



September 17, 2020

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.

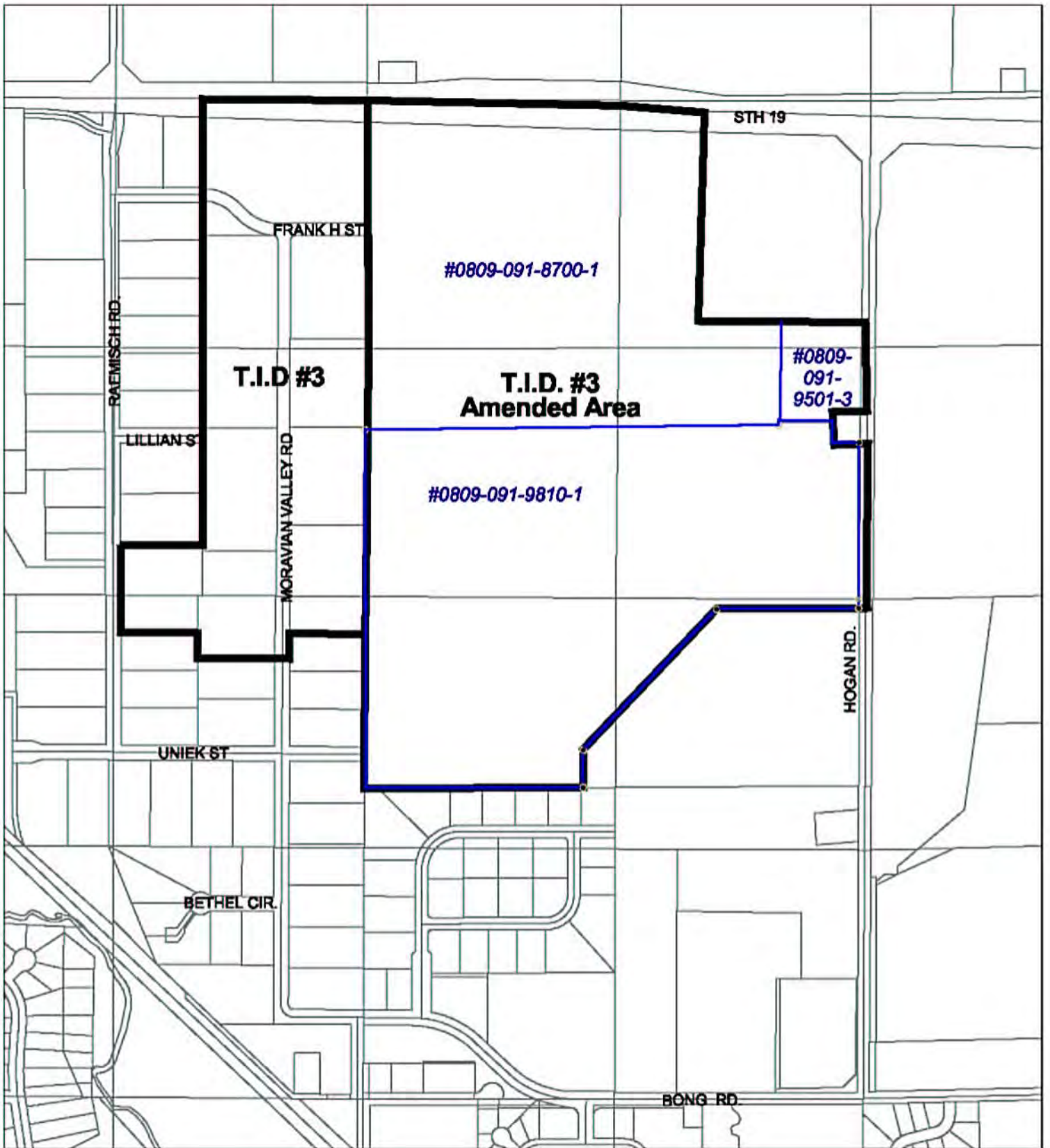
District Summary: Tax Increment District No. 3 (“District”) was created on June 5, 2000 as an Industrial District. On September 27, 2004, the Village Board approved a project plan amendment that added certain costs and cost categories to the Plan. The District’s expenditure period ended on June 5, 2018 and it must terminate not later than June 5, 2023. The final year of revenue will be 2024.

Financial Data:	Base Value	\$634,700
	Incremental Value (1/1/2020)	\$58,660,600
	Year End Fund Balance (2019), as adjusted for advance	(\$356,154)
	Projected Closure (based on current cash flow)	2024

Notes: In 2019, RG Heating completed a new building in the industrial park. In 2020, Octopi is constructing an expansion of its facilities and a buildout at one of the St. John Properties is planned.

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 (PE-300 Form)
 - Prior Year’s Tax Increment Projection and Cash Flow



**Boundary Map
T.I.D. #3 Amendment
Village of Waunakee**

Page 2
June 29, 2004



Stockham Consulting
Madison, WI

Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Development Assumptions

Construction Year		Actual ¹	Octopi Expansion ²	Valuation Correction ³		Annual Total	Construction Year	
16	2015	29,568,500				29,568,500	2015	16
17	2016	1,507,100				1,507,100	2016	17
18	2017	3,500,200				3,500,200	2017	18
19	2018	5,481,400				5,481,400	2018	19
20	2019	18,603,400				18,603,400	2019	20
21	2020		832,500	(2,500,300)		(1,667,800)	2020	21
22	2021					0	2021	22
23	2022					0	2022	23
Totals		58,660,600	832,500	(2,500,300)	0	56,992,800		

Notes:

¹Actual incremental valuation change per Wis. Dept. of Revenue. Figure shown for 2015 reflects incremental valuation change for the period of 2000-2015.

²Projected valuation additions for the 2020 construction year as reported by the Village on 6-30-2020.

³Projected value reduction due to positive \$5,000,600 correction made for 1-1-2020. Subsequent correction assumes a reduction of 50% of that amount.

Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)		Base Value	634,700
District Creation Date	June 5, 2000		Appreciation Factor	0.05%
Valuation Date	Jan 1,	2000	Base Tax Rate	\$20.28
Max Life (Years)	23		Rate Adjustment Factor	
Expenditure Period/Termination	18	6/5/2018		
Revenue Periods/Final Year	23	2024		
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
16	2015	29,568,500	2016		29,568,500	2017	\$21.81	644,795
17	2016	1,507,100	2017		31,075,600	2018	\$21.57	670,256
18	2017	3,500,200	2018		34,575,800	2019	\$20.74	717,125
19	2018	5,481,400	2019		40,057,200	2020	\$20.28	812,425
20	2019	18,603,400	2020		58,660,600	2021	\$20.28	1,189,732
21	2020	-1,667,800	2021	29,330	57,022,130	2022	\$20.28	1,156,501
22	2021	0	2022	28,511	57,050,641	2023	\$20.28	1,157,080
23	2022	0	2023	28,525	57,079,167	2024	\$20.28	1,157,658
Totals		56,992,800		86,367		Future Value of Increment		7,505,572

Notes:

¹Rate shown for 2020 and preceding revenue years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Cash Flow Projection

Year	Actual & Projected Revenues ¹					Actual & Expenditures ²										Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Computer & PP Aid	LOC or Developer Payment	Total Revenues	G.O. Debt Service	Tormach PAYGO Bond	St John PAYGO Bond	Octopi Brewing PAYGO Bond ³	Octopi Expansion PAYGO Bond ³	Repay Village Adv. for Roadwork 381,373 Dated Date: 09/01/17 Principal Est. Rate Interest			Capital Exp.	Repay Developer LOC	Admin.	Total Expenditures	Annual		Plus Advance	Cumulative ⁴	Principal Outstanding ⁵
2017	644,795	8	12,077	56,904	713,785	701,700	20,000	16,411	26,928				314,061		19,599		1,098,699	(384,914)	437,000	(253,599)	4,741,246	2017
2018	670,256	8	12,254	63,944	746,462	734,200		20,607	26,205				11,220		21,955		814,187	(67,725)		(321,324)	4,104,434	2018
2019	717,126	121	15,253	126,694	859,194	754,700		22,757	23,824						3,622		838,396	20,797	(55,627)	(356,154)	3,422,853	2019
2020	812,425		27,016	7,363	846,804	734,200			23,296	14,429	70,333	4.000%	15,255		1,650		859,163	(12,359)		(368,513)	2,614,795	2020
2021	1,189,732		27,000		1,216,732	745,413			23,296	104,016	71,746	4.000%	12,442		2,400		959,313	257,419		(111,093)	1,745,737	2021
2022	1,156,501		27,000		1,183,501	689,375			23,296	104,016	78,216	4.000%	9,572		2,400		906,875	276,627		165,533	880,209	2022
2023	1,157,080		27,000		1,184,080	654,675			23,296	27,539	79,744	4.000%	6,433		2,400		794,087	389,993		555,526	104,630	2023
2024	1,157,658		27,000		1,184,658	0			23,296		81,334	4.000%	3,253		5,000		1,301,887	(117,228)		438,298	0	2024
Total	7,505,573	137	174,600	254,905	7,935,216	5,014,263	20,000	59,775	193,437	250,000	381,373		80,448	325,281	1,189,003	59,026	7,572,607					Total

Developer Payments Received Prior to 2017 934,098
 Total Payments **1,189,003**

Projected TID Closure

Notes:
¹Revenues shown for 2019 and prior years are actual per the Village's audited financial statements. 2020 revenues reflect budgeted figures except tax increment has been adjusted to actual amount collected.
²Expenditures shown for 2019 and prior years are actual per the Village's audited financial statements. 2020 expenditures reflect budgeted figures except for scheduled principal repayment of the Village advance.
³Projected PAYGO payments in 2020 and future years per schedules provided by Finance Director on 7-6-2020 and 7-31-2020.
⁴Balances shown for 2019 and prior years are actual per the Village's audited financial statements. (Year end 2019 balance per audit is -\$737,527 but is offset by a \$381,773 advance scheduled for repayment).
⁵Includes outstanding principal amount of G.O. debt, advances and PAYGO payments.

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13191	Municipality WAUNAKEE		County DANE	Due date July 1, 2020	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 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-758,324

Section 3 - Revenue	Amount
Tax increment	\$717,126
Investment income	\$121
Debt proceeds	
Special assessments	
Exempt computer aid	\$12,551
Sale of property	
Allocation from another TID	
Developer guarantees name	
Developer name MLG INVESTMENTS LLC	\$126,694
Transfer from other funds source	
Other grants sources	
Source PERSONAL PROPERTY AID	\$2,702
Other revenue sources	
Total Revenue (deposits)	\$859,194

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$520
Professional services	\$2,953
Interest and fiscal charges	\$153,193
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$635,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name OCTOPI BREWING, LLC	\$23,824
Developer name ST JOHN PROPERTIES, INC	\$22,757
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$838,397

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-737,527
Future costs	\$4,020,554
Future revenue	\$4,758,081
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Renee Meinholz	Preparer title Finance Director
Preparer email rmeinholz@waunakee.com	Preparer phone (608) 850-6622
Contact name Renee Meinholz	Contact title Finance Director
Contact email rmeinholz@waunakee.com	Contact phone (608) 850-6622

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	13191
TID number	003
Submission date	06-26-2020 10:44 AM
Confirmation	TIDAR20190388O1592920564626
Submission type	ORIGINAL

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee
Tax Increment District # 3 MLG / Ind Park
Development Assumptions²

Construction Year		Actual ¹	Octopi Brewing Exp.	Zen Dogs	Annual Total	Construction Year	
16	2015	29,568,500			29,568,500	2015	16
17	2016	1,507,100			1,507,100	2016	17
18	2017	3,500,200			3,500,200	2017	18
19	2018	5,481,400			5,481,400	2018	19
20	2019		900,000	900,000	1,800,000	2019	20
21	2020				0	2020	21
22	2021				0	2021	22
23	2022				0	2022	23
Totals		40,057,200	900,000	900,000	41,857,200		

Notes:

¹Actual incremental valuation change per Wis. Dept. of Revenue. Figure shown for 2015 reflects incremental valuation change for the period of 2000-2015.

²Projected valuation additions for the 2019 construction year as reported by the Village on 5-3-2019.

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee

Tax Increment District # 3 MLG / Ind Park

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)	Base Value	634,700
District Creation Date	June 5, 2000	Appreciation Factor	0.05%
Valuation Date	Jan 1, 2000	Base Tax Rate	\$20.74
Max Life (Years)	23	Rate Adjustment Factor	
Expenditure Period/Termination	18 6/5/2018	Tax Exempt Discount Rate	
Revenue Periods/Final Year	23 2024	Taxable Discount Rate	
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
16	2015	29,568,500	2016		29,568,500	2017	\$21.81	644,795
17	2016	1,507,100	2017		31,075,600	2018	\$21.57	670,256
18	2017	3,500,200	2018		34,575,800	2019	\$20.74	717,125
19	2018	5,481,400	2019		40,057,200	2020	\$20.74	830,813
20	2019	1,800,000	2020	20,029	41,877,229	2021	\$20.74	868,561
21	2020	0	2021	20,939	41,898,167	2022	\$20.74	868,996
22	2021	0	2022	20,949	41,919,116	2023	\$20.74	869,430
23	2022	0	2023	20,960	41,940,076	2024	\$20.74	869,865
Totals		41,857,200		82,876		Future Value of Increment		6,339,840

Notes:

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

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee																							
Tax Increment District # 3 MLG / Ind Park																							
Cash Flow Projection																							
Year	Actual & Projected Revenues ¹					Actual & Expenditures ³											Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Computer & PP Aid	LOC or Developer Payment ²	Total Revenues	2012 GO Refunding Bonds 13,245,000 Dated Date: 04/18/12			Tormach PAYGO Bond	St John PAYGO Bond ⁴	Octopi Brewing PAYGO Bond ⁴	Octopi Expansion PAYGO Bond ⁴	Repay Village Adv. for Roadwork 437,000 Dated Date: 09/01/17			Capital Exp.	Repay Developer LOC	Admin.	Total Expenditures		Annual	Plus Advance	Cumulative ⁵
2017	644,795	8	12,077	56,904	713,785	535,000	4.000%	166,700	20,000	16,411	26,928				314,061		19,599	1,098,699	(384,914)	437,000	(253,599)	4,674,523	2017
2018	670,256	8	12,254	63,944	746,462	590,000	4.000%	144,200		20,607	26,205			11,220		21,955	814,187	(67,725)		(321,324)	4,037,711	2018	
2019	717,125		14,957	126,695	858,777	635,000	4.000%	119,700		22,757	26,336				55,627	4.000%	33,493	894,563	(35,787)		(357,111)	3,297,991	2019
2020	830,813		14,000		844,813	640,000	4.000%	94,200			26,467	21,569				1,650		869,474	(24,661)		(381,772)	2,539,622	2020
2021	868,561		14,000		882,561	670,000	4.000%	68,000			26,600	21,579				1,650		872,017	10,545		(371,227)	1,749,697	2021
2022	868,996		14,000		882,996	685,000	4.000%	40,900			26,733	21,590				1,650		863,661	19,335		(351,893)	938,158	2022
2023	869,430		14,000		883,430	680,000	4.000%	13,600			26,866	21,601				1,650		829,894	53,536		(298,357)	129,947	2023
2024	869,865		14,000		883,865						27,001	21,612				447,308	5,000	585,508	298,357	0	0	0	2024
Total	6,339,840	16	109,288	247,543	6,696,688	4,435,000		647,300	20,000	59,775	213,136	107,951		437,000		80,448	325,281	447,308	54,804	6,828,003			Total

Projected TID Closure

Notes:
¹Revenues shown for 2017 and 2018 are actual per the Village's audited financial statements. 2019 revenues reflect budgeted figures except tax increment has been adjusted to actual amount collected.
²Letter of Credit payment provided by Finance Director on 7-17-2019.
³Expenditures shown for 2017 and 2018 are actual per the Village's audited financial statements. 2019 expenditures reflect budgeted figures except for the repayment of the Village advance.
⁴PAYGO schedules provided by Finance Director 7-17-2019.
⁵Balances shown for 2017 and 2018 per the Village's audited financial statements. (Year end 2018 balance per audit is -\$758,324 but is offset by a \$437,000 advance scheduled for repayment).
⁶Includes outstanding principal amount of G.O. debt, advances and PAYGO payments.