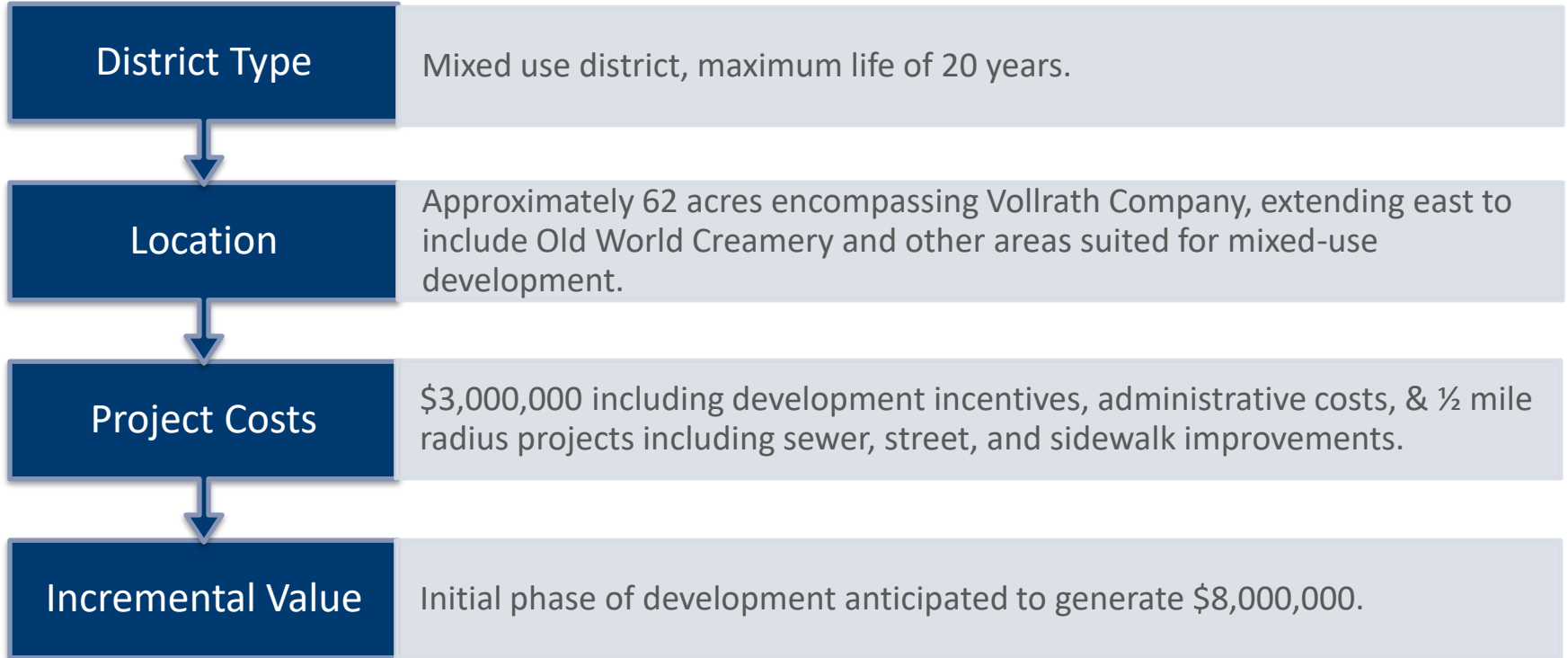




City of Sheboygan, WI

TID #26 Creation Summary

TID #26 Details



Compliance with equalized value test

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	5,160,609,800
TID Valuation Limit @ 12% of Above Value	\$	619,273,176

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	22,807,400
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	188,794,900
Total Value Subject to 12% Valuation Limit	\$	211,602,300
Total Percentage of TID IN Equalized Value		4.10%
Residual Value Capacity of TID IN Equalized Value	\$	407,670,876

Eligible Project Costs

Tax Increment District No. 26

Detailed List of Estimated Project Costs

Project Map ID	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Ongoing			
1	Development Incentive	1,600,000			1,600,000		2026
4	Sanitary Sewer Relay Relocation		258,845		258,845	258,845	2026
2,3	N. 23rd Street Repairs/Relocation/ and Sidewalks ¹		1,075,000		1,075,000	1,075,000	2027
N/A	TID Setup	25,000			25,000		2026
N/A	Ongoing Planning & Administrative Costs			40,000	40,000		
Total Projects		<u>1,625,000</u>	<u>1,333,845</u>	<u>40,000</u>	<u>2,998,845</u>	<u>1,333,845</u>	

Notes:

¹The amount shown for the N. 23rd Street Repair/Relocation is TID eligible. In the cashflow it only represents the amount of the project supported over the TID life using the current tax rate and projected development value. If the TID incremental value is greater than the \$8M required, it will allow for more of the project to be paid from TID funds.

TID #26 Financial Analysis Summary



Development (valuation) Assumptions

Development Assumptions					
Construction Year		Vollrath Co. Expansion	Annual Total	Construction Year	
1	2026	8,000,000	8,000,000	2026	1
2	2027		0	2027	2
3	2028		0	2028	3
4	2029		0	2029	4
5	2030		0	2030	5
6	2031		0	2031	6
7	2032		0	2032	7
8	2033		0	2033	8
9	2034		0	2034	9
10	2035		0	2035	10
11	2036		0	2036	11
12	2037		0	2037	12
13	2038		0	2038	13
14	2039		0	2039	14
15	2040		0	2040	15
16	2041		0	2041	16
17	2042		0	2042	17
18	2043		0	2043	18
19	2044		0	2044	19
20	2045		0	2045	20
Totals		<u>8,000,000</u>	<u>8,000,000</u>		

Notes:

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	22,807,400
District Creation Date	April 20, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2026	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$15.41
End of Expenditure Period	15 4/20/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2047		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction Year	Valuation Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	8,000,000	2027	0	8,000,000	2028	\$15.41	123,280
2	2027	0	2028	0	8,000,000	2029	\$15.41	123,280
3	2028	0	2029	0	8,000,000	2030	\$15.41	123,280
4	2029	0	2030	0	8,000,000	2031	\$15.41	123,280
5	2030	0	2031	0	8,000,000	2032	\$15.41	123,280
6	2031	0	2032	0	8,000,000	2033	\$15.41	123,280
7	2032	0	2033	0	8,000,000	2034	\$15.41	123,280
8	2033	0	2034	0	8,000,000	2035	\$15.41	123,280
9	2034	0	2035	0	8,000,000	2036	\$15.41	123,280
10	2035	0	2036	0	8,000,000	2037	\$15.41	123,280
11	2036	0	2037	0	8,000,000	2038	\$15.41	123,280
12	2037	0	2038	0	8,000,000	2039	\$15.41	123,280
13	2038	0	2039	0	8,000,000	2040	\$15.41	123,280
14	2039	0	2040	0	8,000,000	2041	\$15.41	123,280
15	2040	0	2041	0	8,000,000	2042	\$15.41	123,280
16	2041	0	2042	0	8,000,000	2043	\$15.41	123,280
17	2042	0	2043	0	8,000,000	2044	\$15.41	123,280
18	2043	0	2044	0	8,000,000	2045	\$15.41	123,280
19	2044	0	2045	0	8,000,000	2046	\$15.41	123,280
20	2045	0	2046	0	8,000,000	2047	\$15.41	123,280
Totals		8,000,000		0		Future Value of Increment		2,465,600

Notes:

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

Cash Flow Projection

Year	Projected Revenues		Projected Expenditures				Balances			Year	
	Tax Increments	Total Revenues	MRO #1 2026 Vollrath \$1,600,000	Capital Projects	TID Setup	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2026		0		258,845	25,000	0	283,845	(283,845)	(283,845)	1,600,000	2026
2027		0		540,000		500	540,500	(540,500)	(824,345)	1,600,000	2027
2028	123,280	123,280	98,624			1,000	99,624	23,656	(800,689)	1,501,376	2028
2029	123,280	123,280	98,624			1,500	100,124	23,156	(777,533)	1,402,752	2029
2030	123,280	123,280	98,624			1,500	100,124	23,156	(754,377)	1,304,128	2030
2031	123,280	123,280	98,624			1,500	100,124	23,156	(731,221)	1,205,504	2031
2032	123,280	123,280	98,624			1,500	100,124	23,156	(708,065)	1,106,880	2032
2033	123,280	123,280	98,624			1,500	100,124	23,156	(684,909)	1,008,256	2033
2034	123,280	123,280	98,624			1,500	100,124	23,156	(661,753)	909,632	2034
2035	123,280	123,280	98,624			1,500	100,124	23,156	(638,597)	811,008	2035
2036	123,280	123,280	98,624			1,500	100,124	23,156	(615,441)	712,384	2036
2037	123,280	123,280	98,624			1,500	100,124	23,156	(592,285)	613,760	2037
2038	123,280	123,280	98,624			1,500	100,124	23,156	(569,129)	515,136	2038
2039	123,280	123,280	98,624			1,500	100,124	23,156	(545,973)	416,512	2039
2040	123,280	123,280	98,624			1,500	100,124	23,156	(522,817)	317,888	2040
2041	123,280	123,280	98,624			1,500	100,124	23,156	(499,661)	219,264	2041
2042	123,280	123,280	98,624			1,500	100,124	23,156	(476,505)	120,640	2042
2043	123,280	123,280	98,624			1,500	100,124	23,156	(453,349)	22,016	2043
2044	123,280	123,280	22,016			1,500	23,516	99,764	(353,585)	0	2044
2045	123,280	123,280				1,500	1,500	121,780	(231,805)	0	2045
2046	123,280	123,280				1,500	1,500	121,780	(110,025)	0	2046
2047	123,280	123,280				11,500	11,500	111,780	1,755	0	2047
Totals	2,465,600	2,465,600	1,600,000	798,845	25,000	40,000	2,463,845				

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

----- END OF EXP. PERIOD

Timeline

- March 17, 2026: Initial Joint Review Board (organizational).
- March 24, 2026
 - ✓ Plan Commission Public Hearing. Consider resolution to create district (approval required to proceed).
- April 20, 2026
 - ✓ City Council considers resolution to create district (approval required to proceed).
- May 4, 2026 to June 4, 2026
 - ✓ Final JRB meeting to consider resolution to create district (approval required).