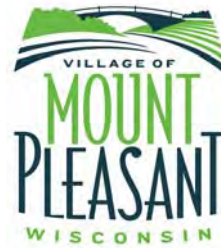


September 13, 2018

Annual Tax Increment District Report – TID No. 4

Village of Mount Pleasant, Wisconsin



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Annual Tax Increment District Report

Village of Mount Pleasant, Wisconsin
Tax Increment District No. 4

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. 4 (“District”) was created on August 10, 2015 as mixed use TID. The TID has an expenditure period that ends on August 10, 2030, and has a mandatory termination date of August 10, 2035.

Financial Data:	Base Value	\$3,587,700
	Incremental Value	\$23,690,300
	Year End Fund Balance	(\$38,997)
	Projected Closure (based on current cash flow)*	2029

* The Village 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: The District was created to promote mixed use development within a 260-acre area located east of I-94 and south of State Highway 20. Most the District overlays parcels that were already located in tax Incremental District No. 1. The overlay was undertaken to provide a longer timeframe in which to recover project costs. In 2017, the new Hyundai car dealership was completed, and Holiday Express Inn & Suites was partially completed. An additional \$3 million in value is projected to be added in 2018 with completion of the hotel. The projections included in this report assume that an additional \$23 million in value will be created in the 2019 through 2023 timeframe. This projection includes \$4.5 million for an extended stay hotel to be constructed in 2019, and \$18.5 million for new commercial and industrial development in the MLG Phase II area under a recently approved development agreement.

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



Village of Mount Pleasant – TID #4



Village of Mount Pleasant

Tax Increment District # 4

Development Assumptions

Construction Year		Actual ¹	Opus, Hyundai & Hotel ²	Extended Stay Hotel ²	MLG Assumed ³	Annual Total	Construction Year	
1	2015	953,900				953,900	2015	1
2	2016	11,614,800				11,614,800	2016	2
3	2017	11,121,600				11,121,600	2017	3
4	2018		3,000,000		1,811,000	4,811,000	2018	4
5	2019			4,500,000	13,109,100	17,609,100	2019	5
6	2020					0	2020	6
7	2021				2,262,000	2,262,000	2021	7
8	2022					0	2022	8
9	2023				1,368,000	1,368,000	2023	9
10	2024					0	2024	10
11	2025					0	2025	11
12	2026					0	2026	12
13	2027					0	2027	13
14	2028					0	2028	14
15	2029					0	2029	15
16	2030					0	2030	16
17	2031					0	2031	17
18	2032					0	2032	18
19	2033					0	2033	19
20	2034					0	2034	20
Totals		<u>23,690,300</u>	<u>3,000,000</u>	<u>4,500,000</u>	<u>18,550,100</u>	<u>49,740,400</u>		

Notes:

¹Actual incremental valuation, as certified by the Wisconsin Dept. of Revenue.

²Staff estimate.

³Valuations and timing taken from MLG prepared spreadsheet dated 4-9-2018 and provided to Ehlers by Village on 4-11-2018.

Village of Mount Pleasant

Tax Increment District # 4

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	August 10, 2015	
Valuation Date	Jan 1,	2015
Max Life (Years)	20	
Expenditure Period/Termination	15	8/10/2030
Revenue Periods/Final Year	20	2036
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	3,587,700
Appreciation Factor	0.00%
Base Tax Rate	\$21.90
Rate Adjustment Factor	
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	5.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1	2015	953,900	2016	0	953,900	2017	\$22.21	21,183	20,368	20,079
2	2016	11,614,800	2017	0	12,568,700	2018	\$21.90	275,216	274,821	267,347
3	2017	11,121,600	2018	0	23,690,300	2019	\$21.90	518,746	735,984	709,118
4	2018	4,811,000	2019	0	28,501,300	2020	\$21.90	624,092	1,269,461	1,212,896
5	2019	17,609,100	2020	0	46,110,400	2021	\$21.90	1,009,678	2,099,342	1,985,435
6	2020	0	2021	0	46,110,400	2022	\$21.90	1,009,678	2,897,305	2,717,700
7	2021	2,262,000	2022	0	48,372,400	2023	\$21.90	1,059,209	3,702,217	3,445,839
8	2022	0	2023	0	48,372,400	2024	\$21.90	1,059,209	4,476,170	4,136,018
9	2023	1,368,000	2024	0	49,740,400	2025	\$21.90	1,089,164	5,241,402	4,808,717
10	2024	0	2025	0	49,740,400	2026	\$21.90	1,089,164	5,977,202	5,446,347
11	2025	0	2026	0	49,740,400	2027	\$21.90	1,089,164	6,684,702	6,050,736
12	2026	0	2027	0	49,740,400	2028	\$21.90	1,089,164	7,364,991	6,623,616
13	2027	0	2028	0	49,740,400	2029	\$21.90	1,089,164	8,019,114	7,166,630
14	2028	0	2029	0	49,740,400	2030	\$21.90	1,089,164	8,648,079	7,681,335
15	2029	0	2030	0	49,740,400	2031	\$21.90	1,089,164	9,252,853	8,169,208
16	2030	0	2031	0	49,740,400	2032	\$21.90	1,089,164	9,834,367	8,631,646
17	2031	0	2032	0	49,740,400	2033	\$21.90	1,089,164	10,393,514	9,069,976
18	2032	0	2033	0	49,740,400	2034	\$21.90	1,089,164	10,931,156	9,485,455
19	2033	0	2034	0	49,740,400	2035	\$21.90	1,089,164	11,448,119	9,879,274
20	2034	0	2035	0	49,740,400	2036	\$21.90	1,089,164	11,945,200	10,252,562
Totals	49,740,400		0		Future Value of Increment		18,646,975			

Notes:

¹Rate shown for 2018 and preceding revenue years is actual TID interim rate as calculated with DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Mount Pleasant

Tax Increment District # 4

Cash Flow Projection

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Year	Projected Revenues				Expenditures							Balances			Year	
	Tax Increments	Proceeds of Long Term Debt	Other Revenue	Total Revenues	G.O. Community Development Bonds 2,105,000 Dated Date: 10/06/15 Prin (10/1) Rate Interest			MLG Phase II Incentive Payment (PAYGO) ¹	Future Incentives ²	Project Costs ³	Finance Related Expense	Total Expenditures	Annual	Cumulative ⁴		Principal Outstanding ⁵
2015		2,105,000	90,090	2,195,090				90.00%					1,657,581	1,657,581	2,105,000	2015
2016				0			65,613			478,601	58,908	537,509	(1,296,156)	361,425	2,105,000	2016
2017	21,183			21,183			66,538			355,067		421,605	(400,422)	(38,997)	2,105,000	2017
2018	275,216			275,216			66,538			109,630		176,168	99,049	60,052	6,575,000	2018
2019	518,746			518,746			66,538	406,987	22,610	18,892		515,027	3,718	63,770	6,932,600	2019
2020	624,092			624,092	90,000	3.000%	66,538	420,799	23,378	23,378		624,092	0	63,770	6,789,262	2020
2021	1,009,678			1,009,678	100,000	3.000%	63,838	761,256	42,292	42,292		1,009,678	0	63,770	6,616,740	2021
2022	1,009,678			1,009,678	105,000	3.000%	60,838	759,456	42,192	42,192		1,009,678	0	63,770	6,065,722	2022
2023	1,059,209			1,059,209	115,000	3.000%	57,688	797,869	44,326	44,326		1,059,209	0	63,770	5,470,967	2023
2024	1,059,209			1,059,209	120,000	3.000%	54,238	796,474	44,249	44,249		1,059,209	0	63,770	4,791,346	2024
2025	1,089,164			1,089,164	125,000	3.000%	50,638	822,174	45,676	45,676		1,089,164	0	63,770	4,063,461	2025
2026	1,089,164			1,089,164	130,000	3.000%	46,888	821,049	45,614	45,614		1,089,164	0	63,770	3,254,591	2026
2027	1,089,164			1,089,164	135,000	3.000%	42,988	820,059	45,559	45,559		1,089,164	0	63,770	2,387,626	2027
2028	1,089,164			1,089,164	140,000	3.000%	38,938	413,172	45,511	45,511		683,132	406,031	469,802	1,458,172	2028
2029	1,089,164			1,089,164	145,000	3.000%	34,738	0	0	0		179,738	909,426	1,379,228	900,000	2029
2030	1,089,164			1,089,164	145,000	3.250%	30,388	0	0	0		175,388	913,776	2,293,004	755,000	2030
2031	1,089,164			1,089,164	150,000	3.250%	25,675	0	0	0		175,675	913,489	3,206,493	605,000	2031
2032	1,089,164			1,089,164	150,000	3.250%	20,800	0	0	0		170,800	918,364	4,124,857	455,000	2032
2033	1,089,164			1,089,164	150,000	3.500%	15,925	0	0	0		165,925	923,239	5,048,096	305,000	2033
2034	1,089,164			1,089,164	150,000	3.500%	10,675	0	0	0		160,675	928,489	5,976,584	155,000	2034
2035	1,089,164			1,089,164	155,000	3.500%	5,425	0	0	0		160,425	928,739	6,905,323	0	2035
2036	1,089,164			1,089,164								0	1,089,164	7,994,487	0	2036
Total	18,646,975	2,105,000	90,090	20,842,065	2,105,000		891,438	6,819,295	401,407	2,571,530	58,908	12,847,578				Total

4,470,000 NPV of Incentive Payments (Loan Principal)

Projected TID Closure

Notes:

¹Equal to 90% of all tax increment generated by TID less the annual debt service payment for the Village's 2015 Bonds.

²Equal to 5% of all tax increment generated by TID less the annual debt service payment for the Village's 2015 Bonds. Funds would be available for payment of additional incentives for MLG developed lots.

³Amounts shown for 2019+ equal to 5% of all tax increment generated by TID less the annual debt service payment for the Village's 2015 Bonds. Reflects funds that would be available to cover Village TID administrative expense.

⁴Year end balances shown for 2017 and preceding years are actual per Village's audited financial statements.

⁵Includes both principal outstanding on the 2015 Bonds and principal outstanding on PAYGO note.

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 51151	Municipality MOUNT PLEASANT		County RACINE	Due date 07-02-2018	Report type AMENDED
TID number 004	TID type 6	TID name N/A	Creation date 08-10-2015	Mandatory termination date 08-10-2035	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$361,426

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$21,183
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	
Miscellaneous revenue	
Sale of property	
Total Revenue (deposits)	\$21,183

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
MLG HWY 20 LIMITED PARTNERSHIP	\$316,712
Subtotal developer grant amount	\$316,712
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	
Administration	\$13,421
Professional services	\$24,934
Interest and fiscal charges	\$66,538
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Total Expenditures	\$421,605

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-38,996
Future costs	\$0
Future revenue	\$38,996
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Michael Bonn	Preparer title Finance Director
Preparer email mbonn@mtpleasantwi.gov	Preparer phone (262) 664-7819
Contact name Michael Bonn	Contact title Finance Director
Contact email mbonn@mtpleasantwi.gov	Contact phone (262) 664-7819

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	51151
TID number	004
Recording time	08-09-2018 01:40 PM
Confirmation	TIDAR201751151A1533840007728
Submission type	AMENDED