

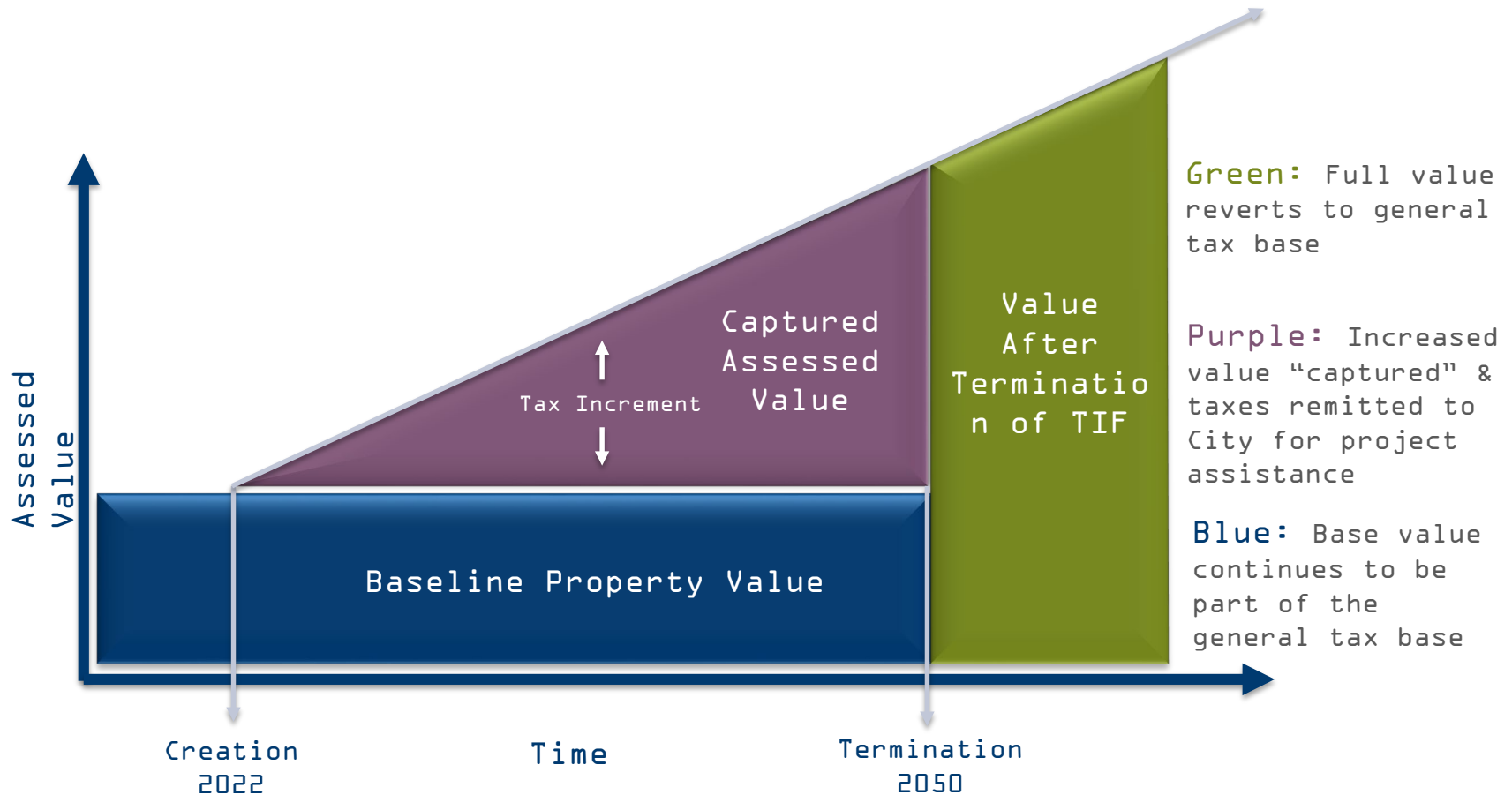


Tax Increment District No. 4 Amendment

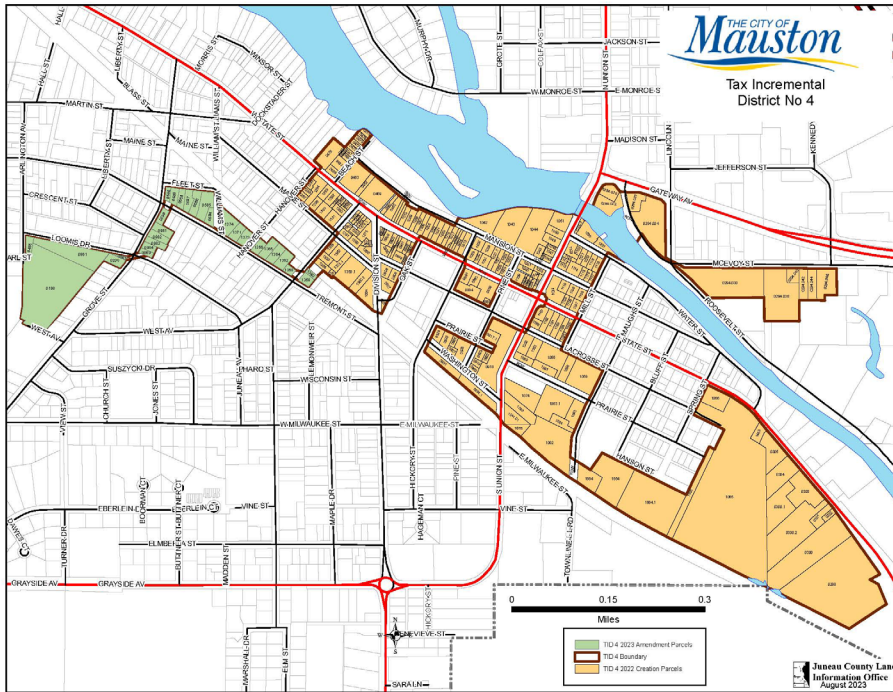
City of Mauston, WI

September 12, 2023

TIF Building Blocks: Cash Flows



Tax Increment District No. 4



Purpose

- Add new territory to the District.
- Provide funding development incentives for apartment project

Goal

- Promote economic development and revitalization of the downtown area.

Required Finding

- Not less than 50% by area of real property within District is blighted area.

Tax Increment District No. 4

Preliminary Development & Increment Assumptions

Type of District	Blighted Area		Base Value	2,594,603
District Creation Date	September 29, 2022		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2022	Base Tax Rate	\$23.61
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	9/29/2044	Tax Exempt Discount Rate	
Revenue Periods/Final Year	27	2050	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2022	3,765,200	2023	-	3,765,200	2024	\$23.61	88,894
2 2023	-	2024	-	3,765,200	2025	\$23.61	88,894
3 2024	4,500,000	2025	-	8,265,200	2026	\$23.61	195,136
4 2025	430,300	2026	-	8,695,500	2027	\$23.61	205,295
5 2026	2,500,000	2027	-	11,195,500	2028	\$23.61	264,318
6 2027	-	2028	-	11,195,500	2029	\$23.61	264,318
7 2028	-	2029	-	11,195,500	2030	\$23.61	264,318
8 2029	1,000,000	2030	-	12,195,500	2031	\$23.61	287,928
9 2030	-	2031	-	12,195,500	2032	\$23.61	287,928
10 2031	-	2032	-	12,195,500	2033	\$23.61	287,928
11 2032	1,000,000	2033	-	13,195,500	2034	\$23.61	311,537
12 2033	-	2034	-	13,195,500	2035	\$23.61	311,537
13 2034	-	2035	-	13,195,500	2036	\$23.61	311,537
14 2035	-	2036	-	13,195,500	2037	\$23.61	311,537
15 2036	-	2037	-	13,195,500	2038	\$23.61	311,537
16 2037	-	2038	-	13,195,500	2039	\$23.61	311,537
17 2038	-	2039	-	13,195,500	2040	\$23.61	311,537
18 2039	-	2040	-	13,195,500	2041	\$23.61	311,537
19 2040	-	2041	-	13,195,500	2042	\$23.61	311,537
20 2041	-	2042	-	13,195,500	2043	\$23.61	311,537
21 2042	-	2043	-	13,195,500	2044	\$23.61	311,537
22 2043	-	2044	-	13,195,500	2045	\$23.61	311,537
23 2044	-	2045	-	13,195,500	2046	\$23.61	311,537
24 2045	-	2046	-	13,195,500	2047	\$23.61	311,537
25 2046	-	2047	-	13,195,500	2048	\$23.61	311,537
26 2047	-	2048	-	13,195,500	2049	\$23.61	311,537
27 2048	-	2049	-	13,195,500	2050	\$23.61	311,537
Totals	\$13,195,500		\$0		Future Value of Increment		\$7,531,088

- Construction on newly added parcels is anticipated in 2024
- Value from apartment development is estimated at \$4.5 million.
- Total revenue estimated to be \$7,531,088 through 2050.

TID 4 Anticipated Project Costs

City of Mauston, WI								
Tax Incremental District No. 4								
Estimated Project List								
Project ID	Project Name/Type	Phase I 2024	Phase II 2026	Phase III 2029	Phase IV 2032	Phase V 2035	Throughout	Total (Note 1)
1	Building Improvement Grants (Note 2)	250,000	145,000	155,000	130,000	155,000		835,000
2	Site Demolition and Reconstruction Projects (Note 2)	350,000	275,000	100,000	100,000	25,000		850,000
3	Parking Facilities (Note 2)	125,000	25,000	50,000				200,000
4	Downtown Public Space Enhancements (Note 2)	215,000	95,000	70,000	30,000	5,000		415,000
5	Development Incentives						1,500,000	1,500,000
Total Projects		<u>\$940,000</u>	<u>\$540,000</u>	<u>\$375,000</u>	<u>\$260,000</u>	<u>\$185,000</u>	<u>\$1,500,000</u>	<u>\$3,800,000</u>
Notes:								
Note 1	Project costs are estimates and are subject to modification							
Note 2	These projects were included in the 2022 Creation Project Plan							

- Development incentives for apartment building are included in this amendment.
- Original Project Plan costs are still included for future implementation.

Tax Increment District No. 4

Preliminary Cash Flow

Year	Projected Revenues			Expenditures												Balances				Year				
	Tax Increments	Total Revenues	State Trust Fund Loan \$947,000			State Trust Fund Loan \$547,000			State Trust Fund Loan \$382,000			State Trust Fund Loan \$267,000			State Trust Fund Loan \$192,000			Development Incentives	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding
			Dated Date: 06/01/24	Principal	Est. Rate	Interest	Dated Date: 06/01/26	Principal	Est. Rate	Interest	Dated Date: 06/01/29	Principal	Est. Rate	Interest	Dated Date: 06/01/32	Principal	Est. Rate							
2022	-	-																15,000	15,000	(15,000)	(15,000)	947,000	2022	
2023	-	-																5,000	5,000	(5,000)	(20,000)	947,000	2023	
2024	88,894	88,894																5,000	5,000	83,894	63,894	947,000	2024	
2025	88,894	88,894	38,198	4.75%	35,493													5,000	78,691	10,203	74,097	908,802	2025	
2026	195,136	195,136	30,523	4.75%	43,168													100,000	5,000	178,691	16,445	90,542	2,825,280	2026
2027	205,295	205,295	31,972	4.75%	41,718	22,133	4.75%	20,430										100,000	5,000	221,254	(15,959)	74,584	2,671,174	2027
2028	264,318	264,318	33,491	4.75%	40,200	17,564	4.75%	24,999										100,000	5,000	221,254	43,065	117,648	2,520,120	2028
2029	264,318	264,318	34,976	4.75%	38,715	18,466	4.75%	24,097										100,000	5,000	221,254	43,065	160,713	2,748,677	2029
2030	264,318	264,318	36,743	4.75%	36,947	19,344	4.75%	23,220	15,456	4.75%	14,267							100,000	5,000	250,977	13,341	174,054	2,577,134	2030
2031	287,928	287,928	38,489	4.75%	35,202	20,262	4.75%	22,301	12,312	4.75%	17,411							100,000	5,000	250,977	36,951	211,004	2,406,071	2031
2032	287,928	287,928	40,317	4.75%	33,374	21,166	4.75%	21,397	12,851	4.75%	16,872							100,000	5,000	250,977	36,951	247,955	2,498,737	2032
2033	287,928	287,928	42,146	4.75%	31,545	22,230	4.75%	20,333	13,508	4.75%	16,216	12,212	4.75%	9,972				100,000	5,000	273,162	14,766	262,721	2,308,641	2033
2034	311,537	311,537	44,234	4.75%	29,457	23,286	4.75%	19,277	14,149	4.75%	15,574	10,082	4.75%	12,102				100,000	5,000	273,162	38,375	301,097	2,116,890	2034
2035	311,537	311,537	46,335	4.75%	27,356	24,392	4.75%	18,171	14,821	4.75%	14,902	10,561	4.75%	11,624				100,000	5,000	273,162	38,375	339,472	2,112,781	2035
2036	311,537	311,537	48,536	4.75%	25,155	25,504	4.75%	17,059	15,487	4.75%	14,237	11,032	4.75%	11,152	10,819	4.75%	7,196	100,000	5,000	291,177	20,360	359,832	1,901,403	2036
2037	311,537	311,537	50,779	4.75%	22,912	26,762	4.75%	15,801	16,261	4.75%	13,462	11,587	4.75%	10,598	9,409	4.75%	8,606	100,000	5,000	291,177	20,360	380,192	1,686,605	2037
2038	311,537	311,537	53,253	4.75%	20,438	28,033	4.75%	14,530	17,033	4.75%	12,690	12,137	4.75%	10,047	9,856	4.75%	8,159	100,000	5,000	291,177	20,360	400,553	1,466,292	2038
2039	311,537	311,537	55,783	4.75%	17,908	29,365	4.75%	13,198	17,843	4.75%	11,881	12,714	4.75%	9,471	10,324	4.75%	7,691	100,000	5,000	291,177	20,360	420,913	1,240,264	2039
2040	311,537	311,537	58,432	4.75%	15,258	30,728	4.75%	11,836	18,660	4.75%	11,063	13,293	4.75%	8,891	10,795	4.75%	7,220	100,000	5,000	291,177	20,360	441,273	1,008,356	2040
2041	311,537	311,537	61,174	4.75%	12,517	32,219	4.75%	10,344	19,576	4.75%	10,147	13,949	4.75%	8,236	11,327	4.75%	6,688	100,000	5,000	291,177	20,360	561,634	870,111	2041
2042	311,537	311,537	64,114	4.75%	9,577	33,750	4.75%	8,813	20,506	4.75%	9,217	14,611	4.75%	7,573	11,865	4.75%	6,150	100,000	5,000	291,177	20,360	681,994	725,264	2042
2043	311,537	311,537	67,159	4.75%	6,532	35,353	4.75%	7,210	21,480	4.75%	8,243	15,305	4.75%	6,879	12,429	4.75%	5,586	100,000	5,000	291,177	20,360	802,354	573,537	2043
2044	311,537	311,537	70,349	4.75%	3,342	37,017	4.75%	5,546	22,481	4.75%	7,242	16,016	4.75%	6,169	13,006	4.75%	5,010	100,000	5,000	291,177	20,360	922,714	414,669	2044
2045	311,537	311,537				38,791	4.75%	3,773	23,569	4.75%	6,155	16,793	4.75%	5,391	13,637	4.75%	4,378	100,000	5,000	291,177	20,360	1,116,765	321,880	2045
2046	311,537	311,537				40,633	4.75%	1,930	24,688	4.75%	5,035	17,591	4.75%	4,594	14,285	4.75%	3,730	100,000	5,000	291,177	20,360	1,310,816	224,683	2046
2047	311,537	311,537							25,861	4.75%	3,863	18,426	4.75%	3,758	14,963	4.75%	3,052	100,000	5,000	291,177	20,360	1,547,430	165,432	2047
2048	311,537	311,537							27,082	4.75%	2,641	19,294	4.75%	2,891	15,668	4.75%	2,347	100,000	5,000	291,177	20,360	1,784,045	103,389	2048
2049	311,537	311,537							28,375	4.75%	1,348	20,218	4.75%	1,966	16,418	4.75%	1,597	100,000	5,000	291,177	20,360	2,020,659	38,377	2049
2050	311,537	311,537										21,179	4.75%	1,006	17,198	4.75%	817	100,000	5,000	291,177	20,360	2,286,996	(0)	2050
Total	\$7,531,088	\$7,531,088	\$947,000	\$526,813	\$547,000	\$304,265	\$382,000	\$212,466	\$267,000	\$132,321	\$192,000	\$78,227	\$150,000	\$155,000	\$5,244,092									Total

Notes:

Projected TID Closure

- Development incentives expected to begin in 2026 to coincide with creation of new value.
- State Trust Fund Loans anticipated for existing TID 4 projects.
- All financings subject to Council authorization prior to implementation.

Preliminary Timeline

- August 28, 2023
 - ✓ Initial Joint Review Board meeting
 - ✓ Plan Commission public hearing
 - Approval of resolution recommending approval of TID 4 amendment to City Council
- September 12, 2023
 - ✓ City Council meeting to approve Amendment
- September 28, 2023
 - ✓ Final Joint Review Board meeting

Questions?

Josh Low

Associate Municipal Advisor

(651) 697-8596

jlow@ehlers-inc.com

Sean Lentz

Senior Municipal Advisor

(651) 697-8509

slentz@ehlers-inc.com