

October 6, 2022

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 12



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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 Plan was further amended on July 20, 2021, to add 43 acres of additional territory and to update anticipated 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	\$3,803,600
	Incremental Value (as of January 1, 2022)	\$14,350,500
	Year End Fund Balance (2021)	(\$786,545)
	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 2021 Quarra Stone began construction of a new facility within the territory added to the District last year. Completion of construction is anticipated in 2022 with an expected total incremental valuation of \$8,000,000. Current projections indicate that an additional \$27 million in incremental value will need to be created in the 2022 – 2028 timeframe to pay the project costs that have been made, and the additional costs the City will need to incur to

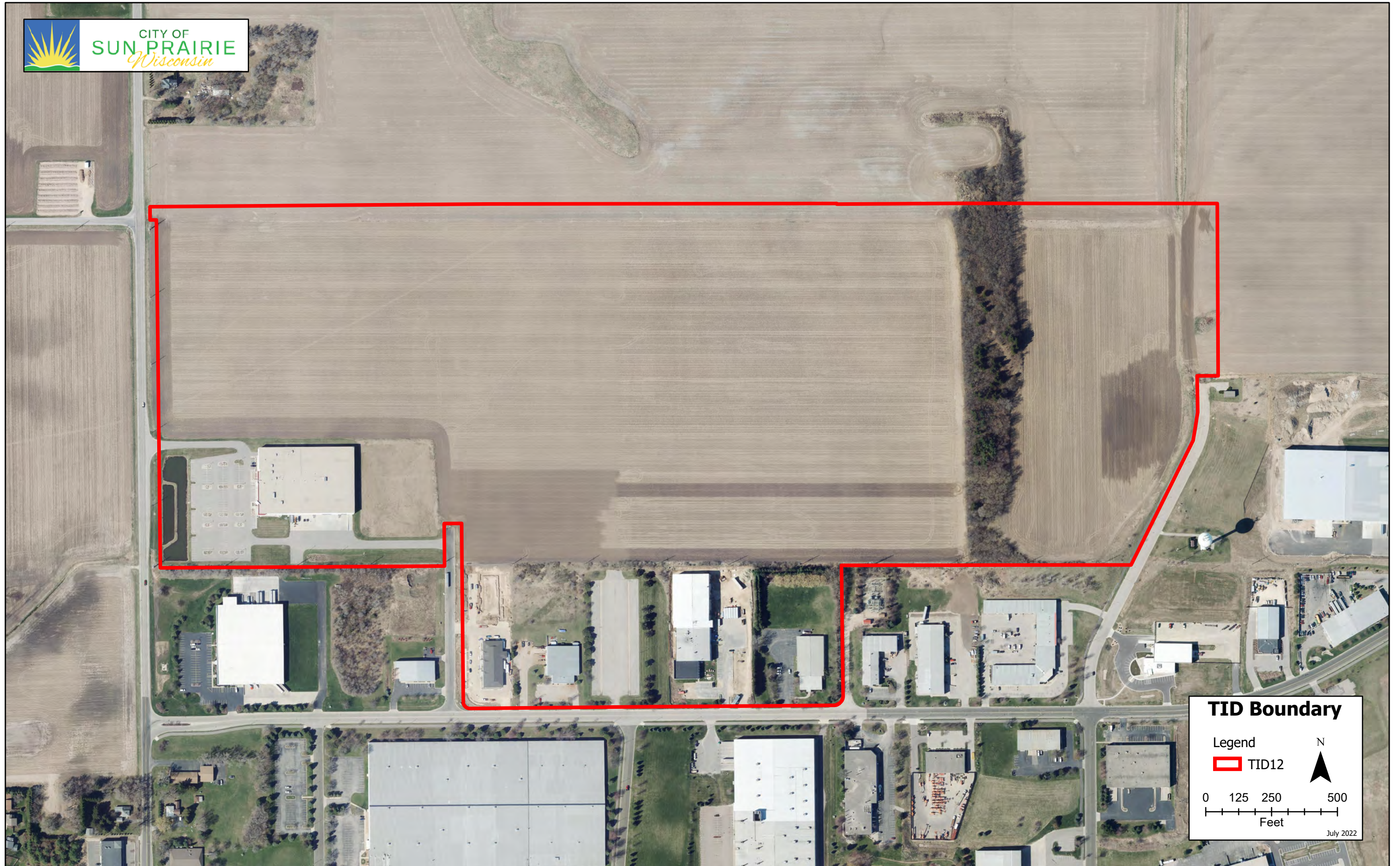
fully develop the District. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

**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)



City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Development Assumptions

Construction Year	Actual ¹	Quarra Stone Lot D	Terrace Holdings Lot A1	Terrace Holdings Lot A2	Terrace Holdings Lot A3	Speculative Lot B	Speculative Lot C	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	2,764,800							2,764,800	2020
6 2021	1,650,400							1,650,400	2021
7 2022		6,349,600						6,349,600	2022
8 2023			3,000,000					3,000,000	2023
9 2024				6,000,000				6,000,000	2024
10 2025								0	2025
11 2026					4,000,000	7,000,000		11,000,000	2026
12 2027								0	2027
13 2028							7,000,000	7,000,000	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	14,350,500	6,349,600	3,000,000	6,000,000	4,000,000	7,000,000	7,000,000	47,700,100	

Notes:

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

²Assumptions as to Quarra Stone and other development site valuations provided by City staff.

City of Sun Prairie, Wisconsin

Tax Incremental District # 12

Type of District	Industrial	Base Value	3,803,600
District Creation Date	August 2, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.13
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 Year	Value Added	Valuation Year	Inflation Increment	Total 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	\$23.47	233,229
5	2020	2,764,800	2021		12,700,100	2022	\$22.13	281,053
6	2021	1,650,400	2022		14,350,500	2023	\$22.13	317,577
7	2022	6,349,600	2023	0	20,700,100	2024	\$22.13	458,093
8	2023	3,000,000	2024	0	23,700,100	2025	\$22.13	524,483
9	2024	6,000,000	2025	0	29,700,100	2026	\$22.13	657,263
10	2025	0	2026	0	29,700,100	2027	\$22.13	657,263
11	2026	11,000,000	2027	0	40,700,100	2028	\$22.13	900,693
12	2027	0	2028	0	40,700,100	2029	\$22.13	900,693
13	2028	7,000,000	2029	0	47,700,100	2030	\$22.13	1,055,603
14	2029	0	2030	0	47,700,100	2031	\$22.13	1,055,603
15	2030	0	2031	0	47,700,100	2032	\$22.13	1,055,603
16	2031	0	2032	0	47,700,100	2033	\$22.13	1,055,603
17	2032	0	2033	0	47,700,100	2034	\$22.13	1,055,603
18	2033	0	2034	0	47,700,100	2035	\$22.13	1,055,603
19	2034	0	2035	0	47,700,100	2036	\$22.13	1,055,603
20	2035	0	2036	0	47,700,100	2037	\$22.13	1,055,603
Totals		47,700,100		0		Future Value of Increment		13,960,688

Notes:

¹Tax rate shown for 2022 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	Total Revenues	Series 2016B G.O. Notes	2017 STFL	2019 Taxable G.O. Bonds	Proposed 2022 STFL	Proposed 2024 G.O. Bonds	Proposed 2025 G.O. Bonds	Finance			Total Expenditures	Fund Balance		Debt Principal, Incentives & Advances Outstanding					
												Economic Incentives ¹	Capital Costs	Expense		Admin. & Other Costs	Advances Due to Other Funds	Incentive Payments Outstanding	Debt Principal Outstanding	Total			
2016		2		210,480	210,482								127,290	2,225	25,497	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							3,899,225		56,235	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)	463,346		3,683,016	4,146,362	2018
2019	298,589	2,942	287	3,685,000	3,986,818	24,100	3,668,924	84,125				206,381		49,432	18,141	4,051,103	(64,285)	(527,631)	527,631	1,943,904	3,825,000	6,296,535	2019
2020	234,003		73		234,076	23,500		129,423				0			6,187	159,110	74,967	(452,664)	452,665	1,943,904	3,805,000	6,201,568	2020
2021	233,229		68,851		302,080	22,900		129,423				432,903			50,734	635,960	(333,881)	(786,545)	766,539	1,511,000	5,460,953	7,738,492	2021
2022	281,053		187,403	1,675,335	2,143,791	22,300		129,423				1,051,571	700,335		67,055	1,970,684	173,107	(613,438)	593,432	459,429	5,440,953	6,493,813	2022
2023	317,577				317,577	21,700		129,423				76,571			50,734	278,428	39,148	(574,289)	554,283	382,857	6,135,953	7,073,093	2023
2024	458,093			715,000	1,173,093	21,200		336,378	170,696			76,571	700,000	14,300	50,734	1,369,880	(196,786)	(771,076)	751,070	306,286	5,857,612	6,914,968	2024
2025	524,483			500,000	1,024,483	20,700		335,054	170,696	66,781		76,571	490,000	10,000	50,734	1,220,537	(196,054)	(967,129)	947,124	229,714	5,984,228	7,161,065	2025
2026	657,263				657,263	20,200		338,231	170,696	61,188	50,188	76,571			50,734	767,808	(110,545)	(1,077,675)	1,057,669	153,143	5,561,407	6,772,219	2026
2027	657,263				657,263			336,008	170,696	65,000	51,125	76,571			50,734	750,135	(92,871)	(1,170,546)	1,150,540	76,571	5,138,940	6,366,051	2027
2028	900,693				900,693			333,450	170,696	63,750	50,125	76,571			50,734	745,327	155,366	(1,015,180)	995,174	(0)	4,706,779	5,701,953	2028
2029	900,693				900,693			335,469	170,696	67,438	49,125	0			50,734	673,462	227,231	(787,949)	767,943	(0)	4,254,355	5,022,297	2029
2030	1,055,603				1,055,603			336,966	170,696	66,063	48,125	0			50,734	672,584	383,019	(404,930)	384,924	(0)	3,786,590	4,171,514	2030
2031	1,055,603				1,055,603			337,930	170,696	64,688	47,125	0			50,734	671,173	384,430	(20,500)	494		3,303,231	3,303,726	2031
2032	1,055,603				1,055,603			338,343	170,696	63,313	46,125	0			50,734	669,211	386,393	365,893	0		2,804,127	2,804,127	2032
2033	1,055,603				1,055,603			338,191	170,696	61,938	45,125	0			50,734	666,684	388,919	754,811	0		2,288,777	2,288,777	2033
2034	1,055,603				1,055,603			337,533	170,696	65,500	44,125	0			50,734	668,588	387,015	1,141,826	0		1,751,997	1,751,997	2034
2035	1,055,603				1,055,603			336,280	170,696	64,000	48,063	0			50,734	669,773	385,830	1,527,656	0		1,193,483	1,193,483	2035
2036	1,055,603				1,055,603			334,343	170,696	67,438	51,875	0			50,734	675,086	380,518	1,908,174	0		607,956	607,956	2036
2037	1,055,603				1,055,603			336,600	170,696	65,813	50,625	0			60,734	684,468	371,135	2,279,309	0		0	0	2037
Total	13,960,683	4,753	266,407	10,690,351	24,922,194	226,211	4,132,066	5,312,588	2,389,750	842,906	581,750	2,150,285	5,916,850	75,957	1,014,522	22,642,885							Total

Notes:

¹Reflects actual and projected incentive payments made for the Riddell-Kollege Town project, Imperial Blades and Quarra Stone.

²Fund balance shown for 2021 and preceding years is actual per City's audited financial statements.

Projected TID Closure

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/01/2022	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	\$-452,663

Section 3 - Revenue	Amount
Tax increment	\$232,947
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Misc Revenue	\$69,132
Total Revenue (deposits)	\$302,079

Form PE-300	TID Annual Report		2021 WI Dept of Revenue
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Section 4 - Expenditures		Amount
Capital expenditures		\$0
Administration		\$0
Professional services		\$50,584
Interest and fiscal charges		\$132,323
DOR fees		\$150
Discount on long-term debt		\$0
Debt issuance costs		\$0
Principal on long-term debt		\$20,000
Environmental costs		\$0
Real property assembly costs		\$0
Allocation to another TID		
Developer grants		
Developer name	Riddell	\$171,017
Developer name	Quarra Stone	\$261,886
Transfer to other funds		
Other expenditures		
Total Expenditures		\$635,960

Section 5 - Ending Balance		Amount
TID fund balance at end of year		\$-786,544
Future costs		\$10,607,102
Future revenue		\$7,879,968
Surplus or deficit		\$-3,513,678

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	2021 WI Dept of Revenue
Submission Information		
Co-muni code	13282	
TID number	012	
Submission date	06-28-2022 11:39 AM	
Confirmation	TIDAR20210394O1656434371151	
Submission type	ORIGINAL	