



June 4, 2019

Annual Tax Increment District Report – TID No. 12

City of Sun Prairie, Wisconsin



Prepared by:

Todd Taves, CIPMA
Senior Municipal Advisor/
Principal

Dawn Gunderson Schiel, CIPMA,
CPFO
Senior Municipal Advisor/
Vice-President

Annual Tax Increment District Report

City of Sun Prairie, Wisconsin
Tax Increment 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. On April 18, 2017, the District's Project Plan was amended to add territory and additional project costs. The TID has an expenditure period that ends on August 2, 2031, and has a mandatory termination date of August 2, 2036.

Financial Data:	Base Value	\$11,200
	Incremental Value	\$12,759,500
	Est. Year End Fund Balance (2018)	(\$463,347)
	Projected Closure (based on current cash flow*)	2034

* 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: The District was created 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. By subsequent amendment, an additional 61-acres was added to the District in 2017. In May of 2017, Riddell opened Kollege Town Sports, a 102,125-sq. ft. sports apparel manufacturing facility on a 13-acre site within the District. The City intends to install additional infrastructure as needed to facilitate further development within the District. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

Notable activity occurring in 2017 and 2018 includes:

- The City began infrastructure improvement planning in the District, including street network improvements and the possibility of a regional stormwater facility.

- Staff continues to monitor Riddell-KollegeTown to monitor job creation and wage commitments included in the development agreement.
- Imperial Blades project to expand 30,000 sq. ft at 450 Progress Way was approved, with anticipated construction in 2019.

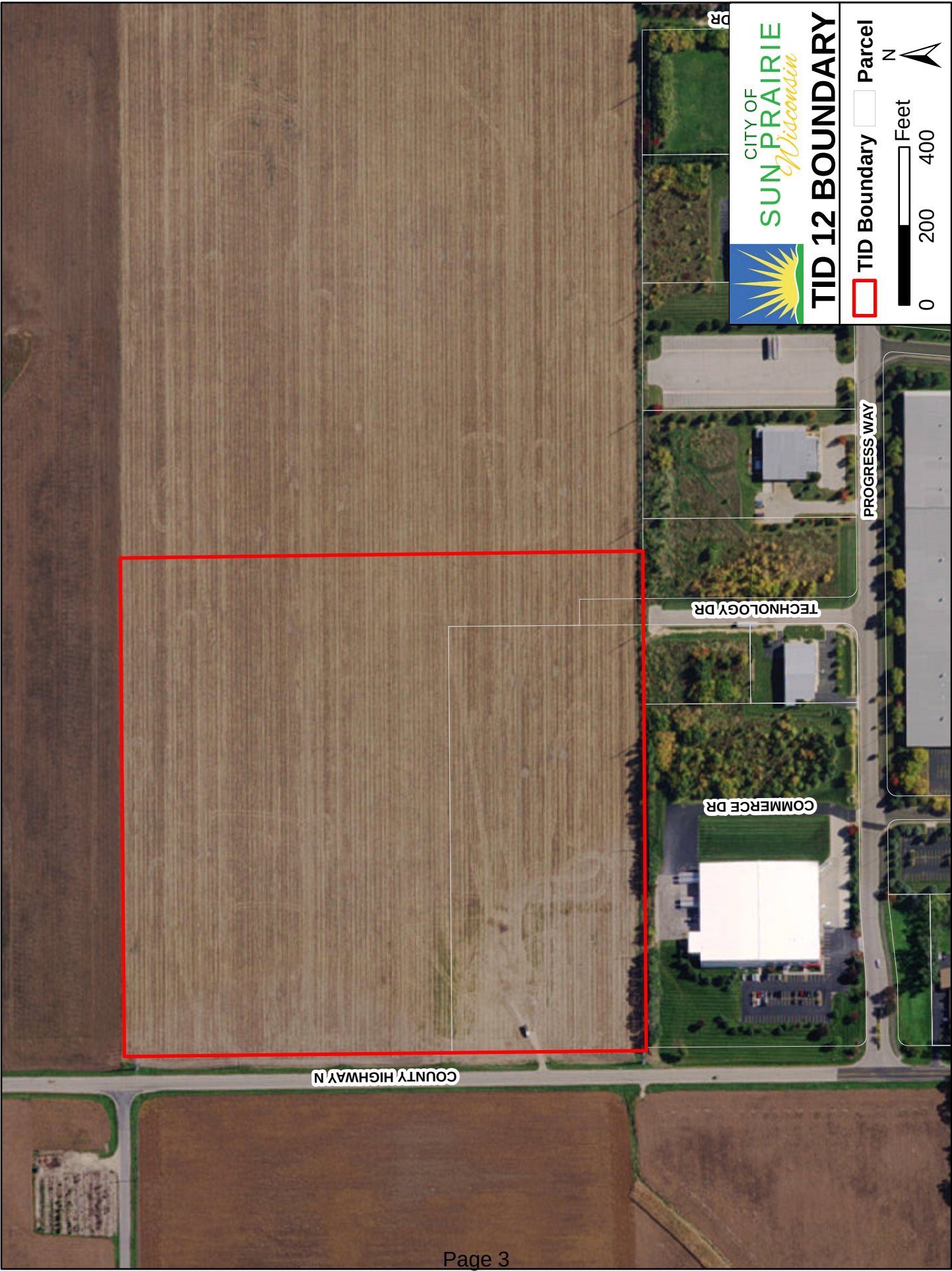
Construction and economic appreciation in 2017 increased values by \$10,554,500, with \$12 million in additional projected incremental value to be created over the next ten years. Based on that assumption, the District would close in 2034.

**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, Wisconsin

Tax Increment District # 12

Development Assumptions

Construction Year		Actual ¹	Future Ind. Development ²	Annual Total	Construction Year
1	2016	2,205,200		2,205,200	2016
2	2017	10,554,500		10,554,500	2017
3	2018		1,000,000	1,000,000	2018
4	2019			0	2019
5	2020		2,000,000	2,000,000	2020
6	2021			0	2021
7	2022		2,000,000	2,000,000	2022
8	2023			0	2023
9	2024			0	2024
10	2025		5,000,000	5,000,000	2025
11	2026			0	2026
12	2027		2,000,000	2,000,000	2027
13	2028			0	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		12,759,700	12,000,000	24,759,700	

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, Wisconsin

Tax Increment District # 12

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	11,200
District Creation Date	August 2, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$23.40
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	Tax Exempt Discount Rate	4.00%
Recipient District	No	Taxable Discount Rate	5.50%

Construction	Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2016	2,205,200	2017	0	2,205,200	2018	\$24.00	52,917
2	2017	10,554,500	2018	0	12,759,700	2019	\$23.40	298,594
3	2018	1,000,000	2019	0	13,759,700	2020	\$23.40	321,995
4	2019	0	2020	0	13,759,700	2021	\$23.40	321,995
5	2020	2,000,000	2021	0	15,759,700	2022	\$23.40	368,798
6	2021	0	2022	0	15,759,700	2023	\$23.40	368,798
7	2022	2,000,000	2023	0	17,759,700	2024	\$23.40	415,600
8	2023	0	2024	0	17,759,700	2025	\$23.40	415,600
9	2024	0	2025	0	17,759,700	2026	\$23.40	415,600
10	2025	5,000,000	2026	0	22,759,700	2027	\$23.40	532,607
11	2026	0	2027	0	22,759,700	2028	\$23.40	532,607
12	2027	2,000,000	2028	0	24,759,700	2029	\$23.40	579,410
13	2028	0	2029	0	24,759,700	2030	\$23.40	579,410
14	2029	0	2030	0	24,759,700	2031	\$23.40	579,410
15	2030	0	2031	0	24,759,700	2032	\$23.40	579,410
16	2031	0	2032	0	24,759,700	2033	\$23.40	579,410
17	2032	0	2033	0	24,759,700	2034	\$23.40	579,410
18	2033	0	2034	0	24,759,700	2035	\$23.40	579,410
19	2034	0	2035	0	24,759,700	2036	\$23.40	579,410
20	2035	0	2036	0	24,759,700	2037	\$23.40	579,410
Totals		24,759,700		0		Future Value of Increment		9,259,800

Notes:

¹Tax rate shown for 2019 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Sun Prairie, Wisconsin

Tax Increment 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	Economic Incentives ¹	Capital Costs	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	27,722	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				3,949,496	5,964	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)	544,733		3,683,016	4,227,749	2018
2019	298,594	0	281	3,685,000	3,983,875	24,100	3,638,552	84,125	248,601		118,312	4,113,690	(129,815)	(593,161)	674,548	1,242,590	3,825,000	5,742,138	2019
2020	321,995				321,995	23,500		129,423	241,300		16,440	410,663	(88,667)	(681,828)	763,215	1,001,290	3,805,000	5,569,505	2020
2021	321,995				321,995	22,900		129,423	241,300		13,440	407,063	(85,067)	(766,896)	848,282	759,990	3,785,000	5,393,272	2021
2022	368,798				368,798	22,300		129,423	241,300		10,440	403,463	(34,665)	(801,560)	882,947	518,690	3,765,000	5,166,637	2022
2023	368,798				368,798	21,700		129,423	241,300		9,440	401,863	(33,065)	(834,625)	916,012	277,390	3,745,000	4,938,402	2023
2024	415,600				415,600	21,200		336,378	28,789		9,440	395,807	19,794	(814,831)	896,218	248,601	3,515,000	4,659,819	2024
2025	415,600				415,600	20,700		335,054			9,440	365,194	50,407	(764,424)	845,811	248,601	3,280,000	4,374,412	2025
2026	415,600				415,600	20,200		338,231			9,440	367,871	47,729	(716,695)	798,082	248,601	3,035,000	4,081,683	2026
2027	532,607				532,607			336,008			9,440	345,448	187,160	(529,535)	610,922		2,805,000	3,415,922	2027
2028	532,607				532,607			333,450			9,440	342,890	189,717	(339,818)	421,205		2,570,000	2,991,205	2028
2029	579,410				579,410			335,469			9,440	344,909	234,501	(105,317)	186,704		2,325,000	2,511,704	2029
2030	579,410				579,410			336,966			9,440	346,406	233,004	127,686	0		2,070,000	2,070,000	2030
2031	579,410				579,410			337,930			9,440	347,370	232,040	359,726	0		1,805,000	1,805,000	2031
2032	579,410				579,410			338,343			9,440	347,783	231,627	591,353	0		1,530,000	1,530,000	2032
2033	579,410				579,410			338,191			9,440	347,631	231,779	823,132	0		1,245,000	1,245,000	2033
2034	579,410				579,410			337,533			9,440	346,973	232,437	1,055,569	0		950,000	950,000	2034
2035	579,410				579,410			336,280			9,440	345,720	233,690	1,289,259	0		645,000	645,000	2035
2036	579,410				579,410			334,343			9,440	343,783	235,627	1,524,886	0		330,000	330,000	2036
2037	579,410				579,410			336,600			19,440	356,040	223,370	1,748,256	0		0	0	2037
Total	9,259,800	1,811	10,074	7,800,016	17,071,701	226,211	4,101,693	5,312,588	1,242,590	4,076,786	363,577	15,323,445							Total

Notes:

¹Reflects incentive payments projected to be made for the Riddell-Kollege Town project.

²Fund balance shown for 2017 and preceding years is actual per City's audited financial statements. Balance shown for 2018 per draft Compiled Financial Statements.

Projected TID Closure

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Municipality/TID					
Co-muni code 13282	Municipality SUN PRAIRIE		County DANE	Due date 07-01-2019	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 12-31-2035

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-11,023

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Misc Revenues	\$1,078
Subtotal other revenue source amount	\$1,078
Tax increment	\$52,917
Investment income	\$1,182
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Total Revenue (deposits)	\$55,177

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$0
Administration	\$19,509
Professional services	\$0
Interest and fiscal charges	\$86,321
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$401,520
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$507,500

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-463,346
Future costs	\$10,923,355
Future revenue	\$11,735,475
Surplus or deficit	\$348,774

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Preparer/Contact Information	
Preparer name Kristin L Vander Kooi	Preparer title Accounting Manager
Preparer email kvanderkooi@cityofsunprairie.com	Preparer phone (608) 825-1192
Contact name Kristin L Vander Kooi	Contact title Accounting Manager
Contact email kvanderkooi@cityofsunprairie.com	Contact phone (608) 825-1192

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	13282
TID number	012
Recording time	05-03-2019 12:25 PM
Confirmation	TIDAR201813282O1556670598309
Submission type	ORIGINAL