

September 3, 2020

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 8



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment 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 TID has an expenditure period that ends on December 27, 2023 and a mandatory termination date of December 27, 2028.

Background Data:	Base Value	\$22,279,000
	Incremental Value (as of January 1, 2020)	\$88,497,300
	Year End Fund Balance (2019)	(\$1,309,861)
	Projected Closure (based on current cash flow*)	2025

* 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.

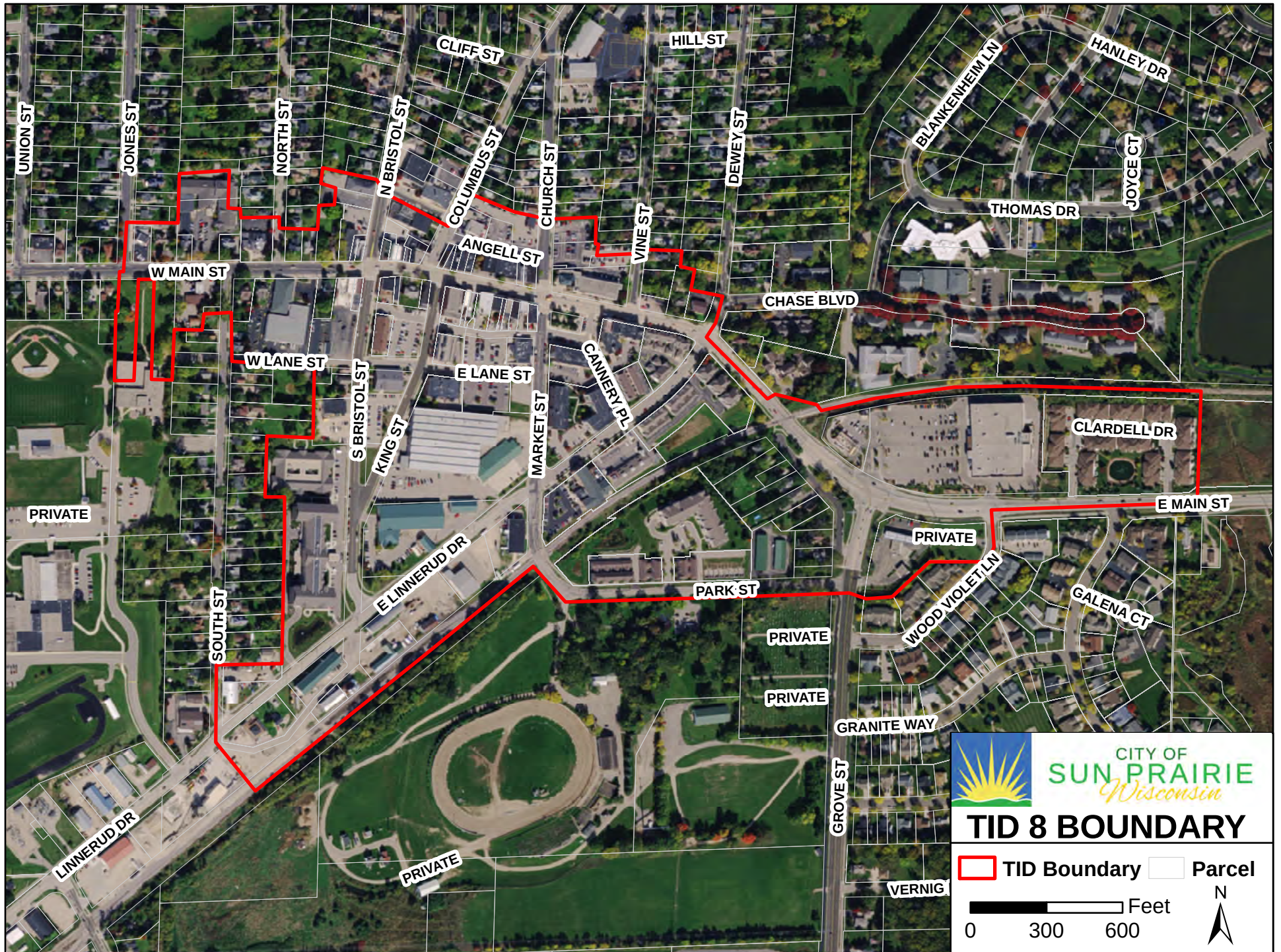
Notes: No significant development occurred in the District in 2019 or is expected in 2020. The approximate \$4 million loss in value as of January 1, 2020 is a result of property revaluation. The City is anticipating an additional small reduction in District value as of January 1, 2021 due to the transfer of lots owned by the Bank of Sun Prairie to the City for municipal parking use.

**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 Assumptions²

Construction Year	Actual ¹	Estimate		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		(230,800)		(230,800)
2021				0
2022				0
2023				0
2024				0
2025				0
2026				0
2027				0
TOTALS	88,497,300	(230,800)	0	88,266,500

NOTES:

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

²Assumptions as to 2020 valuation change provided by City staff.

City of Sun Prairie, WI

Tax Increment District No. 8 Tax Increment Projection Worksheet

Type of District
Actual Creation Date
Valuation Date
Maximum Life (In Years)
Expenditure Period (In Years)
Revenue Periods/Final Rev Year
End of Expenditure Period
Latest Termination Date
Eligible for Extension/No. of Years
Eligible Recipient District

Blighted Area
12/27/2001
Jan. 1, 2002
27
22
26 2029
12/27/2023
12/27/2028
Yes 4
Yes

Actual Base Value
Pre-Amendment Base Value (Actual)
Property Appreciation Factor
Current Tax Rate (Per \$1,000 EV)
Tax Rate Adjustment Factor (Next 2 Years)
Tax Rate Adjustment Factor (Following 2 Years)
Tax Rate Adjustment Factor (Thereafter)

Discount Rate 1 for NPV Calculation
Discount Rate 2 for NPV Calculation

22,279,000
NA
0.00%
\$24.06
0.00%
0.00%
0.00%
5.00%
7.00%

Apply Inflation
Factor to Base?



Net Present Value Calculation

	Construction	Value	Valuation	Inflation	Valuation	Revenue	Tax	Tax	Cumulative @	Cumulative @
	Year	Added	Year	Increment	Increment	Year	Rate ¹	Increment	5.00%	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	24.06	2,128,875	12,410,773	9,750,441
19	2020	(230,800)	2021	0	88,266,500	2022	24.06	2,123,323	13,172,923	10,263,251
20	2021	0	2022	0	88,266,500	2023	24.06	2,123,323	13,898,781	10,742,513
21	2022	0	2023	0	88,266,500	2024	24.06	2,123,323	14,590,074	11,190,421
22	2023	0	2024	0	88,266,500	2025	24.06	2,123,323	15,248,449	11,609,027
23	2024	0	2025	0	88,266,500	2026	24.06	2,123,323	15,875,472	12,000,248
24	2025	0	2026	0	88,266,500	2027	24.06	2,123,323	16,472,637	12,365,875
25	2026	0	2027	0	88,266,500	2028	24.06	2,123,323	17,041,365	12,707,582
26	2027	0	2028	0	88,266,500	2029	24.06	2,123,323	17,583,012	13,026,934
		88,266,500	0							

NOTES:

¹Tax rate shown for 2020 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie, WI
Tax Increment District No. 8
Cash Flow Pro Forma



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	Project Costs	Façade Grants	Total Expenditures	Annual	Cumulative ²	Advances Due to Other Funds	Debt Principal Outstanding	Total	
		0.00%																		
2015	1,649,714	0	23,253	15,545			83	1,688,595	1,423,529	122,464	112,735	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	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	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	500	28,582		1,098,700		19,750	3,372,044	1,537,393	207,500	187,219	1,285,179	30,000	3,247,291	124,753	(1,185,107)	1,297,746	8,519,400	9,817,146	2020
2021	2,128,875		28,582				19,750	2,177,207	1,535,153	425,845	187,219	39,120	10,000	2,197,337	(20,129)	(1,205,237)	1,317,875	6,753,895	8,071,771	2021
2022	2,123,323		28,582				19,750	2,171,655	1,539,068	428,930	187,219	36,120	10,000	2,201,337	(29,681)	(1,234,918)	1,347,557	4,940,431	6,287,988	2022
2023	2,123,323		28,582				19,750	2,171,655	1,544,548	421,854	187,219	35,120	10,000	2,198,741	(27,086)	(1,262,004)	1,374,642	3,088,749	4,463,392	2023
2024	2,123,323		28,582			1,567,747	19,750	3,739,402	1,551,360	420,718	187,219	35,120		2,194,417	1,544,985	282,982	0	1,188,811	1,188,811	2024
2025	2,123,323		28,582				19,750	2,171,655		271,670	187,219	45,120		504,009	1,667,646	1,950,628	0	945,453	945,453	2025
2026	2,123,323		28,582				19,750	2,171,655		269,062				269,062	1,902,593	3,853,221	0	698,631	698,631	2026
2027	2,123,323		28,582				19,750	2,171,655		207,342				207,342	1,964,313	5,817,534	0	508,255	508,255	2027
2028	2,123,323		28,582				19,750	2,171,655		206,212				206,212	1,965,444	7,782,977	0	314,250	314,250	2028
2029	2,123,323		28,582				19,750	2,171,655		323,896				323,896	1,847,760	9,630,737	0	0	0	2029
Total	30,258,645	2,897	533,480	64,024	3,208,741	1,567,747	269,266	35,904,800	15,178,579	3,966,018	2,089,546	2,950,129	65,230	25,187,637	10,717,163					

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 \$1,567,747 reported as restricted cash in the CDA Fund. These funds are available to make the final debt service payment.
²Fund balance shown for 2019 and preceding years is actual per City's audited financial statements.

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date July 1, 2020	Report type ORIGINAL
TID number 008	TID type 2	TID name TID 08	Creation date 12/27/2001	Mandatory termination date 12/27/2028	Expected termination date 12/31/2025

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,386,912

Section 3 - Revenue	Amount
Tax increment	\$1,978,116
Investment income	\$950
Debt proceeds	\$650,000
Special assessments	\$0
Exempt computer aid	\$24,308
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Source General Fund	\$30,000
Other grants sources	
Source WEDC	\$40,000
Other revenue sources	
Source PPT Aid	\$9,991
Source Misc Charges	\$21,765
Total Revenue (deposits)	\$2,755,130

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$578,692
Administration	\$8,752
Professional services	\$113,524
Interest and fiscal charges	\$173,390
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$1,560,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name SP REAL ESTATE LLC	\$172,078
Developer name 132 MARKET STREET CO.	\$50,000
Developer name Right Bauer LLC- Facade Improvement Grant	\$3,200
Developer name Richard Krebs- Facade Improvement Grant	\$2,030
Transfer to other funds source	
Other expenditures source	
Name Utilities	\$505
Name Contractual Services for Refuse Collections	\$15,758
Total Expenditures	\$2,678,079

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,309,861
Future costs	\$12,543,128
Future revenue	\$14,673,379
Surplus or deficit	\$820,390

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 6 - 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	06-30-2020 03:30 PM
Confirmation	TIDAR20190394O1593548998561
Submission type	ORIGINAL