

May 1, 2017

Annual Tax Increment District Report – TID No. 9

City of Sun Prairie, Wisconsin



Prepared by:

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Annual Tax Increment District Report

City of Sun Prairie, Wisconsin
Tax Increment District No. 9

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. 9 ("District") was created on March 28, 2007 as a mixed use TID. A subsequent amendment approved August 20, 2013 added additional territory to the District. The TID has an expenditure period that ends on March 28, 2022, and has a mandatory termination date of March 28, 2027.

Financial Data:	Base Value	\$12,294,900
	Incremental Value	\$39,546,500
	Year End Fund Balance	(\$885,129)
	Projected Closure (based on current cash flow)	2027

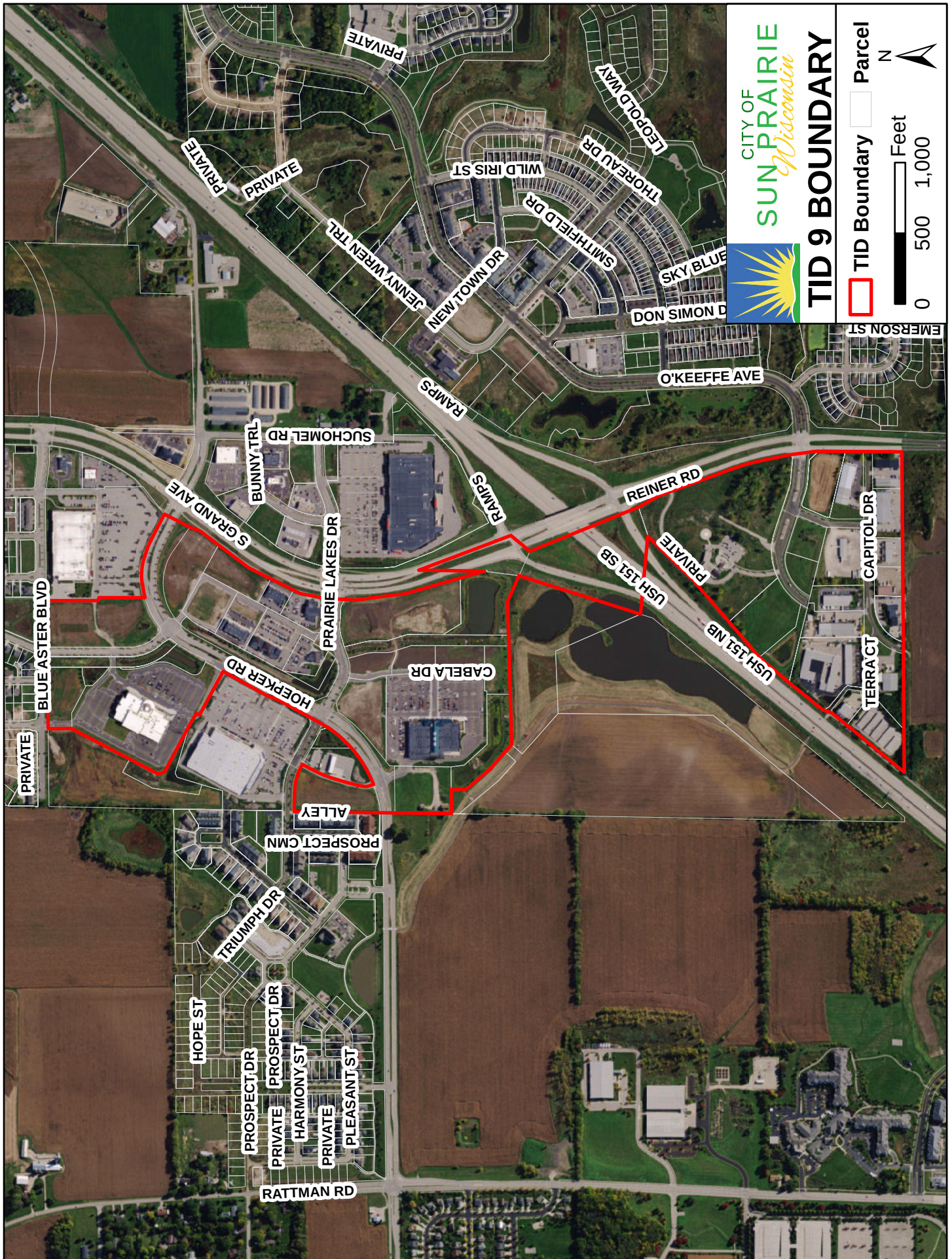
Notes: Originally created to facilitate development of a 24-hour health care facility within the City (SSM Health Emergency Center), the District was subsequently expanded to allow for further mixed use development near USH 151 and S. Grand Avenue to include Cabelas, Marcus Theatres and portions of the Prairie Lakes retail area. The City has entered into development agreements that provide for construction of a dialysis clinic in 2017 with an estimated valuation of \$800,000, and a hotel/conference center facility to be completed in 2020 with a guaranteed minimum valuation of \$17 million. In addition to the projected future development assumptions shown in this report, the City estimates that an additional \$2 million in valuation from new construction or economic appreciation will be required to allow the District to recover its project costs by closure.

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







City of Sun Prairie, WI

Tax Increment District No. 9 Development Assumptions



EHLERS
LEADERS IN PUBLIC FINANCE

Construction Year	Actual ¹	Iowa Machine Shed (Hotel)	Dialysis Clinic	HOA Related Add'l Dev.	Other New Construction ²	Annual Total
2007	193,600					193,600
2008	(250,600)					(250,600)
2009	(879,000)					(879,000)
2010	666,700					666,700
2011	(1,751,100)					(1,751,100)
2012	508,300					508,300
2013	2,818,500					2,818,500
2014	20,262,600					20,262,600
2015	17,977,500					17,977,500
2016					2,760,700	2,760,700
2017		5,000,000	800,000			5,800,000
2018		12,000,000				12,000,000
2019						0
2020				5,000,000		5,000,000
2021						0
2022						0
2023						0
2024						0
2025						0
TOTALS	39,546,500	17,000,000	800,000	5,000,000	2,760,700	65,107,200

NOTES:

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

²Estimated new construction value for 2016 provided by City staff.

City of Sun Prairie, WI

Tax Increment Projection Worksheet Tax Increment Projection Worksheet

Apply Inflation
Factor to Base?



Type of District
Mixed Use

Anticipated Creation Date
3/27/2007

Valuation Date
Jan. 1, 2007

Maximum Life (In Years)
20

Expenditure Period (In Years)
15

Revenue Periods/Final Rev Year
19 - 2027

End of Expenditure Period
3/27/2022

Latest Termination Date
3/27/2027

Eligible for Extension/No. of Years
Yes 3

Eligible Recipient District
No

10,803,400

NA

0.00%

\$24.54

0.00%

0.00%

0.00%

Actual Base Value

Pre-Amendment Base Value (Actual)

Property Appreciation Factor

Current Tax Rate (Per \$1,000 EV)

Tax Rate Adjustment Factor (Next 2 Years)

Tax Rate Adjustment Factor (Following 2 Years)

Tax Rate Adjustment Factor (Thereafter)

Discount Rate 1 for NPV Calculation

Discount Rate 2 for NPV Calculation

Net Present Value Calculation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1 2007	193,600	2008		193,600	2009	21.75	4,211
2 2008	(250,600)	2009		-57,000	2010	22.72	0
3 2009	(879,000)	2010		-936,000	2011	24.36	0
4 2010	666,700	2011		-269,300	2012	25.31	0
5 2011	(1,751,100)	2012		-2,020,400	2013	25.31	0
6 2012	508,300	2013		-1,512,100	2014	26.53	0
7 2013	2,818,500	2014		1,306,400	2015	25.34	33,110
8 2014	20,262,600	2015		21,569,000	2016	25.10	541,294
9 2015	17,977,500	2016		39,546,500	2017	24.54	970,519
10 2016	2,760,700	2017	0	42,307,200	2018	24.54	1,038,270
11 2017	5,800,000	2018	0	48,107,200	2019	24.54	1,180,609
12 2018	12,000,000	2019	0	60,107,200	2020	24.54	1,475,103
13 2019	0	2020	0	60,107,200	2021	24.54	1,475,103
14 2020	5,000,000	2021	0	65,107,200	2022	24.54	1,597,809
15 2021	0	2022	0	65,107,200	2023	24.54	1,597,809
16 2022	0	2023	0	65,107,200	2024	24.54	1,597,809
17 2023	0	2024	0	65,107,200	2025	24.54	1,597,809
18 2024	0	2025	0	65,107,200	2026	24.54	1,597,809
19 2025	0	2026	0	65,107,200	2027	24.54	1,597,809
65,107,200							16,305,071

65,107,200

0

Future Value of Increment

16,305,071



ACTUAL PROJECTED

Tax Increment District No. 9
Cash Flow Pro Forma

Year	Revenues					Expenditures							Fund Balance		Debt Service Principal & Payables			Year
	Tax Increments	Intergov Revenue	Debt Proceeds	Land Sales	Total Revenues	General Obligation Debt Pymts	Proposed Txbl Bond (2019) ¹	Debt Issuance Costs	Project Costs	Existing Incentive Payments	Transfer to Other Funds	Total Expenditures	Annual	Cumulative ²	Payable to General Fund	Debt Principal Outstanding	Total	
2015	33,110	4,755			37,865	186,470			5,036	138,000	43,217	372,723	(334,859)	(1,117,597)	1,198,459	5,890,000	7,088,459	2015
2016	541,294	5,938			547,232	221,775			6,750	62,385	23,854	314,764	232,468	(885,129)	965,991	5,830,000	6,795,991	2016
2017	970,519	5,500		300,000	1,276,019	394,725			286,404	603,000	137,000	1,421,129	(145,110)	(1,030,239)	1,111,101	9,795,000	10,906,101	2017
2018	1,038,270	5,500			1,043,770	485,438			210,213	479,000		1,174,651	(130,881)	(1,161,120)	1,241,982	9,465,000	10,706,982	2018
2019	1,180,609	5,500	4,200,000		5,386,109	578,450	77,865	100,500	18,425	4,400,000		5,175,240	210,868	(950,251)	1,031,113	9,035,000	10,066,113	2019
2020	1,475,103	5,500			1,480,603	663,450	598,290		15,425	412,000		1,689,165	(208,562)	(1,158,813)	1,239,675	8,040,000	9,279,675	2020
2021	1,475,103	5,500			1,480,603	774,909	602,009		12,425	300,000		1,689,343	(208,740)	(1,367,553)	1,448,415	6,905,000	8,353,415	2021
2022	1,597,809	5,500			1,603,309	916,491	603,798		9,425	850,000		2,379,714	(776,405)	(2,143,958)	2,224,820	5,595,000	7,819,820	2022
2023	1,597,809	5,500			1,603,309	696,644	603,561		8,425			1,308,630	294,679	(1,849,279)	1,930,141	4,470,000	6,400,141	2023
2024	1,597,809	5,500			1,603,309	697,298	601,573		8,425			1,307,295	296,014	(1,553,265)	1,634,127	3,310,000	4,944,127	2024
2025	1,597,809	5,500			1,603,309	563,468	598,158		8,425			1,170,050	433,259	(1,120,006)	1,200,868	2,250,000	3,450,868	2025
2026	1,597,809	5,500			1,603,309	565,216	598,168		8,425			1,171,809	431,500	(688,505)	769,367	1,150,000	1,919,367	2026
2027	1,597,809	5,500			1,603,309	570,360	601,358		18,425			1,190,143	413,167	(275,339)	356,201	0	356,201	2027
Total	16,300,860	71,193	4,200,000	300,000	20,872,053	7,314,693	4,884,778	100,500	616,228	7,244,385	204,071	20,364,654	507,399					

Projected TID Closure

NOTES:
¹To pay the costs of the Phase I incentive for the Iowa Machine Shed (Hotel) project. Interest rates asumed are 3-21-2017 City of Greenfield (Aa2) taxable reoffering yields plus 1%.
²Fund balance shown for year ending 2015 per City audited financial statements. Fund balance for year ending 2016 per draft compiled financial statements.

Wisconsin Dept of Revenue Print Friendly FAQ

To print:

1. Click "Ctrl" and "P" at the same time on your keyboard to bring up the "Print" window
2. Select the printer where you would like the form to print
3. If you would like to avoid printing these instructions, begin printing from page 2

TID Annual Report (PE-300)

Co-muni code

13282

Municipality

CITY of SUN PRAIRIE

Year

2016

Due date

July 03, 2017

TID #

009

Report type

FINAL

TID type

6 - Mixed-Use

TID name

N/A

Creation date

03-28-2007

Mandatory termination date

03-28-2027

Beginning Balance

Fund balance at beginning of fiscal year 

★

-1,117,597

Section 2a. Expenditures

Developer grants  

- 1	★	Marcus Theaters Corporation	★	62,385
-----	---	-----------------------------	---	--------

Subtotal	62,385
----------	--------

Does this TID allocate funds to another TID?
☐ Yes
☒ No

TID number and amount allocated  

- 1	★	Select ... 	★	0
-----	---	--	---	---

Subtotal	0
----------	---

Other expenditures  

- 1	★	<i>Name or description</i>	★	<i>Amount</i>
-----	---	----------------------------	---	---------------

Subtotal	0
----------	---

Section 2b. Expenditures

Capital expenditures ?	Amount
Administration ?	23,854
Professional services ?	6,750
Interest and fiscal charges ?	161,775
Discount on long-term debt	Amount
Debt issuance costs	0
Principal on long-term debt	60,000
Environmental costs	Amount
Real property assembly costs ?	Amount
Developer grants subtotal	62,385
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
Total Expenditures ?	314,764

Section 3a. Revenues

Does this TID receive allocated funds from another TID?

☐ Yes
☒ No

TID number and amount received from each TID  

 1	Select ... 	0
---	---	---------------

Subtotal	0
----------	---

Development guarantees  

 1	Name or description	Amount
---	--------------------------------	-------------------

Subtotal	0
----------	---

Transfer from other funds  

 1	Name or description	Amount
---	--------------------------------	-------------------

Subtotal	0
----------	---

Other grant sources  

 1	Name or description	Amount
---	--------------------------------	-------------------

Subtotal	0
----------	---

Other revenue sources  

 1	Name or description	Amount
---	--------------------------------	-------------------

Subtotal	0
----------	---

Section 3b. Revenues

Tax increment ?	★ 541,294
Investment income ?	Amount
Special assessments	Amount
Exempt computer aid ?	5,938
Miscellaneous revenue	Amount
Sale of property	Amount
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
Total Revenues ?	547,232

Section 4. Ending Balance

Balance at end of fiscal year ?

-885,129

Future project costs ?

★ 9,741,889

Surplus or deficit (amount not included in future project costs) ?

-10,627,018

Section 5. Preparer/Contact Information

Preparer Information

Name	Title
★ Connie M DeKemper	★ Director of Administrative Services
Email	Phone
★ cdekemper@cityofsunprairie.com	★ (608) 825-1192

Check here if the preparer is the same as the contact person ☐

Contact Person

Name 	Title
★ Connie M DeKemper	★ Director of Administrative Services
Email	Phone
★ cdekemper@cityofsunprairie.com	★ (608) 825-1192

Confirmation

You successfully submitted your report. Print a copy for your records.

Co-muni code	13282
TID number	009
Recording time	04-25-2017 02:33 PM
Confirmation	TIDAR201613282F1493148839417
Submission type	FINAL