



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

**JOINT REVIEW BOARD MEETING
IN PERSON AND VIA ZOOM
MONDAY, AUGUST 18, 2025 – 9:00 AM
MUNICIPAL BUILDING – SECOND FLOOR**

<https://us02web.zoom.us/j/81687245700?pwd=HSxmMlcPdK1Bnqz0ydciwYUHdUpMRJ.1>

Meeting ID: 816 8724 5700

Passcode: 308996

Dial by Location

+1 312 626 6799

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. Call meeting to order**
- 2. Roll call**
- 3. New Business**
 - a. Review and possible action relating to the Minutes from the Joint Review Board meeting of August 1, 2024
 - b. Review and possible action relating to the 2024 Annual Report for Tax Increment District 6
 - c. Review and possible action relating to the 2024 Annual Report for Tax Increment District 7
 - d. Review and possible action relating to the 2024 Annual Report for Tax Increment District 8
 - e. Review and possible action relating to the 2024 Annual Report for Tax Increment District 9
 - f. Review and possible action relating to the 2024 Annual Report for Tax Increment District 10
- 4. Adjournment**

Date Posted: August 12, 2025

CC: JRB Members: Chairperson and City Representative Rebecca Houseman; Jefferson County Representative Michael Luckey; Fort Atkinson School District Representative Nathan Knitt; Madison Area Technical College Representative Shawna Marquardt; Citizen Representative Jonah Ralston; City Council; City Staff; City Attorney; News Media

Notice is hereby given that a majority of the Fort Atkinson City Council will be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d. 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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MEMORANDUM

DATE: August 18, 2025

TO: Committee/Commission/Board

FROM: Rebecca Houseman, City Manager

RE: Review and possible action relating to the 2024 Annual Report for Tax Increment District 6

BACKGROUND

2015 Act 257 was enacted by the Wisconsin Legislature on March 1, 2026, 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 overlaying 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 TID's 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.

This memo includes information relating to the next four agenda items and recommends one action to approve the annual reports for TIDs 6, 7, 8, 9, and 10.

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.

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 2024, TID No. 7 allocated \$445,853 and TID No. 8 allocated \$1,283,476 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 in 2025.

At the end of 2024, there was a positive fund balance of \$1,081,134 in the TID, which will be used in 2025 to pay back the General Fund for financial support throughout its life. All debt is scheduled to be paid off in 2025. The City Council may extend the life of TID 6 for one year to gather increment for the Affordable Housing Fund with potential closure in 2026.

Per the attached closure timeline document, this body may begin to create a new TID in this area in 2026. Creating a new TID may incentivize further development in the Klement Business Park. Lots 12 and 13 were sold to Wisconsin Development Corporation in July 2025 with the intention to construct an industrial flex spec building. Construction is planned to begin in spring 2026.

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 2024, there was a nominal positive balance of \$9,859 in this TID. This TID will remain open to support TID 6, which will likely close in 2026. Future plans for this TID include extending its life for a year to gather increment for the Affordable Housing Fund and closure in 2026. There is an opportunity in 2026 to create one or more new downtown TIDs to incentivize development and redevelopment opportunities and facilitate public improvements, such as those identified in the City's Main Street Corridor Planning project.

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.

Beginning 2024 with a balance of \$1,306,330, TID No. 8 saw revenues of \$1,041,582, which included a tax increment of \$970,153 and investment income of \$65,301. Expenditures totaled \$2,347,912 for the year, creating an end-of-year balance of \$0 in preparation of closing. In

August 2024, the City Council adopted a Resolution extending the life of the TID for a year to support the Affordable Housing Fund. In April 2025, the City Council adopted a Resolution closing this TID.

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 fund balance at the beginning of 2024 was -\$17,750 due to creation and administrative costs. The ending fund balance in 2024 was \$3,298,282, which is restricted to be used for public infrastructure in the TID.

In December 2024, the City Council entered into a Development Agreement with Intrepid Investments to develop about 40 acres of land with new residential units, including an 87-unit apartment building, townhomes, and single-family homes. The City has borrowed funds through a Note Anticipation Note, as well as funds from the City's general fund and wastewater utility fund, to pay for certain public infrastructure, which is currently under construction. City staff anticipates additional projects in this TID in 2025 and beyond.

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 has sold to Habitat for Humanity of Waukesha and Jefferson Counties on which a duplex will be constructed in 2025.

The beginning balance in TID 10 was -\$17,308, and the ending balance was -\$25,486. Staff anticipates additional projects in TID #10 in the coming years and is not concerned about the negative fund balance.

FINANCIAL ANALYSIS

Tax Incremental District	12/31/2024 Ending Balance
TID No. 6	\$1,081,135
TID No. 7	\$9,859
TID No. 8	\$0

TID No. 9	\$3,298,282 (restricted)
TID No. 10	(\$25,486)

RECOMMENDATION

Staff recommends the Joint Review Board take one action to approve the annual reports for TIDs 6, 7, 8, 9, and 10.

ATTACHMENTS

1. 28226-TID006-Annual Report-2024
2. tif6 proforma fort atkinson cy jrb 2025 71525
3. 28226-TID007-Annual Report-2024
4. tif7 proforma fort atkinson cy jrb 2025 71525
5. 28226-TID008-Annual Report-2024
6. tif8 proforma fort atkinson cy jrb 2025 71525
7. Res 1422 TID 8 Extend Housing Program
8. Res 1435 TID #8 Termination
9. PE-223 Terminated TID - Signed
10. 28226-TID009-Annual Report-2024
11. tif9 proforma JRB 2025 71525
12. 28226-TID010-Annual Report-2024
13. tif10 proforma JRB 2025 71525
14. TIF Housing and Closure timeline COFA

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 28226	Municipality FORT ATKINSON	County JEFFERSON	Due date 07/01/2025	Report type ORIGINAL	
TID number 006	TID type 4D	TID name Klement Business Park	Creation date 01/18/2000	Mandatory termination date 01/18/2033	Anticipated termination date 04/07/2026

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-816,304

Section 3 – Revenue	Amount
Tax increment	\$150,650
Investment income	\$53,774
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$1,720
Sale of property	\$0
Allocation from another TID	
TID number 007	\$445,853
TID number 008	\$1,283,476
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source LAND RENT	\$13,591
Source INTEREST INCOME ON LEASES	\$603
Total Revenue (deposits)	\$1,949,667

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,028
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$44,050
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	\$52,228

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,081,135
Future costs	\$0
Future revenue	
Surplus or deficit	\$1,081,135

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	\$73,600	\$0	\$0	\$73,600
008	\$1,695,100	\$0	\$-238,400	\$1,456,700
009	\$0	\$0	\$0	\$0
010	\$1,316,000	\$0	\$0	\$1,316,000
Total	\$3,084,700	\$0	\$-238,400	\$2,846,300

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	\$1,352,486,400	0.00	\$7,399,314	\$0
007	\$73,600	\$1,352,486,400	0.01	\$7,399,314	\$740
008	\$1,456,700	\$1,352,486,400	0.11	\$7,399,314	\$8,139
009	\$0	\$1,352,486,400	0.00	\$7,399,314	\$0
010	\$1,316,000	\$1,352,486,400	0.10	\$7,399,314	\$7,399
Total	\$2,846,300	\$1,352,486,400	0.22	\$7,399,314	\$16,278

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	006	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	007	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	008	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775
2023	Total	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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	03-24-2025 02:51 PM
Confirmation	TIDAR20240780O1741877965741
Submission type	ORIGINAL

Current Status

City of Fort Atkinson Tax Incremental District # 6 Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2024 Gross Tax Rate (per \$1000 Equalized Value)...	\$19.38
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Year	Background Data				RECIPIENT Revenues							Expenditures					TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	
	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Miscellaneous/ Intergovernmental Revenue	Investment Proceeds	Transfers from Donor TID 7	Transfers from Donor TID 8	Land Sales	Total Revenues	Existing Debt Service	GF Advances	Admin. Costs	Transfer to Affordable Housing Fund	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	<i>(January 1)</i>																			
	Base Value																			
	\$1,135,400																			
2024	\$8,207,900		\$7,072,500	\$19.38	\$150,651	\$15,311	\$54,377	\$445,853	\$1,283,476		\$1,949,668	\$44,050	\$0	\$8,179		\$52,229	\$1,897,439	\$1,081,134	Per 2024 Audit	2024
2025	\$8,207,900		\$7,072,500	\$19.38	\$137,065		\$5,406	\$88,927		\$305,459	\$536,856	\$130,675	\$1,472,315	\$15,000		\$1,617,990	(\$1,081,134)	\$0		2025
2026	\$8,207,900		\$7,072,500	\$19.38	\$137,065		\$0				\$137,065				\$137,065	\$137,065	\$0	\$0		2026
					\$424,781	\$15,311	\$59,783	\$534,780	\$1,283,476	\$305,459	\$2,623,589	\$174,725	\$1,472,315	\$23,179	\$137,065	\$1,807,284				

Type of TID: Industrial (Distressed)
 2000 TID Inception (1/18/2000)
 2018 Final Year to Incur TIF Related Costs
 2026 TID Closure/Affordable Housing Extension

Assumes debt payoff in 2025 or held in account and finalized on 2/1/2027.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
28226	FORT ATKINSON	JEFFERSON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
007	2	Downtown Econ Development	01/18/2000	01/18/2033	04/07/2026

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$3,633

Section 3 – Revenue	Amount
Tax increment	\$453,726
Investment income	\$3,602
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)	\$460,867

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,788
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 006	\$445,853
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$454,641

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$9,859
Future costs	\$0
Future revenue	
Surplus or deficit	\$9,859

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	\$73,600	\$0	\$0	\$73,600
008	\$1,695,100	\$0	\$-238,400	\$1,456,700
009	\$0	\$0	\$0	\$0
010	\$1,316,000	\$0	\$0	\$1,316,000
Total	\$3,084,700	\$0	\$-238,400	\$2,846,300

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	\$1,352,486,400	0.00	\$7,399,314	\$0
007	\$73,600	\$1,352,486,400	0.01	\$7,399,314	\$740
008	\$1,456,700	\$1,352,486,400	0.11	\$7,399,314	\$8,139
009	\$0	\$1,352,486,400	0.00	\$7,399,314	\$0
010	\$1,316,000	\$1,352,486,400	0.10	\$7,399,314	\$7,399
Total	\$2,846,300	\$1,352,486,400	0.22	\$7,399,314	\$16,278

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	006	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	007	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	008	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775
2023	Total	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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	03-24-2025 02:52 PM
Confirmation	TIDAR20240780O1741879148237
Submission type	ORIGINAL

Current Status

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

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2024 Gross Tax Rate (per \$1000 Equalized Value)....	\$19.38
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Year	Background Data				Revenues				DONOR Expenditures					TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Intergovernmental Revenues	Investment Proceeds	Total Revenues	Transfer to Affordable Housing Fund	Capital Outlay	Transfers to Recipient TID 6	Admin. Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)													(December 31)			
	Base Value \$11,587,900																
2024	\$31,307,800		\$19,719,900	\$19.38	\$453,726	\$3,539	\$3,602	\$460,867		\$8,027	\$445,853	\$760	\$454,640	\$6,227	\$9,860	Per 2024 Audit	2024
2025	\$31,307,800		\$19,719,900	\$19.38	\$382,172		\$49	\$382,221			\$88,927	\$35,000	\$123,927	\$258,294	\$268,154	Expenditures Recovered	2025
2026	\$31,307,800		\$19,719,900	\$19.38	\$382,172		\$1,341	\$383,512	\$382,172			\$0	\$382,172	\$1,340	\$269,495	Expenditures Recovered	2026
					\$1,218,069	\$3,539	\$4,992	\$1,226,600	\$382,172	\$8,027	\$534,780	\$35,760	\$960,739				

Type of TID: Blight Elimination
 2000 TID Inception (1/18/2000)
 2022 Final Year to Incur TIF Related Costs
 2026 TID Closure/Affordable Housing Extension

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
28226	FORT ATKINSON	JEFFERSON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
008	6	NW Corridor Development	09/15/2009	04/15/2025	04/01/2025

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,306,330

Section 3 – Revenue	Amount
Tax increment	\$970,153
Investment income	\$65,301
Debt proceeds	
Special assessments	
Shared revenue	\$6,128
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,041,582

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$8,028
Professional services	
Interest and fiscal charges	
DOR fees	\$574
Discount on long-term debt	
Debt issuance costs	\$95,642
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 006	\$1,283,476
Developer grants	
Developer name GARRISON HOLDINGS	\$48,110
Transfer to other funds	
Fund FUND 4 - DEBT SERVICE - BORROWING	\$871,540
Other expenditures	
Name STREET LIGHTS AND STREET IMPROVEMENTS	\$40,542
Total Expenditures	\$2,347,912

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

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	\$73,600	\$0	\$0	\$73,600
008	\$1,695,100	\$0	\$-238,400	\$1,456,700
009	\$0	\$0	\$0	\$0
010	\$1,316,000	\$0	\$0	\$1,316,000
Total	\$3,084,700	\$0	\$-238,400	\$2,846,300

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	\$1,352,486,400	0.00	\$7,399,314	\$0
007	\$73,600	\$1,352,486,400	0.01	\$7,399,314	\$740
008	\$1,456,700	\$1,352,486,400	0.11	\$7,399,314	\$8,139
009	\$0	\$1,352,486,400	0.00	\$7,399,314	\$0
010	\$1,316,000	\$1,352,486,400	0.10	\$7,399,314	\$7,399
Total	\$2,846,300	\$1,352,486,400	0.22	\$7,399,314	\$16,278

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	006	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	007	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	008	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775
2023	Total	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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	03-24-2025 02:58 PM
Confirmation	TIDAR20240780O1741879940758
Submission type	ORIGINAL

RESOLUTION NO. 2024-1422

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.

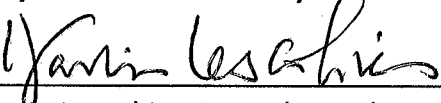
NOW, THEREFORE, BE IT RESOLVED, that the City of Fort Atkinson, Wisconsin, hereby extends the life of TID # 8 for up to 12 months to use the final year's increment collected in 2025 from the 2024 tax roll to benefit affordable housing; and

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



Dawn Lescohier, Council President

ATTEST:



Michelle Ebbert, Clerk/Treasurer/Finance Director

RESOLUTION NO. 1435

**TAX INCREMENTAL DISTRICT (TID) TERMINATION RESOLUTION
TERMINATING TID #8 IN THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN**

WHEREAS, the City Council of the City of Fort Atkinson created TID #8 on September 15, 2009, and adopted a project plan in the same year; and

WHEREAS, the City Council adopted Resolution No. 2024-1422 on August 20, 2024, which extended the life of TID #8 for 12 months, using the increment collected in 2025 from the 2024 tax roll to improve the City's housing stock (Affordable Housing Fund); and

WHEREAS, all TID #8 projected were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected as of the 2023 tax roll, payable in 2024, to cover TID project costs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Fort Atkinson hereby terminates TID #8; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2025, whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR Final Accounting Submission Date form (PE-223) agreeing on a date by which the City shall submit the final accounting information to DOR; and

BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing jurisdictions with proportionate shares as determined by the final audit by the City's auditor, Baker Tilly, LLP.

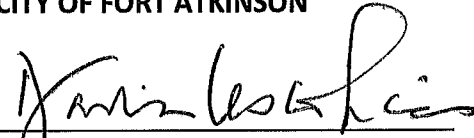
Adopted and this 3rd day of April 2025.

Resolution introduced and adoption moved by Council Member Becker.


Motion for adoption seconded by Council Member Jaekel.

On roll call motion, passed by a vote of 5 ayes to 0 nays.

CITY OF FORT ATKINSON


Davin Leschier, Council President

ATTEST:

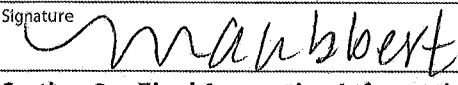

Michelle Ebbert, City Clerk/Treasurer/Finance Director

Under state law, (sec. 66.1105(8)(c), Wis. Stats.), the municipality terminating a TID and the Wisconsin Department of Revenue (DOR) must agree on a final accounting submission date. The "Final accounting submission date" you enter on this form is the date the TID Final Accounting Report (Form PE-110) will be due.

Instructions

1. Within 60 days of adopting a termination resolution or by April 15, whichever comes first, email tif@wisconsin.gov:
 - Completed Form PE-223 (Section 1)
 - Municipality's adopted termination resolution
2. When we receive your information, a DOR representative will approve, sign and email this form back to you
3. After you receive the signed Form PE-223 from us, complete the steps in Section 2 by the final accounting submission date
4. If you cannot e-file the TID Final Accounting Report (Form PE-110) by the final accounting submission date, email tif@wisconsin.gov to request a revised submission date. This date must be within 12 months of the termination resolution (sec. 66.1105(6m)(b)(3), Wis. Stats.).

Questions? Contact us at tif@wisconsin.gov

Section 1: Termination Information			
Municipal and TID Information			
Taxation district (check one)	<input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City	County	Co-muni code
Enter municipality →	Fort Atkinson	Jefferson	28 - 226
TID number		8	
Important Dates			
Termination resolution date		Date notified DOR of termination	
04 - 03 - 2025		04 - 07 - 2025	
Date notified real property lister (to remove TID number from the tax/assessment roll)		Final accounting submission date (6-12 months from termination resolution date)	
04 - 07 - 2025		04 - 03 - 2026	
Clerk Information			
Name		Phone	
Michelle Ebbert		(920) 397 - 9901	
Signature		Email	
		mebbert@fortatkinsonwi.gov	
Section 2: Final Accounting Information			
Final accounting submission date: 4 - 3 - 2026			
Complete the following:			
1. Complete the TID Final Audit. Save a copy in the municipal TID records.			
2. E-file the <u>TID Final Accounting Report (PE-110)</u>			
Important – if your municipality does not e-file Form PE-110 with DOR by the final accounting submission date (or revised submission date), DOR will not certify or redetermine any future TIDs (sec. 66.1105(8)(d), Wis. Stats.).			

DOR Approval (for department use only)	
<input type="checkbox"/> Final accounting submission date approved	DOR name/signature

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
28226	FORT ATKINSON	JEFFERSON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
009	6	NORTHWEST MIXED USE	10/18/2022	10/18/2043	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-17,750

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	\$3,500,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source PREMIUM ON DEBT	\$76,790
Total Revenue (deposits)	\$3,576,790

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,027
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$112,717
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name BANKER ROAD DESIGN	\$139,864
Total Expenditures	\$260,758

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$3,298,282
Future costs	\$0
Future revenue	
Surplus or deficit	\$3,298,282

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	\$73,600	\$0	\$0	\$73,600
008	\$1,695,100	\$0	\$-238,400	\$1,456,700
009	\$0	\$0	\$0	\$0
010	\$1,316,000	\$0	\$0	\$1,316,000
Total	\$3,084,700	\$0	\$-238,400	\$2,846,300

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	\$1,352,486,400	0.00	\$7,399,314	\$0
007	\$73,600	\$1,352,486,400	0.01	\$7,399,314	\$740
008	\$1,456,700	\$1,352,486,400	0.11	\$7,399,314	\$8,139
009	\$0	\$1,352,486,400	0.00	\$7,399,314	\$0
010	\$1,316,000	\$1,352,486,400	0.10	\$7,399,314	\$7,399
Total	\$2,846,300	\$1,352,486,400	0.22	\$7,399,314	\$16,278

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	006	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	007	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	008	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775
2023	Total	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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	009
Submission date	03-24-2025 02:58 PM
Confirmation	TIDAR20240780O1741881314810
Submission type	ORIGINAL

City of Fort Atkinson Tax Increment District No. 9 Current Status 1% Inflation Model

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$19.38
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)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)									(December 31)			
	Base Value												
	\$23,689,600												
2024	\$24,822,800	\$248,228		\$1,381,428	\$19.38	\$0	\$0		\$0	\$0	(\$17,751)	Per 2024 Audit	2024
2025	\$25,071,028	\$250,710		\$1,632,138	\$19.38	\$21,961	\$21,961	\$15,000	\$15,000	\$6,961	(\$10,790)		2025
2026	\$25,321,738	\$253,217		\$1,885,356	\$19.38	\$26,772	\$26,772	\$15,000	\$15,000	\$11,772	\$982	Expenditures Recovered	2026
2027	\$25,574,956	\$255,750		\$2,141,105	\$19.38	\$31,631	\$31,631	\$15,000	\$15,000	\$16,631	\$17,613	Expenditures Recovered	2027
2028	\$25,830,705	\$258,307		\$2,399,412	\$19.38	\$36,538	\$36,538	\$15,000	\$15,000	\$21,538	\$39,152	Expenditures Recovered	2028
2029	\$26,089,012	\$260,890		\$2,660,302	\$19.38	\$41,495	\$41,495	\$15,000	\$15,000	\$26,495	\$65,646	Expenditures Recovered	2029
2030	\$26,349,902	\$263,499		\$2,923,801	\$19.38	\$46,501	\$46,501	\$15,000	\$15,000	\$31,501	\$97,147	Expenditures Recovered	2030
2031	\$26,613,401	\$266,134		\$3,189,935	\$19.38	\$51,557	\$51,557	\$15,000	\$15,000	\$36,557	\$133,703	Expenditures Recovered	2031
2032	\$26,879,535	\$268,795		\$3,458,731	\$19.38	\$56,663	\$56,663	\$15,000	\$15,000	\$41,663	\$175,367	Expenditures Recovered	2032
2033	\$27,148,331	\$271,483		\$3,730,214	\$19.38	\$61,821	\$61,821	\$15,000	\$15,000	\$46,821	\$222,188	Expenditures Recovered	2033
2034	\$27,419,814	\$274,198		\$4,004,412	\$19.38	\$67,030	\$67,030	\$15,000	\$15,000	\$52,030	\$274,218	Expenditures Recovered	2034
2035	\$27,694,012	\$276,940		\$4,281,352	\$19.38	\$72,292	\$72,292	\$15,000	\$15,000	\$57,292	\$331,509	Expenditures Recovered	2035
2036	\$27,970,952	\$279,710		\$4,561,062	\$19.38	\$77,606	\$77,606	\$15,000	\$15,000	\$62,606	\$394,115	Expenditures Recovered	2036
2037	\$28,250,662	\$282,507		\$4,843,569	\$19.38	\$82,973	\$82,973	\$15,000	\$15,000	\$67,973	\$462,088	Expenditures Recovered	2037
2038	\$28,533,169	\$285,332		\$5,128,900	\$19.38	\$88,393	\$88,393	\$15,000	\$15,000	\$73,393	\$535,481	Expenditures Recovered	2038
2039	\$28,818,500	\$288,185		\$5,417,085	\$19.38	\$93,868	\$93,868	\$15,000	\$15,000	\$78,868	\$614,349	Expenditures Recovered	2039
2040	\$29,106,685	\$291,067		\$5,708,152	\$19.38	\$99,398	\$99,398	\$15,000	\$15,000	\$84,398	\$698,747	Expenditures Recovered	2040
2041	\$29,397,752	\$293,978		\$6,002,130	\$19.38	\$104,983	\$104,983	\$15,000	\$15,000	\$89,983	\$788,730	Expenditures Recovered	2041
2042	\$29,691,730	\$296,917		\$6,299,047	\$19.38	\$110,624	\$110,624	\$15,000	\$15,000	\$95,624	\$884,354	Expenditures Recovered	2042
2043					\$19.38	\$116,321	\$116,321		\$0	\$116,321	\$1,000,676	Expenditures Recovered	2043
2044						\$122,076	\$122,076		\$0	\$122,076	\$1,122,751	Expenditures Recovered	2044
		\$5,165,847	\$1,133,200			\$1,410,502	\$1,410,502	\$270,000	\$270,000				

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

Current Status 1.5% Inflation

City of Fort Atkinson Tax Increment District No. 9 Current Status 1.5% Inflation Model

Assumptions	
Annual Inflation During Life of TID.....	1.50%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$19.38
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%

Data above dashed line are actual

Year	Background Data					Revenues					Expenditures						TID Status			Year	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)		(t)
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Advance Wastewater Utility	Advance from General Fund	Owner Occupied Lots	Total Revenues	Future Debt Service	Ridge View Loft Apartment Incentive	Admin Expenses	Future Infrastructure Costs	Transfers to General Fund	Transfers to Wastewater	Combined Expenditures	Annual Balance	Year End Cumulative Balance		Cost Recovery
	(1)						(3)	(3)	(3)										(December 31)		
	(January 1)																		Per 2024 Audit		
	Base Value																		(\$17,751)		
	\$23,689,600																		(\$10,790)		
2024	\$24,822,800	\$372,342	\$0	\$1,505,542	\$19.38	\$0	\$1,000,000	\$625,000	\$1,188,000	\$1,646,961			\$15,000	\$1,625,000			\$0	\$0		2024	
2025	\$25,195,142	\$377,927	\$7,000,000	\$8,883,469	\$19.38	\$21,961				\$1,217,177			\$15,000				\$1,640,000	\$6,961		2025	
2026	\$32,573,069	\$488,596	\$7,000,000	\$16,372,065	\$19.38	\$29,177				\$172,162	\$166,250	\$244,188	\$15,000				\$15,000	\$1,202,177	\$1,191,388	2026	
2027	\$40,061,665	\$600,925	\$2,500,000	\$19,472,990	\$19.38	\$37,291				\$172,162	\$166,250	\$244,188	\$15,000				\$303,344	(\$131,182)	\$1,060,205	2027	
2028	\$43,162,590	\$647,439	\$2,500,000	\$22,620,429	\$19.38	\$37,291				\$317,291	\$166,250	\$244,188	\$15,000				\$425,438	(\$108,147)	\$952,058	2028	
2029	\$46,310,029	\$694,650	\$2,500,000	\$25,815,079	\$19.38	\$37,291				\$377,291	\$166,250	\$244,188	\$15,000				\$425,438	(\$48,051)	\$904,007	2029	
2030	\$49,504,679	\$742,570	\$2,500,000	\$29,057,650	\$19.38	\$438,384				\$438,384	\$166,250	\$244,188	\$15,000	\$125,000			\$550,438	(\$112,054)	\$791,953	2030	
2031	\$52,747,250	\$791,209		\$29,848,858	\$19.38	\$500,296				\$500,296	\$166,250	\$244,188	\$15,000	\$125,000			\$550,438	(\$50,142)	\$741,811	2031	
2032	\$53,538,458	\$803,077		\$30,651,935	\$19.38	\$563,137				\$563,137	\$166,250	\$244,188	\$15,000	\$125,000			\$550,438	\$12,699	\$754,510	2032	
2033	\$54,341,535	\$815,123		\$31,467,058	\$19.38	\$578,471				\$578,471	\$166,250	\$217,056	\$15,000	\$125,000			\$523,306	\$55,165	\$809,675	2033	
2034	\$55,156,658	\$827,350		\$32,294,408	\$19.38	\$594,035				\$594,035	\$210,181	\$217,056	\$15,000	\$125,000			\$567,237	\$26,797	\$836,472	2034	
2035	\$55,984,008	\$839,760		\$33,134,168	\$19.38	\$609,832				\$609,832	\$276,381	\$217,056	\$15,000				\$508,437	\$101,394	\$937,866	2035	
2036	\$56,823,768	\$852,357		\$33,986,525	\$19.38	\$625,866				\$625,866	\$319,731	\$217,056	\$15,000				\$551,787	\$74,078	\$1,011,945	2036	
2037	\$57,676,125	\$865,142		\$34,851,667	\$19.38	\$642,140				\$642,140	\$360,706	\$217,056	\$15,000				\$592,762	\$49,378	\$1,061,323	2037	
2038	\$58,541,267	\$878,119		\$35,729,786	\$19.38	\$658,659				\$658,659	\$404,188	\$189,924	\$15,000				\$609,112	\$49,547	\$1,110,870	2038	
2039	\$59,419,386	\$891,291		\$36,621,076	\$19.38	\$675,425				\$675,425	\$469,463	\$189,924	\$15,000				\$674,387	\$1,039	\$1,111,909	2039	
2040	\$60,310,676	\$904,660		\$37,525,737	\$19.38	\$692,443				\$692,443	\$535,819	\$189,924	\$15,000				\$740,743	(\$48,300)	\$1,063,609	2040	
2041	\$61,215,337	\$918,230		\$38,443,967	\$19.38	\$709,716				\$709,716	\$598,138	\$189,924	\$15,000		\$250,000		\$1,053,062	(\$343,345)	\$720,264	2041	
2042	\$62,133,567	\$932,003		\$39,375,970	\$19.38	\$727,249				\$727,249	\$666,181		\$15,000		\$250,000		\$931,181	(\$203,932)	\$516,332	2042	
					\$19.38	\$745,044				\$745,044	\$788,288				\$250,000		\$1,038,288	(\$293,243)	\$223,089	2043	
						\$763,106				\$763,106					\$250,000		\$250,000	\$513,106	\$736,195	Expenditures Recovered	2044
		\$14,242,770	\$25,133,200			\$10,441,781	\$1,000,000	\$625,000	\$1,188,000	\$13,254,781	\$5,792,825	\$3,188,010	\$270,000	\$1,625,000	\$625,000	\$1,000,000	\$12,500,835				

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) Hypothetical 90% PAYGO Payment 27-32, 80% 33-37, 70% 38-41
 (3) Per City Estimate

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
28226	FORT ATKINSON	JEFFERSON	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
010	2	NORTHEAST BLIGHT ELIM	10/18/2022	10/18/2050	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-17,308

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Section 4 – Expenditures	Amount
Capital expenditures	\$8,028
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
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	\$8,178

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-25,486
Future costs	\$0
Future revenue	
Surplus or deficit	\$-25,486

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	\$73,600	\$0	\$0	\$73,600
008	\$1,695,100	\$0	\$-238,400	\$1,456,700
009	\$0	\$0	\$0	\$0
010	\$1,316,000	\$0	\$0	\$1,316,000
Total	\$3,084,700	\$0	\$-238,400	\$2,846,300

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	\$1,352,486,400	0.00	\$7,399,314	\$0
007	\$73,600	\$1,352,486,400	0.01	\$7,399,314	\$740
008	\$1,456,700	\$1,352,486,400	0.11	\$7,399,314	\$8,139
009	\$0	\$1,352,486,400	0.00	\$7,399,314	\$0
010	\$1,316,000	\$1,352,486,400	0.10	\$7,399,314	\$7,399
Total	\$2,846,300	\$1,352,486,400	0.22	\$7,399,314	\$16,278

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	006	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	007	\$0	\$1,257,936,500	0.00	\$7,359,134	\$0
2023	008	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775
2023	Total	\$2,050,000	\$1,257,936,500	0.16	\$7,359,134	\$11,775

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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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	010
Submission date	03-24-2025 02:58 PM
Confirmation	TIDAR20240780O1741881854583
Submission type	ORIGINAL

Current Status

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

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$19.38
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues		Expenditures		TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	
	TIF District Valuation <i>(January 1)</i>	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance <i>(December 31)</i>	Cost Recovery	
	Base Value \$23,751,700												
	(1)												
2024	\$25,729,900	\$257,299		\$2,235,499	\$19.38	\$0	\$0	\$8,178	\$8,178	(\$8,178)	(\$25,486)	Per 2024 Audit	2024
2025	\$25,987,199	\$259,872		\$2,495,371	\$19.38	\$38,338	\$38,338	\$15,000	\$15,000	\$23,338	(\$2,148)		2025
2026	\$26,247,071	\$262,471		\$2,757,842	\$19.38	\$43,324	\$43,324	\$15,000	\$15,000	\$28,324	\$26,175	Expenditures Recovered	2026
2027	\$26,509,542	\$265,095		\$3,022,937	\$19.38	\$48,360	\$48,360	\$15,000	\$15,000	\$33,360	\$59,536	Expenditures Recovered	2027
2028	\$26,774,637	\$267,746		\$3,290,683	\$19.38	\$53,447	\$53,447	\$15,000	\$15,000	\$38,447	\$97,983	Expenditures Recovered	2028
2029	\$27,042,383	\$270,424		\$3,561,107	\$19.38	\$58,585	\$58,585	\$15,000	\$15,000	\$43,585	\$141,567	Expenditures Recovered	2029
2030	\$27,312,807	\$273,128		\$3,834,235	\$19.38	\$63,773	\$63,773	\$15,000	\$15,000	\$48,773	\$190,341	Expenditures Recovered	2030
2031	\$27,585,935	\$275,859		\$4,110,095	\$19.38	\$69,014	\$69,014	\$15,000	\$15,000	\$54,014	\$244,355	Expenditures Recovered	2031
2032	\$27,861,795	\$278,618		\$4,388,713	\$19.38	\$74,307	\$74,307	\$15,000	\$15,000	\$59,307	\$303,662	Expenditures Recovered	2032
2033	\$28,140,413	\$281,404		\$4,670,117	\$19.38	\$79,654	\$79,654	\$15,000	\$15,000	\$64,654	\$368,316	Expenditures Recovered	2033
2034	\$28,421,817	\$284,218		\$4,954,335	\$19.38	\$85,053	\$85,053	\$15,000	\$15,000	\$70,053	\$438,369	Expenditures Recovered	2034
2035	\$28,706,035	\$287,060		\$5,241,395	\$19.38	\$90,507	\$90,507	\$15,000	\$15,000	\$75,507	\$513,876	Expenditures Recovered	2035
2036	\$28,993,095	\$289,931		\$5,531,326	\$19.38	\$96,015	\$96,015	\$15,000	\$15,000	\$81,015	\$594,891	Expenditures Recovered	2036
2037	\$29,283,026	\$292,830		\$5,824,157	\$19.38	\$101,578	\$101,578	\$15,000	\$15,000	\$86,578	\$681,469	Expenditures Recovered	2037
2038	\$29,575,857	\$295,759		\$6,119,915	\$19.38	\$107,197	\$107,197	\$15,000	\$15,000	\$92,197	\$773,667	Expenditures Recovered	2038
2039	\$29,871,615	\$298,716		\$6,418,631	\$19.38	\$112,872	\$112,872	\$15,000	\$15,000	\$97,872	\$871,539	Expenditures Recovered	2039
2040	\$30,170,331	\$301,703		\$6,720,335	\$19.38	\$118,604	\$118,604	\$15,000	\$15,000	\$103,604	\$975,143	Expenditures Recovered	2040
2041	\$30,472,035	\$304,720		\$7,025,055	\$19.38	\$124,393	\$124,393	\$15,000	\$15,000	\$109,393	\$1,084,536	Expenditures Recovered	2041
2042	\$30,776,755	\$307,768		\$7,332,822	\$19.38	\$130,240	\$130,240	\$15,000	\$15,000	\$115,240	\$1,199,776	Expenditures Recovered	2042
2043	\$31,084,522	\$310,845		\$7,643,668	\$19.38	\$136,146	\$136,146	\$15,000	\$15,000	\$121,146	\$1,320,921	Expenditures Recovered	2043
2044	\$31,395,368	\$313,954		\$7,957,621	\$19.38	\$142,110	\$142,110	\$15,000	\$15,000	\$127,110	\$1,448,031	Expenditures Recovered	2044
2045	\$31,709,321	\$317,093		\$8,274,715	\$19.38	\$148,134	\$148,134	\$15,000	\$15,000	\$133,134	\$1,581,166	Expenditures Recovered	2045
2046	\$32,026,415	\$320,264		\$8,594,979	\$19.38	\$154,219	\$154,219	\$15,000	\$15,000	\$139,219	\$1,720,384	Expenditures Recovered	2046
2047	\$32,346,679	\$323,467		\$8,918,446	\$19.38	\$160,364	\$160,364	\$15,000	\$15,000	\$145,364	\$1,865,748	Expenditures Recovered	2047
2048	\$32,670,146	\$326,701		\$9,245,147	\$19.38	\$166,571	\$166,571	\$15,000	\$15,000	\$151,571	\$2,017,319	Expenditures Recovered	2048
2049	\$32,996,847			\$9,245,147	\$19.38	\$172,839	\$172,839	\$15,000	\$15,000	\$157,839	\$2,175,159	Expenditures Recovered	2049
2050						\$179,171	\$179,171		\$0	\$179,171	\$2,354,330	Expenditures Recovered	2050
2051						\$179,171	\$179,171		\$0	\$179,171	\$2,533,501	Expenditures Recovered	2051
		\$7,266,947	\$1,978,200			\$2,933,987	\$2,933,987	\$383,178	\$383,178				

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.

Current Status

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

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$19.38
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues		Expenditures				TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Hypothetical Future Debt Service	Fort Healthcare Incentive	Admin Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)												(December 31)		
	Base Value														
	\$23,751,700														
2024	\$25,729,900	\$257,299		\$2,235,499	\$19.38	\$0	\$0		\$0	\$8,178	\$8,178	(\$8,178)	(\$25,486)	Per 2024 Audit	2024
2025	\$25,987,199	\$259,872	\$3,537,150	\$6,032,521	\$19.38	\$38,338	\$38,338	\$0	\$0	\$15,000	\$15,000	\$23,338	(\$2,148)		2025
2026	\$29,784,221	\$297,842	\$2,898,000	\$9,228,363	\$19.38	\$43,324	\$43,324	\$31,900	\$0	\$15,000	\$46,900	(\$3,576)	(\$5,725)		2026
2027	\$32,980,063	\$329,801		\$9,558,164	\$19.38	\$116,910	\$116,910	\$63,800	\$8,671	\$15,000	\$87,471	\$29,440	\$23,715		2027
2028	\$33,309,864	\$333,099		\$9,891,262	\$19.38	\$178,846	\$178,846	\$31,900	\$8,757	\$15,000	\$55,657	\$123,188	\$146,903		2028
2029	\$33,642,962	\$336,430		\$10,227,692	\$19.38	\$185,237	\$185,237	\$104,688	\$8,845	\$15,000	\$128,532	\$56,705	\$203,608		2029
2030	\$33,979,392	\$339,794		\$10,567,486	\$19.38	\$191,693	\$191,693	\$105,175	\$8,933	\$15,000	\$129,108	\$62,584	\$266,192		2030
2031	\$34,319,186	\$343,192		\$10,910,678	\$19.38	\$198,213	\$198,213	\$102,975	\$9,023	\$15,000	\$126,998	\$71,215	\$337,407		2031
2032	\$34,662,378	\$346,624		\$11,257,302	\$19.38	\$204,798	\$204,798	\$100,775	\$9,113	\$15,000	\$124,888	\$79,910	\$417,317		2032
2033	\$35,009,002	\$350,090		\$11,607,392	\$19.38	\$211,449	\$211,449	\$103,438	\$9,204	\$15,000	\$127,642	\$83,807	\$501,124		2033
2034	\$35,359,092	\$353,591		\$11,960,983	\$19.38	\$218,167	\$218,167	\$105,825	\$9,296	\$15,000	\$130,121	\$88,045	\$589,170		2034
2035	\$35,712,683	\$357,127		\$12,318,109	\$19.38	\$224,951	\$224,951	\$103,075	\$9,389	\$15,000	\$127,464	\$97,487	\$686,657		2035
2036	\$36,069,809	\$360,698		\$12,678,808	\$19.38	\$231,804	\$231,804	\$100,325	\$9,483	\$15,000	\$124,808	\$106,996	\$793,653		2036
2037	\$36,430,508	\$364,305		\$13,043,113	\$19.38	\$238,725	\$238,725	\$102,438	\$9,578	\$15,000	\$127,015	\$111,710	\$905,362		2037
2038	\$36,794,813	\$367,948		\$13,411,061	\$19.38	\$245,715	\$245,715	\$99,413	\$9,674	\$15,000	\$124,086	\$121,629	\$1,026,991		2038
2039	\$37,162,761	\$371,628		\$13,782,688	\$19.38	\$252,776	\$252,776	\$101,250	\$9,770	\$15,000	\$126,020	\$126,755	\$1,153,747	Expenditures Recovered	2039
2040	\$37,534,388	\$375,344		\$14,158,032	\$19.38	\$259,906	\$259,906	\$102,813	\$9,868	\$15,000	\$127,681	\$132,226	\$1,285,972	Expenditures Recovered	2040
2041	\$37,909,732	\$379,097		\$14,537,130	\$19.38	\$267,108	\$267,108	\$104,100	\$9,967	\$15,000	\$129,067	\$138,042	\$1,424,014	Expenditures Recovered	2041
2042	\$38,288,830	\$382,888		\$14,920,018	\$19.38	\$274,383	\$274,383	\$100,250	\$10,066	\$15,000	\$125,316	\$149,066	\$1,573,080	Expenditures Recovered	2042
2043	\$38,671,718	\$386,717		\$15,306,735	\$19.38	\$281,730	\$281,730	\$101,263	\$10,167	\$15,000	\$126,430	\$155,300	\$1,728,380	Expenditures Recovered	2043
2044	\$39,058,435	\$390,584		\$15,697,319	\$19.38	\$289,150	\$289,150	\$102,000	\$10,269	\$15,000	\$127,269	\$161,881	\$1,890,261	Expenditures Recovered	2044
2045	\$39,449,019	\$394,490		\$16,091,810	\$19.38	\$296,645	\$296,645	\$102,463	\$10,371	\$15,000	\$127,834	\$168,811	\$2,059,072	Expenditures Recovered	2045
2046	\$39,843,510	\$398,435		\$16,490,245	\$19.38	\$304,214	\$304,214	\$97,788	\$10,475	\$15,000	\$123,263	\$180,951	\$2,240,023	Expenditures Recovered	2046
2047	\$40,241,945	\$402,419		\$16,892,664	\$19.38	\$311,859	\$311,859	\$97,975	\$10,580	\$15,000	\$123,555	\$188,304	\$2,428,328	Expenditures Recovered	2047
2048	\$40,644,364	\$406,444		\$17,299,108	\$19.38	\$319,581	\$319,581	\$102,750	\$10,686	\$15,000	\$128,436	\$191,145	\$2,619,473	Expenditures Recovered	2048
2049	\$41,050,808			\$17,299,108	\$19.38	\$327,380	\$327,380		\$10,793	\$15,000	\$25,793	\$301,587	\$2,921,060	Expenditures Recovered	2049
2050					\$19.38	\$335,257	\$335,257		\$10,900		\$10,900	\$324,356	\$3,245,416	Expenditures Recovered	2050
2051					\$19.38	\$335,257	\$335,257		\$0		\$0	\$335,257	\$3,580,673		2051
						\$6,383,413	\$6,383,413	\$2,168,375	\$233,879	\$383,178	\$2,785,432				

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



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