

September 3, 2020

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 12



Prepared by:

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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. 12

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. 12 (“District”) was created on August 2, 2016 as an industrial TID to pay the costs of public infrastructure and incentives needed to promote industrial development with a 40-acre parcel located adjacent to the Sun Prairie Business Park. On April 18, 2017, the District’s Project Plan was amended to add 61-acres of additional territory and related project costs. The TID has an expenditure period that ends on August 2, 2031, and a mandatory termination date of August 2, 2036.

Background Data:	Base Value	\$3,774,500
	Incremental Value (as of January 1, 2020)	\$9,935,300
	Year End Fund Balance (2019)	(\$527,631)
	Projected Closure (based on current cash flow*)	2037

* 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: In December 2019, Imperial Blades announced its plan to expands its facilities in the District which is expected to add \$3,500,000 in incremental value by January 1, 2021. In April of 2020, Riddell closed its Kollege Town facility. While current projections reflect a negative fund balance through the District’s life, the City expects that additional development will occur and will install necessary infrastructure as needed. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

**Joint Review Board
Action:**

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

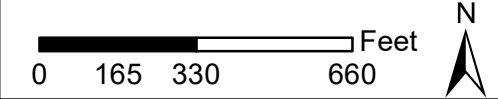
Attachments:

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



TID 12 Boundary

 TID Boundary  Parcel



City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Development Assumptions

Construction Year		Actual ¹	Imperial Blades Expansion ²		Annual Total	Construction Year
1	2016	2,205,200			2,205,200	2016
2	2017	10,554,500			10,554,500	2017
3	2018	(3,032,200)			(3,032,200)	2018
4	2019	207,800			207,800	2019
5	2020		3,500,000		3,500,000	2020
6	2021				0	2021
7	2022				0	2022
8	2023				0	2023
9	2024				0	2024
10	2025				0	2025
11	2026				0	2026
12	2027				0	2027
13	2028				0	2028
14	2029				0	2029
15	2030				0	2030
16	2031				0	2031
17	2032				0	2032
18	2033				0	2033
19	2034				0	2034
20	2035				0	2035
Totals		9,935,300	3,500,000	0	13,435,300	

Notes:

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

²Assumptions as to Imperial Blades expansion valuation provided by City staff.

City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	3,774,500
District Creation Date	August 2, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$24.06
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 8/2/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Recipient District	No		

	Construction			Inflation	Total			
	Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2016	2,205,200	2017		2,205,200	2018	\$24.00	52,917
2	2017	10,554,500	2018		12,759,700	2019	\$23.40	298,594
3	2018	-3,032,200	2019		9,727,500	2020	\$24.06	234,003
4	2019	207,800	2020		9,935,300	2021	\$24.06	239,002
5	2020	3,500,000	2021	0	13,435,300	2022	\$24.06	323,197
6	2021	0	2022	0	13,435,300	2023	\$24.06	323,197
7	2022	0	2023	0	13,435,300	2024	\$24.06	323,197
8	2023	0	2024	0	13,435,300	2025	\$24.06	323,197
9	2024	0	2025	0	13,435,300	2026	\$24.06	323,197
10	2025	0	2026	0	13,435,300	2027	\$24.06	323,197
11	2026	0	2027	0	13,435,300	2028	\$24.06	323,197
12	2027	0	2028	0	13,435,300	2029	\$24.06	323,197
13	2028	0	2029	0	13,435,300	2030	\$24.06	323,197
14	2029	0	2030	0	13,435,300	2031	\$24.06	323,197
15	2030	0	2031	0	13,435,300	2032	\$24.06	323,197
16	2031	0	2032	0	13,435,300	2033	\$24.06	323,197
17	2032	0	2033	0	13,435,300	2034	\$24.06	323,197
18	2033	0	2034	0	13,435,300	2035	\$24.06	323,197
19	2034	0	2035	0	13,435,300	2036	\$24.06	323,197
20	2035	0	2036	0	13,435,300	2037	\$24.06	323,197
Totals		13,435,300		0		Future Value of Increment		5,995,670

Notes:

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

City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Cash Flow Projection

Year	Projected Revenues						Expenditures								Balances						Year
	Tax Increments	Interest Earnings/ (Cost)	Misc. Revenue	Proceeds of Long Term Debt	Land Sale Revenue	Total Revenues	Series 2016B G.O. Notes	2017 STFL	2019 Taxable G.O. Bonds	Proposed 2021 G.O. Notes	Economic Incentives ¹	Capital Costs	Admin. & Other Costs	Total Expenditures	Fund Balance		Debt Principal, Incentives & Advances Outstanding				
															Annual	Cumulative ²	Advances Due to Other Funds	Incentive Payments Outstanding	Debt Principal Outstanding	Total	
2016		2		210,480		210,482						127,290	27,722	155,012	55,470	55,470	21,240		200,000	221,240	2016
2017		627	8,715	3,904,536		3,913,878	24,911					3,949,496	5,964	3,980,371	(66,493)	(11,023)	92,410		4,084,536	4,176,946	2017
2018	52,917	1,182	1,078			55,177	24,700	463,141					19,659	507,500	(452,323)	(463,346)	544,733		3,683,016	4,227,749	2018
2019	298,589	2,942	287	3,685,000		3,986,818	24,100	3,668,924	84,125		206,381		67,573	4,051,103	(64,285)	(527,631)	609,018	742,381	3,825,000	5,176,399	2019
2020	234,003					234,003	23,500		129,423				70,230	223,153	10,851	(516,781)	598,168	742,381	3,805,000	5,145,549	2020
2021	239,002			1,100,000		1,339,002	22,900		129,423			1,100,000	16,440	1,268,763	70,239	(446,541)	527,928	742,381	4,885,000	6,155,309	2021
2022	323,197					323,197	22,300		129,423	128,000	76,571		13,440	369,734	(46,537)	(493,078)	574,465	665,810	4,770,000	6,010,275	2022
2023	323,197					323,197	21,700		129,423	130,150	76,571		12,440	370,284	(47,087)	(540,165)	621,552	589,238	4,650,000	5,860,790	2023
2024	323,197					323,197	21,200		336,378	132,150	76,571		12,440	578,739	(255,542)	(795,707)	877,094	512,667	4,315,000	5,704,760	2024
2025	323,197					323,197	20,700		335,054	129,000	76,571		12,440	573,765	(250,568)	(1,046,275)	1,127,662	436,095	3,975,000	5,538,757	2025
2026	323,197					323,197	20,200		338,231	130,850	76,571		12,440	578,293	(255,095)	(1,301,370)	1,382,757	359,524	3,620,000	5,362,281	2026
2027	323,197					323,197			336,008	127,550	76,571		12,440	552,569	(229,372)	(1,530,742)	1,612,129		3,280,000	4,892,129	2027
2028	323,197					323,197			333,450	129,250	76,571		12,440	551,711	(228,514)	(1,759,256)	1,840,643		2,930,000	4,770,643	2028
2029	323,197					323,197			335,469	125,800			12,440	473,709	(150,512)	(1,909,768)	1,991,155		2,570,000	4,561,155	2029
2030	323,197					323,197			336,966	127,350			12,440	476,756	(153,559)	(2,063,327)	2,144,714		2,195,000	4,339,714	2030
2031	323,197					323,197			337,930	128,750			12,440	479,120	(155,923)	(2,219,250)	2,300,636		1,805,000	4,105,636	2031
2032	323,197					323,197			338,343				12,440	350,783	(27,585)	(2,246,835)	2,328,222		1,530,000	3,858,222	2032
2033	323,197					323,197			338,191				12,440	350,631	(27,434)	(2,274,269)	2,355,656		1,245,000	3,600,656	2033
2034	323,197					323,197			337,533				12,440	349,973	(26,775)	(2,301,044)	2,382,431		950,000	3,332,431	2034
2035	323,197					323,197			336,280				12,440	348,720	(25,523)	(2,326,567)	2,407,954		645,000	3,052,954	2035
2036	323,197					323,197			334,343				12,440	346,783	(23,585)	(2,350,152)	2,431,539		330,000	2,761,539	2036
2037	323,197					323,197			336,600				22,440	359,040	(35,843)	(2,385,995)	2,467,382		0	2,467,382	2037
Total	5,995,665	4,753	10,080	8,900,016	0	14,910,514	226,211	4,132,066	5,312,588	1,288,850	742,381	5,176,786	417,628	17,296,510							Total

Projected TID Closure

Notes:

¹Reflects incentive payment made for the Riddell-Kollege Town project (2019) and projected future payments to Imperial Blades (2022 - 2027).

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 012	TID type 5	TID name TID 12	Creation date 08/02/2016	Mandatory termination date 08/02/2036	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-463,346

Section 3 - Revenue	Amount
Tax increment	\$298,589
Investment income	\$2,942
Debt proceeds	\$3,685,000
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source PPT Aid	\$282
Source Misc Revenues	\$6
Total Revenue (deposits)	\$3,986,819

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$17,991
Professional services	\$0
Interest and fiscal charges	\$234,133
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$49,432
Principal on long-term debt	\$3,543,016
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name Riddell	\$206,381
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$4,051,103

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-527,630
Future costs	\$8,536,479
Future revenue	\$6,660,146
Surplus or deficit	\$-2,403,963

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

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
Submission Information		
Co-muni code	13282	
TID number	012	
Submission date	06-30-2020 04:46 PM	
Confirmation	TIDAR20190394O1593553566130	
Submission type	ORIGINAL	