September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

The Village of Harrison

Tax Incremental District No. 5

Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Harrison, Wisconsin
Tax Incremental District No. 5

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. 5 ("District") was created on November 15, 2022 as a mixed-use district. The District was amended in 2024 to add territory and to amend the listing of project expenses.

The TID has an expenditure period that ends on November 15, 2038 and has a mandatory termination date of November 15, 2043.

Background Data:

Base Value	$56,700
Incremental Value (as of January 1, 2026)	$0
Year End Fund Balance (2025)	$0
Projected Closure (based on current cash flow**)	2031
Original Projected Closure*	2037

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

**The Village may make additional expenses within this District.

Notes:

The Village is anticipating approximately $43,500,000 in new incremental value within this District, starting with construction that began in 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 - TID#5 Boundary Amendment

Village of Harrison, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	56,700
District Creation Date	November 15, 2022	Economic Change Factor	1.00%
Valuation Date	Jan 1, 2023	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	$11.57
End of Expenditure Period	16 / 11/15/2038	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 / 2044		
Extension Eligibility/Years	Yes / 3		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
2	2024	0	2025	0	0	2026	$11.57	**0**
3	2025	0	2026	0	0	2027	$11.57	**0**
4	2026	16,000,000	2027	0	16,000,000	2028	$11.57	**185,162**
5	2027	10,000,000	2028	160,000	26,160,000	2029	$11.57	**302,740**
6	2028	10,500,000	2029	261,600	36,921,600	2030	$11.57	**427,280**
7	2029	3,000,000	2030	369,216	40,290,816	2031	$11.57	**466,271**
8	2030	4,000,000	2031	402,908	44,693,724	2032	$11.57	**517,224**
9	2031	0	2032	446,937	45,140,661	2033	$11.57	**522,396**
10	2032	0	2033	451,407	45,592,068	2034	$11.57	**527,620**
11	2033	0	2034	455,921	46,047,989	2035	$11.57	**532,896**
12	2034	0	2035	460,480	46,508,469	2036	$11.57	**538,225**
13	2035	0	2036	465,085	46,973,553	2037	$11.57	**543,608**
14	2036	0	2037	469,736	47,443,289	2038	$11.57	**549,044**
15	2037	0	2038	474,433	47,917,722	2039	$11.57	**554,534**
16	2038	0	2039	479,177	48,396,899	2040	$11.57	**560,079**
17	2039	0	2040	483,969	48,880,868	2041	$11.57	**565,680**
18	2040	0	2041	488,809	49,369,677	2042	$11.57	**571,337**
19	2041	0	2042	493,697	49,863,373	2043	$11.57	**577,050**
20	2042	0	2043	498,634	50,362,007	2044	$11.57	**582,821**
	Totals	**43,500,000**		**6,862,007**			**Future Value of Increment**	**8,523,968**

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

EHLERS PUBLIC FINANCE ADVISORS

Village of Harrison, Wisconsin

Tax Increment District No. 5

Cash Flow Projection

	Projected Revenues				Projected Expenditures						Balances			
Year	Tax Increments	Debt Proceeds	Other Revenue	**Total Revenues**	Total Debt Service	Professional Services	Capital	Real Property Assembly Costs	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023				**0**	0					**0**	0	0	0	2023
2024				**0**	0	79,699	438,348	15,895	1,165	**535,107**	(535,107)	(1,131,313)	1,000,000	2024
2025	0	1,163,755		**1,163,755**	32,442					**32,442**	1,131,313	0	1,450,000	2025
2026	0			**0**	111,603				5,000	**116,603**	(116,603)	(116,603)	1,412,624	2026
2027	0			**0**	213,978				5,100	**219,078**	(219,078)	(335,681)	1,265,547	2027
2028	185,162			**185,162**	211,603				5,202	**216,805**	(31,643)	(367,324)	1,111,109	2028
2029	302,740			**302,740**	212,978				5,306	**218,284**	84,456	(282,868)	949,057	2029
2030	427,280			**427,280**	212,103				5,412	**217,515**	209,765	(73,103)	779,300	2030
2031	466,271			**466,271**	215,853				5,520	**221,373**	244,897	171,794	596,682	2031
2032	517,224			**517,224**	214,903				5,631	**220,534**	296,690	**468,484**	**406,066**	2032
2033	522,396			**522,396**	214,402				5,743	**220,145**	302,251	770,735	207,225	2033
2034	527,620			**527,620**	213,703				5,858	**219,561**	308,059	1,078,794	0	2034
2035	532,896			**532,896**	0				5,975	**5,975**	526,921	1,605,715	0	2035
2036	538,225			**538,225**	0				6,095	**6,095**	532,130	2,137,845	0	2036
2037	543,608			**543,608**	0				6,217	**6,217**	537,391	2,675,236	0	2037
2038	549,044			**549,044**	0				6,341	**6,341**	542,702	3,217,938	0	2038
2039	554,534			**554,534**	0				6,468	**6,468**	548,066	3,766,004	0	2039
2040	560,079			**560,079**	0				6,597	**6,597**	553,482	4,319,486	0	2040
2041	565,680			**565,680**	0				6,729	**6,729**	558,951	4,878,437	0	2041
2042	571,337			**571,337**	0				6,864	**6,864**	564,473	5,442,910	0	2042
2043	577,050			**577,050**	0				7,001	**7,001**	570,049	6,012,959	0	2043
2044	582,821			**582,821**	0				7,141	**7,141**	575,680	6,588,639	0	2044
Totals	**8,523,968**	**1,163,755**	**0**	**9,687,723**	**1,853,568**	**79,699**	**438,348**	**15,895**	**115,368**	**2,502,878**				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

TID 5 Cashflow 6-24-26.xlsx
Prepared 9/1/2026

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 **005**	TID type **6**	TID name	Creation date **11/15/2022**	Mandatory termination date **11/15/2043**	Anticipated termination date **12/31/2042**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-1,131,313**

Section 3 – Revenue	Amount
Tax increment	$0
Investment income	
Debt proceeds	$1,450,000
Special assessments	
Shared revenue	
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)	**$1,450,000**

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

Section 4 – Expenditures	Amount
Capital expenditures	$1,304,729
Administration	$4,887
Professional services	$128,035
Interest and fiscal charges	$32,442
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	$576,176
Allocation to another TID	
TID number	
Developer grants	
Developer name Village of Harrison	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$2,046,419**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-1,727,732**
Future costs	**$1,935,329**
Future revenue	**$9,112,617**
Surplus or deficit	**$5,449,556**

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	**005**
Submission date	**06-29-2026 12:51 PM**
Confirmation	**TIDAR20251987O1782478921231**
Submission type	**ORIGINAL**