

October 20, 2020

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

# Village of Mount Pleasant, WI

## Tax Incremental District No. 4



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

# Annual Tax Increment District Report

## Village of Mount Pleasant, Wisconsin Tax Incremental 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 Incremental District No. 4 (“District”) was created on August 10, 2015 as a mixed-use district. The TID has an expenditure period that ends on August 10, 2030, and a mandatory termination date of August 10, 2035.

<b>Background Data:</b>	Base Value	\$3,587,700
	Incremental Value (as of January 1, 2020)	\$43,697,300
	Year End Fund Balance (2019)	(\$35,445)
	Projected Closure (based on current cash flow*)	2031

\* 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:** In 2019, the District saw the completion of the MyPlace hotel, the approval for an Extended Stay America hotel, the continued work on the St. John Properties office/industrial buildout, and the start of construction on a new Honda car dealership along the SE Frontage Road. In 2020, staff expect the completion of the St. John Properties construction, including the buildout of some of the tenant spaces. The Honda car dealership should also be completed, providing an extra \$4 million in expected taxable value. The staff continue to coordinate with MLG Development to plan for a future Phase III in the TID, which will include the additional extension of public utilities and the realignment of SE Frontage Road, which will open up the remaining lands owned by MLG for 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)



# Village of Mount Pleasant

## Tax Increment District # 4

### Development Assumptions

Construction Year	Actual <sup>1</sup>	Honda Dealership <sup>2</sup>				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	12,116,300					12,116,300	2018 4
5 2019	7,890,700					7,890,700	2019 5
6 2020		4,000,000				4,000,000	2020 6
7 2021						0	2021 7
8 2022						0	2022 8
9 2023						0	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
<b>Totals</b>	<b>43,697,300</b>	<b>4,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,697,300</b>	

**Notes:**

<sup>1</sup>Actual incremental valuation, as certified by the Wisconsin Dept. of Revenue.

<sup>2</sup>Staff estimate.

# Village of Mount Pleasant

## Tax Increment District # 4

### Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	3,587,700
District Creation Date	August 10, 2015		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2015	Base Tax Rate	\$19.58
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	8/10/2030		
Revenue Periods/Final Year	20	2036		
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	2015	953,900	2016	0	953,900	2017	\$22.21	21,183
2	2016	11,614,800	2017	0	12,568,700	2018	\$21.90	275,216
3	2017	11,121,600	2018	0	23,690,300	2019	\$21.40	506,931
4	2018	12,116,300	2019	0	35,806,600	2020	\$20.64	738,907
5	2019	7,890,700	2020	0	43,697,300	2021	\$19.58	855,593
6	2020	4,000,000	2021	0	47,697,300	2022	\$19.58	933,913
7	2021	0	2022	0	47,697,300	2023	\$19.58	933,913
8	2022	0	2023	0	47,697,300	2024	\$19.58	933,913
9	2023	0	2024	0	47,697,300	2025	\$19.58	933,913
10	2024	0	2025	0	47,697,300	2026	\$19.58	933,913
11	2025	0	2026	0	47,697,300	2027	\$19.58	933,913
12	2026	0	2027	0	47,697,300	2028	\$19.58	933,913
13	2027	0	2028	0	47,697,300	2029	\$19.58	933,913
14	2028	0	2029	0	47,697,300	2030	\$19.58	933,913
15	2029	0	2030	0	47,697,300	2031	\$19.58	933,913
16	2030	0	2031	0	47,697,300	2032	\$19.58	933,913
17	2031	0	2032	0	47,697,300	2033	\$19.58	933,913
18	2032	0	2033	0	47,697,300	2034	\$19.58	933,913
19	2033	0	2034	0	47,697,300	2035	\$19.58	933,913
20	2034	0	2035	0	47,697,300	2036	\$19.58	933,913
<b>Totals</b>	<b>47,697,300</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>16,406,528</b>	

**Notes:**

<sup>1</sup>Rate shown for the 2020 and preceding revenue years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet). Rate shown for 2021 revenue year assumes actual 1-1-2020 values, a Village non-TID levy of \$20.9 million and no increase in other taxing jurisdiction levies.

# Village of Mount Pleasant

## Tax Increment District # 4

### Cash Flow Projection

Year	Projected Revenues		Expenditures							Balances				
	Tax Increments	Proceeds of Long Term Debt	Total Revenues	G.O. Community Development Bonds Dated Date: Prin (10/1)	Rate	10/06/15 Interest	MLG Phase II Incentive Payment (PAYGO) <sup>1</sup>	Future Incentives <sup>2</sup>	Project Costs <sup>3</sup>	Finance Related Expense	Total Expenditures	Annual	Cumulative <sup>4</sup>	Principal Outstanding <sup>5</sup>
2015		2,105,000	2,195,090								537,509	1,657,581	2,105,000	2015
2016		90,090	0			65,613	90,000	3,000%	478,601	58,908	1,296,156	(1,296,156)	2,105,000	2016
2017	21,183		21,183			66,538	100,000	3,000%	1,230,543		421,605	(400,422)	2,105,000	2017
2018	275,216	1,919,893	2,195,109			66,538	105,000	3,000%	355,067		2,211,604	(16,495)	6,575,000	2018
2019	506,931		506,931			66,538	115,000	3,000%	2,145,066		486,884	(35,445)	6,952,715	2019
2020	738,907		738,907			66,538	120,000	3,000%	74,155		649,540	89,367	6,896,901	2020
2021	855,593		855,593			63,838	424,428	3,000%	68,574		855,593	0	6,749,130	2021
2022	933,913		933,913			60,838	105,000	3,000%	34,588		933,913	0	6,377,426	2022
2023	933,913		933,913			57,688	685,103	3,000%	38,404		933,913	0	5,898,693	2023
2024	933,913		933,913			54,238	683,708	3,000%	37,984		933,913	0	5,390,911	2024
2025	933,913		933,913			50,638	682,448	3,000%	37,914		933,913	0	4,846,874	2025
2026	933,913		933,913			46,888	681,323	3,000%	37,851		933,913	0	4,263,795	2026
2027	933,913		933,913			42,988	680,333	3,000%	37,796		933,913	0	3,638,651	2027
2028	933,913		933,913			38,938	679,478	3,000%	37,749		933,913	0	2,968,163	2028
2029	933,913		933,913			34,738	678,758	3,000%	37,709		933,913	0	2,248,776	2029
2030	933,913		933,913			30,388	682,673	3,250%	37,926		933,913	0	1,481,635	2030
2031	933,913		933,913			25,675	47,676	3,250%	37,912		299,175	634,738	652,676	2031
2032	933,913		933,913			20,800	0	3,250%	0		170,800	763,113	455,000	2032
2033	933,913		933,913			15,925	0	3,500%	0		165,925	767,988	305,000	2033
2034	933,913		933,913			10,675	0	3,500%	0		160,675	773,238	155,000	2034
2035	933,913		933,913			5,425	0	3,500%	0		160,425	773,488	0	2035
2036	933,913		933,913								0	933,913	4,700,401	2036
<b>Total</b>	<b>16,406,528</b>	<b>2,105,000</b>	<b>20,521,510</b>	<b>2,105,000</b>		<b>891,438</b>	<b>7,585,969</b>		<b>413,894</b>	<b>58,908</b>	<b>15,821,109</b>			<b>Total</b>

**Notes:**  
<sup>1</sup>Equal to 90% of all tax increment generated by TID less the annual debt service payment for the Village's 2015 Bonds.  
<sup>2</sup>Equal 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.  
<sup>3</sup>Amounts 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.  
<sup>4</sup>Year end balances shown for 2019 and preceding years are actual per Village's audited financial statements.  
<sup>5</sup>Includes both principal outstanding on the 2015 Bonds and principal outstanding on PAYGO note.

Projected TID Closure

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



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>51151</b>	Municipality <b>MOUNT PLEASANT</b>		County <b>RACINE</b>	Due date <b>July 1, 2020</b>	Report type <b>ORIGINAL</b>
TID number <b>004</b>	TID type <b>6</b>	TID name <b>N/A</b>	Creation date <b>08/10/2015</b>	Mandatory termination date <b>08/10/2035</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>\$-55,492</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	<b>\$506,931</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	
<b>Sale of property</b>	
<b>Allocation from another TID</b>	
<b>Developer guarantees name</b>	
<b>Transfer from other funds source</b>	
<b>Other grants sources</b>	
<b>Other revenue sources</b>	
<b>Total Revenue (deposits)</b>	<b>\$506,931</b>



Form PE-300	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	
<b>Administration</b>	\$41,728
<b>Professional services</b>	\$32,426
<b>Interest and fiscal charges</b>	\$66,538
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants name</b>	
Developer name    MLG HWY 20 LIMITED PARTNERSHIP	\$346,192
<b>Transfer to other funds source</b>	
<b>Other expenditures source</b>	
<b>Total Expenditures</b>	<b>\$486,884</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	\$-35,445
<b>Future costs</b>	\$0
<b>Future revenue</b>	\$0
<b>Surplus or deficit</b>	\$-35,445

Section 6 - Preparer/Contact Information	
Preparer name <b>Michael Bonn</b>	Preparer title <b>FINANCE DIRECTOR</b>
Preparer email <b>mbonn@mtpleasantwi.gov</b>	Preparer phone <b>(262) 664-7819</b>
Contact name <b>Michael Bonn</b>	Contact title <b>FINANCE DIRECTOR</b>
Contact email <b>mbonn@mtpleasantwi.gov</b>	Contact phone <b>(262) 664-7819</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	51151
TID number	004
Submission date	06-30-2020 04:16 PM
Confirmation	TIDAR20191358O1593551767957
Submission type	ORIGINAL