

October 6, 2022

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 13



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. 13

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. 13 (“District”) was created on September 26, 2017 as an industrial TID to pay the costs of public infrastructure and incentives needed to develop PARK 151, an approximately 95-acre business park located adjacent to USH 151 on the City’s southwest side. The TID has an expenditure period that ends on September 26, 2032, and a mandatory termination date of September 26, 2037.

Background Data:	Base Value	\$618,200
	Incremental Value (as of January 1, 2022)	\$31,824,900
	Year End Fund Balance (2020)	(\$315,084)
	Projected Closure (based on current cash flow*)	2027

* 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: Completed projects within the District include the Commerce I and Commerce II light industrial buildings and Sani-Matic. Commerce II was fully leased in 2021. Also in 2021, construction commenced on the Commerce III and IV buildings which will be completed in 2022. Due to payment of an incentive in 2020 under the terms of the development agreement, the District is projected to carry a negative fund balance through 2023 but will remain positive thereafter with anticipate closure as early as 2026. The loss of value as of January 1, 2021, reflects a correction due to overstatement of the District’s value on January 1, 2020.

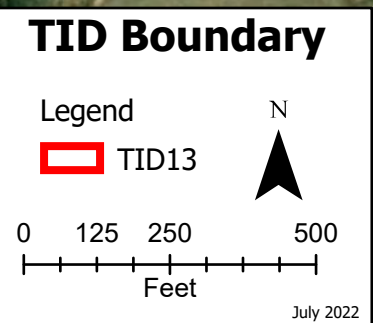
The value for Sani-Matic, which transferred from locally assessed to State assessed manufacturing as of January 1, 2020, was counted in both the local and state assessment totals. This correction will be removed as of January 1, 2022, adding back \$7,522,100 in value.

**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
Tax Increment District No. 13
Development Assumptions

Construction Year	Actual ¹	Estimated ²		Annual Total	Construction Year
1 2017	2,543,800			2,543,800	2017
2 2018	14,438,000			14,438,000	2018
3 2019	8,776,200			8,776,200	2019
4 2020	(15,184,100)			(15,184,100)	2020
5 2021	21,251,000			21,251,000	2021
6 2022		27,500,000		27,500,000	2022
7 2023				0	2023
8 2024				0	2024
9 2025				0	2025
10 2026				0	2026
11 2027				0	2027
12 2028				0	2028
13 2029				0	2029
14 2030				0	2030
15 2031				0	2031
16 2032				0	2032
17 2033				0	2033
18 2034				0	2034
19 2035				0	2035
20 2036				0	2036
Totals	31,824,900	27,500,000	0	59,324,900	

Notes:

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

²Assumptions as to future valuation changes provided by City staff.

City of Sun Prairie

Tax Increment District No. 13

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	618,200
District Creation Date	September 26, 2017	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2017	Base Tax Rate ¹	22.13
Max Life (Years)	20	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15 9/26/2032		
Revenue Periods/Final Year	20 2038		
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	2017	2,543,800	2018		2,543,800	2019	\$23.40	59,528
2	2018	14,438,000	2019		16,981,800	2020	\$24.06	408,511
3	2019	8,776,200	2020		25,758,000	2021	\$23.47	604,664
4	2020	-15,184,100	2021		10,573,900	2022	\$22.13	234,000
5	2021	21,251,000	2022		31,824,900	2023	\$22.13	704,285
6	2022	27,500,000	2023	0	59,324,900	2024	\$22.13	1,312,860
7	2023	0	2024	0	59,324,900	2025	\$22.13	1,312,860
8	2024	0	2025	0	59,324,900	2026	\$22.13	1,312,860
9	2025	0	2026	0	59,324,900	2027	\$22.13	1,312,860
10	2026	0	2027	0	59,324,900	2028	\$22.13	1,312,860
11	2027	0	2028	0	59,324,900	2029	\$22.13	1,312,860
12	2028	0	2029	0	59,324,900	2030	\$22.13	1,312,860
13	2029	0	2030	0	59,324,900	2031	\$22.13	1,312,860
14	2030	0	2031	0	59,324,900	2032	\$22.13	1,312,860
15	2031	0	2032	0	59,324,900	2033	\$22.13	1,312,860
16	2032	0	2033	0	59,324,900	2034	\$22.13	1,312,860
17	2033	0	2034	0	59,324,900	2035	\$22.13	1,312,860
18	2034	0	2035	0	59,324,900	2036	\$22.13	1,312,860
19	2035	0	2036	0	59,324,900	2037	\$22.13	1,312,860
20	2036	0	2037	0	59,324,900	2038	\$22.13	1,312,860
Totals		59,324,900		0		Future Value of Increment		21,703,890

Notes:

¹Tax rate shown for 2021 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie
Tax Increment District No. 13
Cash Flow Projection

Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Investment Income	Misc. Income	Proceeds of Long Term Debt	Total Revenues	Existing Debt Service	2022 STFL (Estimated)	Finance Related Expenses	Developme nt Incentive	Project Costs	Administration	Total Expenditures	Annual	Cumulative ¹	Principal Outstanding	
2017					0					29,045	21,996	51,041	(51,041)	(51,041)		2017
2018		40,933	716	3,700,000	3,741,649					2,684,617	12,639	2,697,256	1,044,393	993,352	3,700,000	2018
2019	59,528	29,386	13	3,577,497	3,666,424	3,872,192		75,057		822,001	17,860	4,787,110	(1,120,686)	(127,334)	3,415,000	2019
2020	408,511	2,479	50		411,040	323,550		433		546,131	6,847	876,961	(465,920)	(593,254)	3,200,000	2020
2021	604,664	221			604,885	322,623					4,093	326,716	278,170	(315,084)	2,980,000	2021
2022	234,000	500	20	128,000	362,520	326,378			336,000		14,841	677,219	(314,698)	(629,782)	2,878,000	2022
2023	704,285				704,285	324,779					14,841	339,620	364,665	(265,117)	2,643,000	2023
2024	1,312,860				1,312,860	322,800	13,042		650,268		14,841	1,000,951	311,909	46,792	2,399,307	2024
2025	1,312,860				1,312,860	325,450	13,042		349,732		14,841	703,065	609,795	656,588	2,142,172	2025
2026	1,312,860				1,312,860	321,600	13,042				14,841	349,483	963,377	1,619,965	1,879,698	2026
2027	1,312,860				1,312,860	326,100	13,042				24,841	363,983	948,877	2,568,842	1,601,869	2027
2028	1,312,860				1,312,860	325,100	13,042					338,142	974,718	3,543,561	1,313,682	2028
2029	1,312,860				1,312,860	323,700	13,042					336,742	976,118	4,519,679	1,015,092	2029
2030	1,312,860				1,312,860	323,400	13,042					336,442	976,418	5,496,098	706,095	2030
2031	1,312,860				1,312,860	324,250	13,042					337,292	975,568	6,471,666	386,670	2031
2032	1,312,860				1,312,860	324,800	13,042					337,842	975,018	7,446,684	56,806	2032
2033	1,312,860				1,312,860		13,042					13,042	1,299,818	8,746,503	46,465	2033
2034	1,312,860				1,312,860		13,042					13,042	1,299,818	10,046,321	35,633	2034
2035	1,312,860				1,312,860		13,042					13,042	1,299,818	11,346,139	24,286	2035
2036	1,312,860				1,312,860		13,042					13,042	1,299,818	12,645,958	12,403	2036
2037	1,312,860				1,312,860		12,994					12,994	1,299,866	13,945,823	0	2037
2038	1,312,860				1,312,860							0	1,312,860	15,258,684	0	2038
Total	21,703,890	73,519	799	7,405,497	29,183,705	8,086,721	182,536	75,490	1,336,000	4,081,794	162,481	13,925,021				Total

Notes:

Projected TD Closure

¹Fund balance shown for 2021 and prior years actual per City's audited financial statements.

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 013	TID type 5	TID name TID 13	Creation date 09/26/2017	Mandatory termination date 09/26/2037	Expected termination date 09/26/2028

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-593,254

Section 3 - Revenue	Amount
Tax increment	\$604,664
Investment income	\$221
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	
Total Revenue (deposits)	\$604,885

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	\$3,943
Interest and fiscal charges	\$102,623
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$220,000
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	\$326,716

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-315,085
Future costs	\$5,075,853
Future revenue	\$7,490,767
Surplus or deficit	\$2,099,829

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	013	
Submission date	06-28-2022 11:48 AM	
Confirmation	TIDAR20210394O1656434889947	
Submission type	ORIGINAL	