

September 1, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

# City of Sun Prairie, WI

## Tax Incremental District No. 12



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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# Annual Tax Increment District Report

## City of Sun Prairie, Wisconsin Tax Incremental District No. 12

**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 Increment District No. 12 (“District”) was created on August 2, 2016 as an industrial TID to pay the costs of public infrastructure and incentives needed to promote industrial development with a 40-acre parcel located adjacent to the Sun Prairie Business Park. On April 18, 2017, the District’s Project Plan was amended to add 61-acres of additional territory and related project costs. The Plan was further amended on July 20, 2021 to add 43 acres of additional territory and to update anticipated project costs. The TID has an expenditure period that ends on August 2, 2031, and a mandatory termination date of August 2, 2036.

<b>Background Data:</b>	Base Value	\$3,774,500
	Incremental Value (as of January 1, 2021)	\$12,700,100
	Year End Fund Balance (2020)	(\$452,664)
	Projected Closure (based on current cash flow*)	2037

\* 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:** In 2020 Imperial Blades expanded its facilities in the District. In 2021 Quarra Stone is expected to begin construction of a new facility within the territory added to the District in 2021. Completion of construction is anticipated in 2022 with an expected incremental valuation of \$8,000,000. Current projections indicate that an additional \$27 million in incremental value will need to be created in the 2022 - 2028 timeframe to pay the project costs that have been made, and the additional costs the

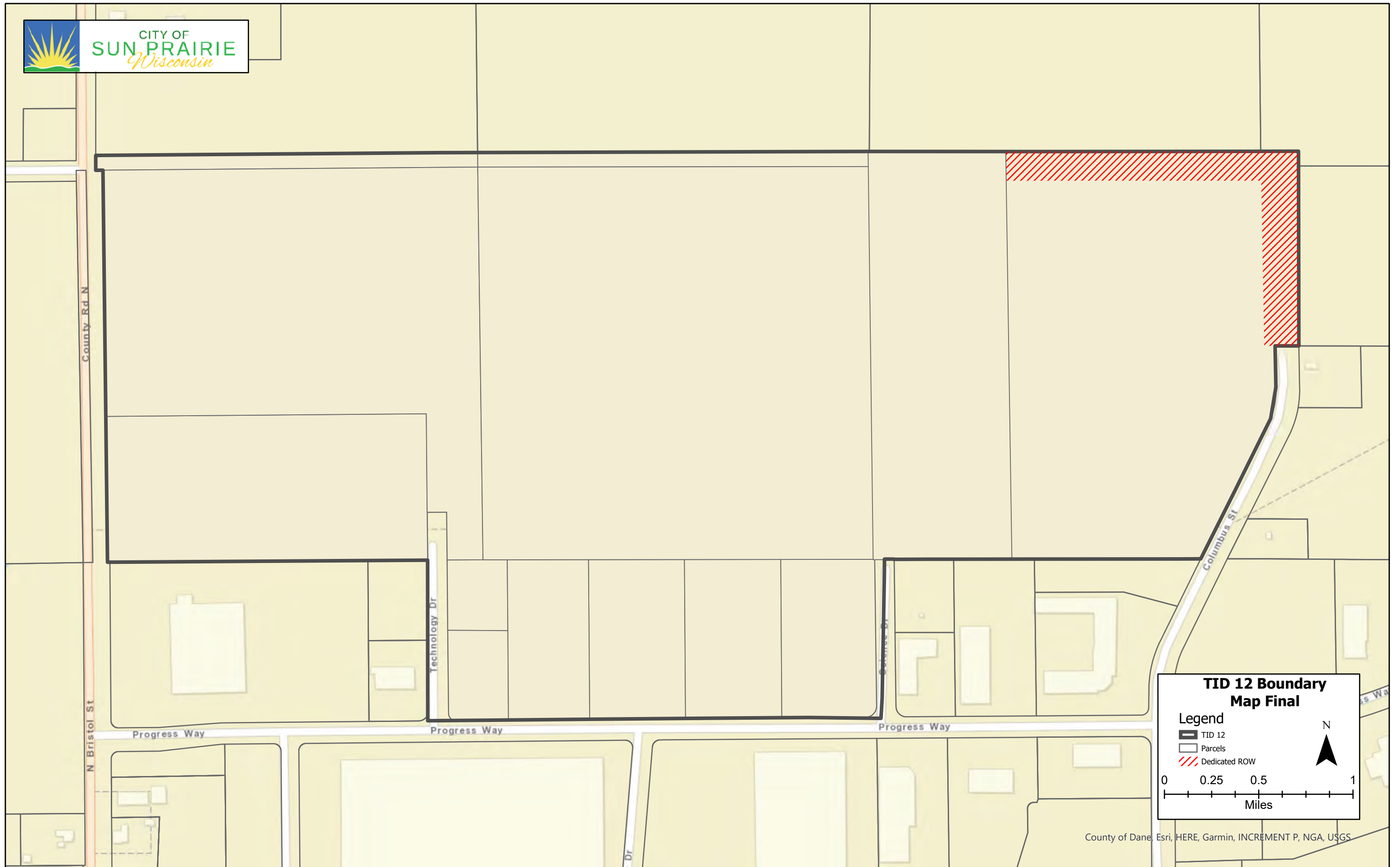
City will need to incur to fully develop the District. The timing, nature and cost of these improvements will be dependent on the timing and location of additional private development.

**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)



# City of Sun Prairie, Wisconsin

## Tax Incremental District # 12

### Development Assumptions

Construction Year	Actual <sup>1</sup>	Quarra Stone Lot D	Terrace Holdings Lot A1	Terrace Holdings Lot A2	Terrace Holdings Lot A3	Speculative Lot B	Speculative Lot C	Annual Total	Construction Year
1 2016	2,205,200							2,205,200	2016
2 2017	10,554,500							10,554,500	2017
3 2018	(3,032,200)							(3,032,200)	2018
4 2019	207,800							207,800	2019
5 2020	2,764,800							2,764,800	2020
6 2021		3,000,000						3,000,000	2021
7 2022		5,000,000	3,000,000					8,000,000	2022
8 2023								0	2023
9 2024				6,000,000				6,000,000	2024
10 2025								0	2025
11 2026					4,000,000	7,000,000		11,000,000	2026
12 2027								0	2027
13 2028							7,000,000	7,000,000	2028
14 2029								0	2029
15 2030								0	2030
16 2031								0	2031
17 2032								0	2032
18 2033								0	2033
19 2034								0	2034
20 2035								0	2035
<b>Totals</b>	<b>12,700,100</b>	<b>8,000,000</b>	<b>3,000,000</b>	<b>6,000,000</b>	<b>4,000,000</b>	<b>7,000,000</b>	<b>7,000,000</b>	<b>47,700,100</b>	

**Notes:**

<sup>1</sup>Annual change in incremental value as certified by the Wisconsin Department of Revenue.

<sup>2</sup>Assumptions as to Quarra Stone valuation provided by City staff.

# City of Sun Prairie, Wisconsin

## Tax Incremental District # 12

Type of District	Industrial		Base Value	3,774,500
District Creation Date	August 2, 2016		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2016	Base Tax Rate	\$23.47
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	8/2/2031		
Revenue Periods/Final Year	20	2037		
Extension Eligibility/Years	Yes	3		
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment	
1	2016	2,205,200	2017	2,205,200	2018	\$24.00	52,917	
2	2017	10,554,500	2018	12,759,700	2019	\$23.40	298,594	
3	2018	-3,032,200	2019	9,727,500	2020	\$24.06	234,003	
4	2019	207,800	2020	9,935,300	2021	\$23.47	233,229	
5	2020	2,764,800	2021	12,700,100	2022	\$23.47	298,133	
6	2021	3,000,000	2022	0	15,700,100	2023	\$23.47	368,557
7	2022	8,000,000	2023	0	23,700,100	2024	\$23.47	556,356
8	2023	0	2024	0	23,700,100	2025	\$23.47	556,356
9	2024	6,000,000	2025	0	29,700,100	2026	\$23.47	697,205
10	2025	0	2026	0	29,700,100	2027	\$23.47	697,205
11	2026	11,000,000	2027	0	40,700,100	2028	\$23.47	955,428
12	2027	0	2028	0	40,700,100	2029	\$23.47	955,428
13	2028	7,000,000	2029	0	47,700,100	2030	\$23.47	1,119,751
14	2029	0	2030	0	47,700,100	2031	\$23.47	1,119,751
15	2030	0	2031	0	47,700,100	2032	\$23.47	1,119,751
16	2031	0	2032	0	47,700,100	2033	\$23.47	1,119,751
17	2032	0	2033	0	47,700,100	2034	\$23.47	1,119,751
18	2033	0	2034	0	47,700,100	2035	\$23.47	1,119,751
19	2034	0	2035	0	47,700,100	2036	\$23.47	1,119,751
20	2035	0	2036	0	47,700,100	2037	\$23.47	1,119,751
<b>Totals</b>	<b>47,700,100</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>14,861,418</b>	

**Notes:**

<sup>1</sup>Tax rate shown for 2021 and preceding years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# City of Sun Prairie, Wisconsin

## Tax Incremental District # 12

### Cash Flow Projection

Year	Projected Revenues					Expenditures											Balances					Year			
	Tax Increments	Interest Earnings/ (Cost)	Misc. Revenue	Proceeds of Long Term Debt	Total Revenues	Series 2016B G.O. Notes	2017 STFL	2019 Taxable G.O. Bonds	Proposed 2021 STFL	Proposed 2022 G.O. Bonds	Proposed 2024 G.O. Bonds	Proposed 2025 G.O. Bonds	Economic Incentives <sup>1</sup>	Capital Costs	Finance Related Expense	Admin. & Other Costs	Total Expenditures	Fund Balance		Debt Principal, Incentives & Advances Outstanding					
																		Annual	Cumulative <sup>2</sup>	Advances Due to Other Funds	Payments Outstanding		Debt Principal Outstanding	Total	
2016		2		210,480	210,482									127,290	2,225	25,497		155,012	55,470	55,470	21,240		200,000	221,240	2016
2017		627	8,715	3,904,536	3,913,878	24,911								3,899,225		56,235		3,980,371	(66,493)	(11,023)	92,410		4,084,536	4,176,946	2017
2018	52,917	1,182	1,078		55,177	24,700	463,141									19,659		507,500	(452,323)	(463,346)	463,346		3,683,016	4,146,362	2018
2019	298,589	2,942	287	3,685,000	3,986,818	24,100	3,668,924	84,125				206,381			49,432	18,141		4,051,103	(64,285)	(527,631)	527,631	2,537,491	3,825,000	6,890,122	2019
2020	234,003		73		234,076	23,500		129,423				0				6,187		159,110	74,967	(452,664)	452,665	2,537,491	3,805,000	6,795,156	2020
2021	233,229		1,000	975,000	1,209,229	22,900		129,423				1,146,017				69,706		1,368,046	(158,816)	(611,480)	611,481	1,391,474	4,760,000	6,762,955	2021
2022	298,133		170,000	2,800,000	3,268,133	22,300		129,423				253,179	2,908,453	56,000	51,706			3,421,060	(152,928)	(764,408)	764,408	1,138,295	7,540,000	9,442,703	2022
2023	368,557				368,557	21,700		129,423	94,084	225,750		253,179	0	0	50,706			774,841	(406,284)	(1,170,692)	1,170,692	885,116	8,059,363	10,115,171	2023
2024	556,356			715,000	1,271,356	21,200		336,378	94,084	224,500		253,179	700,000	14,300	50,706			1,694,346	(422,991)	(1,593,683)	1,593,683	631,937	7,612,854	9,838,474	2024
2025	556,356			500,000	1,056,356	20,700		335,054	94,084	225,438	66,781	253,179	490,000	10,000	50,706			1,545,941	(489,586)	(2,083,268)	2,083,269	378,758	7,609,084	10,071,111	2025
2026	697,205				697,205	20,200		338,231	94,084	226,250	61,188	253,179			50,706			1,094,025	(396,820)	(2,480,089)	2,480,089	125,579	7,052,964	9,658,632	2026
2027	697,205				697,205			336,008	94,084	226,938	65,000	82,162			50,706			906,022	(208,817)	(2,688,906)	2,688,906	43,417	6,494,483	9,226,806	2027
2028	955,428				955,428			333,450	94,084	227,500	63,750	43,417			50,706			863,032	92,396	(2,596,510)	2,596,510	0	5,923,378	8,519,888	2028
2029	955,428				955,428			335,469	94,084	227,938	67,438	0			50,706			824,758	130,669	(2,465,841)	2,465,841	0	5,329,630	7,795,471	2029
2030	1,119,751				1,119,751			336,966	94,084	223,313	66,063	0			50,706			819,256	300,495	(2,165,345)	2,165,346	0	4,723,131	6,888,477	2030
2031	1,119,751				1,119,751			337,930	94,084	223,625	64,688	0			50,706			818,157	301,594	(1,863,751)	1,863,752		4,098,827	5,962,579	2031
2032	1,119,751				1,119,751			338,343	94,084	223,813	63,313	0			50,706			816,382	303,369	(1,560,382)	1,560,382		3,456,496	5,016,879	2032
2033	1,119,751				1,119,751			338,191	94,084	223,875	61,938	0			50,706			813,918	305,833	(1,254,549)	1,254,550		2,796,073	4,050,622	2033
2034	1,119,751				1,119,751			337,533	94,084	223,813	65,500	0			50,706			815,760	303,992	(950,558)	950,558		2,112,432	3,062,990	2034
2035	1,119,751				1,119,751			336,280	94,084	223,625	64,000	0			50,706			816,757	302,994	(647,563)	647,564		1,405,465	2,053,029	2035
2036	1,119,751				1,119,751			334,343	94,084	223,313	67,438	0			50,706			821,757	297,994	(349,569)	349,570		670,000	1,019,570	2036
2037	1,119,751				1,119,751			336,600		227,813	65,813	0			60,706			741,556	378,195	28,626	0		0	0	2037
<b>Total</b>	<b>14,861,413</b>	<b>4,753</b>	<b>181,153</b>	<b>12,790,016</b>	<b>27,837,335</b>	<b>226,211</b>	<b>4,132,066</b>	<b>5,312,588</b>	<b>1,317,171</b>	<b>3,377,500</b>	<b>842,906</b>	<b>581,750</b>	<b>2,743,872</b>	<b>8,124,968</b>	<b>131,957</b>	<b>1,017,721</b>	<b>27,808,709</b>								<b>Total</b>

**Notes:**

<sup>1</sup>Reflects actual and projected incentive payments made for the Riddell-Kollege Town project, Imperial Blades and Quarra Stone.

<sup>2</sup>Fund balance shown for 2020 and preceding years is actual per City's audited financial statements.

**Projected TID Closure**

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020 WI Dept of Revenue</b>
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>13282</b>	Municipality <b>SUN PRAIRIE</b>		County <b>DANE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>012</b>	TID type <b>5</b>	TID name <b>TID 12</b>	Creation date <b>08/02/2016</b>	Mandatory termination date <b>08/02/2036</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$-527,630</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$234,003
<b>Investment income</b>	\$0
<b>Debt proceeds</b>	\$0
<b>Special assessments</b>	\$0
<b>Shared revenue</b>	\$0
<b>Sale of property</b>	\$0
<b>Allocation from another TID</b>	
<b>Developer guarantees</b>	
<b>Transfer from other funds</b>	
<b>Grants</b>	
<b>Other revenue</b>	
Source                      Misc Revenue	\$73
<b>Total Revenue (deposits)</b>	<b>\$234,076</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020 WI Dept of Revenue</b>
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$5,853
Professional services	\$0
Interest and fiscal charges	\$133,106
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$20,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$159,109</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-452,663
Future costs	\$10,225,262
Future revenue	\$6,974,854
Surplus or deficit	\$-3,703,071

Section 6 - Preparer/Contact Information	
Preparer name <b>Kristin Vander Kooi</b>	Preparer title <b>Finance Director</b>
Preparer email <b>kvanderkooi@cityofsunprairie.com</b>	Preparer phone <b>(608) 825-1173</b>
Contact name <b>Kristin Vander Kooi</b>	Contact title <b>Finance Director</b>
Contact email <b>kvanderkooi@cityofsunprairie.com</b>	Contact phone <b>(608) 825-1173</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	<b>13282</b>
TID number	<b>012</b>
Submission date	<b>06-11-2021 05:27 AM</b>
Confirmation	<b>TIDAR20200394O1623405172099</b>
Submission type	<b>ORIGINAL</b>