

November 4, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Waunakee, WI

Tax Incremental District No. 9



Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Waunakee, Wisconsin Tax Incremental 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 Incremental District No. 9 (“District”) was created on February 5, 2018 as an Industrial District and overlays a single parcel also located within Tax Incremental District No. 3. On November 16, 2020, the Village Board approved an amendment to the District to add territory and amend District Project Costs. The District has an expenditure period that ends on February 5, 2033 and has a mandatory termination date of February 5, 2039.

Background Data:	Base Value	\$1,147,000
	Incremental Value (as of January 1, 2021)	(\$102,800)
	Year End Fund Balance (2020)	(\$42,600)
	Projected Closure (based on current cash flow*)	2030

* The Village may 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.

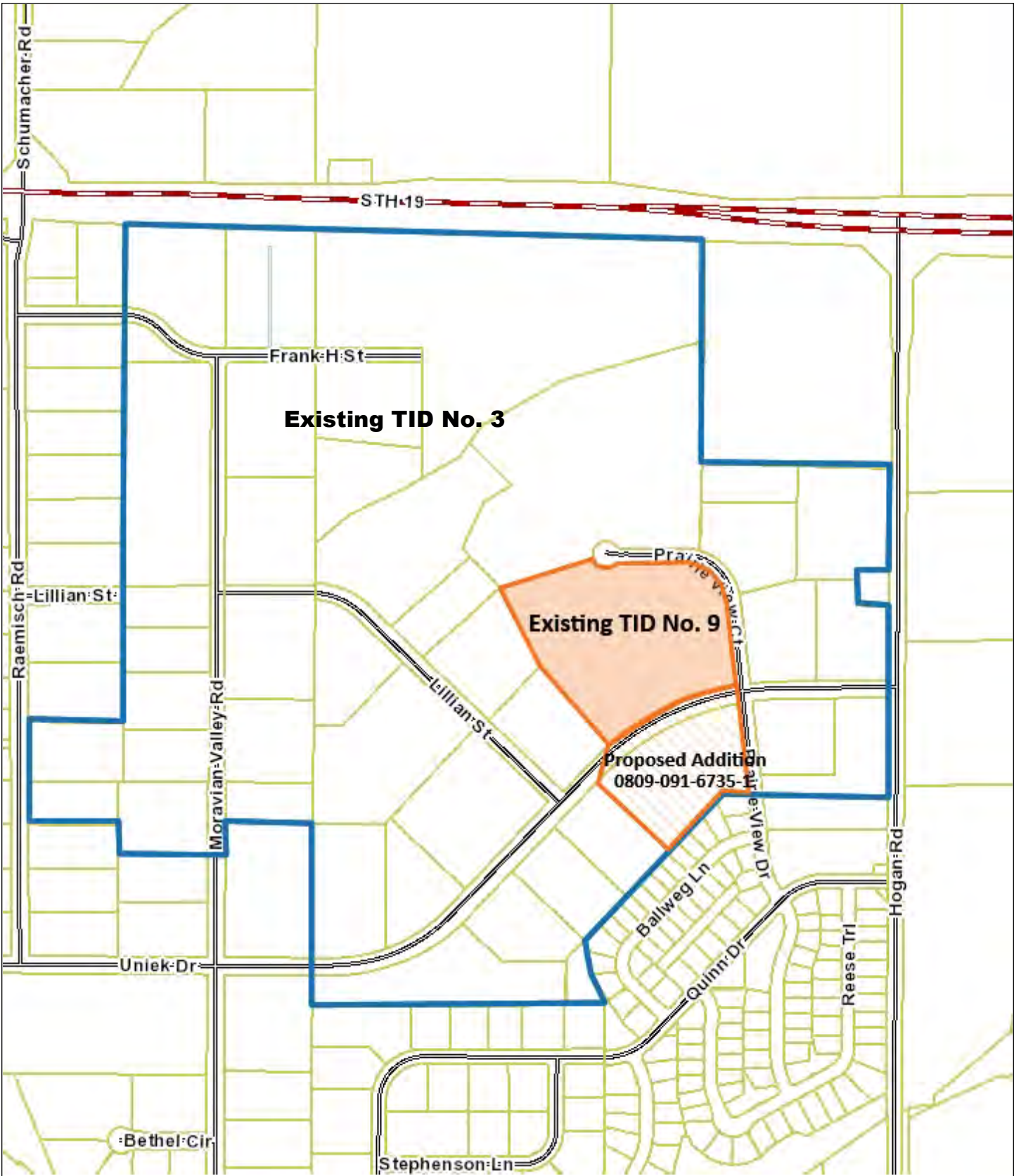
Notes: The District, originally comprised of a single parcel in the Waunakee Business Park, was created to pay the cost of development incentives related to a proposed new building for Tormach, Inc. The project did not proceed and in 2020 the Village approved an amendment to add an adjacent parcel owned by Octopi Brewing. Octopi plans to construct a 200,000 sq. ft. warehouse on the former Tormach parcel, and a 100,000 sq. ft. brewery expansion on the added parcel.

**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)
- Prior Year's Tax Increment Projection and Cashflow



Preliminary Map Showing Territory to be Added

DISCLAIMER: The Village of Waunakee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 615'

VILLAGE OF WAUNAKEE

500 W. Main St
 Waunakee, WI 53597
 (608) 850-8500

Print Date: 10/14/2020

Village of Waunakee

Tax Increment District # 9 / Octopi Expansion

Development Assumptions

Construction Year		Actual ¹	Octopi Expansion ² 100,000 Sq. Ft.	Octopi Warehouse ² 200,000 Sq. Ft.		Annual Total	Construction Year	
1	2018	(188,500)				(188,500)	2018	1
2	2019	97,200				97,200	2019	2
3	2020	(11,500)				(11,500)	2020	3
4	2021		7,003,012			7,003,012	2021	4
5	2022			13,688,992		13,688,992	2022	5
6	2023					0	2023	6
7	2024					0	2024	7
8	2025					0	2025	8
9	2026					0	2026	9
10	2027					0	2027	10
11	2028					0	2028	11
12	2029					0	2029	12
13	2030					0	2030	13
14	2031					0	2031	14
15	2032					0	2032	15
16	2033					0	2033	16
17	2034					0	2034	17
18	2035					0	2035	18
19	2036					0	2036	19
20	2037					0	2037	20
Totals		(102,800)	7,003,012	13,688,992	0	20,589,204		

Notes:

¹Actual incremental valuation change per Wis. Dept. of Revenue.

²Assumes valuation of \$63.66 per square foot. Based on BT assumed \$385,000 in real estate taxes.

Village of Waunakee

Tax Increment District # 9 / Octopi Expansion

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	1,147,000
District Creation Date	February 5, 2018	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$20.35
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 2/5/2033		
Revenue Periods/Final Year	20 2039		
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
1	2018	-188,500	2019	-188,500	2020	\$20.35	0
2	2019	97,200	2020	-91,300	2021	\$20.35	0
3	2020	-11,500	2021	-102,800	2022	\$20.35	0
4	2021	7,003,012	2022	6,900,212	2023	\$20.35	140,400
5	2022	13,688,992	2023	69,002	2024	\$20.35	420,336
6	2023	0	2024	206,582	2025	\$20.35	424,539
7	2024	0	2025	208,648	2026	\$20.35	428,785
8	2025	0	2026	210,734	2027	\$20.35	433,073
9	2026	0	2027	212,842	2028	\$20.35	437,403
10	2027	0	2028	214,970	2029	\$20.35	441,777
11	2028	0	2029	217,120	2030	\$20.35	446,195
12	2029	0	2030	219,291	2031	\$20.35	450,657
13	2030	0	2031	221,484	2032	\$20.35	455,164
14	2031	0	2032	223,699	2033	\$20.35	459,715
15	2032	0	2033	225,936	2034	\$20.35	464,312
16	2033	0	2034	228,195	2035	\$20.35	468,956
17	2034	0	2035	230,477	2036	\$20.35	473,645
18	2035	0	2036	232,782	2037	\$20.35	478,382
19	2036	0	2037	235,110	2038	\$20.35	483,165
20	2037	0	2038	237,461	2039	\$20.35	487,997
Totals	20,589,204		3,394,332		Future Value of Increment		7,394,501

Notes:

¹Rate shown for 2021 and preceding revenue years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Waunakee

Tax Increment District # 9 / Octopi Expansion

Cash Flow Projection

Year	Actual & Projected Revenues ¹			Actual & Projected Expenditures ²				Balances			Year
	Tax Increments		Total Revenues	Municipal Revenue Obligation (MRO) ³		Admin	Total Expenditures	Annual	Cumulative ⁴	MRO Principal Outstanding	
	Brewery	Warehouse		Brewery	Warehouse						
2017						24	24	(24)	(24)		2017
2018			0			16,122	16,122	(16,122)	(16,146)		2018
2019			0			2,275	2,275	(2,275)	(18,421)		2019
2020	0	0	0			24,179	24,179	(24,179)	(42,600)		2020
2021	0	0	0			2,000	2,000	(2,000)	(44,600)		2021
2022	0	0	0			2,000	2,000	(2,000)	(46,600)	2,975,000	2022
2023	140,400	0	140,400	126,360		2,000	128,360	12,040	(34,560)	2,848,640	2023
2024	141,804	278,532	420,336	127,623	250,679	2,000	380,302	40,034	5,474	2,470,338	2024
2025	143,222	281,318	424,539	128,900	253,186	2,000	384,085	40,454	45,928	2,088,253	2025
2026	144,654	284,131	428,785	130,189	255,718	2,000	387,906	40,878	86,806	1,702,346	2026
2027	146,101	286,972	433,073	131,491	258,275	2,000	391,765	41,307	128,113	1,312,581	2027
2028	147,562	289,842	437,403	132,805	260,858	2,000	395,663	41,740	169,854	918,918	2028
2029	149,037	292,740	441,777	134,133	263,466	2,000	399,600	42,178	212,031	521,319	2029
2030	150,528	295,668	446,195	135,475	242,819	2,000	380,294	65,901	277,932	143,025	2030
2031	152,033	298,624	450,657	136,830		2,000	138,830	311,827	589,760	6,195	2031
2032	153,553	301,610	455,164	6,195		2,000	8,195	446,969	1,036,729	0	2032
2033	155,089	304,627	459,715			2,000	2,000	457,715	1,494,444	0	2033
2034	156,640	307,673	464,312			2,000	2,000	462,312	1,956,756	0	2034
2035	158,206	310,750	468,956			2,000	2,000	466,956	2,423,712	0	2035
2036	159,788	313,857	473,645			2,000	2,000	471,645	2,895,357	0	2036
2037	161,386	316,996	478,382			2,000	2,000	476,382	3,371,738	0	2037
2038	163,000	320,166	483,165			2,000	2,000	481,165	3,852,904	0	2038
2039	164,630	323,367	487,997			5,000	5,000	482,997	4,335,901	0	2039
Total	2,587,630	4,806,871	7,394,501	1,190,000	1,785,000	83,576	3,058,576				Total

Notes:

¹Revenues shown for 2020 and prior years are actual per the Village's audited financial statements. 2021 figures reflect budgeted revenues.

²Expenditures shown for 2020 and prior years are actual per the Village's audited financial statements. 2021 figures reflect budgeted expenditures.

³Development agreement provides for MRO payments equal to 90% of annual tax increment collection.

⁴Balances shown for 2020 and prior years are actual per the Village's audited financial statements.

Projected TID Closure

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 13191	Municipality WAUNAKEE		County DANE	Due date 07/01/2021	Report type ORIGINAL
TID number 009	TID type 5	TID name N/A	Creation date 02/05/2018	Mandatory termination date 02/05/2039	Expected termination date 04/16/2030

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-18,421

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$500
Professional services	\$23,529
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$24,179

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-42,600
Future costs	\$2,915,596
Future revenue	\$3,208,769
Surplus or deficit	\$250,573

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	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	13191
TID number	009
Submission date	06-15-2021 03:16 PM
Confirmation	TIDAR20200388O1622646420191
Submission type	ORIGINAL

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee
Tax Increment District # 9 / Tormach Project
Development Assumptions

Construction Year		Actual ¹				Annual Total	Construction Year	
1	2018	(188,500)				(188,500)	2018	1
2	2019	97,200				97,200	2019	2
3	2020					0	2020	3
4	2021					0	2021	4
5	2022					0	2022	5
6	2023					0	2023	6
7	2024					0	2024	7
8	2025					0	2025	8
9	2026					0	2026	9
10	2027					0	2027	10
11	2028					0	2028	11
12	2029					0	2029	12
13	2030					0	2030	13
14	2031					0	2031	14
15	2032					0	2032	15
16	2033					0	2033	16
17	2034					0	2034	17
18	2035					0	2035	18
19	2036					0	2036	19
20	2037					0	2037	20
Totals		(91,300)	0	0	0	(91,300)		

Notes:

¹Actual incremental valuation change per Wis. Dept. of Revenue.

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee

Tax Increment District # 9 / Tormach Project

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	1,147,000
District Creation Date	February 5, 2018		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	\$20.28
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	2/5/2033		
Revenue Periods/Final Year	20	2039		
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
1	2018	-188,500	2019	-188,500	2020	\$20.28	0
2	2019	97,200	2020	-91,300	2021	\$20.28	0
3	2020	0	2021	0	2022	\$20.28	0
4	2021	0	2022	0	2023	\$20.28	0
5	2022	0	2023	0	2024	\$20.28	0
6	2023	0	2024	0	2025	\$20.28	0
7	2024	0	2025	0	2026	\$20.28	0
8	2025	0	2026	0	2027	\$20.28	0
9	2026	0	2027	0	2028	\$20.28	0
10	2027	0	2028	0	2029	\$20.28	0
11	2028	0	2029	0	2030	\$20.28	0
12	2029	0	2030	0	2031	\$20.28	0
13	2030	0	2031	0	2032	\$20.28	0
14	2031	0	2032	0	2033	\$20.28	0
15	2032	0	2033	0	2034	\$20.28	0
16	2033	0	2034	0	2035	\$20.28	0
17	2034	0	2035	0	2036	\$20.28	0
18	2035	0	2036	0	2037	\$20.28	0
19	2036	0	2037	0	2038	\$20.28	0
20	2037	0	2038	0	2039	\$20.28	0
Totals	-91,300		0		Future Value of Increment		0

Notes:

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

PRIOR YEAR CASHFLOW EXHIBITS FOR COMPARISON

Village of Waunakee

Tax Increment District # 9 / Tormach Project

Cash Flow Projection

Year	Actual & Projected Revenues ¹			Actual & Projected Expenditures ²				Balances		Year		
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Municipal Revenue Obligation (MRO) ³ 620,000 Dated Date: 03/01/20			Admin	Total Expenditures	Annual		Cumulative ⁴	Principal Outstanding
				Principal	Est. Rate	Interest						
2017							24	24	(24)	(24)		2017
2018			0				16,122	16,122	(16,122)	(16,146)		2018
2019			0				2,275	2,275	(2,275)	(18,421)		2019
2020	0		0				1,650	1,650	(1,650)	(20,071)		2020
2021	0		0				2,000	2,000	(2,000)	(22,071)		2021
2022	0		0				2,000	2,000	(2,000)	(24,071)		2022
2023	0		0				2,000	2,000	(2,000)	(26,071)		2023
2024	0		0				2,000	2,000	(2,000)	(28,071)		2024
2025	0		0				2,000	2,000	(2,000)	(30,071)		2025
2026	0		0				2,000	2,000	(2,000)	(32,071)		2026
2027	0		0				2,000	2,000	(2,000)	(34,071)		2027
2028	0		0				2,000	2,000	(2,000)	(36,071)		2028
2029	0		0				2,000	2,000	(2,000)	(38,071)		2029
2030	0		0				2,000	2,000	(2,000)	(40,071)		2030
2031	0		0				2,000	2,000	(2,000)	(42,071)		2031
2032	0		0				2,000	2,000	(2,000)	(44,071)		2032
2033	0		0				2,000	2,000	(2,000)	(46,071)		2033
2034	0		0				2,000	2,000	(2,000)	(48,071)		2034
2035	0		0				2,000	2,000	(2,000)	(50,071)		2035
2036	0		0				2,000	2,000	(2,000)	(52,071)		2036
2037	0		0				2,000	2,000	(2,000)	(54,071)		2037
2038	0		0				2,000	2,000	(2,000)	(56,071)		2038
2039	0		0				5,000	5,000	(5,000)	(61,071)		2039
Total	0	0	0	0	0	0	61,047	61,047				Total

Notes:

Projected TID Closure

¹Revenues shown for 2019 and prior years are actual per the Village's audited financial statements. 2020 figures reflect budgeted revenues.

²Expenditures shown for 2019 and prior years are actual per the Village's audited financial statements. 2020 figures reflect budgeted expenditures.

³Development agreement provides for an MRO equal to 12% of improved value (assumed to be \$3.5 million) with annual payments equal to tax increment generated less Village administrative costs. Project is currently delayed without a specific timeline for implementation.

⁴Balances shown for 2019 and prior years are actual per the Village's audited financial statements.