

July 13, 2018

Annual Tax Increment District Report – TID No. 3 / (MLG Industrial Park)

Village of Waunakee, Wisconsin



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Annual Tax Increment District Report

Village of Waunakee, Wisconsin
Tax Increment District No. 3 (MLG Industrial Park)

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. 3 (“District”) was created on June 5, 2000 as an Industrial District. The District was amended on 9/27/04, To allow proposed additional and updated project costs including: various site grading, utility and infrastructure improvements as well as cash grants to owners or lessee or developers of land located within the district, and professional and organizational services, administrative costs, and finance costs.

The TID has an expenditure period that ends on June 5, 2018, and has a mandatory termination date of June 5, 2023. The final year of revenue will be 2024.

Financial Data:	Base Value	\$634,700
	Incremental Value (1/1/2017)	\$31,075,600
	Year End Fund Balance (2017), as adjusted for advance	(\$253,599)
	Projected Closure and final revenue year (based on current cash flow*)	6/5/2023 Closure. 2024 Final revenue year

* The Village 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 construction that occurred within the TID in 2017, net of any demolition loss was \$1,789,000.
 - New construction occurring, or expected to occur in the TID for 2018, net of any demolition loss is \$2,470,265.
 - Madrax, a producer of bike racks and bicycle storage and parking systems, completed an expansion to their facility in 2017.
 - Frank H Street was extended during 2017.



- St. John Properties will be completing a new building on the extended portion of Frank H Street in 2018.

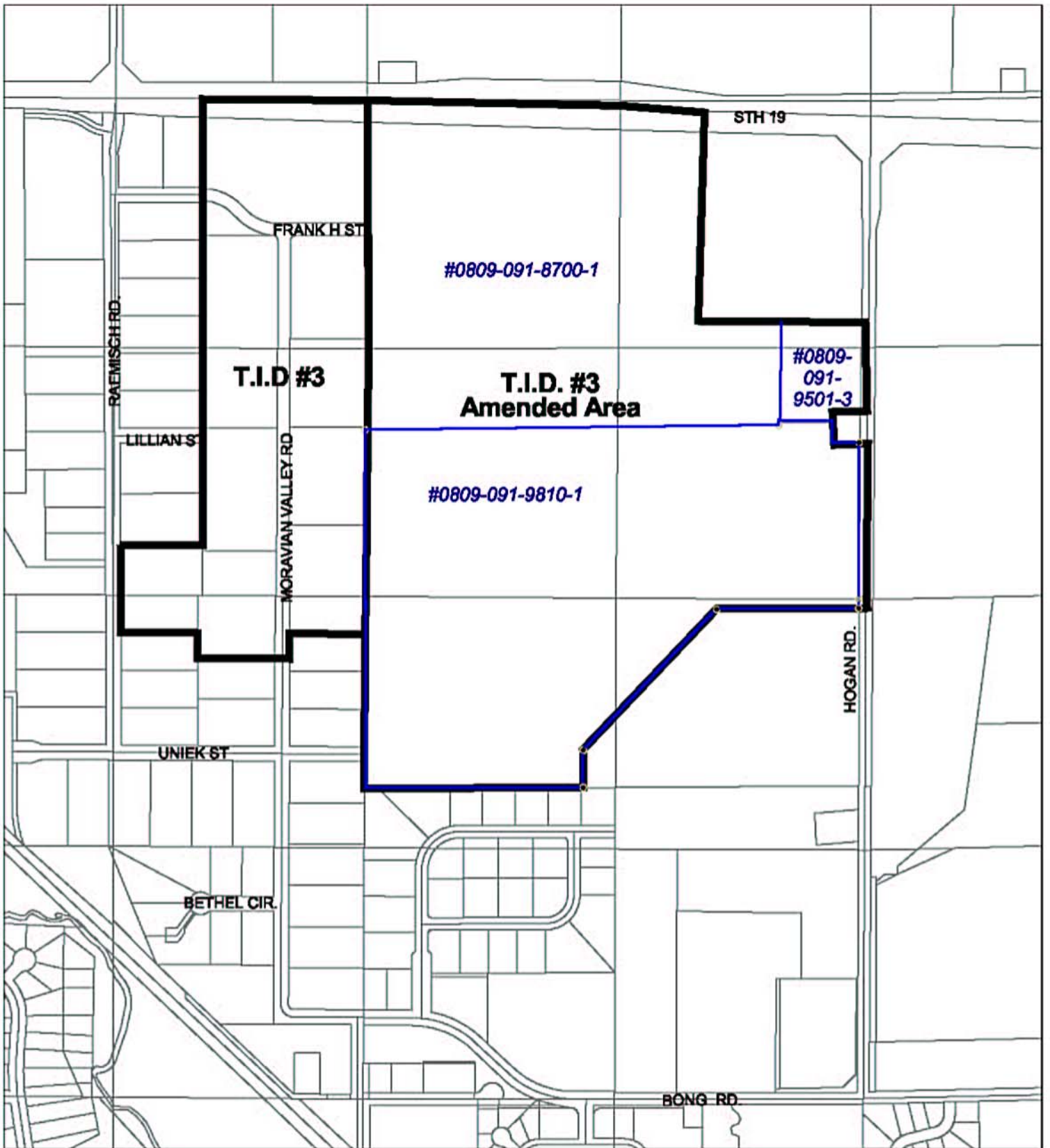
**Joint Review Board
Action:**

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal





Boundary Map
T.I.D. #3 Amendment
Village of Waunakee
 June 29, 2004



Stockham Consulting
 Madison, WI

Village of Waunakee
Tax Increment District # 3 MLG / Ind Park
Development Assumptions

Construction Year		Actual	Madrax Addition	Secure Storage Buildings	St John's Property 40,733 SF Bldg	Octopi Brewing Expansion	Annual Total	Construction Year	
1	2000						0	2000	1
2	2001						0	2001	2
3	2002						0	2002	3
4	2003						0	2003	4
5	2004						0	2004	5
6	2005						0	2005	6
7	2006						0	2006	7
8	2007						0	2007	8
9	2008						0	2008	9
10	2009						0	2009	10
11	2010						0	2010	11
12	2011						0	2011	12
13	2012						0	2012	13
14	2013						0	2013	14
15	2014						0	2014	15
16	2015						0	2015	16
17	2016						0	2016	17
18	2017		1,700,000				1,700,000	2017	18
19	2018			1,881,000	1,235,133	1,000,000	4,116,133	2018	19
20	2019						0	2019	20
21	2020						0	2020	21
22	2021						0	2021	22
23	2022						0	2022	23
Totals		0	<u>1,700,000</u>	<u>1,881,000</u>	<u>1,235,133</u>	<u>1,000,000</u>	<u>5,816,133</u>		

Notes: Values per Emails from Joe Bukovich MLG and Village Staff, 12/2017 and Village Staff 6/20/18.

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Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)	
District Creation Date	June 5, 2000	
Valuation Date	Jan 1,	2000
Max Life (Years)	23	
Expenditure Period/Termination	18	6/5/2018
Revenue Periods/Final Year	23	2024
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	634,700
Appreciation Factor	0.05%
Base Tax Rate	\$20.00
Rate Adjustment Factor	
Tax Exempt Discount Rate	2.90%
Taxable Discount Rate	4.40%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV
								NPV Calculation	Calculation
15 2014	0	2015	0	0	2016	\$20.00	0	0	0
16 2015	0	2016	0	29,568,500	2017	\$21.81	644,795	626,623	617,620
17 2016	1,507,100	2017		31,075,600	2018	\$21.57	670,256	1,259,632	1,232,569
18 2017	1,700,000	2018	15,538	32,791,138	2019	\$21.57	707,257	1,908,761	1,854,119
19 2018	4,116,133	2019	16,396	36,923,666	2020	\$21.57	796,390	2,619,098	2,524,504
20 2019	0	2020	18,462	36,942,128	2021	\$21.57	796,788	3,309,761	3,166,955
21 2020	0	2021	18,471	36,960,599	2022	\$21.57	797,187	3,981,295	3,782,638
22 2021	0	2022	18,480	36,979,079	2023	\$21.57	797,585	4,634,229	4,372,668
23 2022	0	2023	18,490	36,997,569	2024	\$21.57	797,984	5,269,079	4,938,113
Totals	7,323,233		105,836		Future Value of Increment		6,008,243		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

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Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Cash Flow Projection WITH Overlay of New TID 9

Year	Projected Revenues					Expenditures										Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid/ Inter- governmental	LOC or Developer Payment *	Total Revenues	2012 GO Refunding Bonds 13,245,000			St John PAYGO Bond ** 59,775	Octopi Brewing PAYGO Bond ** 271,071	Repay Village Advance for Roadwork 437,000			Octopi Brewing Expansion			Total Expenditures	Annual		Cumulative	Principal Outstanding
						Dated Date: Principal	Rate	Interest	Dated Date: Principal	Dated Date: Principal	Dated Date: Principal	Est. Rate	Interest	PAYGO 7 /1/18	Repay Developer LOC	Admin.					
2017						590,000	4.00%	144,200										(253,599)	4,722,216	2017	
2018	670,256		12,255	63,944	746,455	635,000	4.00%	119,700	20,607		32,829					3,150	790,786	(44,331)	(297,930)	4,078,780	2018
2019	707,257		5,000	136,563	848,820	635,000	4.00%	119,700	20,607		33,024	55,627	4.00%	33,493		650	898,101	(49,281)	(347,211)	3,334,522	2019
2020	796,390		5,000	23,398	824,788	640,000	4.00%	94,200	2,150		33,219	70,333	4.00%	15,255		650	877,376	(52,588)	(399,799)	2,567,251	2020
2021	796,788		5,000	25,399	827,188	670,000	4.00%	68,000			33,416	71,746	4.00%	12,442		650	877,833	(50,645)	(450,444)	1,770,510	2021
2022	797,187		5,000	16,501	818,688	685,000	4.00%	40,900			33,614	78,216	4.00%	9,572		650	869,542	(50,854)	(501,298)	952,090	2022
2023	797,585		5,000		802,585	680,000	4.00%	13,600			33,812	79,744	4.00%	6,433		650	835,840	(33,255)	(534,553)	136,933	2023
2024	797,984		5,000		802,984						33,987	81,334	4.00%	3,253		5,000	268,431	534,553	(0)	0	2024
Total	5,363,448	0	42,255	265,805	5,671,508	3,900,000		480,600	43,364		233,901	437,000		80,448		11,400	5,417,909				Total

Notes:

* LOC Payment schedule from Finance Director 6/8/17 email for 2012 issue + Calculated amount on proposed 2017 issue.

** PAYGO Schedules from Finance Director 6/8/17

*** The 2017 YE balance per audit is -690,599 but is offset here by the scheduled principal amount of the advance (\$437,000) shown as being scheduled for repayment.

Projected TID Closure
YE UnAudited Balance

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Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 13191	Municipality WAUNAKEE	County DANE	Due date 07-02-2018	Report type ORIGINAL	
TID number 003	TID type 4	TID name N/A	Creation date 06-05-2000	Mandatory termination date 06-05-2023	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-305,685

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
MLG INVESTMENTS LLC	\$56,904
Subtotal developer guarantee amount	\$56,904
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$644,796
Investment income	\$8
Debt proceeds	
Special assessments	
Exempt computer aid	\$12,077
Miscellaneous revenue	
Sale of property	
Total Revenue (deposits)	\$713,785

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
TORMACH FACILITIES, LLC	\$20,000
OCTOPI BREWING, LLC	\$26,928
ST JOHN PROPERTIES, INC	\$16,411
Subtotal developer grant amount	\$63,339
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 source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$314,061
Administration	\$500
Professional services	\$18,949
Interest and fiscal charges	\$166,700
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$535,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$1,098,699

Section 4. Ending Balance	
TID fund balance at end of fiscal year	-\$690,599
Future costs	\$5,417,909
Future revenue	\$6,108,508
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Preparer/Contact Information	
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Preparer name RENEE MEINHOLZ	Preparer title FINANCE DIRECTOR
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Submission Information	
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You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	13191
TID number	003
Recording time	06-21-2018 02:04 PM
Confirmation	TIDAR201713191O1528294573004
Submission type	ORIGINAL