

September 29, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Mequon, WI

Tax Increment District No. 4



Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

City of Mequon, Wisconsin Tax Increment District No. 4

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. 4 (“District”) was created on February 21, 2012 as a Rehabilitation or Conservation District. The District has not been amended.

The TID has an expenditure period that ends on February 21, 2034 and has a mandatory termination date of February 21, 2039.

Background Data:	Base Value	\$41,872,200
	Incremental Value (as of January 1, 2021)	\$10,135,200
	Incremental Value (as of January 1, 2020)	\$10,059,200
	Year End Fund Balance (2020)	\$412,314
	Projected Closure (based on current cash flow*)	Not projected

* The City expects to make additional projects costs through the end of the District’s expenditure period. The projected closure year has not been identified in the cash flow projections.

Notes: Development presented and was approved for a 9-acre redevelopment project on a vacant site in TID 4. The site was a former residential care facility that was demolished in 2007. Construction of a Landmark Credit Union occurred in 2020. Two new multi-tenant retail/service structures are approved and likely built in 2021.

The City’s plan is to only provide pay-as-you-go incentives for development within this District. The adopted project plan allows for approximately \$5 million in project costs. The City anticipates approximately \$2,281,850 in costs yet to be undertaken.

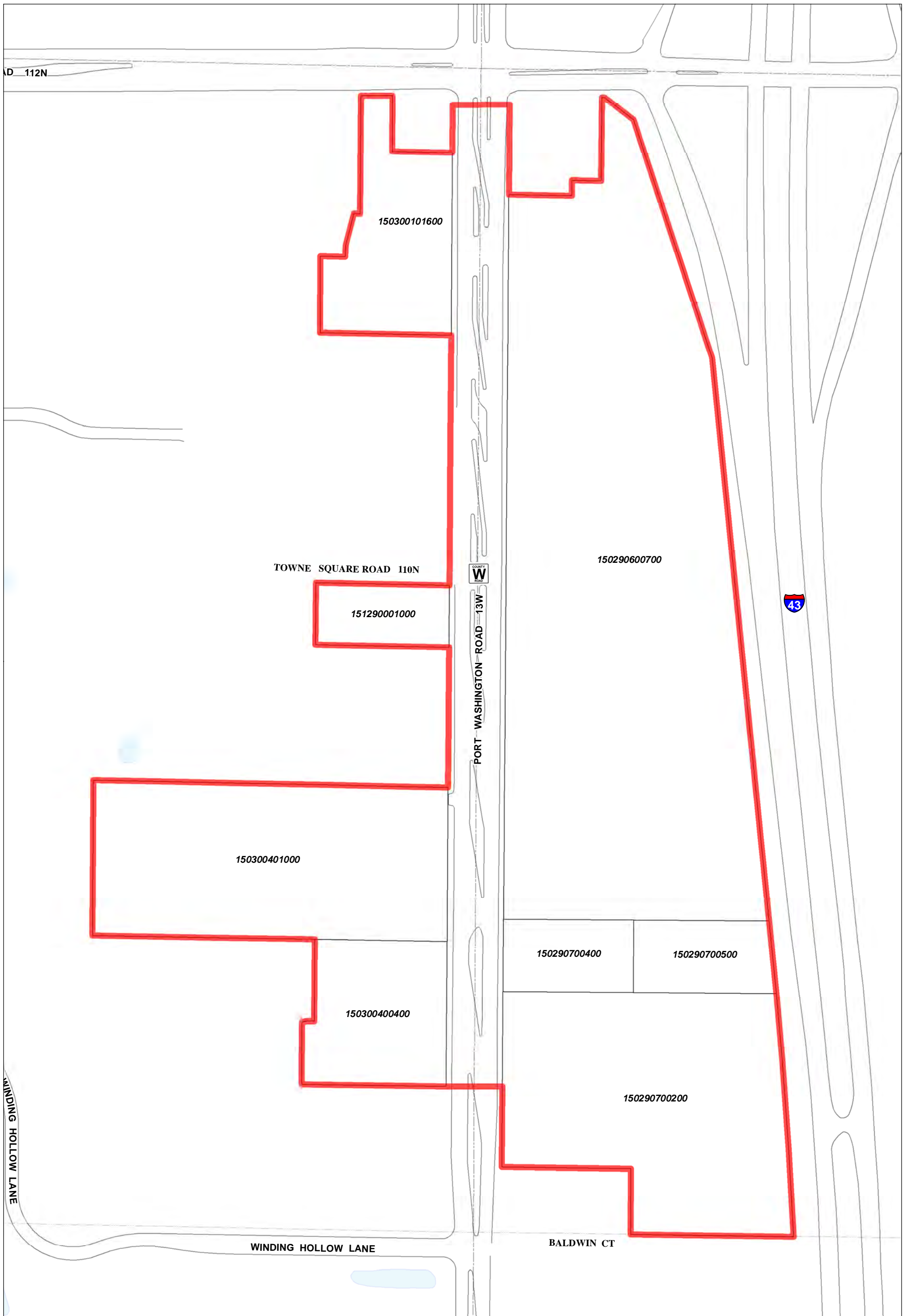
**Joint Review Board
Action:**

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

Attachments:

- TID Boundary Map
- TID Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Proposed TIF District #4 Parcel Identification



City of Mequon, Wisconsin

Tax Increment District #4

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	41,872,200
District Creation Date	February 21, 2012	Appreciation Factor	0.25%
Valuation Date	Jan 1, 2012	Base Tax Rate	\$15.58
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 / 2/21/2034	Tax Exempt Discount Rate	
Revenue Periods/Final Year	26 / 2039	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes / 6		
Eligible Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
3	2014	4,175,400	2015	0	4,175,400	2016	\$16.38	68,388
4	2015	-1,866,100	2016	0	2,309,300	2017	\$14.38	33,205
5	2016	2,699,100	2017	0	5,008,400	2018	\$15.87	79,482
6	2017	1,473,700	2018	0	6,482,100	2019	\$15.44	100,255
7	2018	914,400	2019	0	7,396,500	2020	\$15.02	111,062
8	2019	2,662,700	2020		10,059,200	2021	\$15.22	153,128
9	2020	76,000	2021	0	10,135,200	2022	\$15.22	154,285
10	2021	2,000,000	2022	25,338	12,160,538	2023	\$15.22	185,116
11	2022	0	2023	30,401	12,190,939	2024	\$15.22	185,579
12	2023	0	2024	30,477	12,221,417	2025	\$15.22	186,043
13	2024	0	2025	30,554	12,251,970	2026	\$15.22	186,508
14	2025	0	2026	30,630	12,282,600	2027	\$15.22	186,974
15	2026	0	2027	30,707	12,313,307	2028	\$15.22	187,441
16	2027	0	2028	30,783	12,344,090	2029	\$15.22	187,910
17	2028	0	2029	30,860	12,374,950	2030	\$15.22	188,380
18	2029	0	2030	30,937	12,405,888	2031	\$15.22	188,851
19	2030	0	2031	31,015	12,436,902	2032	\$15.22	189,323
20	2031	0	2032	31,092	12,467,995	2033	\$15.22	189,796
21	2032	0	2033	31,170	12,499,164	2034	\$15.22	190,271
22	2033	0	2034	31,248	12,530,412	2035	\$15.22	190,746
23	2034	0	2035	31,326	12,561,738	2036	\$15.22	191,223
24	2035	0	2036	31,404	12,593,143	2037	\$15.22	191,701
25	2036	0	2037	31,483	12,624,626	2038	\$15.22	192,180
26	2037	0	2038	31,562	12,656,187	2039	\$15.22	192,661
Totals		12,135,200		520,987		Future Value of Increment		3,910,507

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 #4

Cash Flow Projection

Year	Projected Revenues					Expenditures			Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Other Taxes	Total Revenues	Admin	Professional Services	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2017	33,205		5,861		39,066	1,900		1,900	37,166	107,200		2017
2018	79,482		5,946		85,428	1,650		1,650	83,778	190,978		2018
2019	100,255		6,091		106,346	150		150	106,196	297,174		2019
2020	111,062		6,091	1,637	118,790	150	3,500	3,650	115,140	412,315		2020
2021	153,128		5,786		158,914			0	158,914	571,229		2021
2022	154,285		5,497		159,782			0	159,782	731,011		2022
2023	185,116		5,222		190,338			0	190,338	921,349		2023
2024	185,579		4,961		190,540			0	190,540	1,111,889		2024
2025	186,043		4,713		190,756			0	190,756	1,302,645		2025
2026	186,508		4,477		190,985			0	190,985	1,493,630		2026
2027	186,974		4,254		191,228			0	191,228	1,684,857		2027
2028	187,441		4,041		191,482			0	191,482	1,876,339		2028
2029	187,910		3,839		191,749			0	191,749	2,068,088		2029
2030	188,380		3,647		192,027			0	192,027	2,260,115		2030
2031	188,851		3,465		192,315			0	192,315	2,452,430		2031
2032	189,323		3,291		192,614			0	192,614	2,645,044		2032
2033	189,796		3,127		192,923			0	192,923	2,837,967		2033
2034	190,271		2,970		193,241			0	193,241	3,031,208		2034
2035	190,746		2,822		193,568			0	193,568	3,224,776		2035
2036	191,223		2,681		193,904			0	193,904	3,418,680		2036
2037	191,701		2,547		194,248			0	194,248	3,612,928		2037
2038	192,180		2,419		194,600			0	194,600	3,807,528		2038
2039	192,661		2,298		194,959			0	194,959	4,002,488		2039
Total	3,842,119	0	96,047	1,637	3,939,804	3,850	3,500	7,350				Total

Notes: \$2 million of net new construction for two new multi-tenant retail/service structures approved and likely built in 2021

Projected TID Closure

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 45255	Municipality MEQUON	County OZAUKEE	Due date 07/01/2021	Report type AMENDED	
TID number 004	TID type 3	TID name N/A	Creation date 02/21/2012	Mandatory termination date 02/21/2039	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$297,174

Section 3 - Revenue	Amount
Tax increment	\$112,699
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$6,091
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$118,790

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$3,500
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$3,650

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$412,314
Future costs	\$2,281,850
Future revenue	\$4,384,290
Surplus or deficit	\$2,514,754

Section 6 - Preparer/Contact Information	
Preparer name Kaitlyn Krueger	Preparer title Finance Director
Preparer email kkrueger@ci.mequon.wi.us	Preparer phone (262) 236-2948
Contact name Kaitlyn Krueger	Contact title Finance Director
Contact email kkrueger@ci.mequon.wi.us	Contact phone (262) 236-2955

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	45255
TID number	004
Submission date	05-19-2021 05:26 PM
Confirmation	TIDAR20201225A1621463200104
Submission type	AMENDED