



VILLAGE OF SHOREWOOD HILLS

Tax Increment Districts Annual Review

2018

HISTORY

This report summarizes the financial expenditures and projections for Tax Increment Districts (TID) No. 3, No. 4, and No. 5 in the Village of Shorewood Hills. Because the Village is landlocked it cannot annex land for new growth to generate tax base. Instead, the Village must pursue redevelopment projects. The Village has a history of responsible Tax Increment Financing (TIF) usage to encourage the redevelopment of underutilized commercial areas. Funds used in the three existing districts enabled the Village to conduct infrastructure upgrades and provide incentives to developers to offset the challenges of redevelopment.

Since the late 2000's, the Marshal Court/Doctor's Park planning area has experienced greater urbanization with new offices, additional retail opportunities, and a mix of market rate and affordable multi-family housing. The Village also experienced the redevelopment of the Walnut Grove commercial area into a mixed-use hub at the western edge of the Village. In 2016, the Village took steps to create an overlapping TID (TID No. 5) to facilitate the redevelopment of the Pyare building in the Village.

Revenue Impacts to the Tax Increment Districts

On March 24, 2014, the Wisconsin Legislature approved ACT 145 which shifted a portion of the funding for tech colleges from property taxes to state aids. This shift reduced the tech college tax rate by an average of \$0.89/\$1,000 of valuation. On March 3, 2016, the Wisconsin Legislature approved ACT 254 which allows municipalities to amend their Project Plan to request a three-year extension to a TIDs life if tax increments were reduced by ACT 145 above. As shown on the table right, the increased state funding to technical colleges lowered the mill rate for Technical College and negatively impacted the TID increment.

	Operational Mill Rate	Change Between Years	Percent Change
2018-2019 (Budget)	0.52246	0.00903	1.76%
2017-2018	0.51343	0.00167	0.33%
2016-2017	0.51176	0.00355	0.70%
2015-2016	0.50821	0.00793	1.59%
2014-2015	0.50028	-0.89373	-64.11%
2013-2014	1.39401		

The annual impact of the ACT 145 to the Village of Shorewood Hills TIDs is a loss of approximately \$51,500 (TID No. 3: \$41,500 and TID No. 4: \$10,000). TID No. 5 was created after ACT 145.

Reassessment and Mill Rate Change Impacts

The recent Village-wide reassessment brought the Village property assessment ratio closer to 100 percent. The impact of this evaluation facilitated a mill rate reduction of nearly 8.82 percent. For the Village as a whole, the evaluation and mill rate calculations are intended to adjust the property values closer to the actual values. Consequently, it is vitally important to note that a Tax Increment District is only a subset of the Village and each district could be impacted more or less adversely as a result of the revaluation on individual properties and any mill rate changes for the entire Village.

The annual impact of the increased property values and reduced mill rates to the Village of Shorewood Hills TIDs is a loss of approximately as follows:

1. TID No. 3: \$25,613
2. TID No. 4: \$20,607
3. TID No. 5: \$18,215

This assumes 2017 assessed values.

TID #	2017 Tax Increment Collected	2017 Other Revenue	2017 Long-Term Debt Issued	2017 Uses of Funds	2017 Year-End Fund Balance	Long-Term Outstanding Debt (P&I) as of 12/31/2017
TID No. 3	\$ 520,907.00	\$ 307,971.00	\$ 149,515.00	\$ 737,353.00	\$ 86,729	\$ 5,170,272
TID No. 4	\$ 252,620.00	\$ 27,125.00	\$ 220,485.00	\$ 388,308.00	\$ (110,024)	\$ 1,339,204
TID No. 5	\$ -	\$ -	\$ -	\$ 1,943.00	\$ (9,450)	\$ -

TAX INCREMENT DISTRICT NO.3

Statement of Change

TID No. 3 remains in a good financial condition, but the Village is becoming more cautious as the TID moves closer to the final years of the expenditure period and ultimately the TID Closure. TID revenues continue to climb as redevelopment projects start to impact the revenue calculations as they research full value. The Village recently approved the construction of a new mix-use office complex along Marshall Court that did not request any TIF assistance. The redevelopment will assist in the future TID performance.

Tax Increment District No. 3 Projections and Changes since 2017

The Village reassessment and mill rate reductions resulted in lower TID revenues than the previous projections. The impact of the Village-wide reassessment when combined with the mill rate reduction, the annual projected revenue decreased by approximately \$25,613. The TID is projected to end with approximately \$241,000 in surplus with the following assumptions:

4. Approximately \$1,900,000 in borrowing for capital improvements (2019 for bike path construction Marshall Court reconstruction, Land Acquisition, University Avenue Eng/ Design, etc.);
5. Approximately \$1,915,000 in borrowing for capital improvements (2021 for the reconstruction of University Avenue);
6. \$30,000 in annual planned expenses until 2023;
7. Property values appreciate at 1% per year;
8. The current mill rate appreciate at 1% per year;
9. Two remaining development municipal revenue obligations; and
10. Final year taxes collected in 2029.

The assumptions include an additional borrowing cycle than the previous annual summary. The proposed borrowing is included in the TID project plan.

Remaining Development Opportunities

Additionally, 2710 Marshall Court is also a potential redevelopment site. The greatest challenge to the future redevelopment is the limited space. The property is bounded by 800 University Bay Drive to the east and the future

expansion of the Ronald McDonald House to the west. The Village helped facilitate the future redevelopment of the site by reserving a cross access easement and agreement to be implemented during the redevelopment of the neighboring property. The agreement will enable a developer to fully utilize the available space. The TID is mandated to close by 2028; therefore, any redevelopment assistance request will have minimal years to ensure a payback. It would be more advantageous for the Village and a future developer to encourage the redevelopment of these sites within the next few years.

Life After TID No. 3

Continuing with the previously listed assumptions, the annual tax collection increase after TID No. 3 closure would be approximately \$1,236,000. The Village currently has a 26.5% share that would add nearly \$340,000 to the annual tax collections for the Village. A general summary of the TID's condition is included in Tables 1 and 2, and a detailed summary of TID No. 3 financial projections are attached to the Appendix of this report.



Completed Phase 2 of the Marshall Court reconstruction.



Completed Arbor Crossing and a portion of Marshall Court

TAX INCREMENT DISTRICT NO.4

Statement of Change

Since 2014, the TID has remained stable until the recent Village-wide reassessment. The Village overlapped the creation of TID No. 5 to assist in the redevelopment of the Pyare office building site. Creating the overlapping district froze \$4,251,800 in base value for the remaining life of TID No. 4.

Tax Increment District No. 4 Projections and Changes since 2017

Since no additional projects are expected to be constructed at the time of this report, the projected revenues for TID No. 4 should remain relatively stable over the next few years and would only change with property value depreciation or appreciation or changes in the mill rate. The impact of the Village-wide reassessment increased the total district value by \$670,400; however, when combined with the mill rate reduction, the annual projected revenue decreased by approximately \$20,607.

The TID is projected to end with approximately \$85,000 in surplus with the following assumptions:

1. Approximately \$410,000 in borrowing (2019 for the street light installation, general fund repayment)
2. Property values appreciate at 1% per year;
3. The current mill rate appreciate at 1% per year;
4. \$900,000 in total municipal revenue obligations;
5. Final year taxes collected in 2031.

Remaining Development Opportunities

None

Life After TID No. 4

Continuing with the previously listed assumptions, the annual tax collection increase after TID No. 4 closure would be approximately \$300,000. The Village currently has a 26.5% share that would add nearly \$78,500 to the annual tax collections. A general summary of the TID's condition is included in Tables 1 and 2, and a detailed summary of TID No. 4 financial projections are attached to the Appendix of this report.

TAX INCREMENT DISTRICT NO.5

Statement of Change

On March 28, 2016, the Village created TID No. 5 as a blight elimination TID to assist with the redevelopment of the Pyare Office Building site. The office building was a redevelopment challenge for many developers. The existing assessed value of the property was the primary deterrent to the redevelopment of the site. Therefore, the developer of the adjacent Walnut Grove development in TID No. 4 approached the Village with a proposal to expand their development; however, to facilitate the redevelopment the Village needed to create an overlapping 27-year blight elimination TID. Since the TID is narrowly focused, the majority of the funds are for TID administration costs and for PAYGO development incentives.

Tax Increment District No. 4 Projections and Changes since 2017

Phase 2 of Walnut Grove was completed in July 2017; however, the Village will not realize the full impact of the redevelopment until 2019. The impact of the Village-wide reassessment increased the total district value by \$159,000; however, when combined with the mill rate reduction, the annual projected revenue decreased by approximately \$18,215.

The TID is projected to end with approximately \$640,000 in surplus with the following assumptions:

1. Property values appreciate at 1% per year;
2. The current mill rate appreciate at 1% per year;
3. \$2,490,000 in municipal revenue obligations;
4. No further TID expenditures are made;
5. Final year taxes collected in 2045.

Remaining Development Opportunities

None

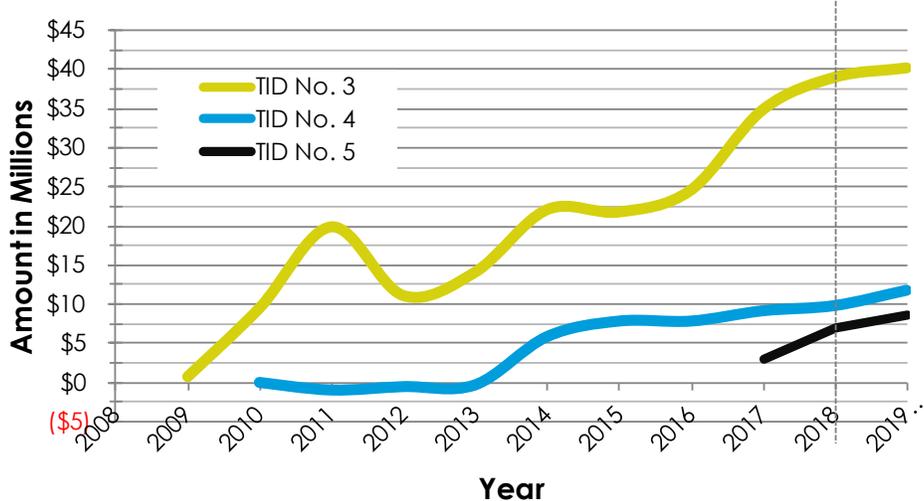
Life After TID No. 5

The annual tax collection increase after TID No. 5 closure would be approximately \$283,000. The Village currently has a 26.5% share that would add nearly \$75,000 to the annual tax collections. A general summary of the TID's condition is included in Tables 1 and 2 and a detailed summary of TID No. 5 financial projections are attached to the Appendix of this report.

TID Increment Summary

Base Year	TID	TID Increment Value											
		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Projected
2008	TID No. 3		\$697,600	\$9,465,500	\$19,816,800	\$11,041,700	\$14,039,000	\$22,011,400	\$21,709,500	\$24,509,300	\$34,758,400	\$38,902,000	\$40,100,800
2010	TID No. 4			\$0	(\$978,500)	(\$539,000)	(\$313,800)	\$5,897,600	\$7,903,307	\$7,903,307	\$9,229,800	\$9,900,200	\$11,872,700
2016	TID No. 5										\$3,040,400	\$6,886,400	\$8,744,800

Village of Shorewood Hills: TID Increment Value



Future TIF Planning

Housing Stock Improvement Program

In 2009, the State of Wisconsin adopted a TID policy (Act 28) to assist municipalities with the inclusion of affordable housing in the community. Wisconsin Tax Incremental Financing legislation was amended to allow municipalities to extend the life of TIDs for one year after paying off the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value increment must be used to benefit affordable housing in the municipality, and the remainder must be used to improve the municipality's housing stock. Affordable housing is defined as housing for which housing expenses cost no more than 30% of the household's gross monthly income (GMI). The Village could use up to 100% of the extension year collection to create an affordable low interest housing revolving loan fund or a grant program. This type of program would enable the Village to assist developers with including affordable housing elements into projects located throughout the community and not just in the TIDs.

Donor Allocation

Tech College Extension and Donor Allocation
The Village TIDs have had revenue impacts from both the State of Wisconsin 2014 ACT 145 which shifted a portion of the funding for tech colleges from property taxes to state aids and the 2017 Village reassessment and mill rate reduction. As a result, the Village should work with the Joint Review Board to discuss the possibility of utilizing the three-year technology extension for TIDs No. 3 and No. 4. Pursuant to the Tax Incremental Financing Manual on the DOR website, if the Village provides an independent audit showing the TID cannot repay project costs within its maximum life, the JRB must approve the extension. Without an independent audit documenting a shortfall, it is the sole discretion of the Joint Review Board whether to grant the extension.

Furthermore, the Village should also work with the Joint Review Board to discuss the possibility of revenue sharing between existing TID should any of the districts begin to over perform to help ensure the Village pays off existing or planned debt prior to the mandatory TID closures

Appendix - TID No. 3

Tax Increment ProForma Village of Shorewood Hills TID No. 3 Annual Update

Assumptions												
TID Creation Date	9/15/08	Projected Equalized Base Value	\$ 12,845,900	\$ 8,379,500	added in 2010 amendment.							
Valuation Date	1/1/08	Tax Rate	0.02018	For County, City, Technical College, and School District								
Last Expenditure Year	2023	Annual Change in Tax Rate	1.00%									
Termination Year	2028	Property Appreciation Rate	1.00%	For Existing Construction								
TID Category	Mixed-Use	Construction Inflation Rate	0.00%	For New Construction After Creation Year								
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	Construction*	Land	TIF Increment	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2008	2009	2010	12,845,900	\$0	\$697,600	\$0	\$697,600	13,543,500	\$697,600	As reported	\$12,955	2010
2009	2010	2011	13,543,500	135,435	8,767,900	0	8,767,900	22,311,400	9,465,500	As reported	\$189,349	2011
2010	2011	2012	22,311,400	223,114	10,351,300	0	10,351,300	32,662,700	11,437,300	As reported	\$408,701	2012
2011	2012	2013	32,662,700	326,627	(8,775,100)	0	(8,775,100)	32,267,100	11,041,700	As reported	\$239,524	2013
2012	2013	2014	32,267,100	322,671	2,997,300	0	2,997,300	35,264,400	14,039,000	As reported	\$312,931	2014
2013	2014	2015	35,264,400	352,644	7,972,400	0	7,972,400	43,236,800	22,011,400	As reported	\$469,540	2015
2014	2015	2016	43,236,800	432,368	0	0	0	43,236,800	22,011,400	As reported	\$466,663	2016
2015	2016	2017	43,236,800	432,368	2,799,800	0	2,799,800	45,734,700	24,509,300	As reported	\$520,907	2017
2016	2017	2018	45,734,700	457,347	13,479,400	0	13,479,400	59,214,100	37,988,700	0.020180	\$766,625	2018
2017	2018	2019	59,214,100	592,141	8,518,000	0	8,518,000	63,185,600	46,506,700	0.020382	\$947,907	2019
2018	2019	2020	63,185,600	631,856	(200,000)	0	(200,000)	63,617,456	42,392,056	0.020586	\$872,682	2020
2019	2020	2021	63,617,456	636,175	6,000,000	0	6,000,000	70,253,631	49,028,231	0.020792	\$1,019,387	2021
2020	2021	2022	70,253,631	702,536	0	0	0	70,956,167	49,730,767	0.021000	\$1,044,334	2022
2021	2022	2023	70,956,167	709,562	0	0	0	71,665,729	50,440,329	0.021210	\$1,069,827	2023
2022	2023	2024	71,665,729	716,657	0	0	0	72,382,386	51,156,986	0.021422	\$1,095,877	2024
2023	2024	2025	72,382,386	723,824	0	0	0	73,106,210	51,880,810	0.021636	\$1,122,497	2025
2024	2025	2026	73,106,210	731,062	0	0	0	73,837,272	52,611,872	0.021852	\$1,149,697	2026
2025	2026	2027	73,837,272	738,373	0	0	0	74,575,644	53,350,244	0.022071	\$1,177,491	2027
2026	2027	2028	74,575,644	745,756	0	0	0	75,321,401	54,096,001	0.022292	\$1,205,890	2028
2027	2028	2029	75,321,401	753,214	0	0	0	76,074,615	54,849,215	0.022515	\$1,234,907	2029
Total				\$10,363,730	\$52,608,600	\$0					\$15,327,691	

Notes: * Construction & Prior Year Correction Values

= Actual numbers from WI DOR.

= Actual numbers from Village (Audits or Assessor)

= TID closes in Sept. 2028, but will receive 2028 increment payable in 2029.

Logic Project: demolition 2018, construction 2019

Tax Increment Cash Flow

Village of Shorewood Hills

TID No. 3

Annual Update

Year	Beginning Balance	Revenues						Expenses						Annual Surplus (Deficit)	Balance After Surplus to Principal		
		Capital Interest & Debt Reserve	Tax Increment Revenue	PILOT Revenue	Interest Income	Misc Other	Total Revenue	Existing Debt Service Payments	The Blvd Dev Fin TIF Assist.	700 UBDDev Fin TIF Assist.	Capital Expenditures	Anticipated Manshall Court, Etc. Debt Services (2019) (1,900,000)	Anticipated University Ave Reconstruct Debt Services (2021) (\$1,915,000)			Annual Admin/Other Expenses	Total Expenditures
2008																	
2009	0	0	520,907	0	0	307,971	828,878	644,451	31,670	25,440	0	0	35,792	737,353	91,525	86,729	
2010	0	0	766,625	0	0	35,000	801,625	468,219	195,154	0	0	0	30,000	718,815	82,811	169,540	
2011	0	0	947,907	0	0	35,000	1,052,907	433,198	94,195	0	0	0	30,000	752,625	300,282	469,821	
2012	0	0	872,682	0	0	34,000	906,682	437,696	196,697	0	0	0	30,000	934,449	(27,767)	442,055	
2013	0	0	1,019,387	0	0	34,000	1,053,387	441,809	199,786	0	0	0	30,000	969,215	84,172	526,227	
2014	0	0	1,044,334	0	0	33,000	1,077,334	441,055	202,923	0	0	0	30,000	1,153,396	(76,062)	450,165	
2015	0	0	1,069,827	0	0	33,000	1,102,827	400,000	206,108	0	0	0	30,000	1,167,404	(64,577)	385,587	
2016	(4,796)	0	1,095,877	0	0	30,000	1,125,877	400,000	209,342	0	0	0	30,000	1,142,110	(16,232)	369,355	
2017	86,729	0	1,122,497	0	0	30,000	1,152,497	400,000	212,625	0	0	0	0	1,150,202	2,294	371,650	
2018	169,540	70,000	1,149,697	0	0	30,000	1,179,697	400,000	215,959	0	0	0	0	1,152,669	27,028	398,678	
2019	469,821	0	1,177,491	0	0	30,000	1,207,491	400,000	219,344	0	0	0	0	1,155,763	51,728	450,406	
2020	442,055	0	1,205,890	0	0	30,000	1,235,890	948,294	222,781	0	0	0	0	(467,026)	(16,620)		
2021	526,227	0	\$1,234,907	\$0	\$0	\$0	\$1,234,907	\$0	\$55,849	\$226,271	\$0	\$694,251	\$0	\$976,370	\$258,537	\$241,917	
2022	450,165	0	\$70,000	\$12,707,121	\$0	\$354,000	\$13,131,121	\$5,170,272	\$478,122	\$2,502,221	\$0	\$2,156,924	\$2,288,394	\$180,000			
2023	385,587	0															
2024	369,355	0															
2025	371,650	0															
2026	398,678	0															
2027	450,406	0															
2028	(16,620)	0															
2029		0															
Total (2018-2029)		\$70,000	\$12,707,121	\$0	\$0	\$354,000	\$13,131,121	\$5,170,272	\$478,122	\$2,502,221	\$0	\$2,156,924	\$2,288,394	\$180,000			

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

0.00% = Assumed Investment Rate For Interest Income

Actual reported figures from Village.

2017 Other Income: \$132,175 Intergovernmental Revenue, \$20,668 Miscellaneous Revenue & \$5,613 premium on long-term debt

2017 Other Expenses: \$21,361 Admin, \$14,431 Professional Services

2018-2020 Other Planned Expenses: Other Expenses (\$30,000)

Numbers were aggregated in five-year totals in the 2016 TID No. 3 financial statement - totals were evenly spread over the five year range for projection purposes. TID closes in Sept. 2028, but will receive 2028 increment payable in 2029. Note that financial statement shows payments running through 2030. 2030 payments were are listed in 2028.

Note: The anticipated borrowing includes approximately \$1,700,000 for bike path construction, bike path property acquisition, utility services, and University Avenue design (Assumes 10-Year Note). Assumes prepayment of bond scheduled for years after TID closure.

The 2017 Village reassessment/assessment of 700 University Bay Drive resulted in a total final value of \$2,060,195 lower than the assumptions that were made during the development discussions in November of 2014 to March of 2015. Furthermore, the anticipated mill rate at the time of Development Agreement was 0.02246 and the current mill rate is 0.02018 following the Village wide-reassessment. The annual tax increment difference between the assumptions and the actual values is \$68,329.61. Therefore the annual revenue and development MRO payments are reduced.

Appendix - TID No. 4

Tax Increment ProForma
Village of Shorewood Hills
TID No. 4
Annual Update

Assumptions													
TID Creation Date	1/19/10	Projected Equalized Base Value	\$	8,265,800									
Valuation Date	1/1/10	Tax Rate		0.020180	For County, City, Technical College, and School District								
Last Expenditure Yea	2025	Annual Change in Tax Rate		1.00%									
Termination Year	2030	Property Appreciation Rate		1.00%	For Existing Construction								
TID Category	Mixed-Use	Construction Inflation Rate		0.00%	For New Construction After Creation Year								
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Construction*	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year	
						Construction*	Land						
2010	2011	2012	8,265,800	\$0	\$0	(\$978,500)	As reported	7,287,300	(\$978,500)	As reported	\$0	2012	
2011	2012	2013	7,287,300	0	0	439,500	As reported	7,726,800	(539,000)	As reported	\$0	2013	
2012	2013	2014	7,726,800	0	0	225,200	As reported	7,952,000	(313,800)	As reported	\$0	2014	
2013	2014	2015	7,952,000	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$1,25,805	2015	
2014	2015	2016	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$240,720	2016	
2015	2016	2017	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$252,620	2017	
2016	2017	2018	As Reported	0	As reported	As Reported	As Reported	As Reported	11,153,900	0.020180	\$242,041	2018	
2017	2018	2019	As Reported	0	As reported	As Reported	As Reported	18,166,000	11,153,900	0.020382	\$244,462	2019	
2018	2019	2020	18,166,000	181,660	300,000	0	As reported	18,647,660	10,381,860	0.020586	\$231,013	2020	
2019	2020	2021	18,647,660	186,477	0	0	As reported	18,834,137	10,568,337	0.020792	\$237,200	2021	
2020	2021	2022	18,834,137	188,341	0	0	As reported	19,022,478	10,756,678	0.021000	\$243,527	2022	
2021	2022	2023	19,022,478	190,225	0	0	As reported	19,212,703	10,946,903	0.021210	\$249,997	2023	
2022	2023	2024	19,212,703	192,127	0	0	As reported	19,404,830	11,139,030	0.021422	\$256,613	2024	
2023	2024	2025	19,404,830	194,048	0	0	As reported	19,598,878	11,333,078	0.021636	\$263,378	2025	
2024	2025	2026	19,598,878	195,989	0	0	As reported	19,794,867	11,529,067	0.021852	\$270,294	2026	
2025	2026	2027	19,794,867	197,949	0	0	As reported	19,992,816	11,727,016	0.022071	\$277,366	2027	
2026	2027	2028	19,992,816	199,928	0	0	As reported	20,192,744	11,926,944	0.022292	\$284,596	2028	
2027	2028	2029	20,192,744	201,927	0	0	As reported	20,394,671	12,128,871	0.022515	\$291,989	2029	
2028	2029	2030	20,394,671	203,947	0	0	As reported	20,598,618	12,332,818	0.022740	\$299,546	2030	
2029	2030	2031	20,598,618	205,986	0	0	As reported	20,804,604	12,538,804	0.022967			
Total				\$2,338,604	\$300,000						\$4,011,168		

Notes:

- Actual numbers from WI DOR.
- Actual numbers from Village (Audits or Assessor)
- TID closes in Jan 2030, Last year of increment is 2030.
- 2018 Anticipated additional McDonalds increment following completion construction
- 2014-2017 DOR Annual Reporting included multiple prior year corrections, as such values are listed as reported.

* Construction & Prior Year Correction Values

Final Year increment 2030

Pyare/Lodge PII Parcel Increment Prior to Frozen Overlay: \$840,000

Tax Increment Cash Flow

Village of Shorewood Hills

TID No. 4

Annual Update

Year	Beginning Balance	Revenues					Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal	
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	Misc Other	Bond Issue	Existing Debt Service Payments	Lodge Phase 1 Dev Fin TIF Assist.	Capital Expenditures	Anticipated Debt Services (2019) (\$410,000)	Annual Admin/Other Expenses			Total Expenditures
2010														
2011														
2012														
2013														
2014														
2015														
2016														
2017		0	252,620	0	27,125	220,485	118,658	91,284	189,991	0	74,695	0	110,024	0
2018	110,024	0	242,041	0	0	0	97,763	91,284	0	\$0	20,000	209,047	77,030	32,994
2019	77,030	0	244,462	0	0	0	117,456	91,284	0	\$0	20,000	228,740	61,308	15,722
2020	61,308	0	231,013	0	0	0	117,484	91,284	0	\$32,596	20,000	261,364	91,659	30,351
2021	91,659	0	237,200	0	0	0	117,864	91,284	0	\$37,919	20,000	267,067	121,525	29,866
2022	121,525	0	243,527	0	0	0	117,560	91,284	0	\$37,131	20,000	265,975	143,973	22,448
2023	143,973	0	249,997	0	0	0	112,839	91,284	0	\$46,186	20,000	270,310	164,286	20,312
2024	164,286	0	256,613	0	0	0	112,839	91,284	0	\$49,805	20,000	273,928	181,401	17,315
2025	181,401	0	263,378	0	0	0	112,839	91,284	0	\$53,041	60,000	317,165	235,388	53,787
2026	235,388	0	270,294	0	0	0	112,839	91,284	0	\$70,759	0	274,882	239,976	4,588
2027	239,976	0	277,366	0	0	0	112,839	91,284	0	\$73,308	0	277,431	240,041	65
2028	240,041	0	284,596	0	0	0	68,960	91,284	0	\$71,103	0	231,347	186,791	53,250
2029	186,791	0	291,989	0	0	0	68,960	91,284	0	\$0	0	160,244	55,046	131,745
2030	55,046	0	299,546	0	0	0	68,960	91,284	0	\$0	0	160,244	84,256	139,302
Total (2018-2031)		\$0	\$3,392,023	\$0	\$0	\$0	\$1,339,204	\$1,186,692	\$0	\$471,847	\$200,000	\$3,197,743		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

0.00% = Assumed Investment Rate For Interest Income

Actual reported figures from Village. 2017 Other Income: \$121 Intergovernmental Revenue, \$18,726 Misc Revenue & \$8,278 Premium on Long Term Debt

2017 Other Expenses: \$53,333 Professional Services, \$21,362 Administration

Note: Village debt service and MRO debt service includes Walnut Grove project, with no additional expenditures. Current Planned Village Expenses, based off of annual updates and reporting (no remaining development potential); Baker Tilly Report.

Note: After 2017 TID No. 4 still has a -\$184,509 balance to pay back to the General Fund. The Fiad MRO agreement lists the Village will pay off all existing debt service, then retain 25% of balance to put to the general TID fund, remaining TID revenue will be used to pay Fiad Development, per the existing MRO and the remaining balance will be put toward the annual surplus.

Note: The anticipated borrowing includes \$375,000 in physical improvements and repayment of general fund advances (Assumes 15-Year Bond), Assumes prepayment of bond schedule for years after TID closure.

Appendix - TID No. 5

Tax Increment ProForma Village of Shorewood Hills TID No. 5 Annual Update (09/25/2018)

Assumptions														
TID Creation Date		3/28/16		Projected Equalized Base Value		\$ 4,282,600								
Valuation Date		1/1/16		Projected Tax Rate		0.02018		For County, City, Technical College, and School District						
Last Expenditure Year		2039		Annual Change in Tax Rate		1.00%								
Termination Year		2044		Property Appreciation Rate		1.00%		For Existing Construction						
TID Category		Blight Removal		Construction Inflation Rate		0.00%		For New Construction After Creation Year						
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction*	Land	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year	
							Construction*	Land						
2016	2017	2018	4,252,600	\$0	\$ 1,997,400	\$0	0	0	6,250,000	1,997,400	0.020180	\$147,096	2018	
2017	2018	2019	6,250,000	0	4,889,000	0	0	0	11,139,000	6,886,400	0.020180	\$138,970	2019	
2018	2019	2020	11,139,000	111,390	0	0	0	0	11,250,390	6,997,790	0.020382	\$142,630	2020	
2019	2020	2021	11,250,390	112,504	0	0	0	0	11,362,894	7,110,294	0.020586	\$146,372	2021	
2020	2021	2022	11,362,894	113,629	0	0	0	0	11,476,523	7,223,923	0.020792	\$150,199	2022	
2021	2022	2023	11,476,523	114,765	0	0	0	0	11,591,288	7,338,688	0.021000	\$154,111	2023	
2022	2023	2024	11,591,288	115,913	0	0	0	0	11,707,201	7,454,601	0.021210	\$158,110	2024	
2023	2024	2025	11,707,201	117,072	0	0	0	0	11,824,273	7,571,673	0.021422	\$162,199	2025	
2024	2025	2026	11,824,273	118,243	0	0	0	0	11,942,516	7,689,916	0.021636	\$166,380	2026	
2025	2026	2027	11,942,516	119,425	0	0	0	0	12,061,941	7,809,341	0.021852	\$170,653	2027	
2026	2027	2028	12,061,941	120,619	0	0	0	0	12,182,560	7,929,960	0.022071	\$175,022	2028	
2027	2028	2029	12,182,560	121,826	0	0	0	0	12,304,386	8,051,786	0.022292	\$179,488	2029	
2028	2029	2030	12,304,386	123,044	0	0	0	0	12,427,430	8,174,830	0.022515	\$184,053	2030	
2029	2030	2031	12,427,430	124,274	0	0	0	0	12,551,704	8,299,104	0.022740	\$188,719	2031	
2030	2031	2032	12,551,704	125,517	0	0	0	0	12,677,221	8,424,621	0.022967	\$193,489	2032	
2031	2032	2033	12,677,221	126,772	0	0	0	0	12,803,993	8,551,393	0.023197	\$198,365	2033	
2032	2033	2034	12,803,993	128,040	0	0	0	0	12,932,033	8,679,433	0.023429	\$203,348	2034	
2033	2034	2035	12,932,033	129,320	0	0	0	0	13,061,354	8,808,754	0.023663	\$208,442	2035	
2034	2035	2036	13,061,354	130,614	0	0	0	0	13,191,967	8,939,367	0.023900	\$213,648	2036	
2035	2036	2037	13,191,967	131,920	0	0	0	0	13,323,887	9,071,287	0.024139	\$218,969	2037	
2036	2037	2038	13,323,887	133,239	0	0	0	0	13,457,126	9,204,526	0.024380	\$224,407	2038	
2037	2038	2039	13,457,126	134,571	0	0	0	0	13,591,697	9,339,097	0.024624	\$229,965	2039	
2038	2039	2040	13,591,697	135,917	0	0	0	0	13,727,614	9,475,014	0.024870	\$235,645	2040	
2039	2040	2041	13,727,614	137,276	0	0	0	0	13,864,890	9,612,290	0.025119	\$241,449	2041	
2040	2041	2042	13,864,890	138,649	0	0	0	0	14,003,539	9,750,939	0.025370	\$247,381	2042	
2041	2042	2043	14,003,539	140,035	0	0	0	0	14,143,574	9,890,974	0.025624	\$253,443	2043	
2042	2043	2044	14,143,574	141,436	0	0	0	0	14,285,010	10,032,410	0.025880	\$259,638	2044	
Total				\$3,146,010		\$6,886,400		\$0				\$5,192,191		

Notes: = Actual numbers from WI DOR.
 = Actual numbers from Village or Dane County Tax Bills
 = TID closes in March 28, 2044, TID Final revenue year 2045 (2015 Act 256)

* Construction & Prior Year Correction Values

Tax Increment Cash Flow

Village of Shorewood Hills

TID No. 5

Annual Update

Year	Beginning Balance	Revenues					Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal	
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	General Fund Advance	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Development Incentives	Historic Admin Payback	Annual Admin			
2016		0	0	0	7,507	0	0	0	0	0	0	7,507	0	0
2017	0	0	0	0	1,943	0	0	0	0	0	0	1,943	0	0
2018	0	0	147,096	0	0	0	0	0	0	0	71,420	5,000	70,676	70,676
2019	70,676	0	138,970	0	0	0	0	0	0	0	139,113	5,000	(5,143)	65,534
2020	65,534	0	142,630	0	0	0	0	0	0	0	140,231	5,000	(2,601)	62,933
2021	62,933	0	146,372	0	0	0	0	0	0	0	143,069	5,000	(1,697)	61,236
2022	61,236	0	150,199	0	0	0	0	0	0	0	145,954	5,000	(755)	60,481
2023	60,481	0	154,111	0	0	0	0	0	0	0	148,887	5,000	224	60,704
2024	60,704	0	158,110	0	0	0	0	0	0	0	151,868	5,000	1,242	61,946
2025	61,946	0	162,199	0	0	0	0	0	0	0	154,899	5,000	2,300	64,246
2026	64,246	0	166,380	0	0	0	0	0	0	0	157,980	5,000	3,400	67,646
2027	67,646	0	170,653	0	0	0	0	0	0	0	161,112	5,000	4,541	72,187
2028	72,187	0	175,022	0	0	0	0	0	0	0	164,295	5,000	5,727	77,914
2029	77,914	0	179,488	0	0	0	0	0	0	0	167,531	5,000	6,957	84,871
2030	84,871	0	184,053	0	0	0	0	0	0	0	170,820	5,000	8,233	93,104
2031	93,104	0	188,719	0	0	0	0	0	0	0	174,163	5,000	9,556	102,660
2032	102,660	0	193,489	0	0	0	0	0	0	0	177,561	5,000	10,928	113,588
2033	113,588	0	198,365	0	0	0	0	0	0	0	181,016	5,000	12,349	125,937
2034	125,937	0	203,348	0	0	0	0	0	0	0	179,726	5,000	9,172	135,109
2035	135,109	0	208,442	0	0	0	0	0	0	0	183,295	5,000	20,147	155,256
2036	155,256	0	213,648	0	0	0	0	0	0	0	186,922	5,000	21,726	176,982
2037	176,982	0	218,969	0	0	0	0	0	0	0	190,608	5,000	23,360	200,343
2038	200,343	0	224,407	0	0	0	0	0	0	0	194,355	5,000	25,052	225,394
2039	225,394	0	229,965	0	0	0	0	0	0	0	137,900	25,000	67,065	292,459
2040	292,459	0	235,645	0	0	0	0	0	0	0	217,110	0	18,534	310,993
2041	310,993	0	241,449	0	0	0	0	0	0	0	220,768	0	20,682	331,675
2042	331,675	0	247,381	0	0	0	0	0	0	0	224,765	0	22,616	354,291
2043	354,291	0	253,443	0	0	0	0	0	0	0	228,829	0	24,615	378,905
2044	\$378,905	\$0	\$259,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,638	\$638,543
Total	\$638,543	\$0	\$5,192,191	\$0	\$9,450	\$0	\$0	\$0	\$0	\$0	\$4,414,198	\$9,450	\$139,450	

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.

TID closes in March 28, 2044. TID Final revenue year 2044 (2015 Act 256) (27 payment years)

0.00% = Assumed Investment Rate For Interest Income

Appendix - Overlapping Impact

Analysis of Impact on Overlying Jurisdiction Over Maximum Life of TID Village of Shorewood Hills - TID No. 3

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions*	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	50.1%	\$214,539	\$857,893	\$643,354
Tech. College	4.9%	\$21,060	\$84,214	\$63,154
County	18.5%	\$79,247	\$316,892	\$237,645
Local	26.5%	\$113,482	\$453,789	\$340,307
Total	100.0%	\$428,329	\$1,712,788	\$1,284,460

Percentages based 2017 Tax Bill (payable 2018)

* Assumes current rate

Analysis of Impact on Overlying Jurisdiction Over Maximum Life of TID Village of Shorewood Hills - TID No. 4

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions*	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	50.1%	\$83,548	\$232,290	\$148,743
Tech. College	4.9%	\$8,201	\$22,803	\$14,601
County	18.5%	\$30,861	\$85,804	\$54,943
Local	26.5%	\$44,193	\$122,872	\$78,679
Total	100.0%	\$166,804	\$463,769	\$296,965

Percentages based 2017 Tax Bill (payable 2018)

* Assumes current rate

Analysis of Impact on Overlying Jurisdiction Over Maximum Life of TID Village of Shorewood Hills - TID No. 5

Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions*	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	50.1%	\$42,985	\$185,171	\$142,186
Tech. College	4.9%	\$4,220	\$18,177	\$13,958
County	18.5%	\$15,878	\$68,399	\$52,521
Local	26.5%	\$22,737	\$97,948	\$75,211
Total	100.0%	\$85,819	\$369,695	\$283,876

Percentages based 2017 Tax Bill (payable 2018)

* Assumes current rate