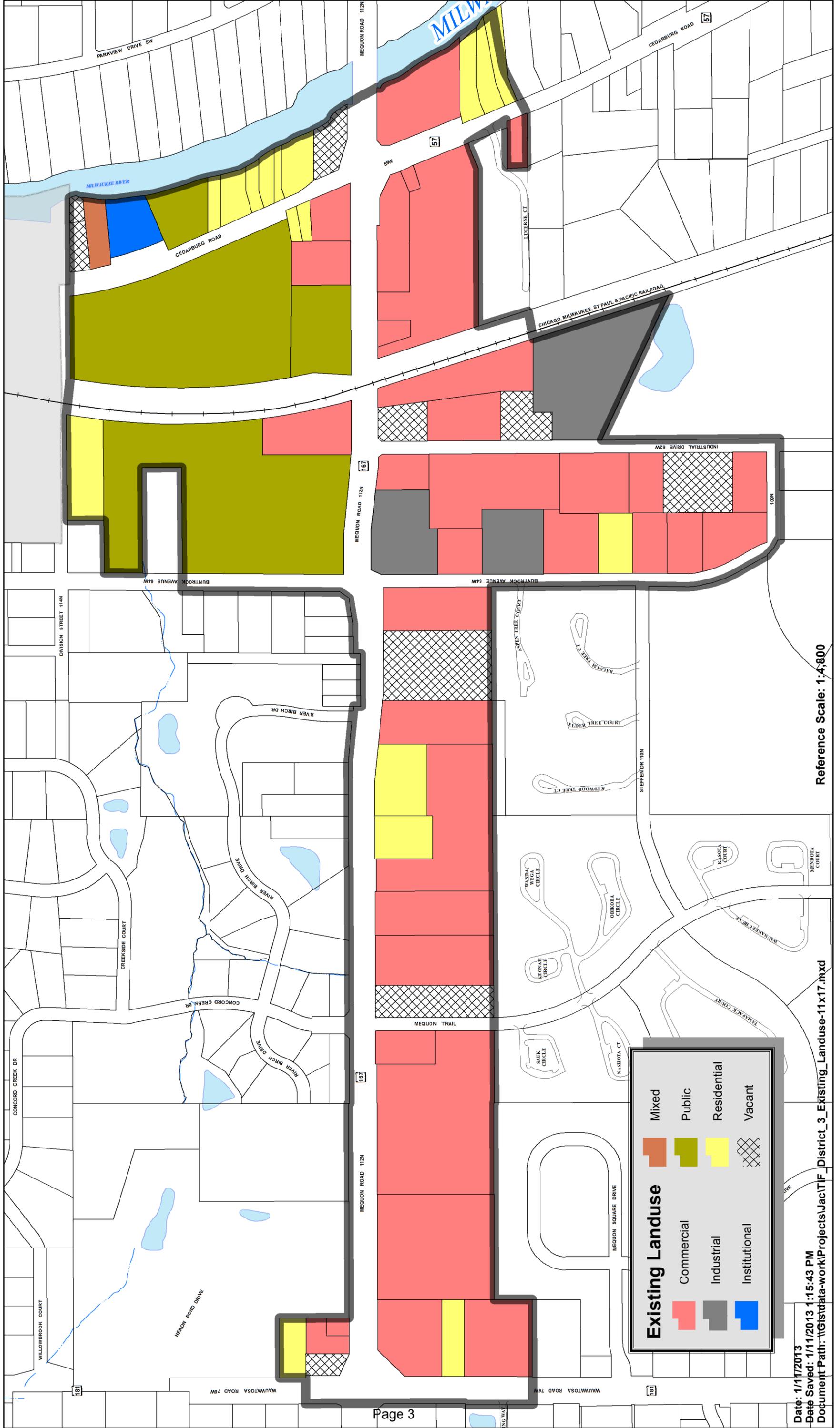
Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

**Attachments:**

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal



# Proposed TIF #3 District - Existing Landuse



**Existing Landuse**

	Commercial		Industrial
	Institutional		Residential
	Mixed		Vacant
	Public		

## City of Mequon, Wisconsin

### Tax Increment District #3

#### Development Assumptions

Construction Year	Actual	Dermond	Reserve	Heritage Commons	Foxtown Historic Brewery & Tavern	Foxtown Two Story Retail 1/Garden Terrace	Foxtown Apartments	Foxtown Brewery	Foxtown Mixed Use Development (Retail/Office/Res)	Foxtown Single Family	Annual Total	Construction Year
6 2013	1,404,600										1,404,600	2013 6
7 2014	7,479,600										7,479,600	2014 7
8 2015	25,849,000										25,849,000	2015 8
9 2016	6,916,600										6,916,600	2016 9
10 2017		4,000,000	10,700,000								14,700,000	2017 10
11 2018		4,000,000		15,680,000	3,650,000	2,450,000	5,000,000				30,780,000	2018 11
12 2019				6,160,000			10,400,000	3,750,000		4,600,000	24,910,000	2019 12
13 2020				4,307,000					4,130,000	4,600,000	13,037,000	2020 13
14 2021									4,130,000	5,750,000	9,880,000	2021 14
15 2022									1,650,000		1,650,000	2022 15
16 2023											0	2023 16
17 2024											0	2024 17
18 2025											0	2025 18
19 2026											0	2026 19
Totals	<u>41,649,800</u>	<u>8,000,000</u>	<u>10,700,000</u>	<u>26,147,000</u>	<u>3,650,000</u>	<u>2,450,000</u>	<u>15,400,000</u>	<u>3,750,000</u>	<u>9,910,000</u>	<u>14,950,000</u>	<u>136,606,800</u>	

Notes:

# City of Mequon, Wisconsin

## Tax Increment District #3

### Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	April 15, 2008	
Valuation Date	Jan 1,	2008
Max Life (Years)	20	
Expenditure Period/Termination	15	4/15/2023
Revenue Periods/Final Year	19	2028
Extension Eligibility/Years	Yes	6
Recipient District	No	

Base Value	41,330,300
Appreciation Factor	0.25%
Base Tax Rate	\$20.00
Rate Adjustment Factor	
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
Tech College Ext.		3					0		
6	2013	1,404,600	2014	0	1,404,600	2015	\$15.58	21,890	19,432
7	2014	7,479,600	2015		8,884,200	2016	\$16.38	167,402	146,695
8	2015	25,849,000	2016	22,211	34,755,411	2017	\$14.38	667,146	577,309
9	2016	6,916,600	2017	86,889	41,758,899	2018	\$16.28	1,346,935	1,154,404
10	2017	14,700,000	2018	104,397	56,563,296	2019	\$16.28	2,267,723	1,924,540
11	2018	30,780,000	2019	141,408	87,484,705	2020	\$16.28	3,691,877	3,098,081
12	2019	24,910,000	2020	218,712	112,613,416	2021	\$16.28	5,525,099	4,586,381
13	2020	13,037,000	2021	281,534	125,931,950	2022	\$16.28	7,575,132	6,226,103
14	2021	9,880,000	2022	314,830	136,126,780	2023	\$16.28	9,791,126	7,972,375
15	2022	1,650,000	2023	340,317	138,117,097	2024	\$16.28	12,039,519	9,717,995
16	2023	0	2024	345,293	138,462,389	2025	\$16.28	14,293,534	11,442,116
17	2024	0	2025	346,156	138,808,545	2026	\$16.28	16,553,184	13,145,005
18	2025	0	2026	347,021	139,155,567	2027	\$16.28	18,818,483	14,826,923
19	2026	0	2027	347,889	139,503,456	2028	\$16.28	21,089,445	16,488,127
<b>Totals</b>	<b>136,606,800</b>		<b>2,896,656</b>		<b>Future Value of Increment</b>		<b>21,089,445</b>		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

# City of Mequon, Wisconsin

## Tax Increment District #3

### Cash Flow Projection

Year	Projected Revenues						Expenditures										Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Other Revenue	BAB rebate	Total Revenues	Taxable W/BAB Designation 6,950,000 Dated Date: 08/05/09 Principal (8/1) Est. Rate Interest			Paying Agent & BAB fee	Outpost Development Incentive	Dermond Development Incentive	Reserve Development Incentive	Foxtown Development Incentive	Capital Expenditures	Admin./ Prof services	Total Expenditures	Annual	Cumulative		Principal Outstanding	Principal & Incenties outstanding
2015						0													(1,195,901)	6,800,000	12,434,627	2015
2016	145,511	546	4,305	2,000	120,979	273,341	250,000	4.50%	370,875		25,270				2,225	37,150	685,520	(412,179)	(1,608,080)	6,550,000	12,159,357	2016
2017	499,744		4,090		115,799	619,633	250,000	4.75%	359,625	500	25,270					10,000	645,395	(25,762)	(1,633,842)	6,300,000	11,884,087	2017
2018	679,789		3,885		111,976	795,649	300,000	5.00%	347,750	500	25,270	49,802	83,333			10,000	816,655	(21,006)	(1,654,848)	6,000,000	11,425,682	2018
2019	920,788		3,691		107,146	1,031,624	350,000	5.00%	332,750	500	25,270	49,802	83,333			10,000	851,655	179,969	(1,474,878)	5,650,000	10,917,277	2019
2020	1,424,154		3,506		101,511	1,529,171	400,000	5.00%	315,250	500	25,270	49,802	83,334			10,000	884,156	645,016	(829,862)	5,250,000	10,358,871	2020
2021	1,833,222		3,331		95,071	1,931,624	450,000	5.00%	295,250	500	25,270	49,802		195,000		10,000	1,025,822	905,802	75,939	4,800,000	9,638,799	2021
2022	2,050,033		3,165		87,826	2,141,023	550,000	5.10%	272,750	500	25,270	49,802		490,000		10,000	1,398,322	742,701	818,640	4,250,000	8,523,727	2022
2023	2,215,994		3,006		78,793	2,297,793	600,000	5.30%	244,700	500	25,270	49,802		630,000		10,000	1,560,272	737,521	1,556,162	3,650,000	7,218,655	2023
2024	2,248,394		2,856		68,554	2,319,804	650,000	5.60%	212,900	500	25,270	49,802		655,000		10,000	1,603,472	716,332	2,272,493	3,000,000	5,838,583	2024
2025	2,254,015		2,713		56,833	2,313,561	675,000	5.75%	176,500	500	25,270	49,802		660,000		10,000	1,597,072	716,489	2,988,982	2,325,000	4,428,511	2025
2026	2,259,650		2,578		44,335	2,306,563	725,000	5.75%	137,688	500	25,270	49,802		660,000		10,000	1,608,260	698,303	3,687,285	1,600,000	2,968,439	2026
2027	2,265,299		2,449		30,912	2,298,660	775,000	6.00%	96,000	500	25,270	49,802		660,000			1,606,572	692,088	4,379,373	825,000	1,458,367	2027
2028	2,270,962		2,326		15,939	2,289,227	825,000	6.00%	49,500	500	25,270	149,407		458,690			1,508,367	780,860	5,160,233	0	0	2028
Total	21,067,554	546	41,901	2,000	1,035,672	22,147,673	6,800,000		3,211,538	6,000	328,510	647,427	250,000	4,408,690	2,225	137,150	15,791,539					Total

Notes:

Projected TID Closure

## TID Annual Report (PE-300)

Co-muni code

45255

Year

2016

TID #

003

TID type

6 - Mixed-Use

Creation date

04-15-2008

Municipality

CITY of MEQUON

Due date

July 03, 2017

Report type

FINAL

TID name

TOWN CENTER

Mandatory termination date

04-15-2028

## Beginning Balance

Fund balance at beginning of fiscal year 

★ -1,195,901

## Section 2a. Expenditures

### Developer grants

 1   

Subtotal

Does this TID allocate funds to another TID?

  Yes  
 No

### TID number and amount allocated

 1   

Subtotal

### Other expenditures

 1

Subtotal

## Section 2b. Expenditures

Capital expenditures ?	2,225
Administration ?	
Professional services ?	37,000
Interest and fiscal charges ?	370,875
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	250,000
Environmental costs	
Real property assembly costs ?	
Developer grants subtotal	25,270
Allocation to other TIDs subtotal	0
Other expenditures subtotal	150
Total Expenditures ?	685,520

### 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="145,511"/>
Investment income 	<input type="text" value="546"/>
Special assessments	<input type="text"/>
Exempt computer aid 	<input type="text" value="4,305"/>
Miscellaneous revenue	<input type="text" value="2,000"/>
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="120,979"/>
Total Revenues 	<input type="text" value="273,341"/>

## Section 4. Ending Balance

Balance at end of fiscal year 	-1,608,080
Future project costs 	* 6,920,875
Surplus or deficit (amount not included in future project costs) 	-8,528,955