September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

The Village of Harrison

Tax Incremental District No. 1

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Harrison, Wisconsin
Tax Incremental District No. 1

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. 1 ("District") was created on August 13, 2013 as a mixed-use district. The TID has an expenditure period that ends on August 13, 2028 and has a mandatory termination date of August 13, 2033.

Background Data:

Base Value	$785,100
Incremental Value (as of January 1, 2026)	$107,557,100
Year End Fund Balance (2025)	$1,193,386
Projected Closure (based on current cash flow)	2027
Original Projected Closure*	2033

*Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes: The District had an increase in incremental value of approximately $4.9 million as of January 1, 2026.

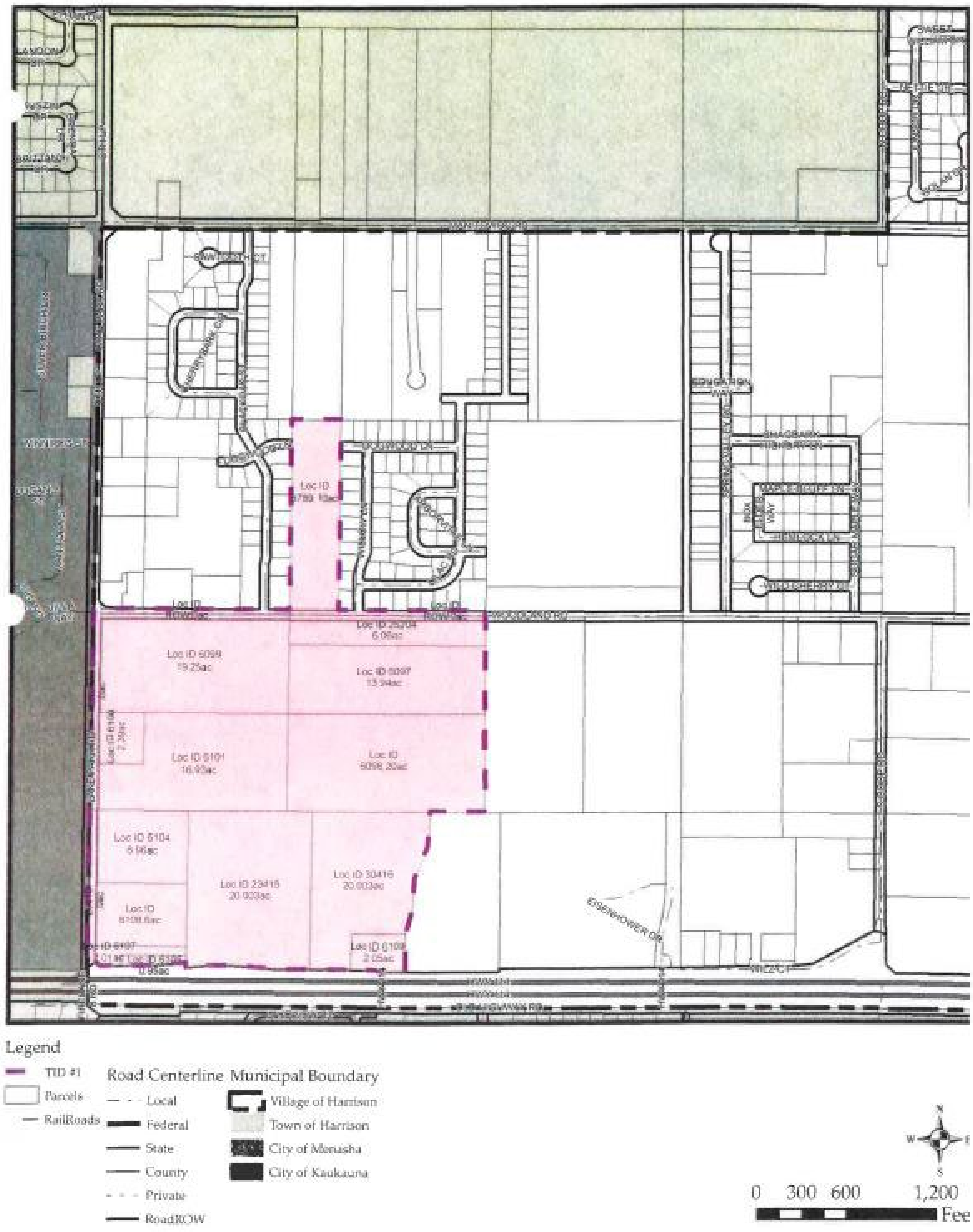
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Village of Harrison TIF No. 1

Boundary & Parcel Map



Village of Harrison, Wisconsin

Tax Increment District No. 1

Tax Increment Projection Worksheet

Type of District	Mixed Use			Base Value	785,100
District Creation Date	August 13, 2013			Economic Change Factor	0.00%
Valuation Date	Jan 1,	2013		Apply to Base Value	
Max Life (Years)	20			Base Tax Rate	$12.69
End of Expenditure Period	15	8/13/2028		Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2034			
Extension Eligibility/Years	Yes	6			
Eligible Recipient District	No				

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
10	2022	74,781,900	2023	0	74,781,900	2024	$12.69	**949,174**
11	2023	10,924,900	2024	0	85,706,800	2025	$12.09	**1,036,348**
12	2024	16,912,600	2025	0	102,619,400	2026	$11.56	**1,186,195**
13	2025	4,937,700	2026	0	107,557,100	2027	$11.56	**1,243,271**
14	2026	0	2027	0	107,557,100	2028	$11.56	**1,243,271**
15	2027	0	2028	0	107,557,100	2029	$11.56	**1,243,271**
16	2028	0	2029	0	107,557,100	2030	$11.56	**1,243,271**
17	2029	0	2030	0	107,557,100	2031	$11.56	**1,243,271**
18	2030	0	2031	0	107,557,100	2032	$11.56	**1,243,271**
19	2031	0	2032	0	107,557,100	2033	$11.56	**1,243,271**
20	2032	0	2033	0	107,557,100	2034	$11.56	**1,243,271**
	Totals	**107,557,100**		**0**			**Future Value of Increment**	**13,117,881**

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Harrison, Wisconsin

Tax Increment District No. 1

Cash Flow Projection

	Projected Revenues			Projected Expenditures							Balances			
Year	Tax Increments	Intergov. Revenues	**Total Revenues**	Total Debt Service	MRO #1 Year NSAH, INC $3,000,000	MRO #2 Year ASTERION $3,205,818	MRO #3 Year GREGORKSI $100,000	Professional Services	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2024	949,174		**949,174**	378,750	427,350	247,480	14,680	3,352	150	**1,071,762**	(122,588)	709,870	3,395,005	2024
2025	1,036,348	8,308	**1,044,656**	101,975	144,794	308,268	1,103		5,000	**561,140**	483,516	1,193,386	3,006,738	2025
2026	1,186,195		**1,186,195**	101,125		350,403			5,100	**456,628**	729,567	1,922,953	2,571,335	2026
2027	1,243,271		**1,243,271**	105,250		350,403			5,202	**460,855**	782,415	**2,705,368**	**2,130,932**	2027
2028	1,243,271		**1,243,271**	104,350		350,403			5,306	**460,059**	783,211	3,488,579	1,690,528	2028
2029	1,243,271		**1,243,271**	113,250		350,403			5,412	**469,065**	774,205	4,262,785	1,240,125	2029
2030	1,243,271		**1,243,271**	111,950		327,644			5,520	**445,115**	798,156	5,060,941	812,481	2030
2031	1,243,271		**1,243,271**	115,250					5,631	**120,881**	1,122,390	6,183,330	707,481	2031
2032	1,243,271		**1,243,271**	118,100					5,743	**123,843**	1,119,427	7,302,757	597,481	2032
2033	1,243,271		**1,243,271**	120,850					5,858	**126,708**	1,116,562	8,419,320	482,481	2033
2034	1,243,271		**1,243,271**	118,550					5,975	**124,525**	1,118,745	9,538,065	367,481	2034
Totals	**13,117,881**	**8,308**	**13,126,189**	**1,610,600**	**572,144**	**2,285,005**	**15,783**	**3,352**	**100,210**	**4,420,583**				Totals

Notes:
1. The Asterion MRO is equal to 80% of the increment generated annually from the Asterion development.
2. The NSAH and Gregorski MROs were fully satisfied in 2025.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

TID 1 Cashflow 6-24-26 (version 1).xlsx
Prepared 8/31/2026

EHLERS PUBLIC FINANCE ADVISORS

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **08131**	Municipality **HARRISON**		County **CALUMET**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **001**	TID type **6**	TID name **TID #1**	Creation date **08/13/2013**	Mandatory termination date **08/13/2033**	Anticipated termination date **12/31/2032**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$709,870**

Section 3 – Revenue	Amount
Tax increment	$1,036,348
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	$8,308
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$1,044,656**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures		Amount
Capital expenditures		
Administration		
Professional services		$1,670
Interest and fiscal charges		$16,975
DOR fees		$150
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$85,000
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID number		
Developer grants		
Developer name	NSAH, INC.	$142,974
Developer name	Asterion LLC	$308,268
Developer name	Gregorksi LLC	$1,103
Transfer to other funds		
Fund		
Other expenditures		
Name		
Total Expenditures		**$556,140**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$1,198,386**
Future costs	**$2,787,681**
Future revenue	**$10,675,754**
Surplus or deficit	**$9,086,459**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 6 – TID New Construction

Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
001	$7,090,000	$0	$670,700	$7,760,700
002	$740,700	$0	$2,421,300	$3,162,000
003	$0	$0	$4,689,400	$4,689,400
004	$13,862,400	$0	$13,915,100	$27,777,500
005	$0	$0	$0	$0
006	$0	$0	$67,000	$67,000
Total	**$21,693,100**	**$0**	**$21,763,500**	**$43,456,600**

Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
001	$7,760,700	$2,066,082,000	0.38	$3,320,250	$12,617
002	$3,162,000	$2,066,082,000	0.15	$3,320,250	$4,980
003	$4,689,400	$2,066,082,000	0.23	$3,320,250	$7,637
004	$27,777,500	$2,066,082,000	1.34	$3,320,250	$44,491
005	$0	$2,066,082,000	0.00	$3,320,250	$0
006	$67,000	$2,066,082,000	0.00	$3,320,250	$0
Total	**$43,456,600**	**$2,066,082,000**	**2.10**	**$3,320,250**	**$69,725**

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

Historical Allowable Levy Increase Attributable to TID NNC

Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2024	001	$7,021,000	$1,906,862,300	0.37	$3,210,148	$11,878
2024	002	$7,641,700	$1,906,862,300	0.40	$3,210,148	$12,841
2024	003	$-10,037,800	$1,906,862,300	-0.53	$3,210,148	$-17,014
2024	004	$22,794,100	$1,906,862,300	1.20	$3,210,148	$38,522
2024	005	$0	$1,906,862,300	0.00	$3,210,148	$0
2024	006	$331,600	$1,906,862,300	0.02	$3,210,148	$642
2024	**Total**	**$27,750,600**	**$1,906,862,300**	**1.46**	**$3,210,148**	**$46,868**

2023	001	$49,700	$1,617,243,900	0.00	$2,880,063	$0
2023	002	$2,720,700	$1,617,243,900	0.17	$2,880,063	$4,896
2023	003	$10,882,900	$1,617,243,900	0.67	$2,880,063	$19,296
2023	004	$26,527,000	$1,617,243,900	1.64	$2,880,063	$47,233
2023	**Total**	**$40,180,300**	**$1,617,243,900**	**2.48**	**$2,880,063**	**$71,426**

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Alissa Van Eperen**	Preparer title **Treasurer**
Preparer email **avaneperen@harrison.wi.gov**	Preparer phone **(920) 989-1062**
Contact name **Chad Pelishek**	Contact title **Assistant Village Manager**
Contact email **cpelishek@harrison.wi.gov**	Contact phone **(920) 989-1062**

Submission Information

Co-muni code	**08131**
TID number	**001**
Submission date	**06-29-2026 12:41 PM**
Confirmation	**TIDAR20251987O1782478592328**
Submission type	**ORIGINAL**