City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

CITY COUNCIL TID WORKSHOP
IN PERSON AND VIA ZOOM
TUESDAY, AUGUST 20, 2024 – 6:00 PM
CITY HALL – SECOND FLOOR

https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWF5bXovdz09

Meeting ID: 599 786 6403
Passcode: 53538

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If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 397-9901. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

1. **City of Fort Atkinson Tax Increment Workshop Introduction (Houseman)**

2. **Tax Increment Financing Workshop Presentation (Adam Ruechel, R.W. Baird)**

3. **Discussion of Current Tax Increment Districts and Termination Timeline (Houseman)**
    a. City of Fort Atkinson 2023 Tax Increment District Reports to the Joint Review Board - Background Information

4. **Discussion of Sample Affordable Housing Program Elements (Houseman)**
    a. Sample Affordable Housing Program Information

5. **Adjournment**

Date Posted: August 16, 2024

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

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City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

MEMORANDUM

DATE: **August 20, 2024**

TO: **Fort Atkinson City Council**

FROM: **Rebecca Houseman, City Manager**

RE: **City of Fort Atkinson 2023 Tax Increment District Reports to the Joint Review Board - Background Information**

BACKGROUND

This information was presented to the Joint Review Board at the meeting on August 1, 2024, and is included to provide background information to the City Council for this Tax Increment District Workshop. Note that the memo has been edited slightly for relevance.

2015 Act 257 was enacted by the State of Wisconsin on March 1, 2016, and requires municipalities that have Tax Incremental Financing Districts (TIDs) to have a standing Joint Review Board (JRB) in existence for the entire time that any TID exists. It also requires that the standing JRB, which is made up of representatives from the overlying taxing jurisdictions, meet annually to review the TID report that describes the status of each TID located in that municipality. The law further requires that the JRB meet on July 1st or as soon as the updated annual report becomes available. The annual report must include several financial metrics in order to demonstrate the TIDs' performance over time, and that report must be filed with the Wisconsin Department of Revenue (DOR) by July 1st annually. The reports for the City's TIDs have been filed with the DOR and are attached to this memo for review by the JRB.

DISCUSSION

The City of Fort Atkinson has five (5) Tax Incremental Financing Districts. TID No. 6 was created in 2000 and consists of the Klement Business Park. TID No. 7 was created in 2000 and consists of the City's Downtown area. TID No. 8 was created in 2009 and includes the newly developed area along Madison Street and the Hwy 26 bypass. TID No. 9 was created in 2023 and consists of the undeveloped and underdeveloped land on the northwest side of the City. TID No. 10 was created in 2023 and consists of land on the northeast side of the City. Annual reports for TIDs 9 and 10 will not required to be filed until 2025 (for the 2024 calendar year).

These TIDs were created pursuant to a law enacted to provide a process by which local units of government could finance public works or improvements in blighted areas from taxes levied by county, city, schools and other local jurisdictions based on the increase in property values within a designated geographic area. When a TID is established, the state determines the aggregate value of taxable property located within the district (base value). Taxes derived from levies by all local jurisdictions on property values exceeding the base value determined by the state are allocated to the City for financing improvements within the district (increment).

TID NO. 6

TID No. 6 was created as an Industrial TID on January 18, 2000. 2018 was the last year to incur TIF related costs. This TID has been designated as a "distressed TID" which allows the City to extend its life by 10 years to recover the costs associated with the improvements to the TID. This designation also allows the City's other TIDs (No. 7 and No. 8) to donate excess increment to this TID. In 2023, TID No. 7 allocated $252,260 and TID No. 8 allocated $484,784 to TID No. 6. This TID is required to close by 2033; however, it may be terminated early if/when all costs are recovered. Per the Current Status document prepared by the City's Financial Advisors, TID No. 6 is expected to recover all funds by 2025. See the attached draft TID 6-8 Affordable Housing Extension and Closure Timeline document for more information. The City Council will receive a full report on this TID and future plans at a workshop scheduled for August 20, 2024.

At the end of 2023, there was a negative fund balance of $816,305 in the TID. In addition to this debt, and as can be seen on the enclosed cash flow pro forma, this TID owes the City's General Fund another $1,472,315 from financial support throughout its life. The pro forma shows all these debts, including existing debt service, being paid off in 2025, with the TID potentially generating a positive balance in the subsequent years.

Future plans for this TID include closing the TID when costs are recovered; extending the life for an additional year to provide funds for an affordable housing program; and creating a new TID including the undeveloped and under-developed land within the current TID.

TID NO. 7

TID No. 7 was created as a Blight Elimination TID on January 18, 2000. 2022 was the last year to incur TIF-related costs. As such, no new projects, incentives, or financing may be implemented. This TID was scheduled to close in 2027; however, because it has been designated as a Donor to Distressed TID No. 6, its life can be extended to 2033, consistent with a maximum legal life of the TID of 27 years plus 6 years as a Donor to Distressed.

At the end of 2023, there was a nominal positive balance of $3,632 in this TID. This TID will remain open to support TID 6, which may close as early as 2026. Future plans for this TID include closing the TID when TID No. 6 is solvent; extending the life for an additional year to provide funds for affordable housing; and creating a new TID including any remaining blighted land within the current TID.

TID NO. 8

TID No. 8, known as the NW Corridor Development TID, was created on September 15, 2009, as a Mixed Use TID. This TID stands out as the city's most successful. Its life can be extended to 2033 due to its designation as a Donor to TID No. 6; however, the City intends to close this TID as soon as practicable.

Beginning 2023 with a balance of $850,128, TID No. 8 saw revenues of $1,130,757, which included a tax increment of $1,075,602 and investment income of $49,028. Expenditures totaled $189,772 for the year, which included administration costs, interest and fiscal charges, principal on long-term debt, and other expenditures. The ending balance for 2023 stood at a healthy $1,306,329.

The positive fund balance may be strategically utilized in 2024 as a donation to TID No. 6 in order to work toward TID No. 6 closure in 2026. Future plans for this TID may include closure as soon as 2025 and extending the life of the TID to provide funds for affordable housing.

TID NO. 9

In late 2022, the Joint Review Board approved a new mixed-use TID (TID No. 9), which overlays TID No. 8, and includes recently annexed land as well as undeveloped and underdeveloped land. This TID was created to support the development of the City-owned land along Banker Road, as well as additional major projects as described in the Project Plan. The JRB approved the TID and Project Plan on November 1, 2022, and the TID was established in 2023.

The first major project within this TID will be a multi-family development on the City-owned parcel located on the south side of the newly-platted and dedicated Trillium Drive. City staff has been working with Intrepid Investments over the past several months under a Pre-Development Agreement that allows for project due diligence. The City has borrowed funds to pay for certain public infrastructure, which is currently being designed.

TID NO. 10

TID No. 10 was created as a Blight Elimination TID in November 2022, with values established on January 1, 2023. TID No. 10 in Fort Atkinson is projected to run until 2050, with the final tax collection slated for 2051. The expenditure period will end in 2043.

The first project within TID No. 10 was an effort from Forth HealthCare to move four houses to make room for an expanded parking lot located adjacent to the hospital and outside the TID No. 10 boundaries. The City and Fort HealthCare are working on a Development Agreement so that the TID can pay back a portion of the cost of the road infrastructure necessary to support the relocation of the houses. In addition to those houses, this project created a vacant duplex lot, which Fort HealthCare hopes to sell to be developed as soon as practicable. The JRB approved this TID and Project Plan on November 1, 2022.

The Department of Revenue does not require annual reports to be filed for TIDs until they are active for a year. Staff expects to file reports for these TIDs by July 1, 2025 for the 2024 reporting period.

FINANCIAL ANALYSIS

Tax Incremental District	12/31/2023 Ending Balance
TID No. 6	($816,305) per audit; plus ($1,472,315) owed to General Fund
TID No. 7	$3,633
TID No. 8	$1,306,329
TID No. 9	($17,751) for creation costs; no increment until 2025
TID No. 10	($17,308) for creation costs; no increment until 2025

RECOMMENDATION

The Joint Review Board took action to approve the 2023 annual reports for TIDs 6, 7, and 8 at the meeting on August 1st. No action was necessary for TIDs 9 and 10. Staff is not recommending any City Council action relating to this report. It is simply for background information.

ATTACHMENTS

1. COFA TID 6 - 2023 Annual Report
2. COFA TID 7 - 2023 Annual Report
3. COFA TID 8 - 2023 Annual Report
4. tif6 proforma fort atkinson cy jrb 2024 052924
5. tif7 proforma fort atkinson cy jrb 2024 052924
6. tif8 proforma fort atkinson cy jrb 2024 052924
7. tif9 proforma jrb 2024 (004)
8. tif10 proforma JRB 2024 (002)
9. Draft TIF Housing and Closure timeline COFA

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

Section 1 – Municipality and TID					
Co-muni code **28226**	Municipality **FORT ATKINSON**		County **JEFFERSON**	Due date **07/01/2024**	Report type **AMENDED**
TID number **006**	TID type **4D**	TID name **Klement Business Park**	Creation date **01/18/2000**	Mandatory termination date **01/18/2033**	Expected termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-1,551,794**

Section 3 – Revenue		Amount
Tax increment		$166,372
Investment income		$30,348
Debt proceeds		
Special assessments		
Shared revenue		$1,720
Sale of property		
Allocation from another TID		
TID number	007	$252,260
TID number	008	$484,784
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	LAND RENT	$13,289
Source	BUSINESS PARK LOT SALES	$88,517
Total Revenue (deposits)		**$1,037,290**

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$12,958
Professional services	
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$288,663
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$301,771**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-816,275**
Future costs	**$0**
Future revenue	
Surplus or deficit	**$-816,275**

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)
006	$0	$0	$0	$0
007	$0	$0	$0	$0
008	$2,050,000	$0	$0	$2,050,000
Total	**$2,050,000**	**$0**	**$0**	**$2,050,000**

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
006	$0	$1,257,936,500	0.00	$7,359,134	$0
007	$0	$1,257,936,500	0.00	$7,359,134	$0
008	$2,050,000	$1,257,936,500	0.16	$7,359,134	$11,775
Total	**$2,050,000**	**$1,257,936,500**	**0.16**	**$7,359,134**	**$11,775**

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$11,775	$0.11775

Section 7 – Preparer/Contact Information	
Preparer name **Michelle Ebbert**	Preparer title **Clerk/Treasurer**
Preparer email **mebbert@fortatkinsonwi.gov**	Preparer phone **(920) 397-9901**
Contact name **Rebecca Houseman**	Contact title **City Manager**
Contact email **rhouseman@fortatkinsonwi.gov**	Contact phone **(920) 397-9901**

Submission Information	
Co-muni code	**28226**
TID number	**006**
Submission date	**06-27-2024 11:44 AM**
Confirmation	**TIDAR20230780A1719506663824**
Submission type	**AMENDED**

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

Section 1 – Municipality and TID					
Co-muni code **28226**	Municipality **FORT ATKINSON**		County **JEFFERSON**	Due date **07/01/2024**	Report type **AMENDED**
TID number **007**	TID type **2**	TID name **Downtown Econ Development**	Creation date **01/18/2000**	Mandatory termination date **01/18/2033**	Expected termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-2**

Section 3 – Revenue	Amount
Tax increment	$512,578
Investment income	$264
Debt proceeds	
Special assessments	
Shared revenue	$3,539
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$516,381**

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

Section 4 – Expenditures		Amount
Capital expenditures		
Administration		$16,737
Professional services		
Interest and fiscal charges		
DOR fees		$150
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$243,600
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID number	006	$252,260
Developer grants		
Developer name	N/A	$0
Transfer to other funds		
Other expenditures		
Total Expenditures		$512,747

Section 5 – Ending Balance	Amount
TID fund balance at end of year	$3,632
Future costs	$0
Future revenue	
Surplus or deficit	$3,632

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)
006	$0	$0	$0	$0
007	$0	$0	$0	$0
008	$2,050,000	$0	$0	$2,050,000
Total	**$2,050,000**	**$0**	**$0**	**$2,050,000**

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
006	$0	$1,257,936,500	0.00	$7,359,134	$0
007	$0	$1,257,936,500	0.00	$7,359,134	$0
008	$2,050,000	$1,257,936,500	0.16	$7,359,134	$11,775
Total	**$2,050,000**	**$1,257,936,500**	**0.16**	**$7,359,134**	**$11,775**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$11,775	$0.11775

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

Section 7 – Preparer/Contact Information

Preparer name **Michelle Ebbert**	Preparer title **Clerk/Treasurer**
Preparer email **mebbert@fortatkinsonwi.gov**	Preparer phone **(920) 397-9901**
Contact name **Rebecca Houseman**	Contact title **City Manager**
Contact email **rhouseman@fortatkinsonwi.gov**	Contact phone **(920) 397-9901**

Submission Information

Co-muni code	**28226**
TID number	**007**
Submission date	**06-27-2024 11:45 AM**
Confirmation	**TIDAR20230780A1719506697675**
Submission type	**AMENDED**

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

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
28226	**FORT ATKINSON**		**JEFFERSON**	**07/01/2024**	**ORIGINAL**
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
008	**6**	**NW Corridor Development**	**09/15/2009**	**01/18/2033**	**N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$850,128**

Section 3 – Revenue	Amount
Tax increment	$1,075,602
Investment income	$49,028
Debt proceeds	
Special assessments	
Shared revenue	$6,127
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$1,130,757**

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$24,343
Professional services	
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$146,888
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 006	$484,784
Developer grants	
Developer name GARRISON HOLDINGS	$18,390
Transfer to other funds	
Other expenditures	
Total Expenditures	**$674,555**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$1,306,330**
Future costs	**$0**
Future revenue	
Surplus or deficit	**$1,306,330**

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)
006	$0	$0	$0	$0
007	$0	$0	$0	$0
008	$2,050,000	$0	$0	$2,050,000
Total	**$2,050,000**	**$0**	**$0**	**$2,050,000**

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
006	$0	$1,257,936,500	0.00	$7,359,134	$0
007	$0	$1,257,936,500	0.00	$7,359,134	$0
008	$2,050,000	$1,257,936,500	0.16	$7,359,134	$11,775
Total	**$2,050,000**	**$1,257,936,500**	**0.16**	**$7,359,134**	**$11,775**

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$11,775	$0.11775

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

Section 7 – Preparer/Contact Information

Preparer name **Michelle Ebbert**	Preparer title **Clerk/Treasurer**
Preparer email **mebbert@fortatkinsonwi.gov**	Preparer phone **(920) 397-9901**
Contact name **Rebecca Houseman**	Contact title **City Manager**
Contact email **rhouseman@fortatkinsonwi.gov**	Contact phone **(920) 397-9901**

Submission Information

Co-muni code	**28226**
TID number	**008**
Submission date	**06-27-2024 11:43 AM**
Confirmation	**TIDAR20230780O1719249161459**
Submission type	**ORIGINAL**

Current Status

City of Fort Atkinson
Tax Increment District No. 6
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID................................	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)...	$20.32
Annual Adjustment to tax rate......................................	0.00%
Investment rate..	0.50%
Data above dashed line are actual	

	Background Data				Revenues		RECIPIENT			Expenditures				TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
Year	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Transfers from Donor TID 7	Transfers from Donor TID 8	Total Revenues	Existing Debt Service	GF Advances	Admin. Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)														*(December 31)*		
	Base Value $1,135,400																
2023	$8,550,300		$7,414,900	$20.32											($816,305)	2023 Audit	2023
2024	$8,550,300		$7,414,900	$20.32	$150,651	$0	$438,744	$1,322,063	$1,911,458	$44,050	$735,000	$15,000	$794,050	$1,117,408	$301,103		2024
2025	$8,550,300		$7,414,900	$20.32	$150,651	$1,506	$438,744	$0	$590,900	$125,400	$737,315	$15,000	$877,715	($286,815)	$14,288	Expenditures Recovered	2025
2026	$8,550,300		$7,414,900	$20.32	$150,651	$71	$0	$0	$150,722				$0	$150,722	$165,011	Expenditures Recovered	2026
2027	$8,550,300		$7,414,900	$20.32	$150,651	$825	$0	$0	$151,476	$0			$0	$151,476	$316,486	Expenditures Recovered	2027
2028	$8,550,300		$7,414,900	$20.32	$150,651	$1,582			$152,233				$0	$152,233	$468,720	Expenditures Recovered	2028
2029	$8,550,300		$7,414,900	$20.32	$150,651	$2,344			$152,994				$0	$152,994	$621,714	Expenditures Recovered	2029
2030	$8,550,300		$7,414,900	$20.32	$150,651	$3,109			$153,759				$0	$153,759	$775,473	Expenditures Recovered	2030
2031	$8,550,300		$7,414,900	$20.32	$150,651	$3,877			$154,528				$0	$154,528	$930,001	Expenditures Recovered	2031
2032	$8,550,300		$7,414,900	$20.32	$150,651	$4,650			$155,301				$0	$155,301	$1,085,302	Expenditures Recovered	2032
2033	$8,550,300		$7,414,900	$20.32	$150,651	$5,427			$156,077				$0	$156,077	$1,241,380	Expenditures Recovered	2033
		$1,012,000			$1,506,508	$23,390	$877,488	$1,322,063	$3,729,450	$169,450	$1,472,315	$30,000	$1,671,765				

Type of TID: Industrial (Distressed)
2000 TID Inception (1/18/2000)
2018 Final Year to Incur TIF Related Costs
2033 Maximum Legal Life of TID (23 Years + 10 Years as Distressed)

Assumes debt payoff on 2/1/2025.

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\fort atkinson cy wi\tif\tif 6\2022\tif6 proforma fort atkinson cy JRB.xlsx /amr 5/29/2024

Current Status

City of Fort Atkinson
Tax Increment District No. 7
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID................................	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)....	$20.32
Annual Adjustment to tax rate.......................................	0.00%
Investment rate..	0.50%
Data above dashed line are actual	

	Background Data				Revenues			Expenditures (DONOR)			TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	
Year	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Transfers to Recipient TID 6	Admin. Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $11,587,900													
2023	$33,919,900		$22,332,000	$20.32								$3,633	2023 Audit	2023
2024	$33,919,900		$22,332,000	$20.32	$453,726	$18	$453,744	$438,744	$15,000	$453,744	$0	$3,633	Expenditures Recovered	2024
2025	$33,919,900		$22,332,000	$20.32	$453,726	$18	$453,744	$438,744	$15,000	$453,744	$0	$3,633	Expenditures Recovered	2025
2026	$33,919,900		$22,332,000	$20.32	$453,726	$18	$453,744	$0	$0	$0	$453,744	$457,377	Expenditures Recovered	2026
2027	$33,919,900		$22,332,000	$20.32	$453,726	$2,287	$456,013		$0	$0	$456,013	$913,390	Expenditures Recovered	2027
2028	$33,919,900		$22,332,000	$20.32	$453,726	$4,567	$458,293		$0	$0	$458,293	$1,371,683	Expenditures Recovered	2028
2029	$33,919,900		$22,332,000	$20.32	$453,726	$6,858	$460,584		$0	$0	$460,584	$1,832,267	Expenditures Recovered	2029
2030	$33,919,900		$22,332,000	$20.32	$453,726	$9,161	$462,887		$0	$0	$462,887	$2,295,155	Expenditures Recovered	2030
2031	$33,919,900		$22,332,000	$20.32	$453,726	$11,476	$465,202		$0	$0	$465,202	$2,760,357	Expenditures Recovered	2031
2032	$33,919,900		$22,332,000	$20.32	$453,726	$13,802	$467,528		$0	$0	$467,528	$3,227,884	Expenditures Recovered	2032
2033	$33,919,900		$22,332,000	$20.32	$453,726	$16,139	$469,865		$0	$0	$469,865	$3,697,750	Expenditures Recovered	2033
		$2,161,200			$4,537,260	$64,345	$4,601,605	$877,488	$30,000	$907,488				

Type of TID: Blight Elimination
2000 TID Inception (1/18/2000)
2022 Final Year to Incur TIF Related Costs
2033 Maximum Legal Life of TID (27 Years + 6 Years as Donor to Distressed)

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\fort atkinson cy wi\tif\tif 7\2022\tif7 proforma fort atkinson cy JRB.xlsx /amr 5/29/2024

Current Status

City of Fort Atkinson
Tax Increment District No. 8
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID..............................	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)..	$20.32
Annual Adjustment to tax rate.....................................	0.00%
Investment rate...	0.50%
Data above dashed line are actual	

	Background Data				Revenues			Expenditures (DONOR)					TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(k)	(l)	(m)	(n)	(o)	(p)	
Year	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Existing Debt Service	Garrison Holdings Reimbursent to Developer	Transfers to Recipient TID 6	Admin. Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $28,584,200															
2022	$76,321,300		$47,750,100	$22.53												2022
2023	$76,334,300		$47,750,100	$20.32										$1,306,329	2023 audit	2023
2024	$76,334,300		$47,750,100	$20.32	$970,153	$6,532	$976,685	$883,456	$62,994	$1,322,063	$14,500	$2,283,013	($1,306,328)	$1	Expenditures Recovered	2024
2025	$76,334,300		$47,750,100	$20.32	$970,153	$0	$970,153			$0		$0	$970,153	$970,154	Expenditures Recovered	2025
2026	$76,334,300		$47,750,100	$20.32	$970,153	$4,851	$975,004			$0		$0	$975,004	$1,945,158	Expenditures Recovered	2026
2027	$76,334,300		$47,750,100	$20.32	$970,153	$9,726	$979,879	$0				$0	$979,879	$2,925,037	Expenditures Recovered	2027
2028	$76,334,300		$47,750,100	$20.32	$970,153	$14,625	$984,778	$0				$0	$984,778	$3,909,816	Expenditures Recovered	2028
2029	$76,334,300		$47,750,100	$20.32	$970,153	$19,549	$989,702	$0				$0	$989,702	$4,899,518	Expenditures Recovered	2029
2030	$76,334,300		$47,750,100	$20.32	$970,153	$24,498	$994,651	$0				$0	$994,651	$5,894,169	Expenditures Recovered	2030
2031	$76,334,300		$47,750,100	$20.32	$970,153	$29,471	$999,624	$0				$0	$999,624	$6,893,793	Expenditures Recovered	2031
2032	$76,334,300		$47,750,100	$20.32	$970,153	$34,469	$1,004,622	$0				$0	$1,004,622	$7,898,415	Expenditures Recovered	2032
2033	$76,334,300		$47,750,100	$20.32	$970,153	$39,492	$1,009,645	$0				$0	$1,009,645	$8,908,060	Expenditures Recovered	2033
		$16,141,400			$9,701,532	$183,212	$9,884,744	$883,456	$62,994	$1,322,063	$14,500	$2,283,013				

Type of TID: Mixed Use

2009 TID Inception (9/15/2009)

2024 Final Year to Incur TIF Related Costs

2033 Maximum Legal Life of TID (20 Years + 4 Years as Donor to Distressed)

(1) *Increment per City Estimates. Garrison Holdings, LLC*

Assumes debt payoff on 2/1/2026.

Assumes Garrison Incentive paid off in 2024.

Current Status

City of Fort Atkinson
Tax Increment District No. 9
Sample Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$20.32
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data above dashed line are actual	

	Background Data					Revenues		Expenditures				TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Future Debt Service	Hypothetical Payment to Developers	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)		*(1)*						*(3)*				*(December 31)*		
	Base Value **$22,863,400**														
2023	$22,863,400	$228,634		$228,634	$20.32								($17,751)	2023 Audit	2023
2024	$23,092,034	$230,920		$459,554	$20.32	$0	$0			$15,000	$15,000	($15,000)	($32,751)		2024
2025	$23,322,954	$233,230	$10,000,000	$10,692,784	$20.32	$4,646	$4,646			$15,000	$15,000	($10,354)	($43,105)		2025
2026	$33,556,184	$335,562	$10,000,000	$21,028,346	$20.32	$9,338	$9,338		$50,000	$15,000	$65,000	($55,662)	($98,767)		2026
2027	$43,891,746	$438,917	$3,000,000	$24,467,263	$20.32	$217,277	$217,277	$166,250	$50,000	$15,000	$231,250	($13,973)	($112,740)		2027
2028	$47,330,663	$473,307	$3,000,000	$27,940,570	$20.32	$427,296	$427,296	$166,250	$100,000	$15,000	$281,250	$146,046	$33,306		2028
2029	$50,803,970	$508,040	$3,000,000	$31,448,610	$20.32	$497,175	$497,175	$166,250	$100,000	$15,000	$281,250	$215,925	$249,231		2029
2030	$54,312,010	$543,120	$3,000,000	$34,991,730	$20.32	$567,752	$567,752	$166,250	$100,000	$15,000	$281,250	$286,502	$535,734		2030
2031	$57,855,130	$578,551		$35,570,281	$20.32	$639,036	$639,036	$166,250	$100,000	$15,000	$281,250	$357,786	$893,519		2031
2032	$58,433,681	$584,337		$36,154,618	$20.32	$711,032	$711,032	$166,250	$100,000	$15,000	$281,250	$429,782	$1,323,301		2032
2033	$59,018,018	$590,180		$36,744,798	$20.32	$722,788	$722,788	$166,250	$100,000	$15,000	$281,250	$441,538	$1,764,839		2033
2034	$59,608,198	$596,082		$37,340,880	$20.32	$734,662	$734,662	$210,181	$100,000	$15,000	$325,181	$409,481	$2,174,320		2034
2035	$60,204,280	$602,043		$37,942,923	$20.32	$746,654	$746,654	$276,381	$100,000	$15,000	$391,381	$355,273	$2,529,593		2035
2036	$60,806,323	$608,063		$38,550,986	$20.32	$758,767	$758,767	$319,731	$100,000	$15,000	$434,731	$324,035	$2,853,628		2036
2037	$61,414,386	$614,144		$39,165,130	$20.32	$771,000	$771,000	$360,706	$100,000	$15,000	$475,706	$295,294	$3,148,922		2037
2038	$62,028,530	$620,285		$39,785,415	$20.32	$783,356	$783,356	$404,188	$100,000	$15,000	$519,188	$264,169	$3,413,091		2038
2039	$62,648,815	$626,488		$40,411,903	$20.32	$795,835	$795,835	$469,463	$100,000	$15,000	$584,463	$211,373	$3,624,464	Expenditures Recovered	2039
2040	$63,275,303	$632,753		$41,044,656	$20.32	$808,440	$808,440	$535,819	$100,000	$15,000	$650,819	$157,621	$3,782,085	Expenditures Recovered	2040
2041	$63,908,056	$639,081		$41,683,737	$20.32	$821,170	$821,170	$598,138	$100,000	$15,000	$713,138	$108,032	$3,890,117	Expenditures Recovered	2041
2042	$64,547,137	$645,471		$42,329,208	$20.32	$834,027	$834,027	$666,181	$200,000	$15,000	$881,181	($47,154)	$3,842,963	Expenditures Recovered	2042
2043					$20.32	$847,014	$847,014	$788,288	$200,000		$988,288	($141,274)	$3,701,689	Expenditures Recovered	2043
2044						$860,130	$860,130		$500,000		$500,000	$360,130	$4,061,819	Expenditures Recovered	2044
		$10,329,208	$32,000,000			$12,557,395	$12,557,395	$5,792,825	$2,400,000	$285,000	$8,477,825				

Type of TID: Mixed-Use
- 2023 TID Inception (10/18/2022)
- 2038 Final Year to Incur TIF Related Costs
- 2043 Maximum Legal Life of TID (20 Years)
- 2044 Final Tax Collection Year

(1) *Increment per City Estimates.*
(2) Land Sale Estimated per City.
(3) *Hypothetical PAYGO Payments which could be given to potential developers.*

City of Fort Atkinson
Tax Increment District No. 10
Sample Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID........	1.00%
2023 Gross Tax Rate (per $1000 Equalized Value)........	$20.32
Annual Adjustment to tax rate........	0.00%
Investment rate........	0.00%
Data above dashed line are actual	

	Background Data					Revenues		Expenditures			TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	PAYGO Payment to Developer	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $22,359,800													
2023	$22,359,800	$223,598	$639,150	$862,748	$20.32							($17,308)	Per 2023 Audit	2023
2024	$23,222,548	$232,225		$1,094,973	$20.32	$0	$0	$0	$15,000	$15,000	($15,000)	($32,308)		2024
2025	$23,454,773	$234,548		$1,329,521	$20.32	$17,531	$17,531	$0	$15,000	$15,000	$2,531	($29,777)		2025
2026	$23,689,321	$236,893		$1,566,414	$20.32	$22,250	$22,250	$9,091	$15,000	$24,091	($1,841)	($31,618)		2026
2027	$23,926,214	$239,262		$1,805,677	$20.32	$27,016	$27,016	$9,182	$15,000	$24,182	$2,834	($28,785)		2027
2028	$24,165,477	$241,655		$2,047,331	$20.32	$31,830	$31,830	$9,274	$15,000	$24,274	$7,556	($21,229)		2028
2029	$24,407,131	$244,071		$2,291,403	$20.32	$36,691	$36,691	$9,367	$15,000	$24,367	$12,325	($8,905)		2029
2030	$24,651,203	$246,512		$2,537,915	$20.32	$41,602	$41,602	$9,460	$15,000	$24,460	$17,141	$8,237		2030
2031	$24,897,715	$248,977		$2,786,892	$20.32	$46,561	$46,561	$9,555	$15,000	$24,555	$22,006	$30,243		2031
2032	$25,146,692	$251,467		$3,038,359	$20.32	$51,570	$51,570	$9,651	$15,000	$24,651	$26,920	$57,163		2032
2033	$25,398,159	$253,982		$3,292,340	$20.32	$56,630	$56,630	$9,747	$15,000	$24,747	$31,883	$89,046		2033
2034	$25,652,140	$256,521		$3,548,862	$20.32	$61,739	$61,739	$9,845	$15,000	$24,845	$36,895	$125,940		2034
2035	$25,908,662	$259,087		$3,807,948	$20.32	$66,900	$66,900	$9,943	$15,000	$24,943	$41,957	$167,898		2035
2036	$26,167,748	$261,677		$4,069,626	$20.32	$72,113	$72,113	$10,042	$15,000	$25,042	$47,070	$214,968		2036
2037	$26,429,426	$264,294		$4,333,920	$20.32	$77,378	$77,378	$10,143	$15,000	$25,143	$52,235	$267,203		2037
2038	$26,693,720	$266,937		$4,600,857	$20.32	$82,695	$82,695	$10,244	$15,000	$25,244	$57,451	$324,653		2038
2039	$26,960,657	$269,607		$4,870,464	$20.32	$88,065	$88,065	$10,347	$15,000	$25,347	$62,719	$387,372		2039
2040	$27,230,264	$272,303		$5,142,767	$20.32	$93,489	$93,489	$10,450	$15,000	$25,450	$68,039	$455,411		2040
2041	$27,502,567	$275,026		$5,417,792	$20.32	$98,968	$98,968	$10,555	$15,000	$25,555	$73,413	$528,824	Expenditures Recovered	2041
2042	$27,777,592	$277,776		$5,695,568	$20.32	$104,501	$104,501	$10,660	$15,000	$25,660	$78,841	$607,665	Expenditures Recovered	2042
2043	$28,055,368	$280,554		$5,976,122	$20.32	$110,090	$110,090	$10,767	$15,000	$25,767	$84,323	$691,988	Expenditures Recovered	2043
2044	$28,335,922	$283,359		$6,259,481	$20.32	$115,734	$115,734	$10,874	$15,000	$25,874	$89,859	$781,847	Expenditures Recovered	2044
2045	$28,619,281	$286,193		$6,545,674	$20.32	$121,435	$121,435	$10,874	$15,000	$25,874	$95,560	$877,408	Expenditures Recovered	2045
2046	$28,905,474	$289,055		$6,834,729	$20.32	$127,193	$127,193	$10,874	$15,000	$25,874	$101,318	$978,726	Expenditures Recovered	2046
2047	$29,194,529	$291,945		$7,126,674	$20.32	$133,008	$133,008	$10,874	$15,000	$25,874	$107,134	$1,085,859	Expenditures Recovered	2047
2048	$29,486,474	$294,865		$7,421,539	$20.32	$138,882	$138,882	$10,874	$15,000	$25,874	$113,007	$1,198,867	Expenditures Recovered	2048
2049	$29,781,339			$7,421,539	$20.32	$144,814	$144,814	$10,874	$15,000	$25,874	$118,940	$1,317,806	Expenditures Recovered	2049
2050					$20.32	$150,806	$150,806	$10,874		$10,874	$139,931	$1,457,737	Expenditures Recovered	2050
2051						$150,806	$150,806	$10,874		$10,874	$139,931	$1,597,668		2051
		$6,782,389	$639,150			$2,270,295	$2,270,295	$265,319	$390,000	$655,319				

Type of TID: Blight
2023 TID Inception (10/18/2022)
2045 Final Year to Incur TIF Related Costs
2050 Maximum Legal Life of TID (27 Years)
2051 Final Tax Collection Year

(1) *Increment per City Estimates.*

City of Fort Atkinson

TID # 6-8 Affordable Housing Extension and Closure Timelines

Tuesday, August 20, 2024	City Council TID Workshop Common Council Adopts TID # 8 Affordable Housing Extension Resolution.
Tuesday, April 1, 2025	Common Council Adopts TID # 8 Termination Resolution.
Tuesday, August 19, 2025	City Council TID Workshop Common Council Adopts TID # 6 & 7 Affordable Housing Extension Resolutions.
Tuesday, April 7, 2026	Common Council Adopts TID # 6 & 7 Termination Resolutions.
Thursday, July 9, 2026	JRB First TID # 11 & TID # 12 Creation Meetings.
Tuesday, July 21, 2026..	Plan Commission Adopts TID # 11 & TID # 12 Creation Resolutions.
Tuesday, August 18, 2026	*City Council TID Workshop* *Common Council Adopts TID # 11 and TID # 12 Creation Resolutions.*
Thursday, September 3, 2026...............................	*JRB Adopts TID # 11 and TID # 12 Creation Resolutions.*
Friday, October 30, 2026	Submission Deadline for TID # 11 and TID 12 Creation Documents to DOR.

RESOLUTION NO. 2024-______

A RESOLUTION EXTENDING THE LIFE OF TAX INCREMENTAL DISTRICT NO. 8 (TID NO. 8) FOR ONE YEAR TO FUND AFFORDABLE HOUSING PROGRAMS AND PROJECTS WITHIN THE CITY OF FORT ATKINSON, WISCONSIN

WHEREAS, the City of Fort Atkinson created TID # 8 on September 15, 2009, and successfully completed implementation of certain elements of the project plan; and

WHEREAS, sufficient increment was collected or will be collected from the 2024 tax roll to pay off its aggregate project costs and other obligations; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock.

NOW, THEREFORE, BE IT RESOLVED, that the City of Fort Atkinson, Wisconsin, hereby extends the life of TID # 8 for up to 12 months to use the final year's increment collected in 2025 from the 2024 tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, that the City of Fort Atkinson shall use the final increment to improve housing quality and affordability by developing and implementing a program with one or more of the following elements: down payment assistance, construction incentives, investment in public infrastructure, and/or home improvement grants; and

BE IT FURTHER RESOLVED, that the City of Fort Atkinson shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this 20th day of August, 2024.

City of Fort Atkinson City Council

____

Davin Lescohier, Council President

ATTEST:

____

Michelle Ebbert, Clerk/Treasurer/Finance Director

City of Fort Atkinson - Affordable Housing Fund

SAMPLE PROGRAMS

Table 1: Anticipated Revnues

Revenue Source	Anticipated Amount
TID No. 8 - 2025 Increment*	$ 1,162,155.66
TID No. 7 - 2026 Increment*	$ 407,789.89
TID No. 6 - 2026 Increment*	$ 143,713.20
Anticipated Total	**$ 1,713,658.75**

*Assumes 2023 gross tax rate of $20.32 per $1,000 of equalized value

Table 2: Anticipated Program Expenditures

Sample Program	Sample Total Per Program	Sample Project Amount	Sample Number of Projects	Sample Program Rules
Down Payment Assistance Program - Affordable	$ 250,000.00	$ 25,000.00	10	Down payment assistance for home buyers (single-family, condo, single-family owner-occupied residential unit) whose total houshold income is at or below the median household income for Jefferson County. Must own the home for five years. Grant program. 2022 Census data: $78,628 Jefferson County Median Income
Home Improvement Grant Program - Afforable	$ 63,000.00	$ 10,500.00	6	Home improvement grant program for home owners (single-family, condo, single-family owner-occupied residential unit) to make improvements to housing stock built before 1990. Can be interior or exterior improvements. Home owners must have a total household income at or below the median household income for Jefferson County.
Multi-family Development Incentive Program - Affordable	$ 1,000,000.00	$ 250,000.00	4	Grant incentive payment to developer for constructing a new mulitfamily apartment building with at least 12 units. Units must be affordable (not more than 30% of gross household income for renter) for 10 years. Grant amount cannot be more than 15% of total project costs.
Multi-family Development Incentive Program - Market	$ 400,000.00	$ 100,000.00	4	Grant incentive payment to developer for constructing a new mulitfamily apartment building with at least 12 units. Units can be affordable or market rate. Grant amount cannot be more than 15% of total project costs. May be used in conjunction with Affordable program above.
Anticipated Total	**$ 1,713,000.00**			

City of Fort Atkinson - Affordable Housing Fund

SAMPLE PROGRAMS BUDGET

Table 1: Sample Fund Revenue Budget

Revenue Source	2025	2026	
TID No. 8 - 2025 Increment*	$ 1,162,155.66		
TID No. 7 - 2026 Increment*		$ 407,789.89	
TID No. 6 - 2026 Increment*		$ 143,713.20	
Anticipated Total	**$ 1,162,155.66**	**$ 551,503.09**	**$ 1,713,658.75**

*Assumes 2023 gross tax rate of $20.32 per $1,000 of equalized value

Table 2: Sample Fund Expenditure Budget

Sample Program	2025	2026	2027	2028	Total Program Exependitures	Number of Projects
Down Payment Assistance Program - Affordable	$ 125,000.00	$ 125,000.00	$ -	$ -	$ 250,000.00	10
Home Improvement Grant Program - Afforable	$ -	$ 10,500.00	$ 21,000.00	$ 31,500.00	$ 63,000.00	6
Multi-family Development Incentive Program - Affordable	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ 1,000,000.00	4
Multi-family Development Incentive Program - Market	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 400,000.00	4
Anticipated Totals	**$ 475,000.00**	**$ 485,500.00**	**$ 371,000.00**	**$ 381,500.00**	**$ 1,713,000.00**	24