

October 26, 2023

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, 2023)	\$16,490,100
	Year End Fund Balance (2022)	(\$899,639)
	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 2022 Quarra Stone continued construction of a new facility within the territory added to the District in 2021. Completion of construction is anticipated in 2023. The City expects to sell 65 acres of City owned land in late 2023 to Oakbrook Corporation. Current projections indicate that an additional \$27 million in incremental value will need to be created in the 2023 – 2028 timeframe to pay the project costs that have been made, and the additional costs the

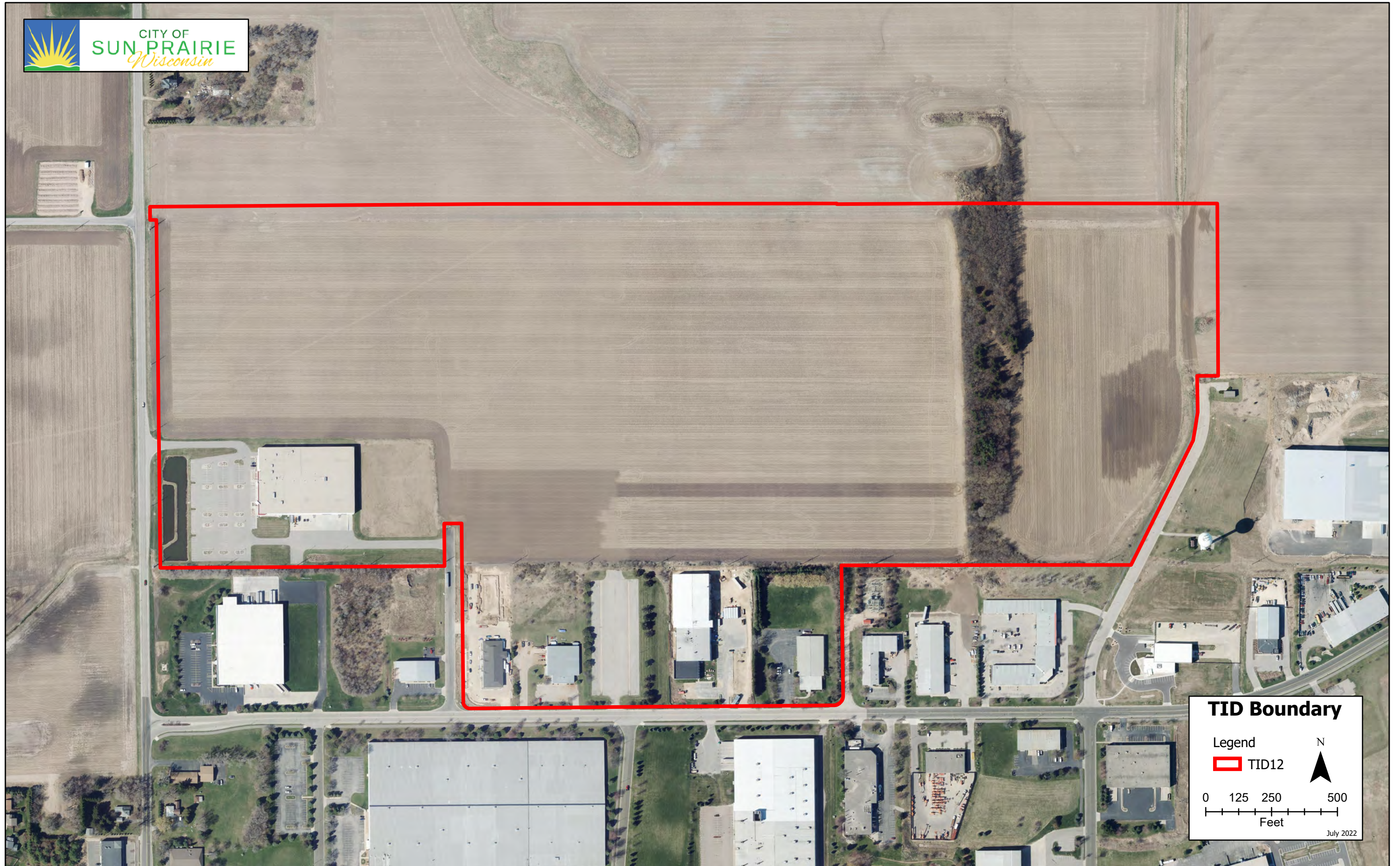
City will need to incur to fully develop the District. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

**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	Speculative 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	2,139,600							2,139,600	2022
8 2023		6,500,000						6,500,000	2023
9 2024			3,000,000	6,000,000				9,000,000	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	16,490,100	6,500,000	3,000,000	6,000,000	4,000,000	7,000,000	7,000,000	49,990,100	

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	-0.50%
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	281,098
6	2021	1,650,400	2022		14,350,500	2023	\$20.27	290,905
7	2022	2,139,600	2023	0	16,490,100	2024	\$20.17	332,606
8	2023	6,500,000	2024	0	22,990,100	2025	\$20.07	461,393
9	2024	9,000,000	2025	0	31,990,100	2026	\$19.97	638,806
10	2025	0	2026	0	31,990,100	2027	\$19.87	635,612
11	2026	11,000,000	2027	0	42,990,100	2028	\$19.77	849,900
12	2027	0	2028	0	42,990,100	2029	\$19.67	845,650
13	2028	7,000,000	2029	0	49,990,100	2030	\$19.57	978,429
14	2029	0	2030	0	49,990,100	2031	\$19.47	973,537
15	2030	0	2031	0	49,990,100	2032	\$19.38	968,669
16	2031	0	2032	0	49,990,100	2033	\$19.28	963,826
17	2032	0	2033	0	49,990,100	2034	\$19.18	959,007
18	2033	0	2034	0	49,990,100	2035	\$19.09	954,212
19	2034	0	2035	0	49,990,100	2036	\$18.99	949,441
20	2035	0	2036	0	49,990,100	2037	\$18.90	944,694
Totals		49,990,100		0		Future Value of Increment		12,846,527

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	2022 STFL	Proposed 2024 G.O. Bonds	Proposed 2025 G.O. Bonds	Economic Incentives ¹	Capital Costs	Finance Related Expense	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	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	1,848,457	3,825,000	6,201,089	2019	
2020	234,003		73		234,076	23,500		129,423				0			6,187	159,110	74,967	(452,664)	452,665	1,848,457	3,805,000	6,106,122	2020	
2021	233,229		68,851		302,080	22,900		129,423				432,903			50,734	635,960	(333,881)	(786,545)	766,539	1,415,554	5,461,000	7,643,093	2021	
2022	281,098	4,063	17,435	1,676,000	1,978,596	22,300		129,423				0	365,984		27,196	544,903	1,433,693	647,149	0	1,415,554	5,441,000	6,856,554	2022	
2023	290,905				290,905	21,700		129,423				1,262,410			50,734	1,464,267	(1,173,362)	(526,213)	1,173,362	153,144	6,136,000	7,462,506	2023	
2024	332,606			715,000	1,047,606	21,200		336,378	177,491			25,524	700,000	14,300	50,734	1,325,627	(278,021)	(804,234)	1,451,383	127,620	5,825,349	7,404,352	2024	
2025	461,393			500,000	961,393	20,700		335,054	177,491	66,781		25,524	490,000	10,000	50,734	1,176,285	(214,892)	(1,019,126)	1,666,275	102,096	5,943,637	7,712,008	2025	
2026	638,806				638,806	20,200		338,231	177,491	61,188	50,188	25,524			50,734	723,556	(84,750)	(1,103,877)	1,751,025	76,572	5,512,093	7,339,690	2026	
2027	635,612				635,612			336,008	177,491	65,000	51,125	25,524			50,734	705,882	(70,271)	(1,174,147)	1,821,296	51,048	5,080,489	6,952,832	2027	
2028	849,900				849,900			333,450	177,491	63,750	50,125	25,524			50,734	701,075	148,825	(1,025,322)	1,672,471	25,524	4,638,749	6,336,744	2028	
2029	845,650				845,650			335,469	177,491	67,438	49,125	25,524			50,734	705,781	139,869	(885,453)	1,532,601	0	4,176,298	5,708,899	2029	
2030	978,429				978,429			336,966	177,491	66,063	48,125	0			50,734	679,379	299,050	(586,403)	1,233,551	0	3,698,031	4,931,582	2030	
2031	973,537				973,537			337,930	177,491	64,688	47,125	0			50,734	677,968	295,569	(290,834)	937,982		3,203,671	4,141,653	2031	
2032	968,669				968,669			338,343	177,491	63,313	46,125	0			50,734	676,006	292,664	1,830	645,319		2,693,030	3,338,348	2032	
2033	963,826				963,826			338,191	177,491	61,938	45,125	0			50,734	673,479	290,347	292,177	354,972		2,165,607	2,520,579	2033	
2034	959,007				959,007			337,533	177,491	65,500	44,125	0			50,734	675,383	283,624	575,800	71,348		1,616,182	1,687,530	2034	
2035	954,212				954,212			336,280	177,491	64,000	48,063	0			50,734	676,568	277,644	853,444	0		1,044,422	1,044,422	2035	
2036	949,441				949,441			334,343	177,491	67,438	51,875	0			50,734	681,881	267,560	1,121,004	0		445,000	445,000	2036	
2037	944,694				944,694			336,600	0	65,813	50,625	0			60,734	513,772	430,922	1,551,926	0		0	0	2037	
Total	12,846,522	8,816	96,439	10,691,016	23,642,793	226,211	4,132,066	5,312,588	2,307,388	842,906	581,750	2,054,838	5,582,499	75,957	974,663	22,090,867							Total	
Notes:																								
¹ Reflects actual and projected incentive payments made for the Riddell-College Town project, Imperial Blades and Quarra Stone.																								
² Fund balance shown for 2022 and preceding years is actual per City's audited financial statements.																								
Projected TID Closure																								

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07/03/2023	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	\$-786,544

Section 3 - Revenue	Amount
Tax increment	\$281,098
Investment income	\$4,064
Debt proceeds	\$1,676,000
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	\$17,435
Total Revenue (deposits)	\$1,978,597

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$365,984
Administration	\$0
Professional services	\$27,046
Interest and fiscal charges	\$131,723
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 Quarra Stone	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$544,903

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$647,150
Future costs	\$9,425,284
Future revenue	\$6,076,085
Surplus or deficit	\$-2,702,049

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	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	13282
TID number	012
Submission date	06-30-2023 02:22 PM
Confirmation	TIDAR20220394O1688152952989
Submission type	ORIGINAL