

October 8, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Whitewater, WI

Tax Incremental District No. 13



Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Whitewater, Wisconsin Tax Incremental District No. 13

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. 13 (“District”) was created on August 3, 2021 as a mixed use district. The District is located in Walworth County.

The TID has an expenditure period that ends on August 3, 2036 and has a mandatory termination date of August 3, 2041. The final year of increment collection is 2042.

| | | |
|-------------------------|-------------------------------------------------|-------------|
| Background Data: | Base Value | \$6,178,300 |
| | Incremental Value (as of January 1, 2024) | \$1,764,700 |
| | Year End Fund Balance (2023) | (\$7,154) |
| | Projected Closure (based on current cash flow*) | 2042 |

* The City expects to 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: None

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

- Attachments:**
- Statement of Changes
 - Original Project List
 - Development Assumptions
 - Tax Increment Projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

2024 Statement of Changes in TID Value
 Wisconsin Department of Revenue
 Equalization Bureau

County 64 Walworth
 City 291 Whitewater
 TID # 013 TID Type - Mixed-Use
 School District 6461 Sch D of Whitewater

Special District - 1 None
 Special District - 2 None
 Special District - 3 None
 Union High None

Current Year Value

| | Assessed Value * | Ratio | DOR Full Value | Amended Full Value ** | Final Full Value |
|-------------------------------|------------------|---------|----------------|-----------------------|------------------|
| Non-Manufacturing Real Estate | \$10,361,000 | 100.00% | \$10,361,000 | | \$10,361,000 |
| Manufacturing Real Estate | | | \$0 | | \$0 |
| Prior Year Corrections: | | | | | |
| Non-Manufacturing Real Estate | | | -\$2,418,000 | | -\$2,418,000 |
| Manufacturing Real Estate | | | \$0 | | \$0 |
| Frozen Overlap Value | | | | | \$0 |
| Current Year TID Value | | | | | |
| | | | | | \$7,943,000 |
| 2021 TID Base Value | | | | | |
| | | | | | \$6,178,300 |
| TID Increment Value | | | | | |
| | | | | | \$1,764,700 |

* Municipal Assessor's estimated values filed on 05/24/2024

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

| 2023 TID Value | 2024 TID Value | Dollar Change | % Change |
|----------------|----------------|---------------|----------|
| \$11,319,300 | \$7,943,000 | -\$3,376,300 | -30 |

City of Whitewater, WI

Tax Increment District No. 13

Estimated Project List

| Project ID | Project Name/Type | Project year | 1/2 mile or utilities outside boundary | TID Amount | Non TID Amount |
|----------------|----------------------------------------------------|---------------------|----------------------------------------------|-------------------|-------------------|
| 1 | Water Tower | 2022 | No | 648,750 | 1,730,000 |
| 2 | Water main Looping - Well 9 to RR Tracks | 2023 | No | 520,000 | |
| 3 | Hwy 59 improvements - West Leg, East Leg, Up to RR | 2024 | No | 290,000 | |
| 4 | Walworth improvements - Buckingham west | 2025 | No | 295,000 | |
| 5 | Stormwater Management Pond | 2026 | No | 315,000 | |
| 6 | Sewer/Water/Street Infrastructure South of HWY 12 | 2027 | No | 950,000 | |
| 7 | Walworth improvements - Janesville to Elizabeth | 2027 | 1/2 mile | 88,400 | 176,600 |
| 8 | Janesville improvements - Walworth to RR | 2028 | 1/2 mile | 205,000 | 205,000 |
| 9 | Sewer/Water/Street Infrastructure | 2030 | No | 1,750,000 | |
| 10 | Indian Mound improvements | 2032 | No | 330,000 | |
| 11 | Sewer/Water/Street Infrastructure South of HWY 12 | 2035 | No | 2,500,000 | |
| 12 | Walworth improvements - Elizabeth to Buckingham | 2036 | No | 51,700 | |
| 13 | Developer incentives | TBD as needed | | 2,586,405 | |
| 14 | CDA Contribution | Throughout district | | 0 | |
| 15 | Administrative costs | Throughout district | | 50,848 | |
| Total Projects | | | | <u>10,581,103</u> | <u>2,111,600</u> |

Notes:

Note 1 Project costs are estimates and are subject to modification

City of Whitewater, WI

Tax Increment District No. 13

Development Assumptions

| Construction Year | | Actual | Prior Year Correction | Annual Total | Construction Year | |
|-------------------|------|------------------|-----------------------|------------------|-------------------|----|
| 1 | 2021 | 299,200 | | 299,200 | 2021 | 1 |
| 2 | 2022 | 3,436,200 | | 3,436,200 | 2022 | 2 |
| 3 | 2023 | (1,970,700) | | (1,970,700) | 2023 | 3 |
| 4 | 2024 | | 2,418,000 | 2,418,000 | 2024 | 4 |
| 5 | 2025 | | | 0 | 2025 | 5 |
| 6 | 2026 | | | 0 | 2026 | 6 |
| 7 | 2027 | | | 0 | 2027 | 7 |
| 8 | 2028 | | | 0 | 2028 | 8 |
| 9 | 2029 | | | 0 | 2029 | 9 |
| 10 | 2030 | | | 0 | 2030 | 10 |
| 11 | 2031 | | | 0 | 2031 | 11 |
| 12 | 2032 | | | 0 | 2032 | 12 |
| 13 | 2033 | | | 0 | 2033 | 13 |
| 14 | 2034 | | | 0 | 2034 | 14 |
| 15 | 2035 | | | 0 | 2035 | 15 |
| 16 | 2036 | | | 0 | 2036 | 16 |
| 17 | 2037 | | | 0 | 2037 | 17 |
| 18 | 2038 | | | 0 | 2038 | 18 |
| 19 | 2039 | | | 0 | 2039 | 19 |
| 20 | 2040 | | | 0 | 2040 | 20 |
| Totals | | <u>1,764,700</u> | <u>2,418,000</u> | <u>4,182,700</u> | | |

Notes:

City of Whitewater, WI

Tax Increment District No. 13

Tax Increment Projection Worksheet - Walworth County

| | | | |
|--------------------------------|----------------|----------------------------------|-----------|
| Type of District | Mixed Use | Base Value | 6,178,300 |
| District Creation Date | August 3, 2021 | Appreciation Factor | 0.50% |
| Valuation Date | Jan 1, 2021 | Base Tax Rate | |
| Max Life (Years) | 20 | Rate Adjustment Factor (3 years) | -1.50% |
| Expenditure Period/Termination | 15 8/3/2036 | Tax Exempt Discount Rate | N/A |
| Revenue Periods/Final Year | 20 2042 | Taxable Discount Rate | N/A |
| Extension Eligibility/Years | Yes 3 | | |
| Eligible Recipient District | No | | |

| Construction | Year | Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment |
|---------------|------|------------------|----------------|---------------------|-----------------|----------------------------------|----------|------------------|
| 1 | 2021 | 299,200 | 2022 | | 299,200 | 2023 | \$19.03 | 5,694 |
| 2 | 2022 | 3,436,200 | 2023 | | 3,735,400 | 2024 | \$17.15 | 64,052 |
| 3 | 2023 | (1,970,700) | 2024 | | 1,764,700 | 2025 | \$14.00 | 24,706 |
| 4 | 2024 | 2,418,000 | 2025 | | 4,182,700 | 2026 | \$13.79 | 57,679 |
| 5 | 2025 | 0 | 2026 | 20,914 | 4,203,614 | 2027 | \$13.79 | 57,968 |
| 6 | 2026 | 0 | 2027 | 21,018 | 4,224,632 | 2028 | \$13.79 | 58,258 |
| 7 | 2027 | 0 | 2028 | 21,123 | 4,245,755 | 2029 | \$13.79 | 58,549 |
| 8 | 2028 | 0 | 2029 | 21,229 | 4,266,983 | 2030 | \$13.79 | 58,842 |
| 9 | 2029 | 0 | 2030 | 21,335 | 4,288,318 | 2031 | \$13.79 | 59,136 |
| 10 | 2030 | 0 | 2031 | 21,442 | 4,309,760 | 2032 | \$13.79 | 59,432 |
| 11 | 2031 | 0 | 2032 | 21,549 | 4,331,309 | 2033 | \$13.79 | 59,729 |
| 12 | 2032 | 0 | 2033 | 21,657 | 4,352,965 | 2034 | \$13.79 | 60,027 |
| 13 | 2033 | 0 | 2034 | 21,765 | 4,374,730 | 2035 | \$13.79 | 60,328 |
| 14 | 2034 | 0 | 2035 | 21,874 | 4,396,604 | 2036 | \$13.79 | 60,629 |
| 15 | 2035 | 0 | 2036 | 21,983 | 4,418,587 | 2037 | \$13.79 | 60,932 |
| 16 | 2036 | 0 | 2037 | 22,093 | 4,440,680 | 2038 | \$13.79 | 61,237 |
| 17 | 2037 | 0 | 2038 | 22,203 | 4,462,883 | 2039 | \$13.79 | 61,543 |
| 18 | 2038 | 0 | 2039 | 22,314 | 4,485,198 | 2040 | \$13.79 | 61,851 |
| 19 | 2039 | 0 | 2040 | 22,426 | 4,507,624 | 2041 | \$13.79 | 62,160 |
| 20 | 2040 | 0 | 2041 | 22,538 | 4,530,162 | 2042 | \$13.79 | 62,471 |
| Totals | | 4,182,700 | | 347,462 | | Future Value of Increment | | 1,115,222 |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Whitewater, WI

Tax Increment District No. 13

Cash Flow Projection

| Year | Projected Revenues | | | Expenditures | | | | Balances | | Year |
|-------|--------------------|--------|----------------|----------------------------|--------------------------------------------|------------------------------|--------------------|----------|------------|-------|
| | Tax Increments | PP Aid | Total Revenues | Conservation & Development | Reimburse Water Utility 2022 Revenue Bonds | Professional Services/Admin. | Total Expenditures | Annual | Cumulative | |
| 2021 | | | 0 | 10,710 | | | 10,710 | (10,710) | (10,710) | 2021 |
| 2022 | | | 0 | 288 | | | 288 | (288) | (10,998) | 2022 |
| 2023 | 5,694 | | 5,694 | | | 1,850 | 1,850 | 3,844 | (7,154) | 2023 |
| 2024 | 64,052 | 4,856 | 68,907 | | | 2,000 | 2,000 | 66,907 | 59,754 | 2024 |
| 2025 | 24,706 | 4,856 | 29,562 | | 60,000 | 2,000 | 62,000 | (32,438) | 27,315 | 2025 |
| 2026 | 57,679 | 4,856 | 62,535 | | 60,000 | 2,000 | 62,000 | 535 | 27,850 | 2026 |
| 2027 | 57,968 | 4,856 | 62,824 | | 60,000 | 2,000 | 62,000 | 824 | 28,674 | 2027 |
| 2028 | 58,258 | 4,856 | 63,114 | | 60,000 | 2,000 | 62,000 | 1,114 | 29,788 | 2028 |
| 2029 | 58,549 | 4,856 | 63,405 | | 60,000 | 2,000 | 62,000 | 1,405 | 31,192 | 2029 |
| 2030 | 58,842 | 4,856 | 63,698 | | 60,000 | 2,000 | 62,000 | 1,698 | 32,890 | 2030 |
| 2031 | 59,136 | 4,856 | 63,992 | | 60,000 | 2,000 | 62,000 | 1,992 | 34,882 | 2031 |
| 2032 | 59,432 | 4,856 | 64,287 | | 60,000 | 2,000 | 62,000 | 2,287 | 37,169 | 2032 |
| 2033 | 59,729 | 4,856 | 64,585 | | 60,000 | 2,000 | 62,000 | 2,585 | 39,754 | 2033 |
| 2034 | 60,027 | 4,856 | 64,883 | | 60,000 | 2,000 | 62,000 | 2,883 | 42,637 | 2034 |
| 2035 | 60,328 | 4,856 | 65,183 | | 60,000 | 2,000 | 62,000 | 3,183 | 45,820 | 2035 |
| 2036 | 60,629 | 4,856 | 65,485 | | 65,000 | 2,000 | 67,000 | (1,515) | 44,305 | 2036 |
| 2037 | 60,932 | 4,856 | 65,788 | | 65,000 | 2,000 | 67,000 | (1,212) | 43,093 | 2037 |
| 2038 | 61,237 | 4,856 | 66,093 | | 65,000 | 2,000 | 67,000 | (907) | 42,186 | 2038 |
| 2039 | 61,543 | 4,856 | 66,399 | | 65,000 | 2,000 | 67,000 | (601) | 41,585 | 2039 |
| 2040 | 61,851 | 4,856 | 66,707 | | 65,000 | 2,000 | 67,000 | (293) | 41,292 | 2040 |
| 2041 | 62,160 | 4,856 | 67,016 | | 65,000 | 2,000 | 67,000 | 16 | 41,308 | 2041 |
| 2042 | 62,471 | 4,856 | 67,327 | | 65,000 | 2,000 | 67,000 | 327 | 41,635 | 2042 |
| Total | 1,115,222 | 92,261 | 1,207,483 | 10,998 | 1,115,000 | 39,850 | 1,165,848 | | | Total |

Notes:

1. \$1,968,241 of debt service costs for water improvements can be reimbursed by the TID to the water utility if increment is available.

Projected TID Closure

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2023 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| | | | | | |
|-----------------------------------------|--|--|--|--|--|
| Section 1 – Municipality and TID | | | | | |
|-----------------------------------------|--|--|--|--|--|

| | | | | | |
|------------------------------|-----------------------------------|---------------------------|------------------------------------|-------------------------------------------------|-----------------------------------------|
| Co-muni code 64291 | Municipality WHITEWATER | County WALWORTH | Due date 07/01/2024 | Report type ORIGINAL | |
| TID number 013 | TID type 6 | TID name TID 13 | Creation date 08/03/2021 | Mandatory termination date 08/03/2041 | Expected termination date N/A |

| Section 2 – Beginning Balance | Amount |
|---------------------------------------|------------------|
| TID fund balance at beginning of year | -\$10,998 |

| Section 3 – Revenue | Amount |
|---------------------------------|----------------|
| Tax increment | \$5,694 |
| 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) | \$5,694 |

| Section 4 – Expenditures | Amount |
|------------------------------|----------------|
| Capital expenditures | |
| Administration | |
| Professional services | \$1,700 |
| 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 NA | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$1,850 |

| Section 5 – Ending Balance | Amount |
|---------------------------------|-------------|
| TID fund balance at end of year | \$-7,154 |
| Future costs | \$1,033,902 |
| Future revenue | \$1,057,238 |
| Surplus or deficit | \$16,182 |

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) |
| 010 | \$82,300 | \$0 | \$0 | \$82,300 |
| 011 | \$235,900 | \$0 | \$0 | \$235,900 |
| 012 | \$0 | \$0 | \$0 | \$0 |
| 013 | \$122,100 | \$0 | \$0 | \$122,100 |
| 014 | \$5,591,300 | \$0 | \$0 | \$5,591,300 |
| Total | \$6,031,600 | \$0 | \$0 | \$6,031,600 |

| 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 |
| 010 | \$82,300 | \$861,165,600 | 0.01 | \$4,534,908 | \$453 |
| 011 | \$235,900 | \$861,165,600 | 0.03 | \$4,534,908 | \$1,360 |
| 012 | \$0 | \$861,165,600 | 0.00 | \$4,534,908 | \$0 |
| 013 | \$122,100 | \$861,165,600 | 0.01 | \$4,534,908 | \$453 |
| 014 | \$5,591,300 | \$861,165,600 | 0.65 | \$4,534,908 | \$29,477 |
| Total | \$6,031,600 | \$861,165,600 | 0.70 | \$4,534,908 | \$31,744 |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|--------------------------------------------------------|------------------------|
| Levy Increase Attributable to TID Net New Construction | Increase per \$100,000 |
| \$31,744 | \$0.31744 |

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2023 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 7 – Preparer/Contact Information | |
|----------------------------------------------------|-----------------------------------------|
| Preparer name Karen Dieter | Preparer title Comptroller |
| Preparer email kdieter@whitewater-wi.gov | Preparer phone (262) 473-1382 |
| Contact name Karen Dieter | Contact title Comptroller |
| Contact email kdieter@whitewater-wi.gov | Contact phone (262) 473-1382 |

| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 64291 |
| TID number | 013 |
| Submission date | 04-24-2024 12:07 PM |
| Confirmation | TIDAR20231759O1713975819087 |
| Submission type | ORIGINAL |