



**Village of Kronenwetter, WI**  
**2024 TID #2 Project Plan Amendment**  
**Phase 1: Feasibility**

August 8, 2024 Village Meeting

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# Agenda

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- Current Position of TID 2
- Amendment Feasibility
- Moving Forward



2024 TID #2 Amendment

# **CURRENT POSITION**

# TID #2

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- Coming up on expenditure period 11/3/24
- Once past it cannot engage in new costs
- Opportunity to maximize eligible projects to continue development for this District
- Cash flow on next page w/ no amendment

Type of District  
District Creation Date  
Valuation Date  
Max Life (Years)  
Expenditure Period/Termination  
Revenue Periods/Final Year

Special	
November 3, 2004	
Jan 1,	2005
25	
20	11/3/2024
24	2029

Village of Kronenwetter, Wisconsin																					
Tax Increment District #2																					
Cash Flow Projection																					
Year	Projected Revenues					Expenditures										Balances			Year		
					Total Revenues	Actual Debt Service		G.O. Promissory Notes, 2013B 1,067,000			GO Notes, Series 2024 0			Other/TID 4			Total Expenditures			Principal Outstanding	
	Tax Increments	Intergov.	Other Revenue	Debt Proceeds		Principal	Interest	Dated Date: Principal	11/12/13 Rate	Interest	Dated Date: Principal	11/01/24 Est. Rate	Interest	Capital Outlay	Sharing	Admin.		Annual			Cumulative
2016	455,030	66,816	188,073		709,919	365,000	84,429						49,598		38,188	537,215	172,704	1,122,730		2016	
2017	394,084	40,221	491,714		926,019	110,000	81,400						60,773		28,502	280,675	645,344	1,768,074		2017	
2018	435,327	40,812	57,756		533,895	110,000	78,925						14,998		102,412	306,335	227,560	1,995,634		2018	
2019	523,316	44,825	50,397		618,538	110,000	76,318						170,313		87,621	444,252	174,286	2,169,920		2019	
2020	727,516	44,295	16,819		788,630	110,000	73,287						950,247	236,000	14,954	1,384,488	(595,858)	1,574,062		2020	
2021	864,178	43,766	7,616		915,560	2,608,000	41,163						15,229	1,014,141	2,044	3,680,577	(2,765,017)	(1,190,955)		2021	
2022	739,897	44,295	7,920		792,112			187,000	3.25%	3,039			3,500		19,915	213,454	578,658	(612,297)		2022	
2023	951,013	44,295	24,986		1,020,295										33,448	33,448	986,847	374,550		2023	
2024	844,012	44,300	24,000		912,312									0	294,699	294,699	617,613	992,163	0	2024	
2025	844,012				844,012									0	5,000	5,000	839,012	1,831,175	0	2025	
2026	844,012				844,012									36,691	5,000	41,691	802,321	2,633,496	0	2026	
2027	844,012				844,012									39,491	5,000	44,491	799,521	3,433,017	0	2027	
2028	844,012				844,012									38,891	15,000	53,891	790,121	4,223,138	0	2028	
2029	844,012				844,012									0		0	844,012	5,067,150	0	2029	
2030	844,012				844,012									0		0	844,012	5,911,162	0	2030	
2031	844,012				844,012											0	844,012	6,755,175	0	2031	
2032	844,012				844,012											0	844,012	7,599,187	0	2032	
2033	844,012				844,012											0	844,012	8,443,199	0	2033	
2034	844,012				844,012											0	844,012	9,287,211	0	2034	
Total	15,614,588	760,278	6,546,469	8,913,000	31,834,335	16,044,287	2,211,137	187,000		3,039	0	0	2,905,129	1,365,214	830,738	23,546,545				Total	
<b>Notes:</b> Years prior to 2016 hidden for depiction purposes. Option 2 Capital Projects from Village staff 1/3/24 email to Ehlers. Debt Proceeds includes 4% Costs of Issuance.																		Projected TID Closure			



2024 TID #2 Amendment

# AMENDMENT FEASIBILITY

# Tests

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- Not amending boundary
  - ✓ no 12% or other use tests applied
- Projects Eligible under statute
  - ✓ attorney finding and memorialized in Phase 2

# Eligible Costs Beyond Exp. Period

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- To be an eligible expense:
  - ✓ Included in Project Plan (Amendment)
  - ✓ Current cost prior to expenditure period
    - Either the physical project is started, or one of the following must be in place:
      - Established financing
      - Signed contract
      - Signed developer's agreement
- And can the TID afford it....



Village of Kronenwetter, Wisconsin																							
Tax Increment District #2																							
Cash Flow Projection - Option 2 2024 Capital Projects																							
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					Total Revenues	Actual Debt Service		G.O. Promissory Notes, 2013B 1,067,000			GO Notes, Series 2024 6,360,000						Total Expenditures			Principal Outstanding			
	Tax Increments	Intergov.	Other Revenue	Debt Proceeds		Principal	Interest	Dated Date: 11/12/13	Principal	Rate	Interest	Dated Date: 11/01/24	Principal	Est. Rate	Interest	Capital Outlay		Other/TID 4 Sharing	Admin.			Annual	Cumulative
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2017	394,084	40,221	491,714		926,019	110,000	81,400								60,773		28,502	280,675	645,344	1,768,074	2017		
2018	435,327	40,812	57,756		533,895	110,000	78,925								14,998		102,412	306,335	227,560	1,995,634	2018		
2019	523,316	44,825	50,397		618,538	110,000	76,318								170,313		87,621	444,252	174,286	2,169,920	2019		
2020	727,516	44,295	16,819		788,630	110,000	73,287								950,247	236,000	14,954	1,384,488	(595,858)	1,574,062	2020		
2021	864,178	43,766	7,616		915,560	2,608,000	41,163								15,229	1,014,141	2,044	3,680,577	(2,765,017)	(1,190,955)	2021		
2022	739,897	44,295	7,920		792,112			187,000	3.25%	3,039					3,500		19,915	213,454	578,658	(612,297)	2022		
2023	951,013	44,295	24,986		1,020,295												33,448	33,448	986,847	374,550	2023		
2024	844,012	44,300	24,000	6,360,000	7,272,312										6,408,123	0	294,699	6,702,823	569,490	944,039	6,360,000	2024	
2025	844,012				844,012						555,000	3.56%	193,469			0	5,000	753,469	90,543	1,034,582	5,805,000	2025	
2026	844,012				844,012						560,000	3.53%	191,523				36,691	5,000	793,214	50,799	1,085,380	5,245,000	2026
2027	844,012				844,012						580,000	3.48%	171,547				39,491	5,000	796,038	47,975	1,133,355	4,665,000	2027
2028	844,012				844,012						600,000	3.45%	151,105				38,891	5,000	794,996	49,017	1,182,372	4,065,000	2028
2029	844,012				844,012						620,000	3.45%	130,060				0	5,000	755,060	88,953	1,271,324	3,445,000	2029
2030	844,012				844,012						640,000	3.45%	108,325			0	5,000	753,325	90,688	1,362,012	2,805,000	2030	
2031	844,012				844,012						665,000	3.45%	85,813				5,000	755,813	88,199	1,450,211	2,140,000	2031	
2032	844,012				844,012						690,000	3.45%	62,440				5,000	757,440	86,573	1,536,784	1,450,000	2032	
2033	844,012				844,012						710,000	3.47%	38,219				15,000	763,219	80,794	1,617,577	740,000	2033	
2034	844,012				844,012						740,000	3.50%	12,950					752,950	91,062	1,708,639	0	2034	
Total	15,614,588	760,278	6,546,469	15,273,000	38,194,335	16,044,287	2,211,137	187,000		3,039	6,360,000		1,145,448	9,313,252	1,365,214	855,738	37,485,116				Total		
<div>Notes:</div> <div>Years prior to 2016 hidden for depiction purposes.</div> <div>Option 2 Capital Projects from Village staff 1/3/24 email to Ehlers.</div> <div>Debt Proceeds includes 4% Costs of Issuance.</div>																			Projected TID Closure				



2024 TID #2 Amendment

# **MOVING FORWARD**

TAX INCREMENTAL DISTRICT NO. 2  
PROJECT PLAN AMENDMENT IN ORDER TO AMEND THE PROJECTS & COSTS  
VILLAGE OF KRONENWETTER, WISCONSIN

*Proposed Timetable - 7/1/24*

*RDA meets: Third Monday's  
Village Board meets: Second Monday's*

*Official Village Newspaper is: Wausau Dailey Herald & publishes Su - Fr, with a deadline of at least 3 days prior. The Village must request the publication themselves on the Newspaper On-Line Portal*

ACTION DATE	STEP
June	«Village» will provide Ehlers with the maps, list of projects and costs, etc.
	Ehlers will prepare & provide the «Village» with a feasibility analysis report, options, and/or draft project plan document.
	«RDA» makes a motion to call for a public hearing (optional)
Sept. 4	Village will e-mail a Notice to Official Village Newspaper of organizational JRB meeting & public hearing. (cc: Ehlers). Ehlers will provide the Village with the legal notice to use.
	Ehlers will e-mail & mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the «Village». (cc: «Village» & attorney) (Letters must be postmarked prior to first publication).
Sept.	Ehlers will provide «Village», overlapping taxing entities, and/or «Village» Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language («Village» to post) & resolution («Village» to distribute) for first meetings, and will also request legal opinion of the plan.
Sept. 9	Publication of Public Hearing & JRB Meeting Notice (At least 7 days prior to public hearing & at least 5 days prior to JRB meeting)
Sept. 16 @ 5	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. (Prior to public hearing & within 14 days of the public hearing notice publication)
Sept. 16 @ 6	«RDA» Public Hearing on Project Plan and District amendment. (Within 14 days of publication)
	«RDA» reviews Project Plan & approval of District Project Plan amendment.
Sept.	Ehlers will provide «Village» & «Village» Attorney with revised draft Project Plan, if necessary, as well as agenda language («Village» to post) & resolution («Village» to distribute) for «Village Board» meeting. Also request legal opinion from «Village» Attorney approving the Project Plan (to be inserted into the plan prior to the «Village Board» meeting).
Oct. 8	«Village Board» reviews Project Plan & adopts resolution approving District Project Plan amendment.
Oct. 15	Village will e-mail a Class 1 Notice to Official Village Newspaper of JRB meeting. (cc: Ehlers) Ehlers will provide the Village with the legal notice language.
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda («Village» to post). (cc: «Village» & Attorney) (Letters/documents are not required to be sent prior to the meeting).
Oct. 11	Publication of JRB Meeting Notice (At least 5 days prior to meeting)
Oct. 16 - 25	Joint Review Board meets to consider approval of District Project Plan amendment. (Within 45 days of notification of meeting / receipt of «RDA» & «Village Board» resolutions)
Must be filed prior to 11/3/24 (max expenditure period date)	Ehlers will submit all required documents to the DOR, within 60 days of JRB approval, no later than 12/31.



# Your Presenter

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# Important Disclosures

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