

October 26, 2023

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

City of Sun Prairie, WI

Tax Incremental District No. 8



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. 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, 2023)	\$124,204,600
	Year End Fund Balance (2022)	(\$687,088)
	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. The City may also elect to extend the life of the district for one year for purpose of affordable housing.

Notes: None.

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 Boundary

Legend

 TID8

N

0 125 250 500

Feet

July 2022



City of Sun Prairie, WI

Tax Increment District No. 8 Development Assumptions

Construction Year	Actual ¹		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	23,904,500		23,904,500
2021	(5,198,900)		(5,198,900)
2022	17,001,700		17,001,700
2023			0
2024			0
2025			0
2026			0
2027			0
TOTALS	124,204,600	0	124,204,600

NOTES:

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

City of Sun Prairie, WI

Tax Increment District No. 8 Tax Increment Projection Worksheet

Type of District	Blighted Area
Actual Creation Date	12/27/2001
Valuation Date	Jan. 1, 2002
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	26 2029
End of Expenditure Period	12/27/2023
Latest Termination Date	12/27/2028
Eligible for Extension/No. of Years	Yes 4
Eligible Recipient District	Yes

Actual Base Value	22,279,000
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$22.13
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	-0.50%
Discount Rate 1 for NPV Calculation	5.00%
Discount Rate 2 for NPV Calculation	7.00%

Apply Inflation
Factor to Base?

X



Net Present Value Calculation

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate ¹	Tax Increment	Cumulative @ 5.00%	Cumulative @ 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	23.47	2,077,458	12,391,394	9,737,153
19	2020	23,904,500	2021		112,401,800	2022	22.13	2,487,847	13,284,388	10,338,001
20	2021	(5,198,900)	2022		107,202,900	2023	20.27	2,173,153	14,027,280	10,828,510
21	2022	17,001,700	2023	0	124,204,600	2024	20.17	2,505,213	14,842,905	11,356,977
22	2023	0	2024	0	124,204,600	2025	20.07	2,492,687	15,615,808	11,848,402
23	2024	0	2025	0	124,204,600	2026	19.97	2,480,223	16,348,224	12,305,381
24	2025	0	2026	0	124,204,600	2027	19.87	2,467,822	17,042,277	12,730,329
25	2026	0	2027	0	124,204,600	2028	19.77	2,455,483	17,699,974	13,125,491
26	2027	0	2028	0	124,204,600	2029	19.67	2,443,206	18,323,220	13,492,954
		124,204,600			0			Future Value of Increment	43,357,705	

NOTES:

¹Tax rate shown for 2022 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	Deposit to Adv Rfdg Escrow	Transfers Out	Project Costs	Façade Grants	Total Expenditures	Annual	Cumulative ²	Advances Due to Other Funds	Debt Principal Outstanding	Total	
2015	1,649,714	0	23,253	15,545			83	1,688,595	1,423,529	122,464	112,735		2,912	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	931,287		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		3,937	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	3,220	28,582		1,150,000		25,363	3,431,677	1,537,393	207,500	187,250			1,081,570	12,572	3,026,284	405,393	(904,467)	1,862,008	8,555,000	10,417,008	2020
2021	2,077,458	761	22,865				25,580	2,126,664	1,535,153	276,874	253,352			101,854	5,000	2,172,232	(45,568)	(950,035)	875,377	6,896,012	7,771,389	2021
2022	2,487,847	963	28,582				23,431	2,540,823	1,539,068	449,563	250,684			35,303	3,258	2,277,876	262,947	(687,088)	612,430	5,083,785	5,696,215	2022
2023	2,173,153		28,582				22,071	2,223,806	1,544,548	443,880	254,779			50,340	30,000	2,323,547	(99,740)	(786,829)	712,170	3,348,381	4,060,551	2023
2024	2,505,213		28,582			1,565,794	22,071	4,121,660	1,551,360	571,982	254,779			33,181	10,000	2,421,302	1,700,358	913,529	0	1,312,361	1,312,361	2024
2025	2,492,687		28,582				22,071	2,543,340		295,880	254,779			43,181		593,840	1,949,499	2,863,029	0	1,055,319	1,055,319	2025
2026	2,480,223		28,582				22,071	2,530,876		294,380						294,380	2,236,496	5,099,525	0	792,184	792,184	2026
2027	2,467,822		28,582				22,071	2,518,475		233,780						233,780	2,284,695	7,384,219	0	582,768	582,768	2027
2028	2,455,483		28,582				22,071	2,506,136		233,780						233,780	2,272,356	9,656,575	0	366,926	366,926	2028
2029	2,443,206		28,582				22,071	2,493,859		382,470						382,470	2,111,388	11,767,963	0	(0)	(0)	2029
Total	32,726,276	7,341	527,763	64,024	3,260,041	1,565,794	300,637	38,451,876	15,178,579	4,173,079	2,421,855	931,287	6,849	2,819,779	66,059	25,597,487	12,854,389					

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 \$1,565,794 (as of 12-31-2022) reported as restricted cash in the CDA Fund. These funds are available to make the final debt service payment.

²Fund balance shown for 2022 and preceding years is actual per City's audited financial statements.

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 008	TID type 2	TID name TID 08	Creation date 12/27/2001	Mandatory termination date 12/27/2028	Expected termination date 12/27/2025

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-950,037

Section 3 - Revenue	Amount
Tax increment	\$2,487,847
Investment income	\$963
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$28,582
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Misc Revenues	\$23,431
Total Revenue (deposits)	\$2,540,823

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$22,486
Administration	\$0
Professional services	\$11,576
Interest and fiscal charges	\$176,404
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$1,812,227
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name SP REAL ESTATE LLC	\$250,684
Developer name Facade Improvement Grant- Prairie Flowers	\$3,258
Transfer to other funds	
Other expenditures	
Name Garbage Receptacles	\$1,091
Total Expenditures	\$2,277,876

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-687,090
Future costs	\$6,331,489
Future revenue	\$7,988,118
Surplus or deficit	\$969,539

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	008
Submission date	06-30-2023 01:19 PM
Confirmation	TIDAR20220394O1688149192992
Submission type	ORIGINAL