Joint Review Board (East) Regular Meeting

Monday, August 24, 2026 at 10:00 AM

Virtual

Electronic Meeting Access:	Telephonic Meeting Access:
https://www.gotomeet.me/DePere	(866) 899-4679 -or- (312) 757-3117 Access Code: 154-883-28

1. Call to Order

2. Roll Call

3. Public Comments

Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Joint Review Board. §6-3(f) DPMC

4. New Business

A. Approval of the minutes of the August 29, 2024 Joint Review Board meeting.

B. Review of the 2025 Annual Report for the East Side Tax Increment Financing Districts (No. 7, No. 10, No. 14, No. 16, No. 17, and No. 18).

C. Overview of the Draft Proposed Boundary Amendment No. 1 for Tax Increment District
No. 17.

D. Set a future meeting date for the next Joint Review Board meeting.

5. Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Development Services Department at 920-339-4052 by noon on the previous day so that arrangements can be made.

The Public or Members of the Joint Review Board, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means.

This meeting may also be rebroadcast on TV throughout the week and available on demand at https://deperewi.portal.civicclerk.com/.

City of De Pere, Wisconsin

4.A

Request for Joint Review Board Action

Meeting Date:	August 24, 2026
Department:	Development Services
From:	Kelly Barker, Administrative Assistant
Subject:	Approval of the minutes of the August 29, 2024 Joint Review Board meeting.
Recommendation:	Motion to approve.

Attachments:
JRB_Aug2024_East_Minutes_Draft

Joint Review Board

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Regular Untelevised

Draft Minutes

Thursday, August 29, 2024 | **9:00 AM** | **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 9:00 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Commissioner	Present	
Dawn Foeller	Board Member	Present	
Cole Runge	Board Member	Present	
Adam Pfost	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom, City Attorney Tony Wachewicz, and Community & Economic Development Specialist Quasan Shaw.

2. Approval of the minutes of the June 4, 2024 Joint Review Board meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Higgins, Foeller, Runge, Pfost

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Joint Review Board. §6-3(f) DPMC.

There were no public comments.

RESULT:	**DISCUSSED**

4. Review of the 2023 Annual Report for the East Side Tax Increment Financing Districts (No. 7, No. 10, No. 14, No. 16, and No. 17).

Development Services Director Daniel Lindstrom reviewed the 2023 financial reports for the East side Tax Increment Financing Districts, 7, 10, 14, 16, and 17.

RESULT:	**DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Cole Runge, to adjourn the meeting at 9:27 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

4.B

Request for Joint Review Board Action

Meeting Date:	August 24, 2026
Department:	Development Services
From:	Daniel Lindstrom, Development Services Director
Subject:	Review of the 2025 Annual Report for the East Side Tax Increment Financing Districts (No. 7, No. 10, No. 14, No. 16, No. 17, and No. 18).
Recommendation:	Receive and place omn file

Review of the 2025 Annual Report for the East Side Tax Increment Financing Districts

Attachments:
2025 Annual TID Report (2026 Year)

2025
TID ANNUAL REPORT

Prepared By :
Development Services Department

Presented To :
City of De Pere &
Joint Review Board

DE PERE

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TID ANNUAL REPORT

01. INTRODUCTION

This report summarizes financial expenditures for Tax Increment Districts (TIDs) No. 7 through No. 18 within the City of De Pere ("the City"). The City has established a strong record of utilizing Tax Increment Financing (TIF) responsibly to support the redevelopment of underutilized and strategically important commercial areas.

TIF resources from these districts have enabled the City to implement critical public infrastructure improvements and provide targeted development incentives that help overcome the financial and logistical challenges commonly associated with redevelopment projects.

This report covers activities and expenditures occurring between January 1, 2025, and December 31, 2025.

02. TAX INCREMENT BASICS

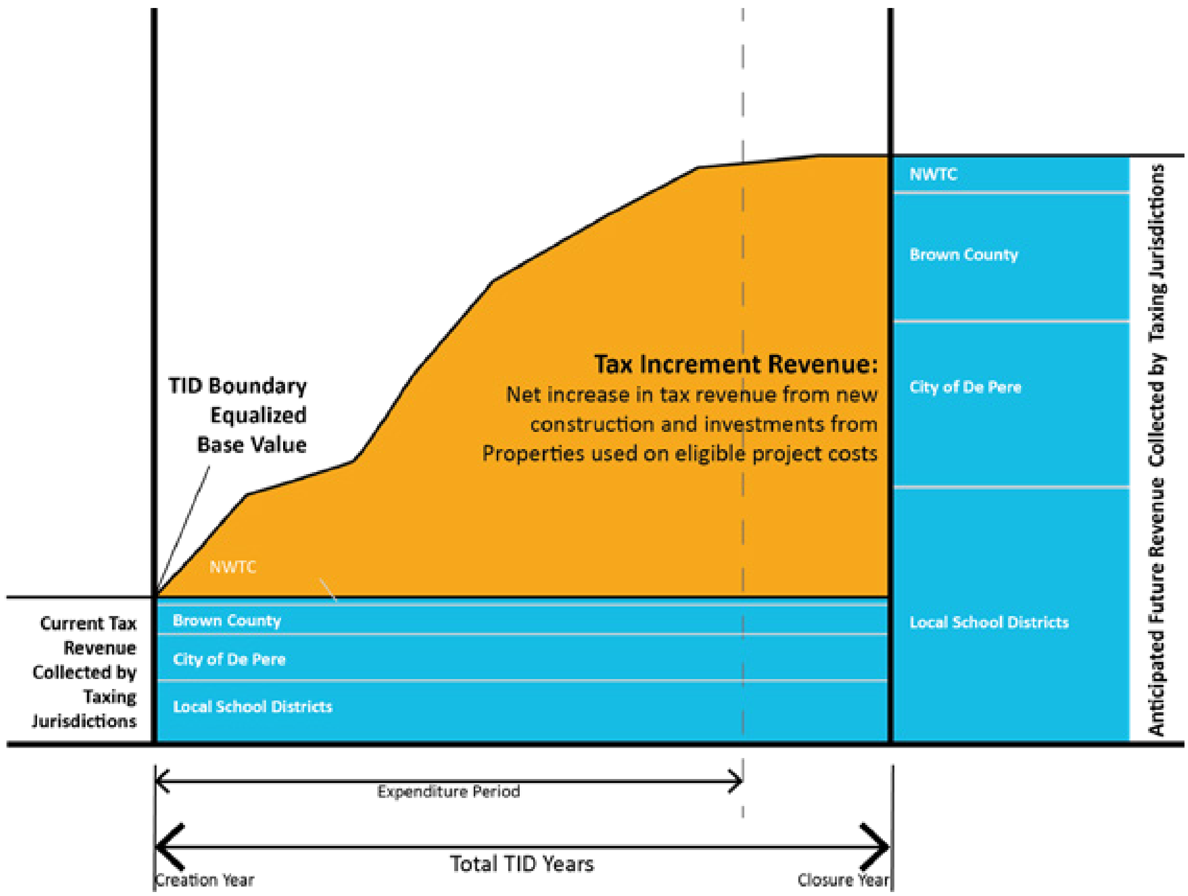
Tax Increment Financing (TIF) is a public financing tool used by municipalities across the United States to support redevelopment, infrastructure projects, and other community improvements. Wisconsin adopted its first TIF law in 1975, and since then, communities throughout the state have used TIF to help fund projects within designated Tax Increment Districts (TIDs).

TIF helps grow the local tax base by using property tax revenue from new development to pay for site improvements and other project-related costs. These improvements can support new industry, redevelopment of older areas, mixed-use projects, blight elimination, and environmental cleanup. While a TID is active, the tax base for all taxing jurisdictions is held at its pre-development level. Property owners continue paying taxes as usual, but any new value created within the district generates additional tax revenue—called the tax increment—which is placed into a special City fund to cover eligible project expenses.

In most cases, the City borrows money upfront to pay for infrastructure and other improvements, then uses the tax increment to repay that debt. The City works with developers and property owners to provide needed infrastructure and, when appropriate, development incentives. These public improvements and private-site enhancements are funded through a mix of TIF revenue and debt financing.

Wisconsin law allows several types of TIDs, including rehabilitation, blight elimination, industrial, mixed-use, environmental remediation, and as of 2026 affordable housing districts. A TID closes once all project costs have been repaid or when it reaches its statutory end date. After closure, the full value of the improvements returns to the tax rolls, and all taxing jurisdictions benefit from the increased tax base.

Figure 1: Example TID Lifespan



TID Eligible Project Costs

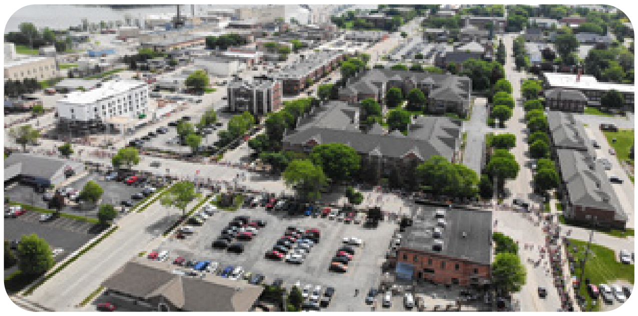
Wisconsin statutes outline the types of project costs that can be paid for through a Tax Increment District (TID). Eligible costs include public works and infrastructure improvements, utility extensions or upgrades, and expenses related to assembling real property. They also cover clearing and grading land, as well as constructing, repairing, remodeling, reconstructing, or demolishing buildings and other structures. Professional services, administrative and organizational costs, and relocation expenses are also allowed.

Other eligible costs include cash grants provided through a developer agreement, loans or financial contributions that support redevelopment activities, and environmental cleanup work. Financing costs and certain other payments may also be included if approved by the local governing body. These provisions are designed to give communities the flexibility they need to carry out redevelopment and improvement projects within designated TIDs.

City of De Pere TID Objectives

The City uses tax increment financing to help achieve several key goals:

- Attract and expand new and existing services, developments, and employers
- Grow the City's property tax base and maintain a diverse mix of land uses
- Strengthen the local economy by supporting the creation of living-wage jobs
- Clean up and prepare sites through environmental remediation to support redevelopment
- Remove blight and encourage reinvestment in older or underused areas
- Support neighborhoods by promoting residential growth and nearby retail services
- Advance downtown redevelopment efforts that enhance and preserve the area's character and amenities



Existing City of De Pere TID Borrowing Debt (as of Dec 31, 2025)

	TID6	TID7	TID8	TID9	TID10	TID11	TID12	TID13	TID14	TID15	TID16	TID17	TID18
2026	$ 114,400	$ 424,667	$ 328,761	$ 458,353	$ 527,425	$ 429,976	$ 1,485,570	$ 303,325	$ 155,258	$ 1,535,133	$ -	$ 355,283	$ 434,846
2027	$ -	$ 313,830	$ 317,320	$ 461,765	$ 465,963	$ 417,375	$ 1,393,170	$ 322,325	$ 262,958	$ 1,383,993	$ -	$ 378,978	$ 504,950
2028	$ -	$ 324,680	$ 210,931	$ 459,655	$ 469,483	$ 411,013	$ 1,337,838	$ 344,825	$ 267,775	$ 1,276,378	$ -	$ 624,778	$ 498,950
2029	$ -	$ 325,075	$ 152,100	$ 452,060	$ 467,453	$ 405,568	$ 1,343,183	$ 361,425	$ 267,090	$ 1,747,273	$ -	$ 625,263	$ 497,950
2030	$ -	$ 309,955	$ -	$ 419,220	$ 285,028	$ 314,888	$ 1,556,018	$ 377,275	$ 70,980	$ 1,743,920	$ -	$ 940,023	$ 7,481,700
2031	$ -	$ 284,818	$ -	$ 376,503	$ 247,658	$ 186,463	$ 1,552,870	$ 392,375	$ -	$ 1,938,185	$ -	$ 946,448	$ 220,750
2032	$ -	$ 284,045	$ -	$ 303,878	$ 165,200	$ 189,135	$ 1,512,100	$ 405,838	$ -	$ 1,940,595	$ -	$ 945,888	$ 218,750
2033	$ -	$ 277,420	$ -	$ 47,150	$ -	$ 166,783	$ 999,403	$ 428,488	$ -	$ 1,936,850	$ -	$ 483,638	$ 216,500
2034	$ -	$ -	$ -	$ -	$ -	$ 54,985	$ 358,730	$ -	$ -	$ 464,250	$ -	$ 482,978	$ 219,000
2035	$ -	$ -	$ -	$ -	$ -	$ 52,495	$ 367,490	$ -	$ -	$ 462,750	$ -	$ 486,318	$ 221,000
2036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,500	$ -	$ 483,678	$ 218,900
2037	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 462,250	$ -	$ 484,978	$ 221,600
2038	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,250	$ -	$ 480,108	$ 218,850
2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,250	$ -	$ 479,303	$ 215,900
2040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 467,250	$ -	$ 452,290	$ 47,750
2041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,000
2042	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,000
2043	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,000
2044	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,750
2045	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,500

03. ASSUMPTIONS

Figure 3: De Pere Assessment Ratio History

Year	Ratio	Year	Ratio
2015	0.9787	2021	0.9768
2016	0.9925	2022	0.9582
2017	0.9545	2023	0.9749
2018	0.9819	2024	0.9904
2019	0.9907	2025	1.0067
2020	0.9672		

Figure 4: Technical College Mill Rate Analysis

Budget Year	Mill Rate	% Change
2007-2008	1.46350	
2008-2009	1.48041	1.16%
2009-2010	1.53813	3.90%
2010-2011	1.61329	4.89%
2011-2012	1.60764	-0.35%
2012-2013	1.65679	3.06%
2013-2014*	1.66523	0.51%
2014-2015	0.78509	-52.85%
2015-2016	0.77801	-0.90%
2016-2017	0.84051	8.03%
2017-2018	0.83810	-0.29%
2018-2019	0.82443	-1.63%
2019-2020	0.81091	-1.64%
2020-2021	0.79534	-1.92%
2021-2022	0.73839	-7.16%
2022-2023	0.66328	-9.44%
2023-2024	0.60059	-8.49%
2024-2025	0.56309	-5.65%
2025-2026	0.56029	-0.47%
Percent Impact of Act 145 (2025-26 vs 2013-14)		-66.35%
Total Mill Rate Reduction Impact Since 2013 to 14		0.0008801
Impact Per $10,000,000 Assessed Increment Growth		-$8,801

Source: NWTC Annual Budget Documents

Figure 5: 2023 Base Value Redetermination

	Prior Base Value	Personal Property Reduction Non Manufacturing	Personal Property Reduction Manufacturing	Recertified Base Value
TID No. 7	$ 12,056,000	$ 640,900	$ 5,600	$ 11,409,500
TID No. 8	$ 36,633,200	$ 4,431,900	$ -	$ 32,201,300
TID No. 9	$ 14,776,100	$ 610,000	$ 9,000	$ 14,157,100
TID No. 10	$ 24,811,900	$ 593,500	$ 2,429,000	$ 21,789,400
TID No. 11	$ 30,744,700	$ -	$ 1,152,400	$ 29,592,300
TID No. 12	$ 23,440,300	$ 200	$ 1,193,400	$ 22,246,700
TID No. 13	$ 49,749,600		$ 3,611,500	$ 46,138,100
TID No. 14				$ -
TID No. 15				$ -
TID No. 16				$ -
TID No. 17				$ -
TID No. 18				$ -
	$ 192,211,800	$ 6,276,500	$ 8,400,900	$ 177,534,400

Assessed Value Calculations

The City conducts annual property assessment updates to keep assessed values as close to 100% of market value as possible. When the assessment ratio moves away from 100%—either above or below—it can indicate that properties are being under-assessed (generally between 85% and 100%) or over-assessed (between 100% and 115%). Based on current ratios, De Pere properties are slightly under-assessed compared to actual market activity. This is common in strong, in-demand communities where sale prices tend to rise faster than assessment updates can keep up. Starting in 2027 The Ciy will switch to bi-annual assessments under a new assessor. See Figure 3 for a summary of recent assessment ratios in De Pere.

Technical College Mill Rate Implications

On March 24, 2014, the Wisconsin Legislature approved Act 145, which shifted part of the technical college funding burden from local property taxes to state aid. This change lowered the technical college tax rate by an average of $0.89 per $1,000 of value—$0.88014 per $1,000 in Brown County. Later, on March 3, 2016, the Legislature passed Act 254, which allows municipalities to amend their Project Plans and request a three-year extension to a TID's life if Act 145 reduced tax increments to the point that the community could not complete its planned projects. As shown in the table to the right, the increased state funding for technical colleges reduced the NWTC mill rate and affected the tax increment generated in TIDs 7, 8, 9, and 10. The annual impact of Act 145 on these districts is estimated at a total loss of about $639,000 in increment revenue over their remaining lifespans, assuming no additional growth. If increments grow by 5% annually, the projected impact increases to roughly $808,000. See Figure 4 for a detailed analysis of the NWTC mill rate changes resulting from Act 145.

Personal Property Reduction

In 2023, the State of Wisconsin removed or exempted most personal property from the taxable property class. Without an adjustment, this change would have unintentionally reduced TID increment because many districts originally included personal property in their base values at the time they were created. To prevent this, the State removed personal property from the certified base values and issued updated (recertified) base numbers for each affected district.

TIDs that had a large amount of personal property included when they were created saw a reduction in their available increment as a result of this change. Figure 5 shows the revised base values after personal property was removed.

General Mill Rate Reductions:

Large reduction in the combined overlaying jurisdictional tax rates continues to negatively impact all of the subject TIDs. Specifically, the east side properties saw a combined 30.73% reduction in mill rates since 2014 and is project to experience additional reductions over the next few years. The west side properties saw a combined 29.62% reduction since 2014 and is also projected to experience additional reductions over the next few years. See figure 6: for an annual comparison of the municipal mill rate. For the pourpsies of this analysist the Mill Rate and Value Assumptions are as follows.

i. Property values appreciate at 4.5% per year (Mixed Use with Commercial and Industrial);
ii. Property values appreciate at 6% per year (Commercia, Downtown, and Mixed Use with Commercial and Residential);
iii. Two Percent (2%) mill rate reductions per year; and
iv. Assumed mill rate reduction lowest value- $11 Per Thousand Dollars of Assessed Value

12% Value Limit and TID Growth:

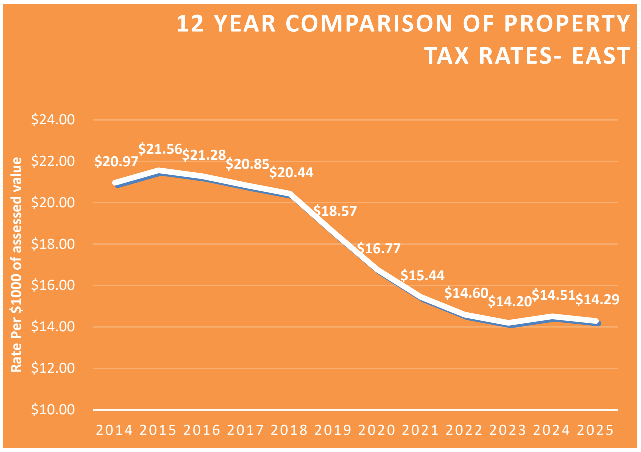
State law limits how much TIF a municipality can have active at one time based on its equalized value. The value of a new or amended TID—combined with the total increment from all existing districts—cannot exceed 12% of the City's total equalized value. This is known as the 12% value limit.

Each year, the Wisconsin Department of Revenue (DOR) publishes a TIF Value Limitation Report showing where every municipality stands relative to this limit. Before the City can create a new TID or amend an existing one, the Council must calculate the updated percentage using the proposed district's value along with the most recent equalized value and increment data reported by DOR.

Figures 7 through 9 show the increment growth for active TIDs 7 through 18. Based on current projections, staff expects the City to be at roughly around 11% when the 2024 DOR TID limitation reports are released in August.

Figure 6: De Pere Annual Mill Rate Comparison

Year	East					Year	West				
	Rate Per $1000 of assessed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014		Rate Per $1000 of assessed value	Rate Change Over Year	Percent Change over Year	Rate Change Since 2012	Percent Change since 2014
2014	$ 20.97	-	-	-	-	2014	$ 21.83	-	-	-	-
2015	$ 21.56	$0.59	2.83%	$0.59	2.83%	2015	$ 21.63	-$0.19	-0.89%	-$0.19	-0.89%
2016	$ 21.28	-$0.28	-1.32%	$0.31	1.47%	2016	$ 21.16	-$0.48	-2.20%	-$0.67	-3.07%
2017	$ 20.85	-$0.43	-2.02%	-$0.12	-0.58%	2017	$ 20.98	-$0.18	-0.85%	-$0.85	-3.89%
2018	$ 20.44	-$0.41	-1.95%	-$0.53	-2.52%	2018	$ 20.53	-$0.45	-2.12%	-$1.29	-5.93%
2019	$ 18.57	-$1.87	-9.15%	-$2.40	-11.44%	2019	$ 19.92	-$0.61	-2.98%	-$1.90	-8.72%
2020	$ 16.77	-$1.80	-9.72%	-$4.20	-20.04%	2020	$ 19.99	$0.07	0.34%	-$1.84	-8.42%
2021	$ 15.44	-$1.32	-7.89%	-$5.53	-26.35%	2021	$ 18.81	-$1.19	-5.93%	-$3.02	-13.84%
2022	$ 14.60	-$0.85	-5.48%	-$6.37	-30.39%	2022	$ 17.16	-$1.65	-8.75%	-$4.67	-21.38%
2023	$ 14.20	-$0.40	-2.74%	-$6.77	-32.30%	2023	$ 15.35	-$1.81	-10.56%	-$6.48	-29.69%
2024	$ 14.51	-$0.09	-0.59%	-$6.46	-30.80%	2024	$ 14.76	-$0.59	-3.84%	-$7.07	-32.39%
2025	$ 14.29	$0.09	0.66%	-$6.68	-31.85%	2025	$ 14.48	-$0.28	-1.89%	-$7.35	-33.67%



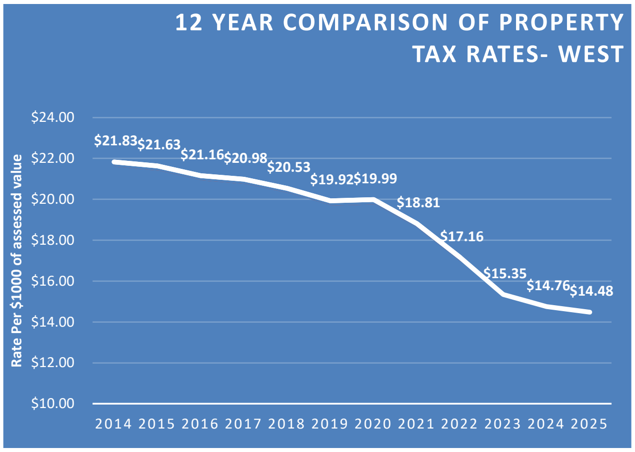


Figure 7: TID Growth

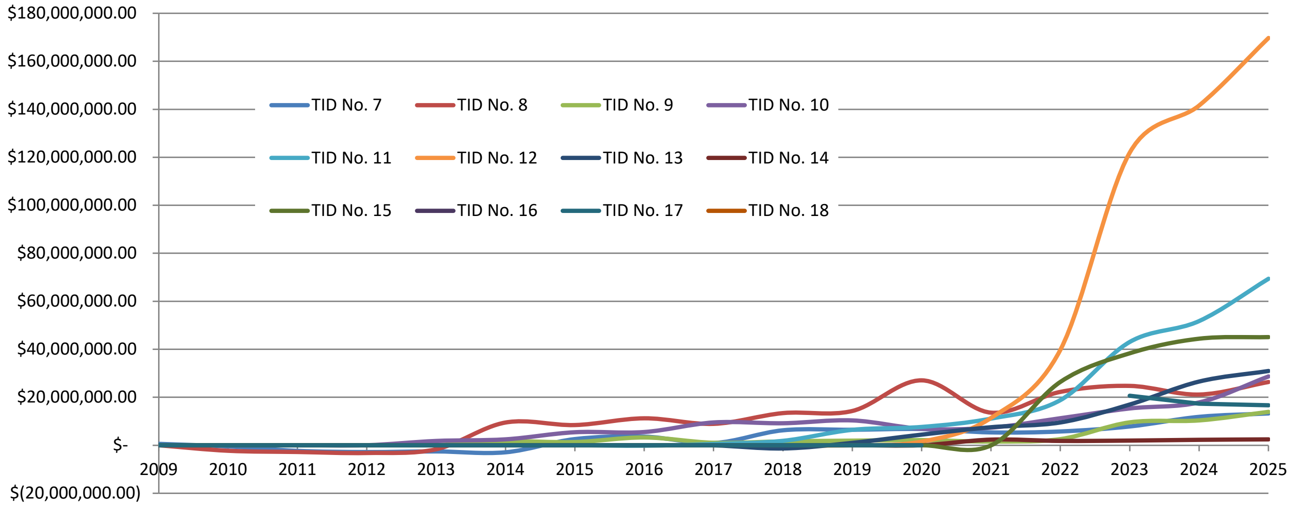


Figure 8: Cumulative TID Increment Growth

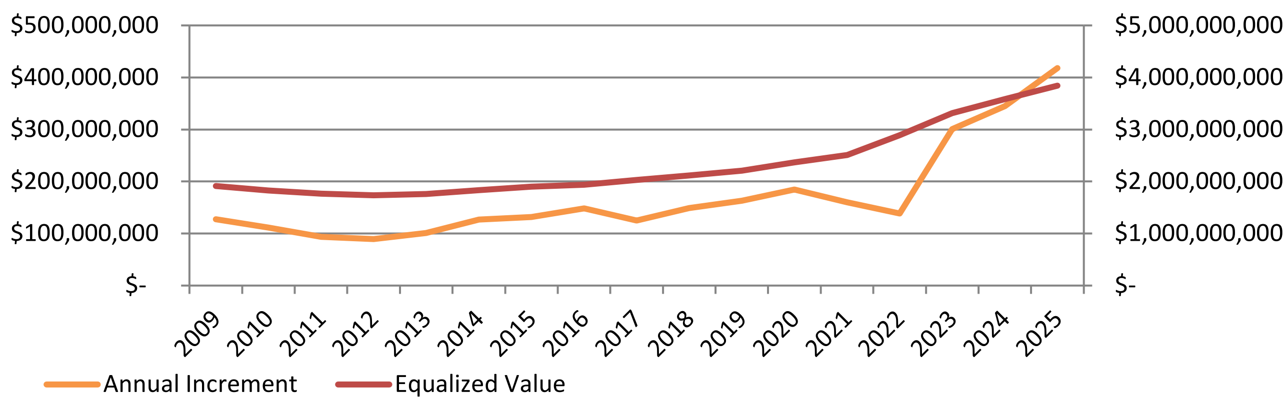
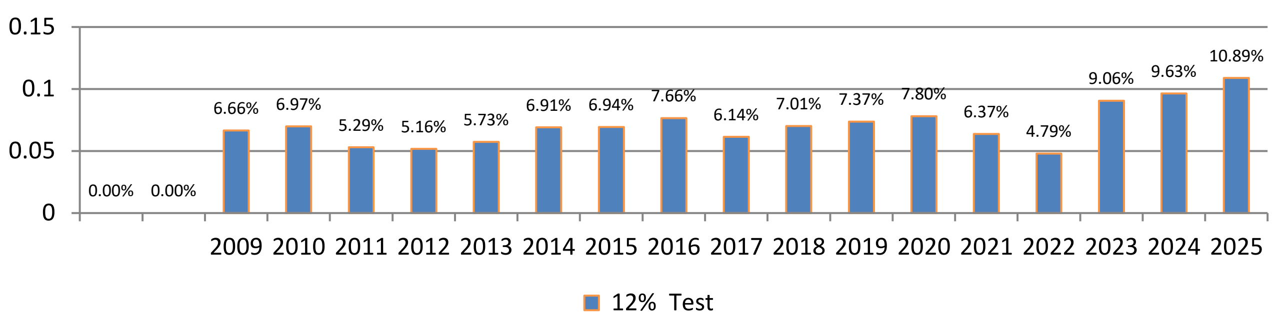
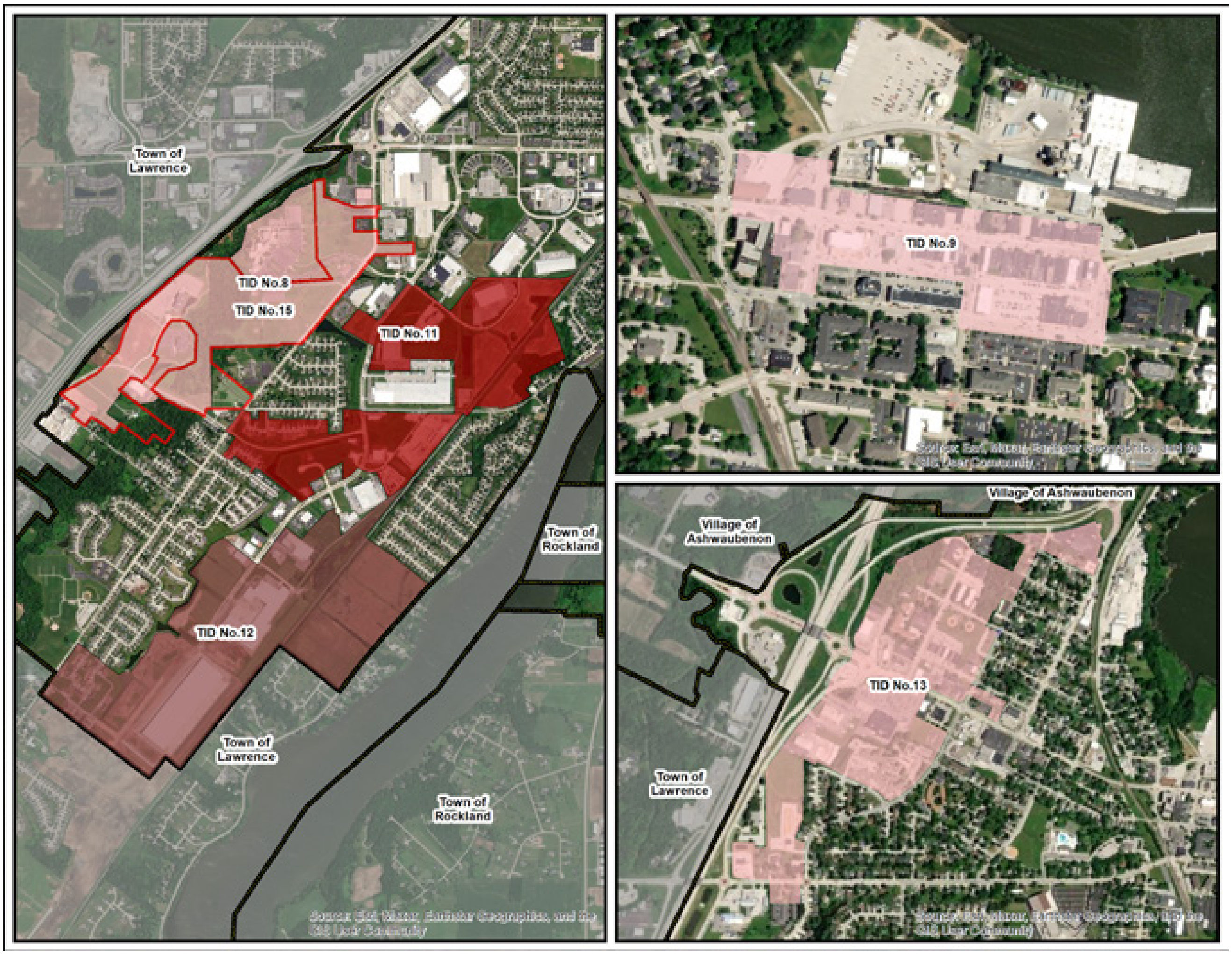


Figure 9: 12% Test



04. WEST TIF DISTRICTS - 2025 REPORT



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TAX INCREMENT DISTRICT NO. 8

Introduction

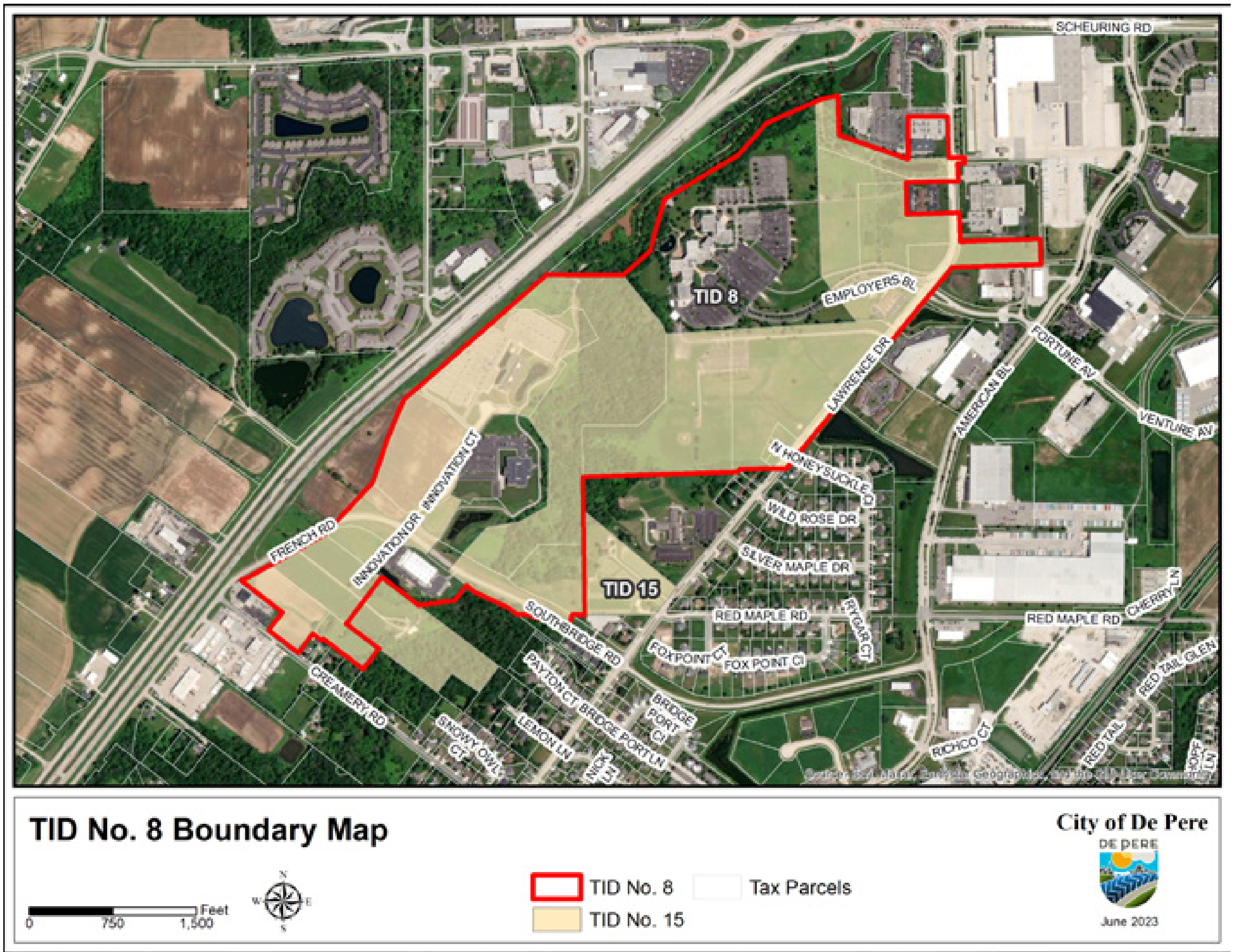
The City established Tax Increment District (TID) No. 8 to support and promote industrial development. TID No. 8 serves as the primary public financing mechanism for the Southbridge Business Park, facilitating infrastructure and site improvements to attract industrial investment.

The district was originally created with a boundary encompassing approximately 56 acres. Through Amendment No. 1, the boundary was expanded by an additional 145 acres, and the project plan was updated to include new eligible project costs aligned with the district's development objectives.

Statement of Change

2007 TID Base Value:	$36,633,200
2024 TID Total Value (previous):	$53,311,700
2025 TID Total Value (current):	$58,539,200
2024-2025 Increment Growth:	$5,227,500
Total TID Increment:	$26,337,900
Prior Year Corrections:	$446,100
State Reported Percent Increment Growth: 10%	
TID No.15 Frozen Overlap Value:	$1,943,500

TID Type:	Mixed-use
Creation Date:	8/21/2007
Maximum Expenditure Period:	8/21/2022
Termination Date:	8/21/2027
Extension Eligible (Yes/No):	Yes



TID No. 8 Remaining Development Opportunities

TID No. 8 was overlaid by TID No. 15 in 2020 and therefore does not have any remaining development opportunities. The City assumed nominal property appreciation for projecting future revenues to pay off the existing debt. Since no additional projects are expected to be constructed at the time of this report, the projected revenues for TID No. 8 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 TID is projected to end two years early with approximately $1,500,000 in surplus with the following assumptions:

i. Approximately $1,009,113 in remaining borrowing;
ii. Sale of Humana Campus as an arms-length transaction (2025 correction)
iii. Property values appreciate six percent per year;
iv. Two Percent mill rate reductions per year;
v. Additional annual state computer aid/grants; and
vi. Final year taxes collected in 2026.
vii. The City initiated the Housing Affordability Extension in 2025.

TID No. 8 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 8 closure would be approximately $394,000. Per state statutes, the City levy can only increase 50% of the annual tax collections after the TID closes. Therefore, for this analysis, since the City currently has a 34.09% share the City could allocate 17% towards a level limit increase. That would add $68,000 to the annual tax collections for the City. A detailed summary of TID No. 8 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

None. The City conducted the final audit in 2026 and transfer funds to the overlapping jurisdiction.

Analysis of Impact on Overlying Jurisdictions

TID No. 8

Taxing Jurisdiction	2025 Mill Rate	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Calculated Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$82,193	$149,419	$67,226	
Local	$0.005499639	34.90%	$168,020	$236,733		$68,713
School District	$0.007040045	44.67%	$215,081	$390,999	$175,918	
Tech. College	$0.000530506	3.37%	$16,208	$29,464	$13,256	
Total	$0.015760520	**100.0%**	**$481,501**	**$806,615**	**$256,401**	**$68,713**

TID No. 8 Tax Increment ProForma

City of De Pere
TID No. 8
6/27/2026

Assumptions

TID Creation Date	8/21/07	Equalized Base Value	$ 36,633,200
Valuation Date	1/1/07	Personal Property Removal - Local	$ (4,431,900)
Last Expenditure Year	2022	Personal Property Removal - State	$ -
Termination Year	2027	Projected Tax Rate	0.01446
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	7.00%
		Construction Inflation Rate	4.50%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment: Construction	TIF Increment: Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2007	2008	2009							Per City		2009
2008	2009	2010							Per City		2010
2009	2010	2011							Per City		2011
2010	2011	2012							Per City		2012
2011	2012	2013							Per City		2013
2012	2013	2014							Per City	$0	2014
2013	2014	2015							Per City	$221,328	2015
2014	2015	2016							Per City	$191,787	2016
2015	2016	2017							Per City	$253,857	2017
2016	2017	2018							Per City	$194,387	2018
2017	2018	2019							Per City	$293,367	2019
2018	2019	2020							Per City	$305,352	2020
2019	2020	2021							Per City	$563,635	2021
2020	2021	2022							Per City	$267,442	2022
2021	2022	2023	0	0	0	0	58,857,800	22,224,600	Per City	$390,355	2023
2022	2023	2024	58,857,800		2,487,500	0	61,345,300	24,712,100	Per City	$400,007	2024
2023	2024	2025	61,345,300	4,294,171	(8,033,600)	0	53,311,700	21,110,400	Per City	$333,752	2025
2024	2025	2026	53,311,700	5,227,500	0	0	58,539,200	26,337,900	0.015569	$410,065	2026
2025	2026	2027	~~58,539,200~~	~~4,097,744~~	~~0~~	~~0~~	~~62,636,944~~	~~30,435,644~~	~~0.015258~~	~~$464,387~~	~~2027~~
2026	2027	2028	~~62,636,944~~	~~4,384,586~~	~~0~~	~~0~~	~~67,021,530~~	~~34,820,230~~	~~0.014953~~	~~$520,661~~	~~2028~~
Total Remaining (with extensions)				**$18,004,001**	**($8,033,600)**	**$0**				**$2,128,872**	

Termination Year

Notes: Negative increments treated as zero TID revenue

Reported Value

2024 Reported Tax Increment Worksheet

~~Early Termination~~

TID No. 8 Tax Increment Cash Flow

City of De Pere

TID No. 8

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/Personal Property AID	Revenues: MISC/Pilot	Revenues: Bond Premium and Proceeds	Revenues: Interest	Revenues: General Fund Advance	Expenses: Existing Debt Service Payments	Expenses: Capital Outlay	Expenses: Developer Incentive Payments	Expenses: Debt Issuance/ Debt Service	Expenses: SBC Design	Expenses: SBC Acq	Expenses: SBC Constr	Expenses: Affordable Housing Fund	Expenses: Refund to Overlapping Juridictions	Expenses: Professional Services, Grants, Annual Admin	Annual Surplus (Deficit)	Balance After Surplus to Principal
2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,095	(6,095)	(6,095)
2008	(6,095)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,366	(7,366)	(13,461)
2009	(13,461)	0	0	0	0	334,300	0	0	6,117	0	0	0	0	0	0	0	0	12,356	315,827	302,366
2010	302,366	0	0	0	0	150,000	0	0	25,641	0	0	0	0	0	0	0	0	500	123,859	426,225
2011	426,225	0	0	153,967	0	0	0	0	38,363	0	0	0	0	0	0	0	0	700	114,904	541,129
2012	541,129	0	0	273,744	0	2,895,000	0	0	38,283	300,810	775,000	27,161	0	0	0	0	0	6,068	2,021,422	2,562,551
2013	2,562,551	0	0	212,580	0	415,000	0	0	281,359	934,227	775,000	4,830	0	0	0	0	0	-	(1,367,836)	1,194,715
2014	1,194,715	0	0	166,010	0	0	0	0	269,509	0	0	0	0	0	0	0	0	65,901	(169,400)	1,025,315
2015	1,025,315	0	221,328	272,478	0	0	0	0	329,731	0	0	0	0	0	0	0	0	72,819	91,256	1,116,571
2016	1,116,571	0	191,787	228,060	672	40,000	0	0	286,503	0	1,120,000	269	0	0	0	0	0	74,563	(1,020,816)	95,755
2017	95,755	0	430,897	220,659	0	0	0	0	289,011	0	105,000	479	0	0	0	0	0	75,047	182,019	277,774
2018	277,774	0	194,387	223,903	2,361	0	0	0	293,368	0	0	0	0	0	0	0	0	97,879	29,404	307,178
2019	307,178	0	293,367	231,873	0	205,000	0	0	509,242	0	0	0	0	0	0	0	0	96,372	124,626	431,804
2020	431,804	0	305,352	230,172	0	1,100,000	0	0	1,356,294	0	0	0	0	0	0	0	0	153,026	126,204	558,008
2021	558,008	0	563,635	228,471	0	0	0	0	284,389	0	0	0	0	0	0	0	0	32,794	474,923	1,032,931
2022	1,032,931	0	271,469	230,172	13,995	195,000	0	0	274,754	0	0	2,679	0	0	0	0	0	59,256	373,947	1,406,878
2023	1,406,878	0	390,355	230,172	0	0	0	0	319,964	0	0	0	0	0	0	0	0	6,384	294,179	1,701,057
2024	1,701,057	0	400,995	230,172	0	0	0	0	309,906	26,622	0	0	0	0	0	0	0	44,911	249,728	1,950,785
2025	1,950,785	0	333,752	182,239	0	0	0	0	14,640	163,101	0	0	0	0	0	0	0	43,720	294,530	2,245,315
2026	2,245,315	0	415,099	229,321	0	0	0	0	1,309,021	0	0	0	0	0	0	415,099	1,158,115	7,500	(2,245,315)	(0)
2027	(0)																		0	(0)
2028	(0)																		0	(0)
Remaining Totals		0	748,851	411,560	0	0	0	0	1,323,661	163,101	0	0	0					51,220		

Other

2007-2023: CLA

$ 410,065 Affordable Housing Extension

Early Termination

TAX INCREMENT DISTRICT NO. 9

Introduction

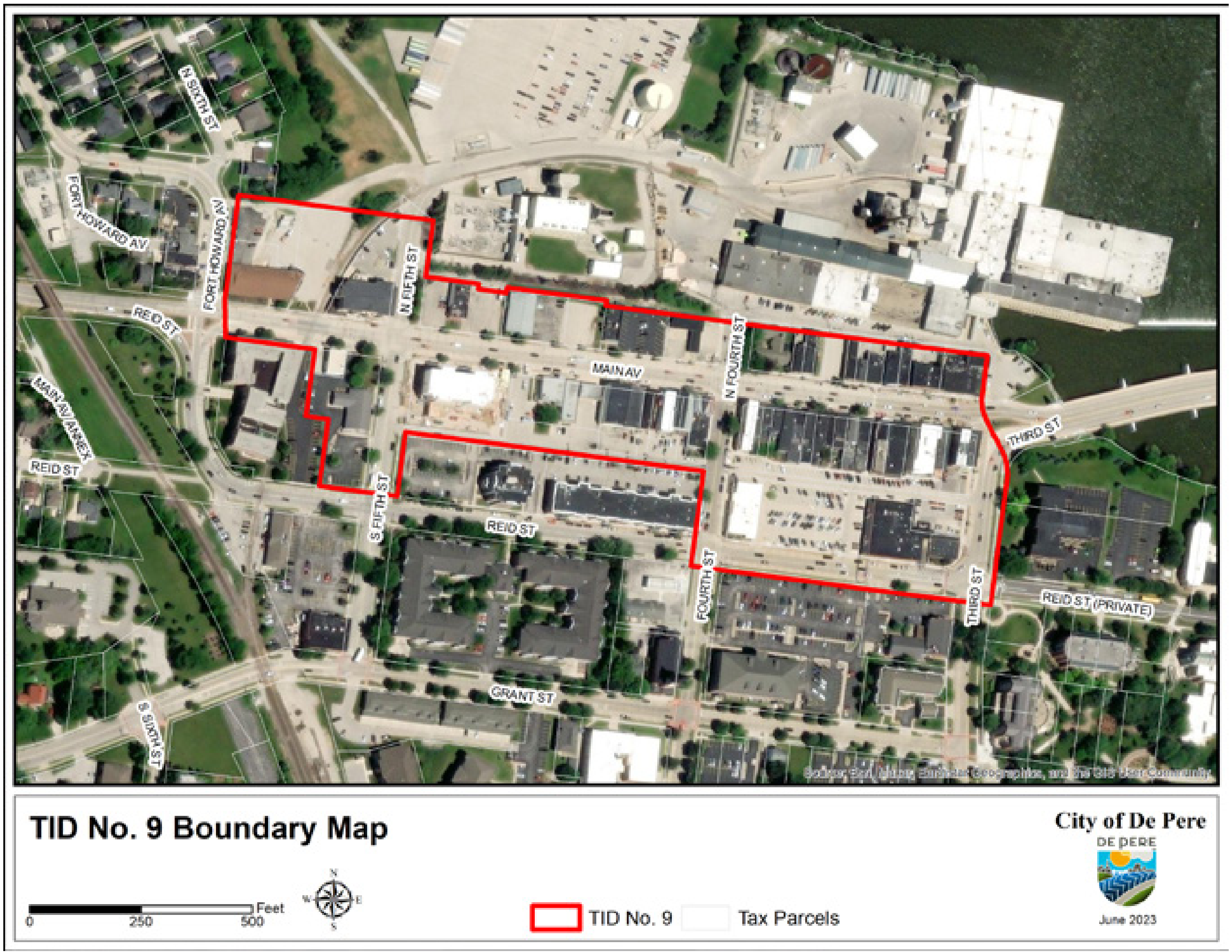
The City created Tax Increment District (TID) No. 9 as the primary public financing tool to support redevelopment in the west downtown area. The district covers about 18 acres and includes buildings that are good candidates for redevelopment or rehabilitation, along with sites suitable for new development and public infrastructure upgrades. TID No. 9 also plays a key role in carrying out the Downtown Master Plan. Tax increment generated within the district helps fund improvements such as street and alley upgrades, façade enhancement grants, sidewalk and utility work, and direct cash grants to developers for revitalizing downtown properties.

TID Type:	Rehab/Con
Creation Date:	8/7/2012
Maximum Expenditure Period:	8/7/2034
Termination Date:	8/7/2039
Extension (Yes/No):	Not at this time

Statement of Change

2007 TID Base Value:	$14,157,100
2024 TID Total Value (previous):	$24,339,400
2025 TID Total Value (current):	$28,104,300
2024-2025 Increment Growth:	$3,571,60
Total TID Increment:	$13,947,200
Prior Year Corrections:	$231,900

State Reported Percent Increment Growth: 15%



TID No. 9 Remaining Development Opportunities

There are several redevelopment opportunities in TID No. 9. The opportunities are as follows:

- 360 Main Ave (2027 RFP)
- North side of 400 Block of Main Ave (2029+)
- North side of 300 Block of Reid St (2031+)

These projects could generate an additional $35-40 million in increment value over the remaining life of the TID. The TID is projected to end with approximately $1,170,000 surplus by 2040 with the following assumptions:

i. Approximately $6,115,000 in remaining and planned borrowing and PAYGO coss,
ii. Property values appreciate at six percent per year;
iii. Two Percent mill rate reductions per year;
iv. Additional annual state computer aid/grants;
v. Final year taxes collected in 2040;
vi. Projections are based on large growth in 2 blocks (400 Main Ave and 300 Reid St); and
vii. Assumed mill rate reduction lowest value- $11 Per Thousand Dollars of Assessed Value.

TID No. 9 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 9 closure would be approximately $1,680,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes, therefore that would add nearly $293,000 to the annual tax collections for the City. A detailed summary of TID No. 9 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard and the three–year technical college extensions.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
viii. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.
ix. If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must pay off the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 9

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$38,087	$324,772	$286,685	
Local	$0.005499639	34.90%	$77,859	$370,883		$293,024
School District	$0.007040045	44.67%	$99,667	$849,863	$750,197	
Tech. College	$0.000530506	3.37%	$7,510	$64,042	$56,531	
Total	$0.015760520	**100.0%**	**$223,123**	**$1,609,561**	**$1,093,413**	**$293,024**

TID No. 9 Tax Increment ProForma

City of De Pere
TID No. 9
6/27/2026

Assumptions			
TID Creation Date	8/7/12	Equalized Base Value	$ 14,776,100
		Personal Property Removal - Local	$ (610,000)
		Personal Property Removal - State	$ (9,000)
Valuation Date	1/1/12	Projected Tax Rate	
Last Expenditure Year	1/1/2035	Annual Change in Tax Rate	-2.00%
Termination Year	8/7/2039	Property Appreciation Rate (MixUse/Dtown)	6.00%
TID Category	Rehab/Cons	Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Prior Year Correction	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2012	2013	2014							Per Report	$1,495	2014
2013	2014	2015							Per Report	$38,732	2015
2014	2015	2016							Per Report	$29,584	2016
2015	2016	2017							Per Report	$73,316	2017
2016	2017	2018							Per Report	$22,118	2018
2017	2018	2019							Per Report	$35,056	2019
2018	2019	2020							Per Report	$40,812	2020
2019	2020	2021							Per Report	$44,384	2021
2020	2021	2022							Per Report	$33,244	2022
2021	2022	2023	0	0	0	0	17,332,100	2,556,000	Per Report	$49,292	2023
2022	2023	2024	17,332,100		7,007,300	0	24,339,400	9,563,300	Per Report	$183,669	2024
2023	2024	2025	24,339,400		193,300	0	24,532,700	10,375,600	Per Report	$164,036	2025
2024	2025	2026	24,532,700	0	3,571,600	0	28,104,300	13,947,200	0.015761	$219,815	2026
2025	2026	2027	28,104,300	1,686,258	0	0	29,790,558	15,633,458	0.015445	$241,464	2027
2026	2027	2028	29,790,558	1,787,433	0	0	31,577,991	17,420,891	0.015136	$263,690	2028
2027	2028	2029	31,577,991	1,894,679	3,000,000	0	36,472,671	22,315,571	0.014834	$331,022	2029
2028	2029	2030	36,472,671	2,188,360	0	0	38,661,031	24,503,931	0.014537	$356,214	2030
2029	2030	2031	38,661,031	2,319,662	5,000,000	0	45,980,693	31,823,593	0.014246	$453,367	2031
2030	2031	2032	45,980,693	2,758,842	5,000,000	0	53,739,535	39,582,435	0.013961	$552,624	2032
2031	2032	2033	53,739,535	3,224,372	12,000,000	0	68,963,907	54,806,807	0.013682	$749,873	2033
2032	2033	2034	68,963,907	4,137,834	12,000,000	0	85,101,741	70,944,641	0.013408	$951,259	2034
2033	2034	2035	85,101,741	5,106,104	0	0	90,207,846	76,050,746	0.013140	$999,329	2035
2034	2035	2036	90,207,846	5,412,471	0	0	95,620,316	81,463,216	0.012877	$1,049,042	2036
2035	2036	2037	95,620,316	5,737,219	0	0	101,357,535	87,200,435	0.012620	$1,100,464	2037
2036	2037	2038	101,357,535	6,081,452	0	0	107,438,987	93,281,887	0.012368	$1,153,668	2038
2037	2038	2039	107,438,987	6,446,339	0	0	113,885,327	99,728,227	0.012120	$1,208,725	2039
2038	2039	2040	113,885,327	6,833,120	0	0	120,718,446	106,561,346	0.011878	$1,265,713	2040
Total Remaining (with extensions)				$106,137,123	$40,764,900	$0				$10,896,269	

Notes:
- Reported Value
- 360 Main Ave
- North 400 Main Ave: 3 separate $5,000,000 projects
- North 300 Reid St - $24,000,000 total block redevelopment
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value

Standard Three Year Extension
Tech-College Three Year Extension
Termination Year

TID No. 9 Tax Increment Cash Flow

City of De Pere

TID No. 9 Tax Increment Cash Flow

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State	Revenues: Land Sales/Rent	Revenues: Misc Revenue+PILOT	Revenues: Proceeds from Long-term Debt	Revenues: Total Revenue	Expenses: Existing Debt Service Payments	Expenses: Debt Issuance/ Debt Service	Expenses: Capital (Outlay) Expenses	Expenses: Development Grant/Façade Grants	Expenses: Land Purchase Taxes and Utilities	Expenses: Future Debt Service - Infrastructure Main/Reid CSD	Expenses: Future Debt Service - 300 Main Ave Alley	Expenses: Transfer to General Fund	Expenses: Current Year and Future Professional Services	Expenses: Administration & Past Professional Services	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2012	0	$0	$0	$0	$0	$0	$665,000	$665,000	$0	$0	$30	$0	$0	$0	$0	$0	$0	$15,286	$15,316	$649,684	$649,684
2013	649,684	0	0	0	0	0	130,000	130,000	21,191	1,764	0	573,000	0	0	0	0	0	210	596,165	466,165	183,519
2014	183,519	0	1,495	2,308	0	0	0	3,803	22,673	0	21,981	135,000	0	0	0	0	0	98,450	278,104	274,301	90,782
2015	(90,782)	0	38,732	16,260	0	0	0	54,992	66,525	0	0	0	0	0	0	0	0	68,467	134,992	80,000	170,782
2016	(170,782)	0	29,584	2,674	0	0	0	32,258	65,978	0	0	0	0	0	0	0	0	73,467	139,445	107,187	277,969
2017	(277,969)	0	73,316	3,123	0	0	0	76,439	65,360	118	4,658	0	0	0	0	0	0	75,051	145,187	68,748	346,717
2018	(346,717)	0	22,118	3,169	0	6,740	80,000	112,027	69,655	751	10,989	0	0	0	0	0	0	98,519	179,914	67,887	414,604
2019	(414,604)	0	35,056	3,536	0	13,418	185,000	237,010	92,451	2,564	131,889	0	0	0	0	0	0	102,386	329,290	92,280	506,884
2020	(506,884)	0	40,812	8,005	0	1,153	475,000	524,970	530,835	406	243,257	0	0	0	0	0	0	97,926	872,424	347,454	854,338
2021	(854,338)	0	44,384	12,474	0	40,751	735,000	832,609	109,362	10,420	87,510	0	0	0	0	0	0	42,293	249,585	583,024	271,314
2022	(271,314)	0	33,244	8,005	0	60,257	1,725,000	1,826,506	200,028	30,130	717,887	0	0	0	0	0	0	47,313	995,358	831,148	559,834
2023	559,834	0	49,292	258,005	0	3,749	370,000	681,046	268,294	4,993	179,729	1,050,000	0	0	0	0	0	17,673	1,520,689	839,643	279,809
2024	(279,809)	0	183,669	8,005	0	0	0	191,674	278,680	0	20,000	50,000	0	0	0	0	0	24,321	373,001	181,327	461,136
2025	(461,136)	0	164,036	55,598	0	13,275	0	232,909	439,728	0	0	0	0	0	0	11,400	0	13,375	464,503	231,593	692,729
2026	(692,729)	0	219,815	5,000	0	0	0	224,815	458,353	0	0	0	0	0	0	0	0	5,000	463,353	238,537	931,267
2027	(931,267)	45,000	241,464	5,000	0	0	0	291,464	461,765	0	0	0	0	61,200	0	0	0	5,000	527,965	236,501	1,167,768
2028	(1,167,768)	0	263,690	5,000	0	0	0	268,690	459,655	0	0	0	0	153,220	0	0	0	5,000	617,875	349,185	1,516,953
2029	(1,516,953)	0	331,022	5,000	0	0	0	336,022	452,060	0	0	0	0	153,220	0	0	0	5,000	610,280	274,258	1,791,211
2030	(1,791,211)	0	356,214	5,000	0	0	0	361,214	419,220	0	0	0	0	153,220	0	0	0	5,000	577,440	216,226	2,007,437
2031	(2,007,437)	0	453,367	5,000	0	0	0	458,367	376,503	0	0	56,985	0	153,220	0	0	0	5,000	591,707	133,340	2,140,778
2032	(2,140,778)	0	552,624	5,000	0	0	0	557,624	303,878	0	0	111,691	0	153,220	61,200	0	0	5,000	634,988	77,364	2,218,142
2033	(2,218,142)	0	749,873	5,000	0	0	0	754,873	47,150	0	0	240,805	0	153,220	148,189	0	0	5,000	594,364	160,508	2,057,634
2034	(2,057,634)	0	951,259	5,000	0	0	0	956,259	0	0	0	364,710	0	153,220	148,189	0	0	5,000	671,119	285,139	1,772,494
2035	(1,772,494)	0	999,329	5,000	0	0	0	1,004,329	0	0	0	357,416	0	153,220	148,189	0	0	5,000	663,825	340,504	1,431,990
2036	(1,431,990)	0	1,049,042	5,000	0	0	0	1,054,042	0	0	0	350,268	0	153,220	148,189	0	0	0	651,677	402,365	1,029,625
2037	(1,029,625)	0	1,100,464	5,000	0	0	0	1,105,464	0	0	0	343,262	0	153,220	148,189	0	0	0	644,672	460,793	568,832
2038	(568,832)	0	1,153,668	5,000	0	0	0	1,158,668	0	0	0	336,397	0	153,220	148,189	0	0	0	637,806	520,861	47,971
2039	(47,971)	0	1,208,725	5,000	0	0	0	1,213,725	0	0	0	329,669	0	153,220	148,189	0	0	0	631,078	582,647	534,676
2040	534,676	0	1,265,713	5,000	0	0	0	1,270,713	0	0	0	323,076	0	153,220	148,189	0	0	10,000	634,485	636,228	1,170,904
Total	Total Remaining	45,000	10,896,269	75,000	0	0	0	11,016,269	2,978,583	0	0	2,814,280	0	2,053,059	1,246,714	0	728,461	60,000	9,152,635		

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

Closure Year

Assumes 80% of new increment generated for N Block of 400 Main St and N Block of 300 Reid St

Standard Three Year Extension

Tech-College Three Year Extension

Termination Year

Final Revenue Year

TAX INCREMENT DISTRICT NO. 11

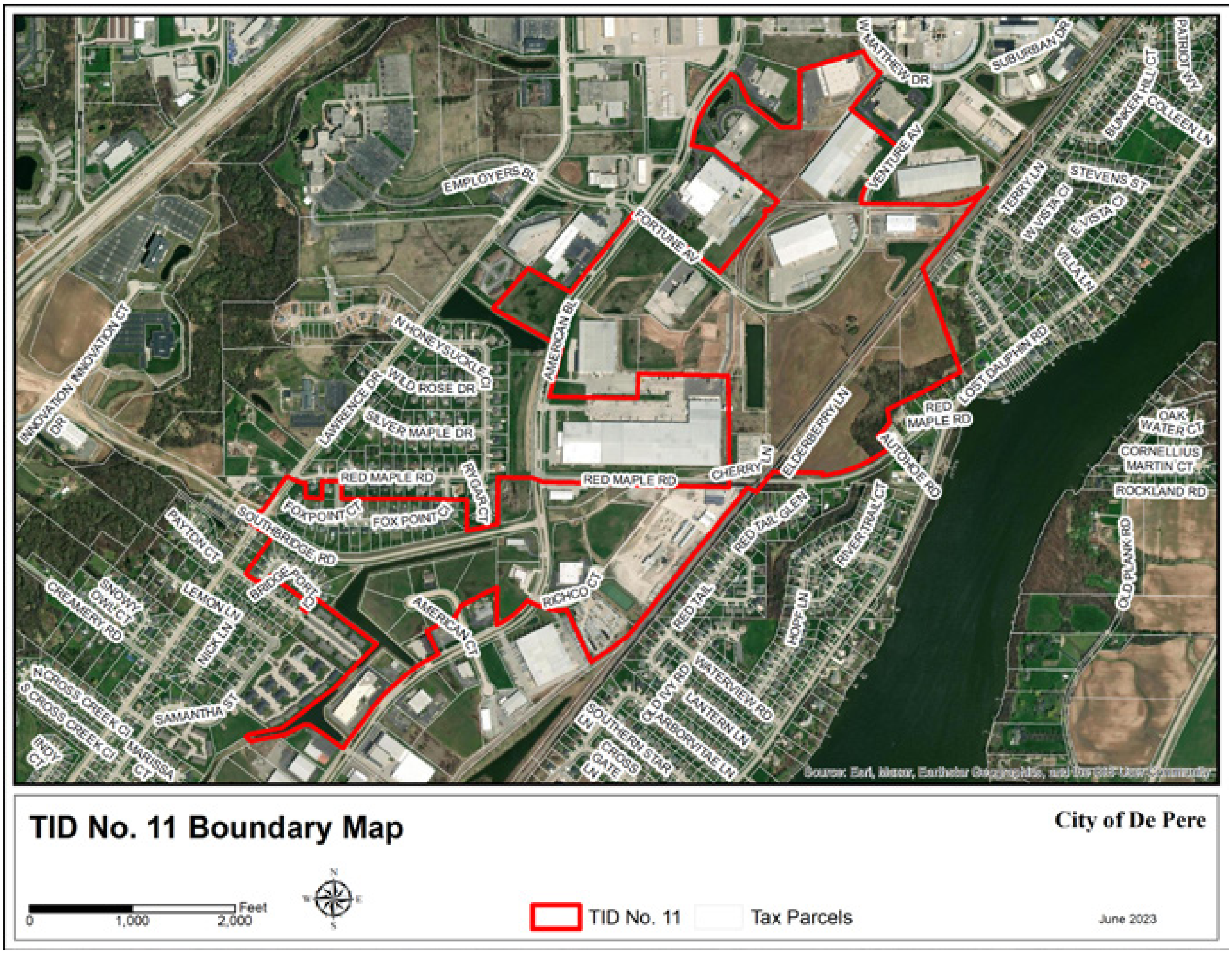
Introduction

The City created Tax Increment District (TID) No. 11 to support continued development of the West Business Park. Covering approximately 265 acres, the district includes land for single-family and multi-family housing, office complexes, and manufacturing sites. Project costs include future cash grants for developments and public improvements such as Southbridge Lawrence-American, Southbridge American–Lost Dauphin, rail maintenance, and road upgrades within a half-mile of the district. TID No. 11 was amended in 2021 to assist Robinson with expansion, and again in 2024 to support Wolter's new regional facility.

TID Type:	Mixed-Use
Creation Date:	9/1/2015
Maximum Expenditure Period:	9/1/2030
Termination Date:	9/1/2035
Extension (Yes/No):	No

Statement of Change

2015 TID Base Value:	$29,592,300
2024 TID Total Value (previous):	$81,337,900
2025 TID Total Value (current):	$98,953,000
2024 to 2025 Increment Growth:	$17,615,100
Total TID Increment:	$69,360,700
Prior Year Corrections:	$418,900
State Reported Percent Increment Growth:	22%



TID No. 11 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 11. The opportunities are as follows:

- Robinson Expansion (2026+)
- Fortune Ave site (26 acres)
- WD-D0075-2 multifamily (2026+)
- American Court and other small projects (2028+)

The project could generate an additional $32,500,000 in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with approximately $6,420,000 in surplus with the following assumptions:

i. Approximately $8,600,000 in remaining and future planned borrowing;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Revised South Bridge Connector project agreements with Brown County; and
v. Annual rail maintenance and administration costs.

TID No. 11 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 11 closure would be approximately $2,781,00. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes, therefore that would add nearly $485,500 to the annual tax collections for the City. A detailed summary of TID No. 11 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Limit annual administration costs to those essential to managing the TID.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vii. Utilize the affordable house extension to seed fund the affordable housing programs.
viii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 11

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.53%	$35,012	$509,737	$474,725	
Local	$0.005499639	35.83%	$71,572	$556,794		$485,222
School District	$0.007040045	45.87%	$91,619	$1,333,877	$1,242,258	
Tech. College	$0.000530506	3.46%	$6,904	$100,515	$93,611	
Total	$0.015348387	**102.7%**	**$205,107**	**$2,500,923**	**$1,810,593**	**$485,222**

TID No. 11 Tax Increment ProForma

City of De Pere

TID No. 11

6/27/2026

Assumptions						
TID Creation Date	9/1/15	Equalized Base Value	$ 13,014,000	Amendment 1	Previous Base Value	$6,079,500
Valuation Date	1/1/15	Personal Property Removal - Local	$ -	Amendment 2	2023 Base Value Total	$30,744,700
Last Expenditure Year	2030	Personal Property Removal - State	$ (1,152,400)			
Termination Year	2035	Projected Tax Rate	0.01476			
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%			
		Property Appreciation Rate -Mixed/Industrial	4.50%			
		Construction Inflation Rate	0.00%			

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Amendment	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2015	2016	2017							As Reported	$0	2017
2016	2017	2018							As Reported	$11,831	2018
2017	2018	2019							As Reported	$40,846	2019
2018	2019	2020							As Reported	$137,802	2020
2019	2020	2021							As Reported	$159,337	2021
2020	2021	2022	0			0	17,189,000	11,109,500	As Reported	$219,316	2022
2021	2022	2023	17,189,000		14,646,300	0	31,835,300	18,821,300	As Reported	$333,126	2023
2022	2023	2024	31,835,300		24,230,100	0	56,065,400	43,051,400	As Reported	$700,053	2024
2023	2024	2025	56,065,400	0	25,272,500		81,337,900	51,745,600	As Reported	$818,088	2025
2024	2025	2026	81,337,900		17,615,100	0	98,953,000	69,360,700	0.015761	$818,088	2026
2025	2026	2027	98,953,000	4,452,885	8,765,000	0	112,170,885	82,578,585	0.015445	$1,275,452	2027
2026	2027	2028	112,170,885	5,047,690	8,000,000	0	125,218,575	95,626,275	0.015136	$1,447,438	2028
2027	2028	2029	125,218,575	5,634,836	7,000,000	0	137,853,411	108,261,111	0.014834	$1,605,910	2029
2028	2029	2030	137,853,411	6,203,403	500,000	0	144,556,814	114,964,514	0.014537	$1,671,239	2030
2029	2030	2031	144,556,814	6,505,057	500,000	0	151,561,871	121,969,571	0.014246	$1,737,610	2031
2030	2031	2032	151,561,871	6,820,284	500,000	0	158,882,155	129,289,855	0.013961	$1,805,059	2032
2031	2032	2033	158,882,155	7,149,697	0	0	166,031,852	136,439,552	0.013682	$1,866,781	2033
2032	2033	2034	166,031,852	7,471,433	0	0	173,503,285	143,910,985	0.013408	$1,929,626	2034
2033	2034	2035	173,503,285	7,807,648	0	0	181,310,933	151,718,633	0.013140	$1,993,628	2035
2034	2035	2036	181,310,933	8,158,992	0	0	189,469,925	159,877,625	0.012877	$2,058,823	2036
Total Remaining (with extensions)				**$65,251,925**	**$42,880,100**					**$18,209,655**	

Termination Year

Notes:
- Negative increments treated as zero TID revenue
- Reported Value
- Includes $9,594,100 of prior year corrections - will be reduced in 2024
- Smet EDL ($3,060,000),Wolter (5,016,000)
- Fortune Ave Project ($12,000,000 split 2024 & 2025) Robinson Metal Expansion (4,000,000 split 2024-2025)
- WD-D0075-2 Multifamily
- American Court and other Small Projects
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 11 Tax Increment Cash Flow

City of De Pere

TID No. 11

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Revenues: Sale Proceeds	Revenues: Proceeds from Long-term Debt & Premium	Revenues: Misc Revenue+ & PILOT	Revenues: Total Revenue	Existing Debt	Debt Issuance/ Debt Service	Capital Outlay (including rail)	Existing Development Grants (PAYGO etc)	GV-15 (2026) $550,000	GV-15 (2027) $437,204
2015		$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,131,404	$0		25% of Segmen
2016	1,138,287	0	0	0	0	0	0	$0	0	0	0	0	0	0
2017	1,146,754	0	0	0	0	0	0	$0	0	0	13,192	0	0	0
2018	1,169,997	0	11,831	0	713,800	300,000	18,799	$1,044,430	0	2,885	1,724	138,315	0	0
2019	300,706	0	40,846	0	0	900,000	65,278	$1,006,124	36,450	12,472	553,393	0	0	0
2020	69,065	0	137,802	0	57,500	1,175,000	38,775	$1,409,077	156,283	18,441	472,048	30,000	0	0
2021	767,479	0	159,337	0	0	0	0	$159,337	292,845	0	19,774	78,505	0	0
2022	502,109	0	219,316	0	0	170,000	12,182	$401,498	259,075	2,332	10,736	0	0	0
2023	591,889	0	333,126	0	1,971	725,000	27,600	$1,087,697	275,467	9,689	369,344	32,495	0	0
2024	890,643	0	700,053	0	0	0	0	$700,053	374,371	0	146,012	31,347	0	0
2025	944,969	0	818,088	11,803	0	457,595	0	$1,287,487	364,513	10,783	88,935	41,721	0	0
2026	1,593,705	0	1,003,172	0	0	0	0	1,003,172	429,976	0	0	0	565,000	0
2027	1,369,634	0	1,275,452	0	0	0	0	1,275,452	417,375	0	0	120,000	0	450,000
2028	139,901	0	1,447,438	0	0	0	0	1,447,438	411,013	0	0	0	0	0
2029	287,564	0	1,605,910	0	0	0	0	1,605,910	405,568	0	0	0	0	0
2030	598,169	0	1,671,239	0	0	0	0	1,671,239	314,888	0	0	0	0	0
2031	1,163,785	0	1,737,610	0	0	0	0	1,737,610	186,463	0	0	0	0	0
2032	2,555,423	0	1,805,059	0	0	0	0	1,805,059	189,135	0	0	0	0	0
2033	4,075,791	0	1,866,781	0	0	0	0	1,866,781	166,783	0	0	0	0	0
2034	5,679,160	0	1,929,626	0	0	0	0	1,929,626	54,985	0	0	0	0	0
2035	7,418,571	0	1,993,628	0	0	0	0	1,993,628	52,495	0	0	0	0	0
2036	9,333,655	0	2,058,823	0	0	0	0	2,058,823	0	0	0	0	0	0
	Remaining Totals	0	18,394,739	0	0	0	0	18,394,739	2,628,679	0	0	120,000	565,000	450,000

Other

Outside Services, General Admin, Street Eng General Admin

Rail Mentance

Future Southern Bridge Improvements (Design and Aqusition payable with available revenue)

Year	Expenses: GV-15 (2028) $ 12,500	Expenses: GV-15 (2029) $12,500	Expenses: GV-16 (2026) $2,250,000	Expenses: GV-16 (2027) $711,614	Expenses: GV-16 (2028) $ 37,500	Expenses: GV-16 (2029) $37,500	Expenses: Washworld PAYGO Incentive	Expenses: EDL Packaging PAYGO Incentive	Expenses: WD-D0077 Development Incentive Debt Service (Bliffert)	Expenses: Land Purchase	Expenses: Current Year and Future Professional Services	Expenses: General Admin + Past Professional Services	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2015	gment 3 Funding		75% of Segment 3 Funding				$0	$0	$0	$0	$0	$6,883	$1,138,287	$1,138,287	$1,138,287
2016	0	0	0	0	0	0	0	0	0	0	0	8,467	8,467	8,467	1,146,754
2017	0	0	0	0	0	0	0	0	0	0	0	10,051	23,243	23,243	1,169,997
2018	0	0	0	0	0	0	0	0	0	0	0	32,215	175,139	869,291	300,706
2019	0	0	0	0	0	0	0	0	0	0	0	34,038	636,353	369,771	69,065
2020	0	0	0	0	0	0	0	0	0	0	0	33,891	710,663	698,414	767,479
2021	0	0	0	0	0	0	0	0	0	0	0	33,583	424,707	265,370	502,109
2022	0	0	0	0	0	0	0	0	0	0	0	39,575	311,718	89,780	591,889
2023	0	0	0	0	0	0	0	0	0	0	0	101,948	788,943	298,754	890,643
2024	0	0	0	0	0	0	0	0	0	0	0	93,997	645,727	54,326	944,969
2025	0	0	0	0	0	0	0	0	0	356	28,740	103,704	638,751	648,736	1,593,705
2026	0	0	91,800	0	0	0	25,000	38,582	6,885	0	30,000	40,000	1,227,243	224,071	1,369,634
2027	0	0	632,250	730,000	0	0	25,000	39,512	21,049	0	30,000	40,000	2,505,185	1,229,733	139,901
2028	25,000	0	632,250	0	75,000	0	25,000	40,464	21,049	0	30,000	40,000	1,299,775	147,663	287,564
2029	0	25,000	632,250	0	0	75,000	25,000	41,439	21,049	0	30,000	40,000	1,295,305	310,605	598,169
2030	0	0	632,250	0	0	0	25,000	42,438	21,049	0	30,000	40,000	1,105,624	565,616	1,163,785
2031	0	0	0	0	0	0	25,000	43,460	21,049	0	30,000	40,000	345,972	1,391,639	2,555,423
2032	0	0	0	0	0	0	25,000	44,508	21,049	0	0	5,000	284,692	1,520,367	4,075,791
2033	0	0	0	0	0	0	25,000	45,580	21,049	0	0	5,000	263,412	1,603,369	5,679,160
2034	0	0	0	0	0	0	70,163	39,018	21,049	0	0	5,000	190,214	1,739,411	7,418,571
2035	0	0	0	0	0	0	0	0	21,049	0	0	5,000	78,544	1,915,084	9,333,655
2036	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000	2,053,823	11,387,478
Remaining Totals	25,000	25,000	2,620,799	730,000	75,000	75,000	270,163	375,000	196,325	0	180,000	265,000	8,600,965		

Assumes balance paid on call date

TAX INCREMENT DISTRICT NO. 12

Introduction

The City created Tax Increment District (TID) No. 12 as the primary public financing tool for continued development of the West Business Park. The district originally encompassed approximately 357 acres and includes land available for single-family, multi-family, and manufacturing uses. The City amended the TID boundary in 2020 and 2021 to support the expansion of Infinity Machine, Bayside Machine, Green Bay Packaging, and the development of Garrity's Glen South Subdivision Proposed project costs within the district include future cash grants for individual developments. Public improvements may also include upgrades to Southbridge Lawrence–American, Southbridge American–Lost Dauphin, rail maintenance, and other road improvements or maintenance within one-half mile of the district.

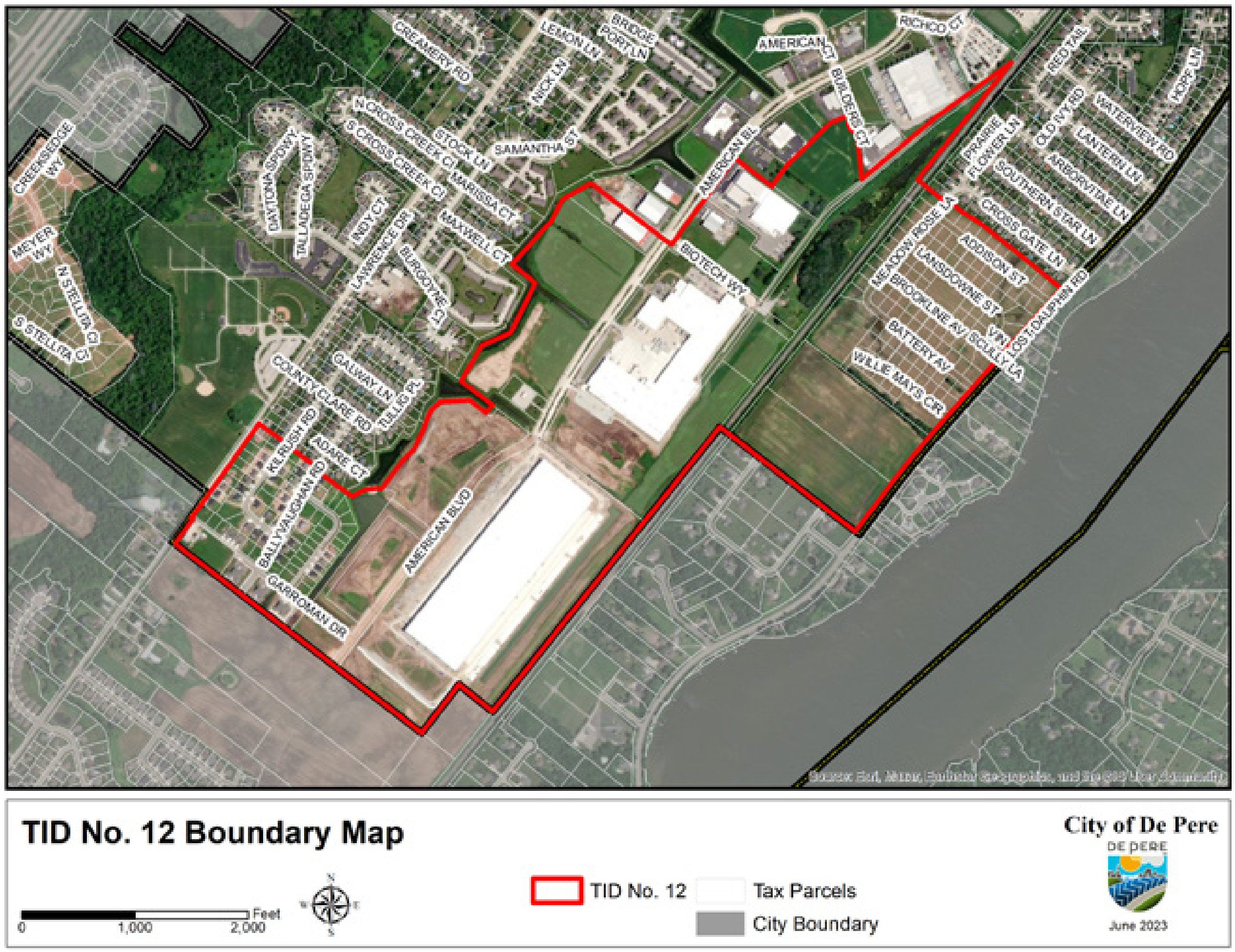
TID Type:	Mixed-Use
Creation Date:	9/1/2015
Maximum Expenditure Period:	9/1/2030
Termination Date:	9/1/2035
Extension (Yes/No):	No

Statement of Change

TID Base Value (amended 2021):	$22,246,700
2024 TID Total Value (previous):	$163,804,400
2025 TID Total Value (current):	$191,932,200
2024 to 2025 Increment Growth:	$28,127,800
Total TID Increment:	$169,685,500
Prior Year Corrections:	$950,700

State Reported Percent Increment Growth: 17%

Reasons for Growth: Residential and Business Park Growth



TID No. 12 Remaining Development Opportunities

- Garrity Glen South Subdivision (2021-2026)
- Best Built Subdivision (2023-2027)
- WD-D0075-2 multifamily (2025+)
- American Court and other small projects (2022+)
- SW Area Planning (2027+)

The project could generate an additional $47,000,000 million in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with approximately $20,300,000 in surplus with the following assumptions:

i. Approximately $28,316,000 in remaining and planned borrowing for infrastructure (Southern Bridge), business park expansion, and development incentives. Approximately $7,132,241 in Southern Bridge funding directly from increment revenue;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Revised South Bridge Connector project agreements with Brown County; and
v. Annual rail maintenance and administration costs.

TID No. 12 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 12 closure would be approximately $3,660,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $774,000 to the annual tax collections for the City. A detailed summary of TID No. 12 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Limit annual administration costs to those essential to managing the TID.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vii. Utilize the affordable house extension to seed fund the affordable housing programs.
viii. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions						
TID No. 12						
Taxing Jurisdiction	**2025 Mill Rate**	**% 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**	**City Levy Increase (50%) Annual Tax Collections After TID**
County	$0.002690330	17.53%	$51,852	$808,924	$757,072	
Local	$0.005499639	35.83%	$105,997	$879,809		$773,812
School District	$0.007040045	45.87%	$135,685	$2,116,788	$1,981,103	
Tech. College	$0.000530506	3.46%	$10,225	$159,512	$149,287	
Total	$0.015348387	**102.7%**	**$303,758**	**$3,965,032**	**$2,887,461**	**$773,812**

TID No. 12 Tax Increment ProForma

City of De Pere
TID No. 12
6/27/2026

TID Creation Date	9/1/15	Equalized Base Value	$ 6,703,300	Amendment 2021	$ 16,737,000
Valuation Date	1/1/15	Personal Property Removal - Local	$ (200)		
Last Expenditure Year	2030	Personal Property Removal - State	$ (1,193,400)		
Termination Year	2035	Projected Tax Rate	0.014758		
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%		
		Property Appreciation Rate (Mixed/Industrial)	4.50%		
		Construction Inflation Rate	0.00%		

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Amendment	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2015	2016	2017								$0	2017
2016	2017	2018								$408	2018
2017	2018	2019								$0	2019
2018	2019	2020							As reported	$0	2020
2019	2020	2021					1,663,900	(5,039,400)	As reported	$32,005	2021
2020	2021	2022					18,103,300	11,400,000	As reported	$224,990	2022
2021	2022	2023	18,103,300		45,153,800		63,257,100	39,816,800	As reported	$699,346	2023
2022	2023	2024	63,257,100		82,140,900		145,398,000	121,957,700	As reported	$1,974,090	2024
2023	2024	2025	145,398,000	6,542,910	18,406,400	0	163,804,400	141,557,700	0.015761	$2,238,001	2025
2024	2025	2026	163,804,400		28,127,800	0	191,932,200	169,685,500	0.015445	$2,620,845	2026
2025	2026	2027	191,932,200	8,636,949	15,250,000	0	215,819,149	193,572,449	0.015136	$2,929,991	2027
2026	2027	2028	215,819,149	9,711,862	22,250,000	0	247,781,011	225,534,311	0.014834	$3,345,503	2028
2027	2028	2029	247,781,011	11,150,145	5,000,000	0	263,931,156	241,684,456	0.014537	$3,513,367	2029
2028	2029	2030	263,931,156	11,876,902	5,000,000	0	280,808,058	258,561,358	0.014246	$3,683,533	2030
2029	2030	2031	280,808,058	12,636,363	0	0	293,444,421	271,197,721	0.013961	$3,786,283	2031
2030	2031	2032	293,444,421	13,204,999	0	0	306,649,420	284,402,720	0.013682	$3,891,229	2032
2031	2032	2033	306,649,420	13,799,224	0	0	320,448,644	298,201,944	0.013408	$3,998,431	2033
2032	2033	2034	320,448,644	14,420,189	0	0	334,868,833	312,622,133	0.013140	$4,107,948	2034
2033	2034	2035	334,868,833	15,069,097	0	0	349,937,930	327,691,230	0.012877	$4,219,841	2035
2034	2035	2036	349,937,930	15,747,207	0	0	365,685,137	343,438,437	0.012620	$4,334,173	2036
		Total Remaining		**$132,795,847**	**$75,627,800**	**$0**			**Total Remaining**	**$40,431,144**	

Termination Year

Notes: Negative increments treated as zero TID revenue

- Garrity Glen South ($6,250,000) & Best Built ($5,000,000)
- Best Built Subdivision ($5,250,000 per year 2024, 2025, 2026) Green Bay Packaging Expansion (2025/2026)
- WD-L492-B Development
- WD-L492-B-5 Development
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 12 Tax Increment Cash Flow

City of De Pere

TID No. 12

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergovernmental/Personal Prop Aid	Bond Premium and Proceeds	Special Assessment	Property Sale/Rent	Misc	Total Expenses	Existing Debt	Debt Issuance/ Debt Service	Capital Outlay (including rail)	Existing Development Grants (PAYGO etc)	Land Purchase, Street Construction
2015		0	0	0	0	0	0	0	0	0	0	0	0	0
2016	(7,040)	0	0	0	0	0	658,210	0	658,210	0	0	0	0	0
2017	642,703	0	0	0	0	0	0	0	0	0	0	0	0	0
2018	632,626	0	408	0	200,000	0	0	12,392	212,800	0	1,995	8,088	0	0
2019	803,014	0	0	5	250,000	0	0	18,133	268,138	22,590	3,463	182,593	0	0
2020	830,904	0	0	0	0	634,945	0	613	635,558	59,367	0	244,803	242,000	0
2021	881,615	0	32,005	0	375,000	0	447,925	20,392	875,322	53,863	5,319	37,880	0	0
2022	1,627,935	0	224,990	0	2,860,000	0	21,030	205,353	3,311,373	89,046	39,311	2,882,457	0	0
2023	1,893,168	0	699,346	0	4,050,000	0	0	4,162	4,753,508	470,556	54,873	0	0	4,242,239
2024	1,787,515	0	1,974,090	0	0	0	0	0	1,974,090	605,173	0	122,887	35,140	0
2025	2,888,392	0	2,238,001	110,012	3,256,352	0	140,575	0	5,744,940	552,485	78,831	69,482	0	0
2026	7,732,097	0	2,620,845	0	0	0	500,000	0	3,120,845	1,485,570	0	0	0	0
2027	6,738,447	0	2,929,991	0	0	0	0	0	2,929,991	1,393,170	0	0	0	0
2028	5,006,498	0	3,345,503	0	0	0	0	0	3,345,503	1,337,838	0	0	0	0
2029	4,991,737	0	3,513,367	0	0	0	0	0	3,513,367	1,343,183	0	0	0	0
2030	4,580,747	0	3,683,533	0	0	0	0	0	3,683,533	1,556,018	0	0	0	0
2031	5,762,336	0	3,786,283	0	0	0	0	0	3,786,283	1,552,870	0	0	0	0
2032	7,064,823	0	3,891,229	0	0	0	0	0	3,891,229	1,512,100	0	0	0	0
2033	8,618,953	0	3,998,431	0	0	0	0	0	3,998,431	999,403	0	0	0	0
2034	10,807,981	0	4,107,948	0	0	0	0	0	4,107,948	358,730	0	0	0	0
2035	13,747,199	0	4,219,841	0	0	0	0	0	4,219,841	367,490	0	0	0	0
2036	16,789,551	0	4,334,173	0	0	0	0	0	4,334,173	0	0	0	0	0
	Remaining Totals	0	40,431,144	0	0	0	500,000	0		11,906,370	0	0	0	0

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

2023 Includes land purchase

NEW Water Reimbursement

Outside Services, General Admin, Street Eng General Admin

Future Southern Bridge Improvements

Including annual Rail Maint

Future Business Park Growth

0.00% Interest

Year	Expenses: GV-15 (2026) $1,650,000	GV-15 (2027) $ 1,311,612	GV-16 (2028) $75,000	GV-16 (2029) $637,500	Future Business Park Infrastructure Development	Future Development Grants PAYGO (multiple projects)	Professional Services	Future Allocation to TID No. 9	Professional Services, Grants, Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2015					0	0	0	0	7,040	7,040	(7,040)	(7,040)
2016	0	0	0	0	0	0	0	0	8,467	8,467	649,743	642,703
2017	0	0	0	0	0	0	0	0	10,077	10,077	(10,077)	632,626
2018	0	0	0	0	0	0	0	0	32,329	42,412	170,388	803,014
2019	0	0	0	0	0	0	0	0	31,602	240,248	27,890	830,904
2020	0	0	0	0	0	0	0	0	38,677	584,847	50,711	881,615
2021	0	0	0	0	0	0	0	0	31,940	129,002	746,320	1,627,935
2022	0	0	0	0	0	0	0	0	35,326	3,046,140	265,233	1,893,168
2023	0	0	0	0	0	0	0	0	91,493	4,859,161	(105,653)	1,787,515
2024	0	0	0	0	0	0	0	0	110,013	873,213	1,100,877	2,888,392
2025	0	0	0	0	0	0	69,512	0	130,926	901,235	4,843,705	7,732,097
2026	1,683,000	0	0	0	0	300,000	15,000	500,000	130,926	4,114,495	(993,650)	6,738,447
2027	0	1,337,844	0	0	1,000,000	300,000	0	500,000	130,926	4,661,940	(1,731,949)	5,006,498
2028	0	0	76,500	0	1,000,000	300,000	15,000	500,000	130,926	3,360,263	(14,760)	4,991,737
2029	0	0	0	650,250	1,000,000	300,000	0	500,000	130,926	3,924,358	(410,991)	4,580,747
2030	0	0	0	0	0	300,000	15,000	500,000	130,926	2,501,943	1,181,590	5,762,336
2031	0	0	0	0	0	300,000	0	500,000	130,926	2,483,796	1,302,487	7,064,823
2032	0	0	0	0	0	300,000	15,000	500,000	10,000	2,337,100	1,554,129	8,618,953
2033	0	0	0	0	0	300,000	0	500,000	10,000	1,809,403	2,189,029	10,807,981
2034	0	0	0	0	0	300,000	0	500,000	10,000	1,168,730	2,939,218	13,747,199
2035	0	0	0	0	0	300,000	0	500,000	10,000	1,177,490	3,042,351	16,789,551
2036	0	0	0	0	0	300,000	0	500,000	10,000	810,000	3,524,173	20,313,724
Remaining Totals	1,683,000	1,337,844	76,500	650,250	3,000,000	3,300,000	60,000	5,500,000	835,554			

Assumes balance paid on call date

TAX INCREMENT DISTRICT NO. 13

Introduction

The City established Tax Increment District (TID) No. 13 as the primary public financing tool to support infrastructure improvements and facilitate redevelopment of the intersection at Main Avenue and Lawrence Drive. The project aimed to address safety and traffic flow concerns, including poor levels of service at the McDonald's driveway caused by the existing intersection configuration. Improvements in the Main and Lawrence redevelopment area have enhanced traffic operations and generated interest in surrounding development and redevelopment, helping to justify and support the roundabout project. These enhancements may also encourage future investment in the area. TID No. 13 encompasses approximately 116 acres.

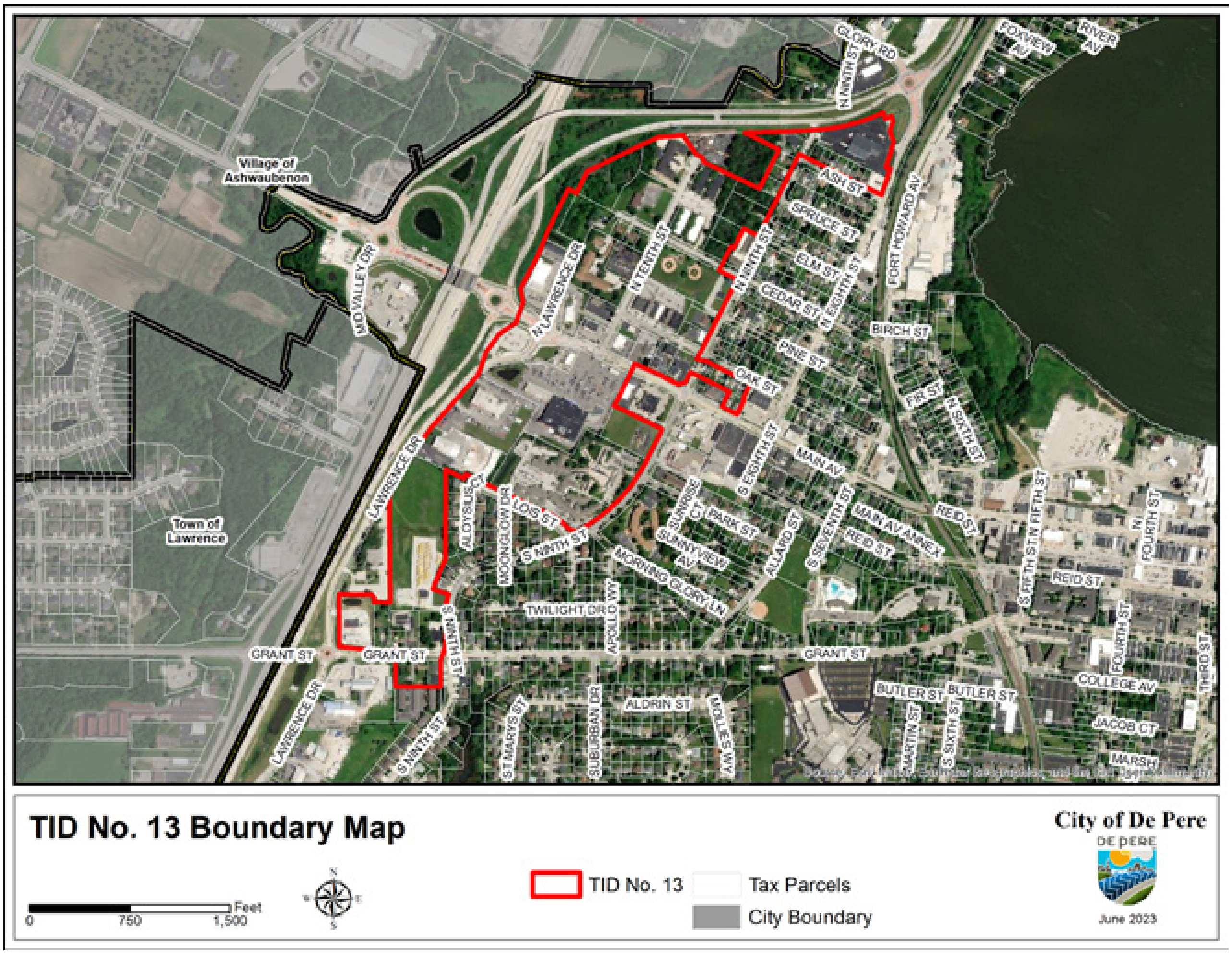
TID Type:	Mixed-Use
Creation Date:	7/18/2017
Maximum Expenditure Period:	7/18/2032
Termination Date:	7/18/2037
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$49,749,600
2024 TID Total Value (previous):	$76,293,200
2025 TID Total Value (current):	$80,686,700
2024 to 2025 Increment Growth:	$4,393,500
Total TID Increment:	$30,937,100
Prior Year Corrections:	$722,600

State Reported Percent Increment Growth: 6%

Reasons for Growth:Property value appreciation



TID No. 13 Remaining Development Opportunities

- Two multi-family projects on Lawrence and N. 10th Street
- Ninth Street Redevelopment

The project could generate an additional $9,900,000 million in increment value over the remaining life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with an approximately $7,820,000 surplus with the following assumptions:

i. Approximately $3,900,000 in outstanding borrowing for infrastructure and development incentives;
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Final year taxes collected in 2038.

TID No. 13 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 13 closure would be approximately $1,195,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $253,000 to the annual tax collections for the City. A detailed summary of TID No. 13 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Utilize more PAYGO development incentives to reduce City risk and borrowing.
iv. Require guaranteed revenue vs guaranteed values in cash grant agreements. Encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
v. Limit annual administration costs to those essential to managing the TID.
vi. Conduct an audit when 30 percent of the project costs are spent.
vii. If necessary, utilize the standard three-year extension.
viii. Utilize the affordable house extension to seed fund the affordable housing programs.
ix. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 13

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$112,653	$360,006	$247,353	
Local	$0.005499639	34.90%	$230,288	$230,288		$252,823
School District	$0.007040045	44.67%	$294,790	$942,063	$647,272	
Tech. College	$0.000530506	3.37%	$22,214	$70,990	$48,776	
Total	$0.015760520	**100.0%**	**$659,946**	**$1,603,347**	**$943,401**	**$252,823**

TID No. 13 Tax Increment ProForma

City of De Pere
TID No. 13
6/27/2026

TID Creation Date	7/18/17	Equalized Base Value	$ 53,361,100
Valuation Date	1/1/17	Personal Property Removal - Local	$ (3,611,500)
Last Expenditure Year	2032	Personal Property Removal - State	$ -
Termination Year	2037	Projected Tax Rate	0.014758
TID Category	Rehab/Cons	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	6.00%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2017	2018	2019							As Reported	$0	2019
2018	2019	2020							As Reported	$22,364	2020
2019	2020	2021	53,361,100				57,832,700	4,471,600	As Reported	$93,260	2021
2020	2021	2022	57,832,700				60,915,300	7,554,200	As Reported	$149,089	2022
2021	2022	2023	60,915,300				62,898,500	9,537,400	As Reported	$287,658	2023
2022	2023	2024	62,898,500				70,357,600	16,996,500	As Reported	$275,117	2024
2023	2024	2025	70,357,600				76,293,200	26,543,600	As Reported	$419,649	2025
2024	2025	2026	76,293,200		4,393,500	0	80,686,700	30,937,100	0.015761	$487,585	2026
2025	2026	2027	80,686,700	4,841,202	1,023,800	0	86,551,702	36,802,102	0.015445	$568,420	2027
2026	2027	2028	86,551,702	5,193,102	3,476,200	0	95,221,004	45,471,404	0.015136	$688,274	2028
2027	2028	2029	95,221,004	5,713,260		0	100,934,264	51,184,664	0.014834	$759,257	2029
2028	2029	2030	100,934,264	6,056,056		0	106,990,320	57,240,720	0.014537	$832,108	2030
2029	2030	2031	106,990,320	6,419,419		0	113,409,739	63,660,139	0.014246	$906,919	2031
2030	2031	2032	113,409,739	6,804,584		0	120,214,324	70,464,724	0.013961	$983,782	2032
2031	2032	2033	120,214,324	7,212,859		0	127,427,183	77,677,583	0.013682	$1,062,793	2033
2032	2033	2034	127,427,183	7,645,631		0	135,072,814	85,323,214	0.013408	$1,144,054	2034
2033	2034	2035	135,072,814	8,104,369		0	143,177,183	93,427,583	0.013140	$1,227,666	2035
2034	2035	2036	143,177,183	8,590,631		0	151,767,814	102,018,214	0.012877	$1,313,739	2036
2035	2036	2037	151,767,814	9,106,069		0	160,873,883	111,124,283	0.012620	$1,402,382	2037
2036	2037	2038	160,873,883	9,652,433		0	170,526,316	120,776,716	0.012368	$1,493,711	2038
Total Remaining (with extensions)				**$85,339,616**	**$8,893,500**	**$0**				**$13,565,456**	

Notes: Negative increments treated as zero TID revenue

Termination Year

Per Report

9th Street Redevelopment

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 13 Tax Increment Cash Flow

City of De Pere

TID No. 13

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Revenues: Bond Preium and Proceeds	Revenues: Total Revenue	Expenses: Exisitng Debt	Expenses: Debt Issuance/ Debt Service	Expenses: Professional Services	Expenses: CDBG Grant	Expenses: Future PAYGO Agreements	Expenses: Land Purchase, Street Construction	Expenses: Professional Services	Expenses: Annual Admin	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2017																	
2018																	
2019																	
2020																	
2021																	
2022																	
2023																	
2024	236,730		275,117	0	0	275,117	255,325	0	0	0	0	0	5,850	64,732	325,907	(50,790)	185,940
2025	185,940	0	419,649	34,962	0	454,611	277,575	0	0	0	0	0	2,630	74,764	354,969	99,643	285,582
2026	285,582	0	487,585	35,000	0	522,585	303,325	350,000	0	0	0	0	0	75,000	728,325	(205,740)	79,842
2027	79,842	0	568,420	35,000	0	603,420	322,325	0	0	0	0	0	0	75,000	397,325	206,095	285,937
2028	285,937	0	688,274	35,000	0	723,274	344,825	0	0	0	0	0	0	75,000	419,825	303,449	589,385
2029	589,385	0	759,257	35,000	0	794,257	361,425	0	0	0	0	0	0	75,000	436,425	357,832	947,217
2030	947,217	0	832,108	35,000	0	867,108	377,275	0	0	0	0	0	0	75,000	452,275	414,833	1,362,051
2031	1,362,051	0	906,919	35,000	0	941,919	392,375	0	0	0	0	0	0	75,000	467,375	474,544	1,836,595
2032	1,836,595	0	983,782	35,000	0	1,018,782	405,838	0	0	0	0	0	0	75,000	480,838	537,944	2,374,539
2033	2,374,539	0	1,062,793	35,000	0	1,097,793	428,488	0	0	0	0	0	0	75,000	503,488	594,306	2,968,845
2034	2,968,845	0	1,144,054	35,000	0	1,179,054	0	0	0	0	0	0	0	5,000	5,000	1,174,054	4,142,898
2035	4,142,898	0	1,227,666	35,000	0	1,262,666	0	0	0	0	0	0	0	5,000	5,000	1,257,666	5,400,564
2036	5,400,564	0	1,313,739	35,000	0	1,348,739	0	0	0	0	0	0	0	5,000	5,000	1,343,739	6,744,303
2037	6,744,303	0	1,402,382	35,000	0	1,437,382	0	0	0	0	0	0	0	5,000	5,000	1,432,382	8,176,685
2038	8,176,685	0	1,493,711	35,000	0	1,528,711	0	0	0	0	0	0	0	5,000	5,000	1,523,711	9,700,397
	Remaining Totals	0	12,870,689	455,000	0	13,325,689	2,935,875	350,000	0	0	0	0	0	625,000	3,910,875		

Other

0.00%

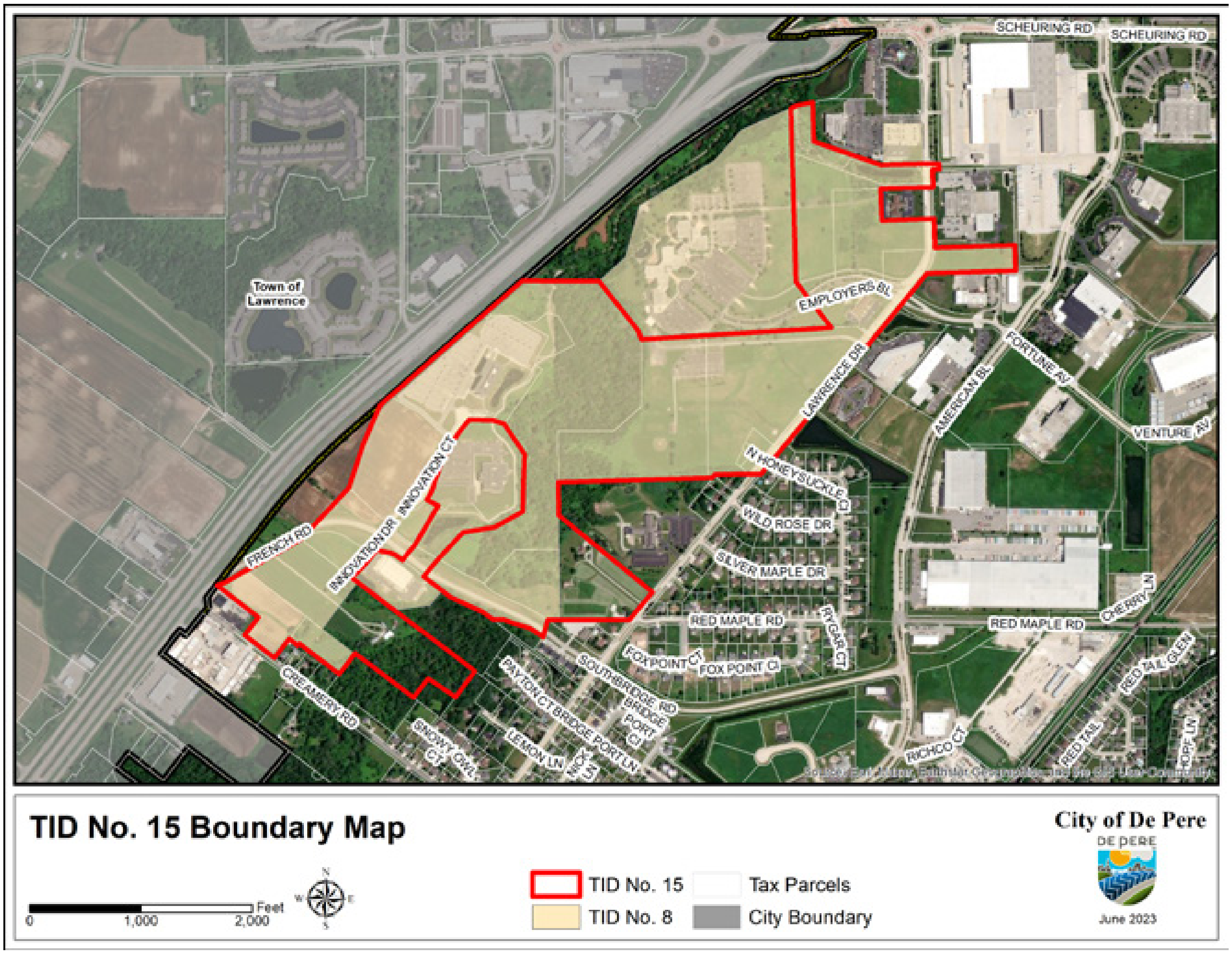
Introduction

The City established Tax Increment District (TID) No. 15 as the primary public financing tool to encourage mixed-use development. The district was created in response to a major proposed project—the United Health Group office complex—planned for land within TID No. 8. However, TID No. 8 lacked sufficient remaining years to support the required TIF incentives. As a result, the City created TID No. 15 as a 243.36-acre Mixed-Use District. Its initial focus was to facilitate the development of a 174,000-square-foot, four-story corporate office on parcels WD-0036 and WD-D0035-1-1, with a projected cost of nearly $40 million. The project is expected to stimulate additional development of nearby vacant parcels over the life of the district.

TID Type:	Mixed-Use
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2035
Termination Date:	02/19/2041
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$2,616,000
2024 TID Total Value (previous):	$47,037,800
2025 TID Total Value (current):	$47,701,300
2024 to 2025 Increment Growth:	$663,500
Total TID Increment:	$45,085,300
Prior Year Corrections:	$446,000
State Reported Percent Increment Growth:	1%



TID No. 15 Remaining Development Opportunities

- There are several redevelopment opportunities remaining in TID No. 15. The opportunities are as follows:
- Humana Campus South, Innovation Court, Humana Campus North, WD-D0036, Smaller Projects- $115,000,000

Based on projected revenues and additional borrowings the TID is projected to end with approximately $5,300,000 million in surplus with the following assumptions:

i. Approximately $37,100,000 in existing and planned expenses for infrastructure (Southern Bridge), development incentives, and administration;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Annual administration costs; and
v. Final year taxes collected in 2041

TID No. 15 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 15 closure would be approximately $2,710,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $572,000 to the annual tax collections for the City. A detailed summary of TID No. 15 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary and continue to work with Brown County to revise agreement to structure cost most appropriate to the City and the respective TIDS.
iv. Utilize more PAYGO development incentives to reduce City risk and borrowing.
v. Require guaranteed revenue vs guaranteed values in cash grant agreements or encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Conduct an audit when 30 percent of the project costs are spent.
viii. Utilize the affordable house extension to seed fund the affordable housing programs.
ix. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 15

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.07%	$5,110	$565,134	$560,025	
Local	$0.005499639	34.90%	$10,446	$582,854		$572,408
School District	$0.007040045	44.67%	$13,372	$1,478,842	$1,465,470	
Tech. College	$0.000530506	3.37%	$1,008	$111,439	$110,431	
Total	$0.015760520	**100.0%**	**$29,935**	**$2,738,269**	**$2,135,926**	**$572,408**

TID No. 15 Tax Increment ProForma

City of De Pere

TID No. 15 Tax Increment ProForma

6/27/2026

		Assumptions	
TID Creation Date	**2/19/20**	Equalized Base Value	$ 2,616,000
Valuation Date	**1/1/20**	Personal Property Removal - Local	$ -
Last Expenditure Year	**2035**	Personal Property Removal - State	$ -
Termination Year	**2040**	Projected Tax Rate	
TID Category	Mixed-Use	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	4.50%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2020	2021	2022	2,616,000	0	(62,700)	0	2,553,300	(62,700)	As Reported	$0	2022
2021	2022	2023	2,553,300	0	26,418,000	0	29,034,000	26,418,000	As Reported	$464,007	2023
2022	2023	2024	29,034,000	0	11,929,200	0	40,963,200	38,347,200	As Reported	$620,714	2024
2023	2024	2025	40,963,200	0	6,074,600	0	47,037,800	44,421,800	0.015810	$702,301	2025
2024	2025	2026	47,037,800	2,116,701	663,500	0	49,818,001	47,202,001	0.015494	$731,330	2026
2025	2026	2027	49,818,001	2,241,810	21,249,999	0	73,309,810	70,693,810	0.015184	$1,073,397	2027
2026	2027	2028	73,309,810	3,298,941	32,449,999	0	109,058,750	106,442,750	0.014880	$1,583,876	2028
2027	2028	2029	109,058,750	4,907,644	27,149,999	0	141,116,393	138,500,393	0.014582	$2,019,679	2029
2028	2029	2030	141,116,393	6,350,238	0	0	147,466,631	144,850,631	0.014291	$2,070,035	2030
2029	2030	2031	147,466,631	6,635,998	10,500,000	0	164,602,629	161,986,629	0.014005	$2,268,624	2031
2030	2031	2032	164,602,629	7,407,118	10,500,000	0	182,509,748	179,893,748	0.013725	$2,469,025	2032
2031	2032	2033	182,509,748	8,212,939	6,500,000	0	197,222,686	194,606,686	0.013450	$2,617,540	2033
2032	2033	2034	197,222,686	8,875,021	6,500,000	0	212,597,707	209,981,707	0.013181	$2,767,853	2034
2033	2034	2035	212,597,707	9,566,897	0	0	222,164,604	219,548,604	0.012918	$2,836,079	2035
2034	2035	2036	222,164,604	9,997,407	0	0	232,162,011	229,546,011	0.012659	$2,905,919	2036
2035	2036	2037	232,162,011	10,447,291	0	0	242,609,302	239,993,302	0.012406	$2,977,412	2037
2036	2037	2038	242,609,302	10,917,419	0	0	253,526,720	250,910,720	0.012158	$3,050,599	2038
2037	2038	2039	253,526,720	11,408,702	0	0	264,935,423	262,319,423	0.011915	$3,125,521	2039
2038	2039	2040	264,935,423	11,922,094	0	0	276,857,517	274,241,517	0.011677	$3,202,221	2040
2039	2040	2041	276,857,517	12,458,588	0	0	289,316,105	286,700,105	0.011443	$3,280,742	2041
		Total Remaining		**$126,764,808**	**$114,849,997**	**$0**				**$40,766,875**	

Notes: As Reported — Termination Year

2024 Prior Year Corrections (1,022,100)

2025 Humana Campus (South)

2026 Humana Campus (South), Humana Campus (North)

2027 Humana Campus (South), Humana Campus (North), & WD-D0037 (South Bridge) - $2,000,000, WD-D0036 $8,000,000

2028 Humana Campus (South),Humana Campus (North), WD-D0036 $8,000,000

2029-2030 Humana Campus (North)

2030 &2031 WD-L437-11 - $4,000,000 each year

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Tax Increment Cash Flow

City of De Pere

TID No. 15

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Property Tax Aid	Misc Revenues	Proceeds from Long-Term Debt	Debt Premium	Street Special Assessment Payoff	Interest	Total Revenue	Existing Debt	Debt Issuance Costs	Capital Outlay	Existing Developer Incentive Payment
2020		0	0	0	0	0	0	0	0	0	0	0	280,992	0
2021	(289,743)	0	0	0	28,337	4,165,000	0	0	0	4,193,337	0	60,909	0	3,536,016
2022	305,221	0	0	0	13,995	195,000	0	0	0	208,995	55,008	2,679	22,657	0
2023	381,402	0	464,007	0	136,176	4,315,000	0	0	0	4,915,183	95,338	57,673	1,542,326	0
2024	3,492,792	0	684,369	0	1,713	0	0	86,577	0	772,659	613,649	0	42,156	0
2025	3,456,663	0	702,301	0	0	5,160,000	442,668	534,563	27,469	6,867,000	608,320	82,541	1,935,120	0
2026	7,522,355	0	731,330	0	0	0	0	750,000	0	1,481,330	1,535,133	0	1,300,000	0
2027	5,011,663	0	1,076,733	0	0	0	0	750,000	0	1,826,733	1,383,993	0	0	0
2028	3,704,742	0	1,585,317	0	0	0	0	750,000	0	2,335,317	1,276,378	0	0	0
2029	2,809,544	0	2,021,154	0	0	0	0	750,000	0	2,771,154	1,747,273	0	0	0
2030	1,582,558	0	2,071,546	0	0	0	0	750,000	0	2,821,546	1,743,920	0	0	0
2031	1,247,728	0	2,270,171	0	0	0	0	0	0	2,270,171	1,938,185	0	0	0
2032	593,520	0	2,470,610	0	0	0	0	0	0	2,470,610	1,940,595	0	0	0
2033	137,113	0	2,619,162	0	0	0	0	0	0	2,619,162	1,936,850	0	0	0
2034	(167,233)	0	2,769,515	0	0	0	0	0	0	2,769,515	464,250	0	0	0
2035	1,151,124	0	2,837,781	0	0	0	0	0	0	2,837,781	462,750	0	0	0
2036	2,538,987	0	2,907,662	0	0	0	0	0	0	2,907,662	465,500	0	0	0
2037	3,993,708	0	2,979,197	0	0	0	0	0	0	2,979,197	462,250	0	0	0
2038	5,577,927	0	3,052,427	0	0	0	0	0	0	3,052,427	463,250	0	0	0
2039	7,234,078	0	3,127,393	0	0	0	0	0	0	3,127,393	463,250	0	0	0
2040	9,097,034	0	3,204,138	0	0	0	0	0	0	3,204,138	467,250	0	0	0
2041	11,032,519	0	3,282,704	0	0	0	0	0	0	3,282,704	0	0	0	0
Total Remaining		0	39,006,838	0	0	0	0	3,750,000	0	42,756,838	16,750,825	0	1,300,000	0

Other

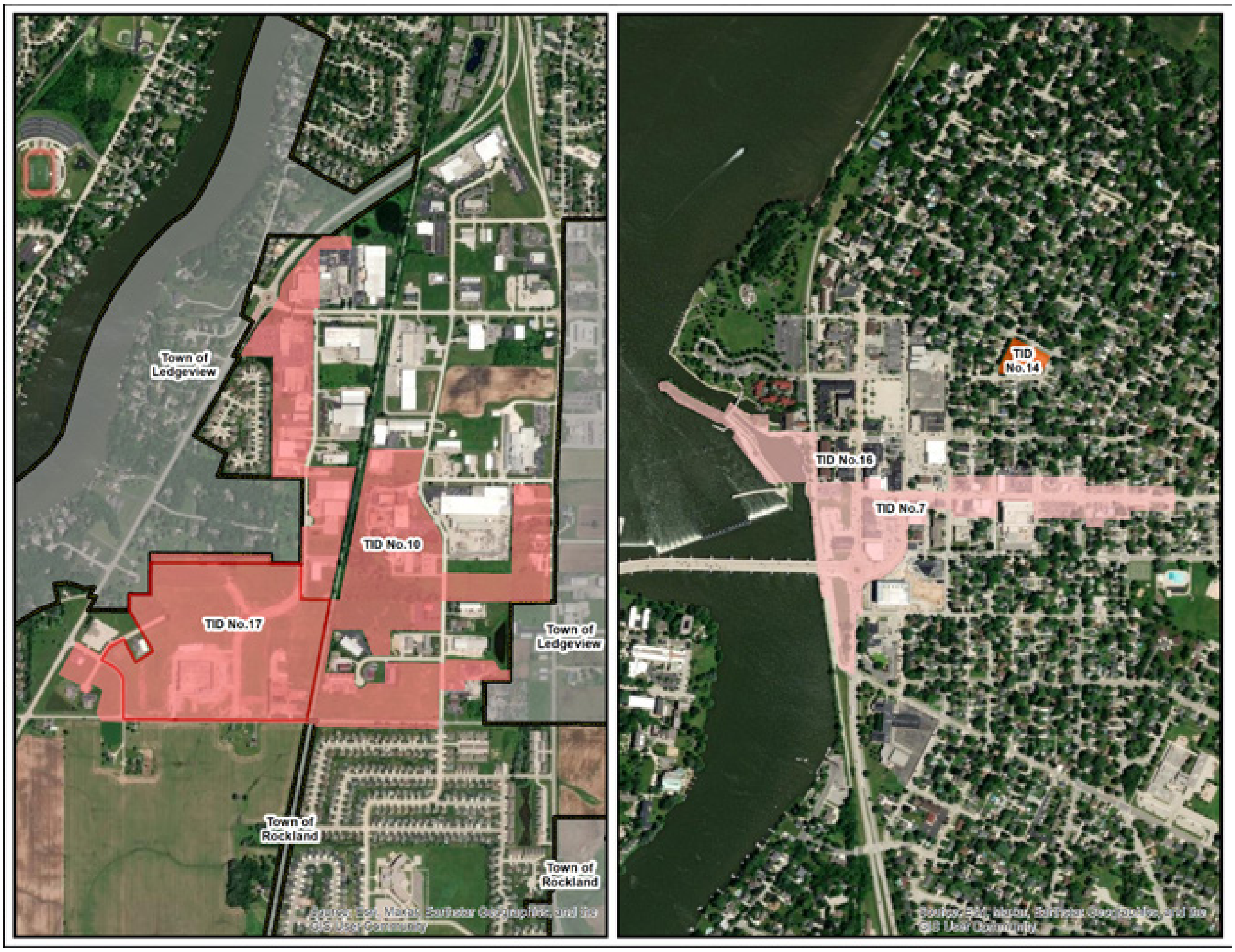
Phoenix of De Pere Multifamily Related

0.00%

Year	Expenses: Future Debt (Phase 2 Preserve Infrastructure	Development Incentives Annual Milestone Cash Grant (Humana Campus South)	Humana Campus North Infrastructure	Development Incentives PAYGO (Humana Campus North Building 5-8)	Development Incentives Cash Grant (Humana Campus North Building 1-4)	Bungalows Development Payments	Development Incentives Payments	Future Professional Services	Annual Admin + Professional Services	Total Expenses	Annual Surplus (Deficit)	Balance
2020	0	0	0	0	0	0	0	0	8,751	289,743	(289,743)	(289,743)
2021	0	0	0	0	0	0	0	0	1,448	3,598,373	594,964	305,221
2022	0	0	0	0	0	0	0	0	52,470	132,814	76,181	381,402
2023	0	0	0	0	0	0	0	0	108,456	1,803,793	3,111,390	3,492,792
2024	0	0	0	0	0	0	0	0	152,983	808,788	(36,129)	3,456,663
2025	0	0	0	0	0	0	0	10,672	164,655	2,801,308	4,065,692	7,522,355
2026	68,850	44,888	21,563	0	31,590	925,000	0	0	65,000	3,992,023	(2,510,693)	5,011,663
2027	426,478	138,835	162,758	0	31,590	925,000	0	0	65,000	3,133,653	(1,306,920)	3,704,742
2028	426,478	232,783	162,758	69,619	72,499	925,000	0	0	65,000	3,230,515	(895,198)	2,809,544
2029	426,478	329,513	162,758	69,619	72,499	925,000	200,000	0	65,000	3,998,140	(1,226,986)	1,582,558
2030	426,478	416,101	162,758	69,619	72,499	0	200,000	0	65,000	3,156,376	(334,830)	1,247,728
2031	0	416,318	162,758	69,619	72,499	0	200,000	0	65,000	2,924,379	(654,208)	593,520
2032	0	416,545	162,758	69,619	72,499	0	200,000	0	65,000	2,927,016	(456,407)	137,113
2033	0	416,782	162,758	69,619	72,499	0	200,000	0	65,000	2,923,509	(304,346)	(167,233)
2034	0	417,031	162,758	69,619	72,499	0	200,000	0	65,000	1,451,157	1,318,357	1,151,124
2035	0	417,291	162,758	69,619	72,499	0	200,000	0	65,000	1,449,918	1,387,863	2,538,987
2036	0	417,564	162,758	69,619	72,499	0	200,000	0	65,000	1,452,941	1,454,721	3,993,708
2037	0	417,850	162,758	69,619	72,499	0	200,000	0	10,000	1,394,977	1,584,220	5,577,927
2038	0	418,150	162,758	69,619	72,499	0	200,000	0	10,000	1,396,277	1,656,150	7,234,078
2039	0	286,310	162,758	69,619	72,499	0	200,000	0	10,000	1,264,437	1,862,956	9,097,034
2040	0	286,526	162,758	69,619	72,499	0	200,000	0	10,000	1,268,652	1,935,485	11,032,519
2041	0	849,336	0	69,619	0	0	200,000	0	10,000	1,128,956	2,153,749	13,186,268
Total Remaining	1,774,761	5,921,823	2,300,172	974,673	1,005,671	3,700,000	2,600,000	0	765,000	37,092,925		

Assumes balance paid after call date.

05. EAST TIF DISTRICTS - 2025 REPORT



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TAX INCREMENT DISTRICT NO. 7

The City established Tax Increment District (TID) No. 7 to promote rehabilitation and conservation efforts on the east side of downtown. The primary goal was to expand the tax base by supporting public improvements, land acquisition, and parcel consolidation. The district aimed to promote development opportunities, stimulate private investment, and enhance the appearance of downtown and the George Street corridor. TID No. 7 was designed to incentivize redevelopment that would improve the health and vitality of the east downtown area and generate tax base growth that might not otherwise occur. Most of TID 7 has since been overlaid by TID 18, with the exception of the George Street segment.

TID Type:	Rehab/Con
Creation Date:	10/17/2006
Maximum Expenditure Period:	10/17/2028
Termination Date:	10/17/2033
Extension (Yes/No):	Likely necessary

Statement of Change

2007 TID Base Value:	$11,409,500
2024 TID Total Value (previous):	$23,228,600
2025 TID Total Value (current):	$24,643,700
2024 to 2025 Increment Growth:	$1,415,100
Total TID Increment:	$13,234,200
Prior Year Corrections:	$218,700
State Reported Percent Increment Growth:	6%

Reasons for Growth: Property value appreciation and property sales

TID No. 7 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 7, but due to the limiations of TID 18 overlap, the improvments will be in the George Street Corridor. Based on projected revenues and additional borrowings the TID is projected to end with an approximately $2,246,000 deficit with two –three-year extensions with the following assumptions:

i. Approximately $4,800,000debt service payments
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Additional annual state computer aid/grants;
v. Final year taxes collected in 2033; and
vi. Assumed two, three-year extension to 2040

TID No. 7 Closure

Continuing with the previously stated asumptions, the annual tax collection increase after TID No. 7 closure would be approximately $473,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $101,000 to the annual tax collections for the City. A detailed summary of TID No. 7 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard or three–year technical college extensions.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements.
vii. Limit annual administration costs to those essential to managing the TID.
viii. Utilize the standard three-year extension.
ix. Utilize the technical college three-year extension.
x. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
xi. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 7

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$24,444	$123,850	$99,406	
Local	$0.005499639	35.32%	$49,969	$151,573		$101,604
School District	$0.006848916	43.99%	$62,229	$315,292	$253,063	
Tech. College	$0.000530506	3.41%	$4,820	$24,422	$19,602	
Total	$0.015569391	**100.0%**	**$141,462**	**$615,137**	**$372,071**	**$101,604**

TID No. 7 Tax Increment ProForma

City of De Pere
TID No. 7
6/27/2026

Assumptions

TID Creation Date	10/17/06	Equalized Base Value	$ 12,056,000
Valuation Date	1/1/07	Personal Property Removal - Local	$ (640,900)
Last Expenditure Year	10/17/2028	Personal Property Removal - State	$ (5,600)
Termination Year	10/17/2033	Tax Rate	
TID Category	Rehab/Cons	Annual Change in Tax Rate	-2.00%
		Property Appreciation Rate (MixUse/Dtown)	6.00%
		Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment: Construction	TIF Increment: Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2007	2008	2009	(5,600)						Per Report	$5,172	2009
2008	2009	2010	0						Per Report	$12,120	2010
2009	2010	2011	0						Per Report	$0	2011
2010	2011	2012	0						Per Report	$179,998	2012
2011	2012	2013	0						Per Report	$158,809	2013
2012	2013	2014	0						Per Report	$163,493	2014
2013	2014	2015	0						Per Report	$0	2015
2014	2015	2016	0						Per Report	$58,043	2016
2015	2016	2017	0						Per Report	$80,986	2017
2016	2017	2018	0						Per Report	$19,767	2018
2017	2018	2019	0						Per Report	$135,823	2019
2018	2019	2020	0						Per Report	$129,085	2020
2019	2020	2021	0	0	0	0	0	0	Per Report	$119,604	2021
2020	2021	2022	0	0	0	0	0	0	Per Report	$87,717	2022
2021	2022	2023	0	0	0	0	17,784,900	0	Per Report	$85,546	2023
2022	2023	2024	17,784,900	0	2,088,400	0	19,873,300	7,817,300	Per Report	$122,793	2024
2023	2024	2025	19,873,300	0	3,355,300	0	23,228,600	11,819,100	0.015618	$184,590	2025
2024	2025	2026	23,228,600	1,415,100	1,415,100	0	26,058,800	14,649,300	0.015569	$228,081	2026
2025	2026	2027	26,058,800	1,563,528	300,000	0	27,922,328	16,512,828	0.015258	$251,953	2027
2026	2027	2028	27,922,328	1,675,340	0	0	29,597,668	18,188,168	0.014953	$271,965	2028
2027	2028	2029	29,597,668	1,775,860	300,000	0	31,673,528	20,264,028	0.014654	$296,945	2029
2028	2029	2030	31,673,528	1,900,412	0	0	33,573,939	22,164,439	0.014361	$318,297	2030
2029	2030	2031	33,573,939	2,014,436	300,000	0	35,888,376	24,478,876	0.014073	$344,503	2031
2030	2031	2032	35,888,376	2,153,303	0	0	38,041,678	26,632,178	0.013792	$367,312	2032
2031	2032	2033	38,041,678	2,282,501	300,000	0	40,624,179	29,214,679	0.013516	$394,871	2033
2032	2033	2034	40,624,179	2,437,451	0	0	43,061,630	31,652,130	0.013246	$419,260	2034
2033	2034	2035	$43,061,630	2,583,698	0	0	$45,645,328	$34,235,828	0.012981	$444,413	2035
2034	2035	2036	$45,645,328	2,738,720	0	0	$48,384,047	$36,974,547	0.012721	$470,365	2036
2035	2036	2037	$48,384,047	2,903,043	0	0	$51,287,090	$39,877,590	0.012467	$497,150	2037
2036	2037	2038	$51,287,090	3,077,225	0	0	$54,364,315	$42,954,815	0.012218	$524,803	2038
2037	2038	2039	$54,364,315	3,261,859	0	0	$57,626,174	$46,216,674	0.011973	$553,362	2039
2038	2039	2040	$57,626,174	3,457,570	0	0	$61,083,745	$49,674,245	0.011734	$582,865	2040
Total Remaining (with extensions)					**$5,970,400**	**$0**				**$6,273,528**	

Notes:
- Includes PP removal and prior year corrections
- As Reported
- Assumed mill rate reduction lowest value - $11 Per Thousand Dolalrs of Assessed Value (0.11 Mills)

Standard Three Year Extension
Tech-College Three Year Extension
Termination Year

TID No. 7 Tax Increment Cash Flow

City of De Pere

TID No. 7

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/Propeerty Tax Aid	Land Sales/Rent	Misc Revenue+ & PILOT	Proceeds from Long-term Debt	Total Revenue	Existing Debt Service Payments	Debt Insurance Cost	Capital (Outlay) Expenses	Development Grant/Façade Grants	Land Purchase Taxes and Utilities	Future Debt Service Payments	Current Year and Future Professional Services	Administration & Past Professional Services	Total Expense	Annual Surplus (Deficit)	Balance After Surplus to Principal
2007		$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,765	$0	$0	$0	$0	$1,210	$19,975	$19,975	$19,975
2008	(19,975)	0	0	0	0	1,716	2,270,000	2,271,716	0	33,904	-	1,000,000	0	0	0	14,736	1,048,640	1,223,076	1,203,101
2009	1,203,101	0	5,172	2,208	0	0	156,500	163,880	166,991	0	179,204	0	0	0	0	11,020	357,215	193,335	1,009,766
2010	1,009,766	0	12,120	1,084	0	0	70,000	83,204	148,921	0	27,000	0	0	0	0	28,882	204,803	121,599	888,167
2011	888,167	0	0	2,259	0	0	40,000	42,259	188,342	0	40,699	0	0	0	0	11,836	240,877	198,618	689,549
2012	689,549	0	179,998	717	0	0	0	180,715	217,236	0	3,257	0	0	0	0	11,904	232,397	51,682	637,867
2013	637,867	0	158,809	1,162	36,000	0	0	195,971	218,802	4,384	558,927	72,000	0	0	0	2,452	856,565	660,594	22,727
2014	(22,727)	0	163,493	130,076	344,488	0	295,000	933,057	261,443	-	83,789	291,000	0	0	0	13,715	649,947	283,110	260,383
2015	260,383	0	0	994	0	8,199	0	9,193	265,289	2,637	368,164	0	0	0	0	19,048	655,138	645,945	385,562
2016	(385,562)	0	58,043	1,014	0	11,903	250,000	320,960	300,717	20,631	115,000	435,000	0	0	0	40,113	911,461	590,501	976,063
2017	(976,063)	0	80,986	2,488	0	0	1,000,000	1,083,474	412,093	25,671	0	375,000	0	0	0	10,081	822,845	260,629	715,434
2018	(715,434)	0	19,767	2,524	0	2,931	35,000	60,222	2,081,368	515	57,527	0	0	0	0	27,942	2,167,352	2,107,130	2,822,564
2019	(2,822,564)	0	135,823	2,847	0	7,253	100,000	245,923	194,251	1,386	160,420	0	0	0	0	34,225	390,282	144,359	2,966,923
2020	(2,966,923)	0	129,085	6,998	0	7,780	220,000	363,863	203,078	2,978	259,462	0	0	0	0	31,466	496,984	133,121	3,100,044
2021	(3,100,044)	0	119,604	11,152	0	1,630	30,000	162,386	230,389	425	0	90,000	0	0	0	68,052	388,866	226,480	3,326,524
2022	(3,326,524)	0	87,717	6,998	0	4,278	60,000	158,993	216,812	819	50	0	0	0	0	27,009	244,690	85,697	3,412,221
2023	(3,412,221)	0	85,546	6,998	0	3,670	65,000	161,214	224,570	860	0	0	0	0	0	64,621	290,051	128,837	3,541,058
2024	(3,541,058)	0	122,793	6,998	0	0	0	129,791	197,708	0	606,370	1,008,385	0	0	0	13,791	1,826,254	1,696,463	5,237,521
2025	(5,237,521)	0	184,590	12,113	3,104	2,476	1,790,000	1,992,284	193,560	23,051	0	719,274	2,668	0	7,790	0	946,343	1,045,940	4,191,581
2026	(4,191,581)	0	228,081	5,000	0	0	0	233,081	424,667	0	0	0	0	281,803	0	0	706,470	473,390	4,664,970
2027	(4,664,970)	0	251,953	5,000	0	0	0	256,953	313,830	0	0	0	0	278,303	0	0	592,133	335,180	5,000,151
2028	(5,000,151)	0	271,965	5,000	0	0	0	276,965	324,680	0	0	0	0	278,689	0	0	603,369	326,404	5,326,555
2029	(5,326,555)	0	296,945	5,000	0	0	0	301,945	325,075	0	0	0	0	278,480	0	5,000	608,555	306,610	5,633,165
2030	(5,633,165)	0	318,297	5,000	0	0	0	323,297	309,955	0	0	0	0	282,558	0	0	592,513	269,216	5,902,381
2031	(5,902,381)	0	344,503	5,000	0	0	0	349,503	284,818	0	0	0	0	280,644	0	0	565,462	215,958	6,118,339
2032	(6,118,339)	0	367,312	5,000	0	0	0	372,312	284,045	0	0	0	0	277,972	0	0	562,017	189,705	6,308,044
2033	(6,308,044)	0	394,871	5,000	0	0	0	399,871	277,420	0	0	0	0	279,522	0	0	556,942	157,071	6,465,115
2034	(6,465,115)	0	419,260	5,000	0	0	0	424,260	0	0	0	0	0	0	0	0	0	424,260	6,040,856
2035	(6,040,856)	0	444,413	5,000	0	0	0	449,413	0	0	0	0	0	0	0	0	0	449,413	5,591,442
2036	(5,591,442)	0	470,365	5,000	0	0	0	475,365	0	0	0	0	0	0	0	0	0	475,365	5,116,077
2037	(5,116,077)	0	497,150	5,000	0	0	0	502,150	0	0	0	0	0	0	0	0	0	502,150	4,613,927
2038	(4,613,927)	0	524,803	5,000	0	0	0	529,803	0	0	0	0	0	0	0	0	0	529,803	4,084,124
2039	(4,084,124)	0	553,362	5,000	0	0	0	558,362	0	0	0	0	0	0	0	0	0	558,362	3,525,762
2040	(3,525,762)	0	582,865	5,000	0	0	0	587,865	0	0	0	0	0	0	0	5,000	5,000	582,865	2,942,897
Total	Remaining	0	5,966,145	75,000	0	0	0	6,041,145	2,544,490	0	0	0	0	2,237,971	0	10,000	4,792,461		

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

126 S Broadway Puchase

Standard Three Year Extension

Tech-College Three Year Extension

TAX INCREMENT DISTRICT NO. 10

The City established Tax Increment District (TID) No. 10 as the primary public financing tool to support additional development within the East Business Park. The district includes sites suitable for industrial and business/office development. Originally encompassing 173 acres, the TID was amended in 2015 to add 45.301 acres, extending the boundary to include the Belmark campus for an office expansion. In 2024, the City amended the boundary again to support the expansion of Valley Cabinet.

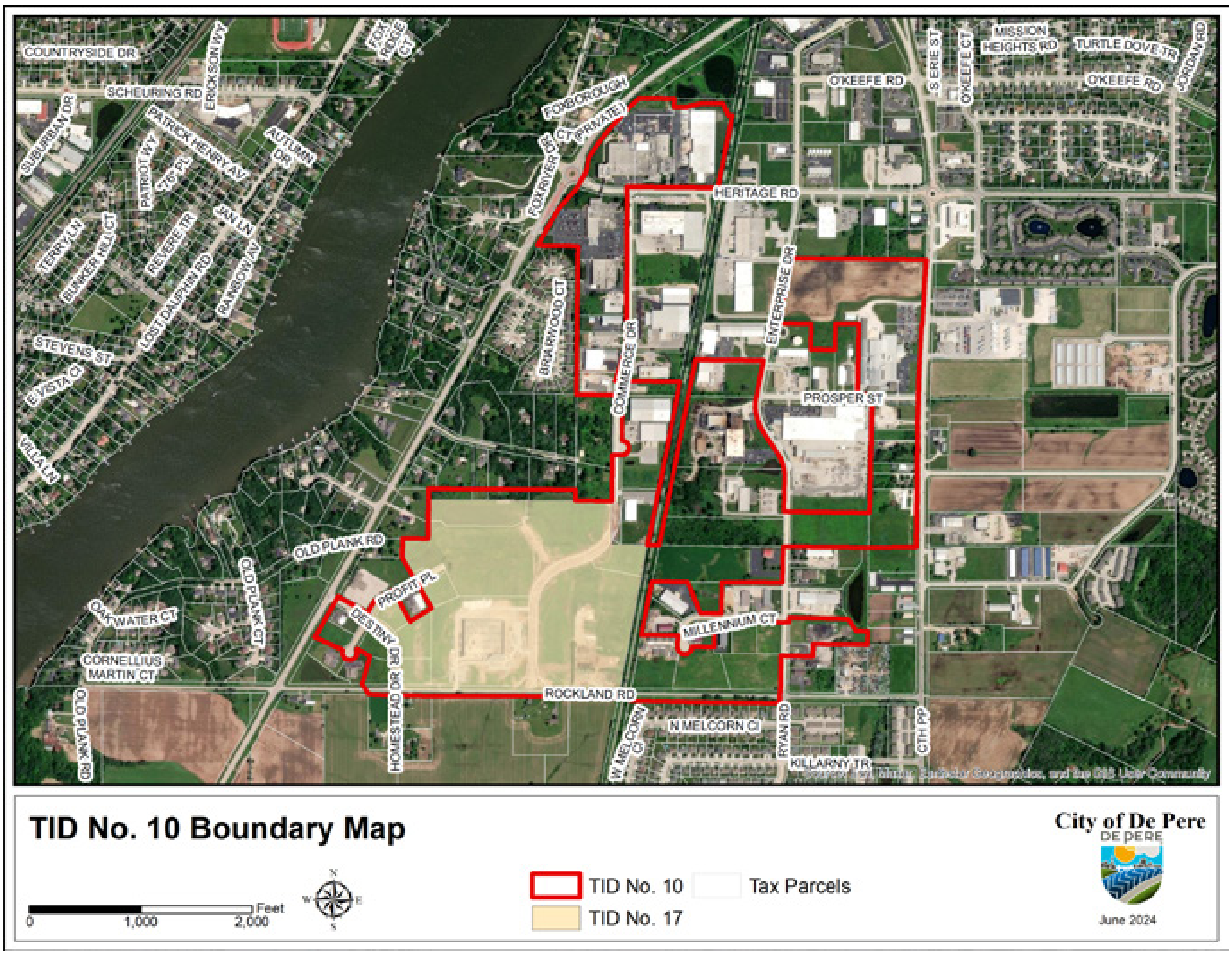
TID Type:	Industrial Post-04
Creation Date:	8/7/2012
Maximum Expenditure Period:	8/7/2027
Termination Date:	8/7/2032
Extension (Yes/No):	Likely necessary

Statement of Change

2012 TID Base Value:	$37,688,600
2024 TID Total Value (previous):	$39,662,200
2025 TID Total Value (current):	$66,405,300
2024 to 2025 Increment Growth:	$26,743,100
Total TID Increment:	$28,716,700
Prior Year Corrections:	$96,300
State Reported Percent Increment Growth:	67%

Reasons for Growth: Small property value depreciation.

STAFF NOTES: Brown County Property Lister incorrectly listed this the Amerilux Parcel in TID 10 resulting in an overage of $1,860,000. Staff expects a prior year correction in the 2026 report.



TID No. 10 Remaining Development Opportunities

Several redevelopment opportunities are remaining in TID No. 10. The City assumes $36,000,000 in new increment over the life of the TID primiarly aorund Belmark and Millineium Court and the South Bridge Corridor. Based on projected revenues and additional borrowings the TID is projected to end with approximately a $130,000 deficit with the following assumptions:

i. Approximately $4,000,000 in remaining and planned borrowing for infrastructure and/or PAYGO development incentives;
ii. Property values appreciate at 4.5% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Additional annual state computer aid/grants; and
v. Two School District Referendums in 2024

TID No. 10 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 10 closure would be approximately $1,000,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $201,000 to the annual tax collections for the City. A detailed summary of TID No. 10 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

vi. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID Closure.
vii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
viii. Utilize more PAYGO development incentives to reduce City risk and borrowing.
ix. Require guaranteed revenue vs guaranteed values in cash grant agreements.
x. Limit annual administration costs to those essential to managing the TID.
xi. If necessary, utilize the standard three-year extension
xii. If necessary, utilize the technical college three-year extension
xiii. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
xiv. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 10

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$84,228	$280,947	$196,719	
Local	$0.005499639	35.32%	$172,181	$373,250		$201,069
School District	$0.006848916	43.99%	$214,424	$715,223	$500,798	
Tech. College	$0.000530506	3.41%	$16,609	$55,400	$38,791	
Total	$0.015569391	**100.0%**	**$487,443**	**$1,424,820**	**$736,309**	

TID No. 10 Tax Increment ProForma

City of De Pere
TID No. 10
6/27/2026

Summary		Parcel and Development Assumptions	
TID Creation Date	3/16/21	Equalized Base Value (+2012, 2024)	$ 24,811,900
Valuation Date	1/1/21	Personal Property Removal - Local	$ (593,500)
Last Expenditure Year	3/16/2036	Personal Property Removal - State	$ (2,429,000)
Termination Year	3/16/2043	2024 Amendment Value	$ 15,899,200
Est Construction Start	7/1/2024	Projected Tax Rate	
Est Valuation Date	1/1/2026	Annual Change in Tax Rate	-2.000%
TID Category	Industrial	Property Appreciation Rate (Industrial)	4.50%
		Construction Inflation Rate	0.00%

Project Assumptions

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	Amendment Base	Total Valuation	Cumulative Increment	TIF Tax Rate**	TIF Revenue	TID Revenue Year
2012	2013	2014							As Reported	$42,608	2014
2013	2014	2015							As Reported	$55,554	2015
2014	2015	2016							As Reported	$123,951	2016
2015	2016	2017							As Reported	$124,947	2017
2016	2017	2018							As Reported	$206,690	2018
2017	2018	2019							As Reported	$200,385	2019
2018	2019	2020					35,169,900		As Reported	$207,928	2020
2019	2020	2021					31,698,000	6,886,100	As Reported	$122,131	2021
2020	2021	2022	31,698,000			0	32,148,900	7,337,000	As Reported	$120,688	2022
2021	2022	2023	32,148,900				36,088,000	11,276,100	As Reported	$189,436	2023
2022	2023	2024	36,088,000	0	4,079,100	0	40,167,100	15,355,200	As Reported	$235,464	2024
2023	2024	2025	40,167,100	-	(504,900)	15,899,200	55,561,400	17,872,800	As Reported	$279,137	2025
2024	2025	2026	55,561,400		10,843,900	0	66,405,300	28,716,700	0.015569	$447,102	2026
2025	2026	2027	66,405,300	2,988,239	6,326,500	0	75,720,039	38,031,439	0.015258	$580,284	2027
2026	2027	2028	75,720,039	3,407,402	1,100,000	0	80,227,440	42,538,840	0.014953	$636,077	2028
2027	2028	2029	80,227,440	3,610,235	7,825,000	0	91,662,675	53,974,075	0.014654	$790,925	2029
2028	2029	2030	91,662,675	4,124,820	12,425,000	0	108,212,495	70,523,895	0.014361	$1,012,773	2030
2029	2030	2031	108,212,495	4,869,562	6,850,000	0	119,932,058	82,243,458	0.014073	$1,157,453	2031
2030	2031	2032	119,932,058	5,396,943	1,725,000	0	127,054,000	89,365,400	0.013792	$1,232,530	2032
2031	2032	2033	127,054,000	5,717,430	0	0	132,771,430	95,082,830	0.013516	$1,285,157	2033
Total Remaining (with extensions)				**$30,114,630**	**$36,251,500**	**$0**				**$7,142,300**	

Notes:

- As Reported by the City
- Belmark and Other Planned Expansions and new growth around the SBC Project
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Standard Three Year Extension
Tech-College Three Year Extension
Termination Year

TID No. 10 Tax Increment Cash Flow

City of De Pere

TID No. 10

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Revenues: Tax Increment Revenue	Revenues: Intergov Computer Aid/Grants/State/Personal Prop Aid	Revenues: Land Sales/Rent	Revenues: Misc Revenue+PILOT	Revenues: Proceeds from Long-term Debt	Revenues: Total Revenue	Expenses: Existing Debt Principle and Interest	Expenses: Debt Issuance Costs	Expenses: Capital Outlay	Expenses: Development Incentives Cash Grant Payout	Expenses: Future Valley Cabinet PAYGO	Expenses: Future Belmark HQ PAYGO	Expenses: Current Year and Future Professional Services	Expenses: Professional Services, Grants, Annual Admin,	Expenses: Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2012		$0	$0	$0	$0	$0	$495,000	$495,000	$0	$9,927	$0	$125,000	$0	$0	$0	$1,358	$136,285	$358,715	$358,715
2013	358,715	0	0	0	101,900	0	105,000	206,900	15,336	1,222	0	125,000	0	0	0	3,351	144,909	61,991	420,706
2014	420,706	0	42,608	556	0	0	0	43,164	16,905	0	126,812	200,000	0	0	0	70,040	413,757	370,593	50,113
2015	50,113	0	55,554	4,612	3,800	0	0	63,966	50,960	0	0	0	0	0	0	87,800	138,760	74,794	24,681
2016	24,681	0	123,951	3,262	0	14,527	555,000	696,740	50,448	3,470	529,240	0	0	0	0	83,049	666,207	30,533	5,852
2017	5,852	0	124,947	2,393	1,900	0	0	129,240	112,403	129	0	26,310	0	0	0	78,083	216,925	87,685	81,833
2018	81,833	0	206,690	2,427	0	124,726	1,825,000	2,158,843	112,385	17,136	1,367,390	0	0	0	0	100,808	1,597,719	561,124	479,291
2019	479,291	0	200,385	5,216	0	122,578	1,690,000	2,018,179	336,534	23,419	1,666,988	0	0	0	0	98,804	2,125,745	107,566	371,725
2020	371,725	0	207,928	20,109	0	0	315,000	543,037	814,359	-	457,787	1,296	0	0	0	113,147	1,386,589	843,552	471,827
2021	471,827	0	122,131	35,006	3,250	8,762	440,000	609,149	517,894	6,343	449,372	201,200	0	0	0	33,823	1,208,632	599,483	1,071,310
2022	1,071,310	0	120,688	20,110	1	0	0	140,799	516,872	0	0	0	0	0	0	33,153	550,025	409,226	1,480,536
2023	1,480,536	0	189,436	20,109	0	0	205,000	414,545	520,850	2,778	0	1,086	0	0	0	15,350	540,064	125,519	1,606,055
2024	1,606,055	0	235,464	20,110	0	0	0	255,574	523,383	0	15,702	169,345	0	0	0	15,702	724,132	468,558	2,074,613
2025	2,074,613	0	279,137	66,569	57,745	5,115	0	408,566	513,420	0	0	92,746	0	0	0	28,751	634,917	226,351	2,300,964
2026	2,300,964	0	408,768	30,000	0	0	0	438,768	527,425	0	0	2,000	5,966	108,504	0	15,000	658,895	220,128	2,521,092
2027	2,521,092	0	580,284	30,000	0	0	0	610,284	465,963	0	0	2,000	69,210	111,759	0	15,000	663,932	53,648	2,574,740
2028	2,574,740	0	636,077	30,000	0	0	0	666,077	469,483	0	0	2,000	70,878	115,112	0	15,000	672,473	6,396	2,581,136
2029	2,581,136	0	790,925	30,000	0	0	0	820,925	467,453	0	0	2,000	72,586	118,565	0	0	660,604	160,320	2,420,816
2030	2,420,816	0	1,012,773	30,000	0	0	0	1,042,773	285,028	0	0	2,000	74,336	122,122	0	0	483,486	559,288	1,861,528
2031	1,861,528	0	1,157,453	30,000	0	0	0	1,187,453	247,658	0	0	2,000	76,127	125,786	0	0	451,571	735,882	1,125,646
2032	1,125,646	0	1,232,530	30,000	0	0	0	1,262,530	165,200	0	0	2,000	5,896	129,560	0	0	302,655	959,875	165,771
2033	165,771	0	1,285,157	30,000	0	0	0	1,315,157	0	0	0	2,000	0	133,446	0	10,000	145,446	1,169,711	1,003,940
Total Remaining		$0	$7,103,966	$240,000	$0	$0	$0	$7,343,966	$2,628,208	$0	$0	$16,000	$375,000	$964,855	$0	$55,000	$4,039,062		

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

TAX INCREMENT DISTRICT NO. 14

The City established Tax Increment District (TID) No. 14 to support the redevelopment of 428 N. Superior Street, known as the Irwin School, located near downtown. Originally constructed in 1924 and renovated into office space in the late 1980s, the building has remained vacant for over a decade.

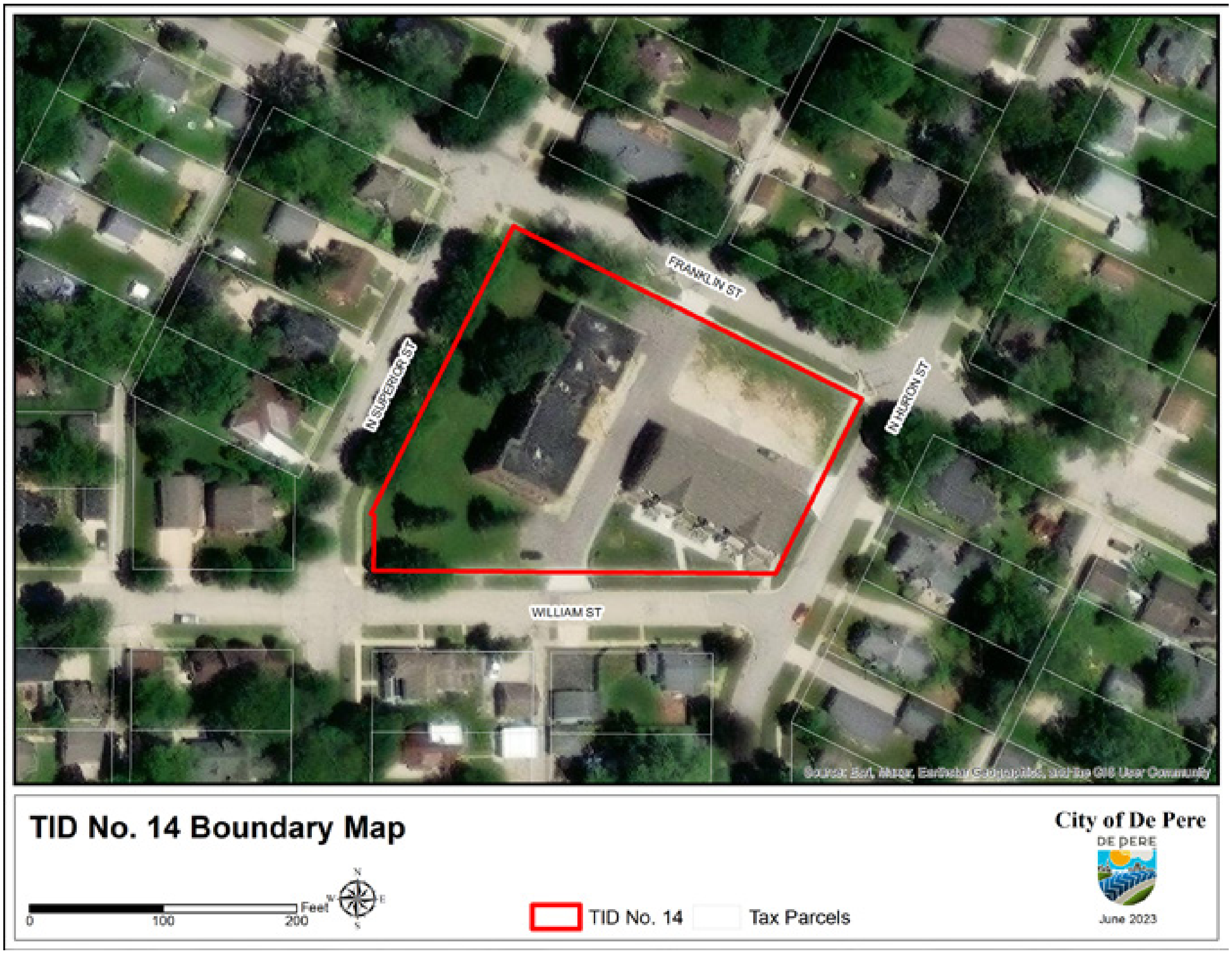
The Irwin School is listed on both the state and national historic registers and is part of the North Michigan Street/North Superior Street Historic District. A developer specializing in residential projects and adaptive reuse of historic buildings expressed interest in acquiring the property to convert the structure into condominiums and construct townhomes on the remaining land.

TID Type:	Blight post-95
Creation Date:	10/16/2018
Maximum Expenditure Period:	10/16/2041
Termination Date:	10/16/2046
Extension (Yes/No):	No

Statement of Change

2018 TID Base Value:	$579,600
2024 TID Total Value (previous):	$2,823,700
2025 TID Total Value (current):	$3,006,000
2024 to 2025 Increment Growth:	$182,300
Total TID Increment:	$2,426,400
Prior Year Corrections:	$26,800
State Reported Percent Increment Growth:	6%

Reasons for Reductions: Sale transaction value and property appreciation



TID No. 14 Remaining Development Opportunities

There are two remaining phases in the development. Both phases are scheduled to receive a cash grant upon completion of each phase. The City assumes $5,720,000 in new increment over the life of the TID. Based on projected revenues and additional borrowings the TID is projected to end with no surplus with the following assumptions:

i. Approximately $2,825,000 in remaining and planned borrowing for development incentives;
ii. Property values appreciate at 6% per year;
iii. Two Percent (2%) mill rate reductions per year;
iv. Assumed three-year standard extension; and
v. Final year taxes collected in 2047; and

TID No. 14 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 14 closure would be approximately $72,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $15,500 to the annual tax collections for the City. A detailed summary of TID No. 14 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Continue to strive to find developers for the site and if not available present the Common Council with potential redevelopment options for the site.
i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID Closure.
ii. Require guaranteed revenue vs guaranteed values in cash grant agreements.
iii. Limit annual administration costs to those essential to managing the TID.
iv. Utilize the affordable house extension to seed fund the affordable housing programs.
v. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
vi. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 14

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	17.28%	$1,064	$16,122	$15,058	
Local	$0.005499639	35.32%	$2,174	$17,565		$15,391
School District	$0.006848916	43.99%	$2,708	$41,042	$38,334	
Tech. College	$0.000530506	3.41%	$210	$3,179	$2,969	
Total	$0.015569391	**100.0%**	**$6,155**	**$77,908**	**$56,361**	

TID No. 14 Irwin School Redevelopment Proforma

City of De Pere
TID No. 14
6/27/2026

Assumptions

TID Creation Date	10/16/18	Equalized Base Value	$ 559,580	2024 USDD Operation Referendum (requested)	0.001350
Valuation Date	1/1/19	Projected Tax Rate (2018)	0.01476	2024 USDD Critical Facilities Referendum (requested)	0.000400
Last Expenditure Year	2041	Annual Change in Tax Rate	0.00%	2026 USDD Growth Referendum (less 2024 referendums)	0.002440
Termination Year	2046	Property Appreciation Rate	0.00%	2024 USDD Operation Referendum (assumed) 100%	0.001350
TID Category	Rehab/Cons	Construction Inflation Rate	0.00%	2024 USDD Critical Facilities Referendum (assumed) 100%	0.000400

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2018	2019	2020	559,580					0	As Reported	$0	2020
2019	2020	2021	0				574,200	0	As Reported	$0	2021
2020	2021	2022	574,200				2,906,800	2,853,607	As Reported	$0	2022
2021	2022	2023	2,906,800				2,362,800	1,763,180	As Reported	$25,263	2023
2022	2023	2024	2,362,800				2,506,400	1,846,720	As Reported	$24,093	2024
2023	2024	2025	2,506,400	0	317,300	0	2,823,700	2,264,120	0.015618	$35,361	2025
2024	2025	2026	2,823,700	0	182,300	0	3,006,000	2,202,120	0.015618	$34,393	2026
2025	2026	2027	3,006,000	0	0	0	2,761,700	2,202,120	0.015618	$34,393	2027
2026	2027	2028	2,761,700	0	597,500	0	3,359,200	2,799,620	0.015618	$43,724	2028
2027	2028	2029	3,359,200	0	2,625,000	0	5,984,200	5,424,620	0.015618	$84,722	2029
2028	2029	2030	5,984,200	0	2,497,500	0	8,481,700	7,922,120	0.015618	$123,727	2030
2029	2030	2031	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2031
2030	2031	2032	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2032
2031	2032	2033	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2033
2032	2033	2034	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2034
2033	2034	2035	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2035
2034	2035	2036	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2036
2035	2036	2037	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2037
2036	2037	2038	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2038
2037	2038	2039	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2039
2038	2039	2040	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2040
2039	2040	2041	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2041
2040	2041	2042	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2042
2041	2042	2043	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2043
2042	2043	2044	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2044
2043	2044	2045	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2045
2044	2045	2046	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2046
2045	2046	2047	8,481,700	0	0	0	8,481,700	7,922,120	0.015618	$123,727	2047
Total				**$0**		**$0**				**$2,385,314**	

As Reported
Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

TID No. 14 Tax Increment Cash Flow

City of De Pere

TID No. 14

6/23/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	TID No. 14 Townhome 1	Townhome 1 PILOT	TID No. 14 Townhome 2	Townhome 2 PILOT	TID No. 14 School Condo	School Condo PILOT	Milwaukee View LLC PILOT Payment	Bond Proceeds	Cap Interest	Interest Income	Expenses: Existing Debt Service (2020 2019)	Proposed Debt Service Payment	Irwin Park Townhomes Disburse-ments	Debt Issuance	Professional Services, Grants, Annual Admin	Annual Surplus (Deficit)	Balance After Surplus to Principal
2018																			
2019										880,000	Used				880,000				
2020										665,000	Unused								
2021																			
2022																			
2023																			
2024	282,936	0	24,093	8,680	0	32,773	0	0	0	0	0	0	154,255	0	0	0	0	(88,708)	194,228
2025	194,228	0	29,152	3,622	0	0	0	0	0	0	0	0	152,305	50,250	0	0	2,015	(171,797)	22,431
2026	22,431	0	31,033	1,741	0	0	0	0	257,071	665,000	0	0	155,258	50,250	0	0	0	749,337	771,768
2027	771,768	0	31,033	1,741	0	0	0	0	0	985,000	0	0	262,958	85,974	1,650,000	0	0	(981,158)	(209,390)
2028	(209,390)	0	31,033	1,741	9,332	0	0	0	0	0	0	0	267,775	85,974	0	0	0	(311,644)	(521,034)
2029	(521,034)	0	31,033	1,741	37,327	0	16,362	0	0	0	0	0	267,090	85,974	0	0	0	(266,602)	(787,636)
2030	(787,636)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	70,980	85,974	0	0	0	(31,486)	(819,122)
2031	(819,122)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(779,628)
2032	(779,628)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(740,133)
2033	(740,133)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(700,639)
2034	(700,639)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(661,145)
2035	(661,145)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(621,651)
2036	(621,651)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(582,157)
2037	(582,157)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(542,662)
2038	(542,662)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(503,168)
2039	(503,168)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(463,674)
2040	(463,674)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(424,180)
2041	(424,180)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(384,686)
2042	(384,686)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(345,191)
2043	(345,191)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(305,697)
2044	(305,697)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	85,974	0	0	0	39,494	(266,203)
2045	(266,203)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	(140,735)
2046	(140,735)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	(15,267)
2047	(15,267)	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	110,201
2048	110,201	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	235,670
2049	235,670	0	31,033	1,741	37,327	0	55,368	0	0	0	0	0	0	0	0	0	0	125,468	361,138
	Remaining Total	0	651,684	36,556	681,217	0	957,616	0	257,071	1,650,000	0	0	1,176,365	1,648,031	1,650,000	0	2,015		

Other

Required PILOT Payments Made by individual property owners

Anticipated bond proceeds for 3rd, 4th, and 5th Disbursements

TAX INCREMENT DISTRICT NO. 16

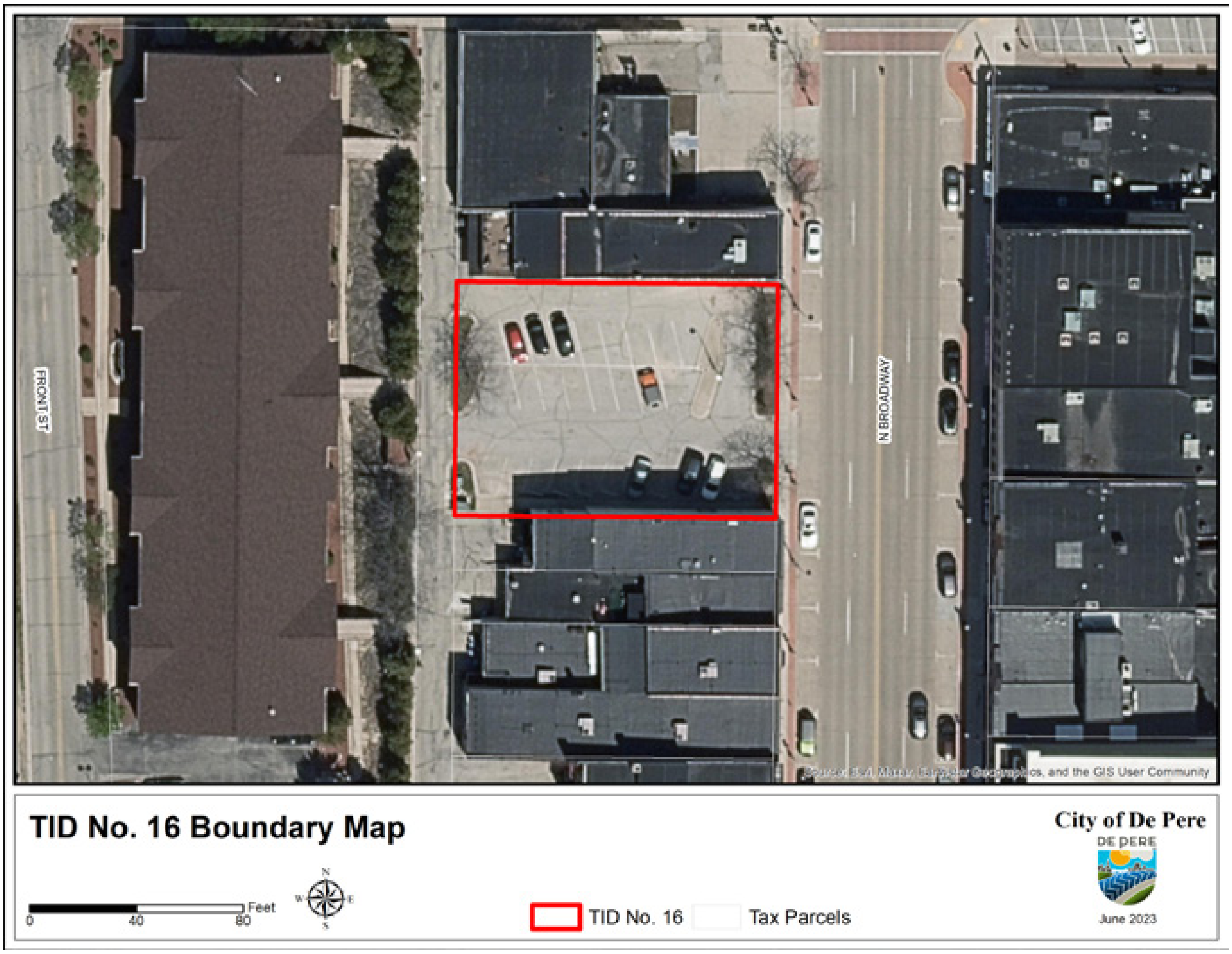
The City established Tax Increment District (TID) No. 16 to support the redevelopment of 123 North Broadway Street, a City-owned downtown public parking lot. The proposed project involved constructing a 38,000-square-foot, four-story mixed-use building with residential and commercial space. However, the project did not materialize, and the City has proposed terminating the district.

TID Type:	Rehab/Con
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2043
Termination Date:	02/19/2048
Extension (Yes/No):	No

Statement of Change

2020 TID Base Value:	$0
2024 TID Total Value (previous):	$0
2025 TID Total Value (current):	$0
2024 to 2025 Increment Growth:	$0
Total TID Increment:	$0
Prior Year Corrections:	N/A
Actual Year Over Growth:	$0
Percent Increment Growth:	N/A
Reasons for Growth:	N/A

The City approved termination resolution on July 15, 2025. No further actions for TID 16.



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TAX INCREMENT DISTRICT NO. 17

Tax Increment District (TID) No. 17 was established as an overlapping district of TID No. 10, which was created on August 7, 2012 and is scheduled to terminate on August 7, 2032, unless extended. TID No. 10 was originally formed to support development in the southern portion of the East Industrial Park and to help facilitate the Southern Bridge project. However, delays in the Southern Bridge project made development within TID No. 10 more difficult, as businesses were hesitant to invest in an area lacking direct interstate access and requiring transport through a congested downtown corridor. With the recent announcement of the Southern Bridge's preferred route—from I-41 to County Highway GV—interest in the area has been renewed. The City is now pursuing a major proposed development within TID No. 10 that will require TIF incentives and support the extension of Commerce Drive.

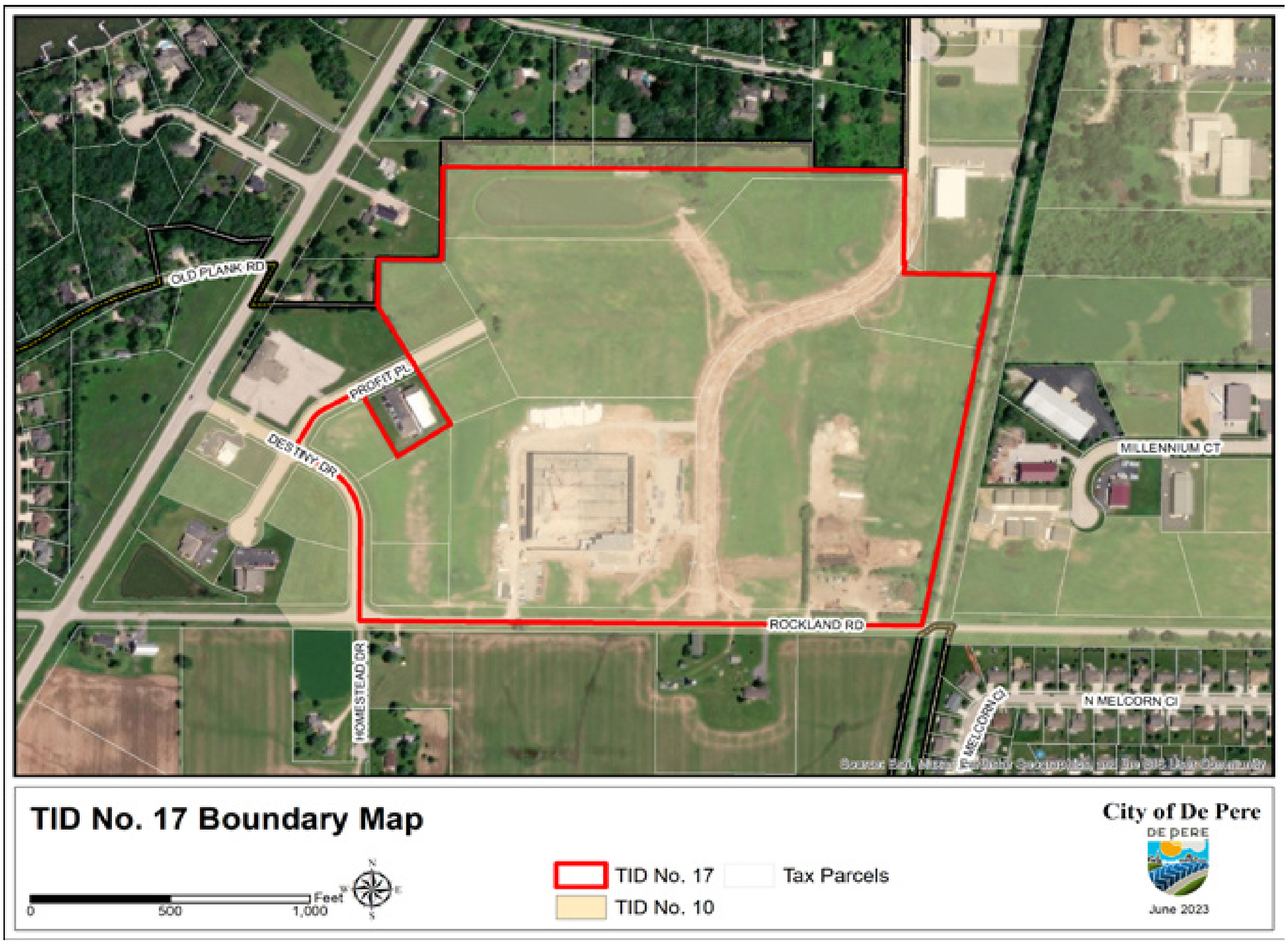
TID Type:	Mixed Use
Creation Date:	02/19/2021
Maximum Expenditure Period:	02/19/2043
Termination Date:	02/19/2048
Extension (Yes/No):	No

Statement of Change

TID Base Value:	$0
2024 TID Total Value (previous):	$17,299,800
2025 TID Total Value (current):	$16,631,200
2024 to 2025 Increment Growth:	-$668,600
Total TID Increment:	$16,631,200
Prior Year Corrections:	$1,500
State Reported Percent Increment Growth:	-4%

Reasons for Reduction: State DOR over assessment of Belmark Plant 7

STAFF NOTES: Brown County Property Lister incorrectly listed this the Amerilux Parcel in TID 10 resulting in an overage of $1,860,000. Staff expects a prior year correction in the 2026 report.



TID No. 17 Remaining Development Opportunities

There are several smaller development sites remaining and one large development site that is currently under review for a logistics facility. Total future growth could include $42,000,000 in new value over the life of the district.

i. Approximately $21,625,000 in remaining and planned borrowing for infrastructure and/or development incentives;
ii. Property values appreciate at 3% per year;
iii. One Percent (1%) mill rate reductions per year;
iv. Annual administration costs; and
v. Final year taxes collected in 2042.

TID No. 17 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 17 closure would be approximately $1,050,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $218,000 to the annual tax collections for the City. A detailed summary of TID No. 17 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
ii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iii. Evaluate Southern Bridge CIP in the coming years to understanding the TID impact and determine if a Project Plan Amendment is necessary.
iv. Utilize more PAYGO development incentives to reduce City risk and borrowing.
v. Require guaranteed revenue vs guaranteed values in cash grant agreements. Encourage the cash grant to be received after the City receives the first year of fully assessed revenue.
vi. Limit annual administration costs to those essential to managing the TID.
vii. Consider annual surplus donations to underperforming TID No. 7 to facilitate additional façade grants and the possibility to close TID No. 7 without requiring an extension.
viii. Conduct an audit when 30 percent of the project costs are spent.
ix. Utilize the standard three-year extension.
x. Utilize the affordable house extension to seed fund the affordable housing programs.
xi. Conduct the end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 17

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	18.11%	$0	$230,043	$230,043	
Local	$0.005499639	34.43%	$0	$437,307	$0	$218,653
School District	$0.006848916	43.86%	$0	$557,096	$557,096	
Tech. College	$0.000530506	3.61%	$0	$45,798	$45,798	
Total	$0.015569391	**100.0%**	**$0**	**$1,270,243**	**$832,936**	

* Represents proposed incremental increase in combined mill rate.

TID No. 17 Tax Increment ProForma

6/27/2026

Assumptions

TID Creation Date	**3/16/21**	Equalized Base Value	$ -
Valuation Date	**1/1/21**	Projected Tax Rate	0.014524994
Last Expenditure Date	**3/16/2036**	Annual Change in Tax Rate	-2.00%
Termination Date	**3/16/2043**	Property Appreciation Rate (Mixed/Industrial)	4.50%
TID Category	Mixed-Use	Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	TIF Increment PP	Total Valuation	Cumulative Increment	TIF Tax Rate	General TIF Revenue	TID Revenue Year (Jan)
2021	2022	2023	4,268,817	0	0	0	4,268,817	0	As Reported	$0	2023
2022	2023	2024	4,268,817	0	20,632,600	0	24,901,417	20,632,600	As Reported	$305,692	2024
2023	2024	2025	24,901,417	1,120,564	(6,226,100)	0	19,795,881	15,527,064	0.015618	$270,187	2025
2024	2025	2026	19,795,881	890,815	*(668,600)*	0	20,018,096	20,018,096	0.015569	$311,670	2026
2025	2026	2027	20,018,096	900,814	*41,311,100*	0	62,230,010	62,230,010	0.015258	$949,506	2027
2026	2027	2028	62,230,010	2,800,350	*(1,860,000)*	0	63,170,360	63,170,360	0.014953	$944,576	2028
2027	2028	2029	63,170,360	2,842,666	0	0	66,013,027	66,013,027	0.014654	$967,341	2029
2028	2029	2030	66,013,027	2,970,586	0	0	68,983,613	68,983,613	0.014361	$990,654	2030
2029	2030	2031	68,983,613	3,104,263	0	0	72,087,875	72,087,875	0.014073	$1,014,528	2031
2030	2031	2032	72,087,875	3,243,954	0	0	75,331,830	75,331,830	0.013792	$1,038,979	2032
2031	2032	2033	75,331,830	3,389,932	0	0	78,721,762	78,721,762	0.013516	$1,064,018	2033
2032	2033	2034	78,721,762	3,542,479	0	0	82,264,241	82,264,241	0.013246	$1,089,661	2034
2033	2034	2035	82,264,241	3,701,891	0	0	85,966,132	85,966,132	0.012981	$1,115,922	2035
2034	2035	2036	85,966,132	3,868,476	0	0	89,834,608	89,834,608	0.012721	$1,142,815	2036
2035	2036	2037	89,834,608	4,042,557	0	0	93,877,166	93,877,166	0.012467	$1,170,357	2037
2036	2037	2038	93,877,166	4,224,472	0	0	98,101,638	98,101,638	0.012218	$1,198,563	2038
2037	2038	2039	98,101,638	4,414,574	0	0	102,516,212	98,247,395	0.011973	$1,176,337	2039
2038	2039	2040	102,516,212	4,613,230	0	0	107,129,441	102,860,624	0.011734	$1,206,940	2040
2039	2040	2041	107,129,441	4,820,825	0	0	111,950,266	107,681,449	0.011499	$1,238,237	2041
2040	2041	2042	111,950,266	5,037,762	0	0	116,988,028	112,719,211	0.011269	$1,270,243	2042
Total				**$58,409,647**	**$38,782,500**	**$0**				**$18,466,225**	

Notes

- Belmark plant 7 (anticiapted overage)
- One Source Technology -Belmark Overage
- Amerlux 2025 (75%), Belmark Reassessment By State
- Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Represent a Property Lister Error and the three year correction cycle

Standard Three Year Extension

Termination Year

Tax Increment Cash Flow

City of De Pere

TID No. 17

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Property Sales and Leases	Proceeds from Long-Term Debt	Debt Premium	YMCA Assessment (Option Agreement)	Pilot Payment	Total Revenues	Existing Debt (Infra and Development Incentives)	Debt Issuance	Capital Cost	Developer Incentives
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022		0	0	0	0	0	0	0	0	0	0	0	0	0
2023		0	0	0	0	0	0	0	0	0	0	0	0	0
2024	(48,076)	0	305,692	0	675,000	330,000	25,089	0	0	1,335,781	66,600	3,300	133,430	175,000
2025	868,693	0	270,187	0	0	4,255,000	31,401	0	12,789	4,569,377	155,892	58,498	211,873	3,070,010
2026	1,904,073	0	311,670	5,000	0	2,700,000	0	0	0	3,016,670	355,283	0	0	3,000,000
2027	1,313,299	0	949,506	5,000	0	0	0	0	0	954,506	378,978	0	0	0
2028	1,609,068	0	944,576	5,000	0	0	0	757,065	0	1,706,642	624,778	0	0	0
2029	2,154,784	0	967,341	5,000	0	0	0	0	0	972,341	625,263	0	0	0
2030	1,924,216	0	990,654	5,000	0	0	0	0	0	995,654	940,023	0	0	0
2031	1,283,116	0	1,014,528	5,000	0	0	0	0	0	1,019,528	946,448	0	0	0
2032	659,466	0	1,038,979	5,000	0	0	0	0	0	1,043,979	945,888	0	0	0
2033	60,826	0	1,064,018	5,000	0	0	0	0	0	1,069,018	483,638	0	0	0
2034	(50,525)	0	1,089,661	5,000	0	0	0	0	0	1,094,661	482,978	0	0	0
2035	(135,572)	0	1,115,922	5,000	0	0	0	0	0	1,120,922	486,318	0	0	0
2036	(197,699)	0	1,142,815	5,000	0	0	0	0	0	1,147,815	483,678	0	0	0
2037	(230,293)	0	1,170,357	5,000	0	0	0	0	0	1,175,357	484,978	0	0	0
2038	(236,644)	0	1,198,563	5,000	0	0	0	0	0	1,203,563	480,108	0	0	0
2039	(209,920)	0	1,176,337	5,000	0	0	0	0	0	1,181,337	479,303	0	0	0
2040	(204,617)	0	1,206,940	5,000	0	0	0	0	0	1,211,940	452,290	0	0	0
2041	(141,698)	0	1,238,237	5,000	0	0	0	0	0	1,243,237	0	0	0	0
2042	734,145	0	1,270,243	5,000	0	0	0	0	0	1,275,243	0	0	0	0
Total		$ -	$ 17,890,346	$ 85,000	$ -	$ 2,700,000	$ -	$ 757,065	$ -	$ 21,432,411	$ 8,649,945	$ -	$ -	$ 3,000,000

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

Land Grant

Future Belmark Development incentives (PAYGO)	Amerilux Development incentives Debt Service (3,200,000 less 500,000)	GV-16 (2026) - ($240,000 remaining capacity) $135,000	GV-16 (2027) $118,602	GV-17 (2026) $214,884	GV-17 (2027) $552,000	GV-17 (2028) $ 1,936,984	Land Purchase	Professional Services, Grants,	Infrastructure	Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
0	0	25% of Segment 3 Funding		60% of Segment 4 Funding			0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	7,560	2,024	31,098	419,012	916,769	868,693
0	0	0	0	0	0	0	194	6,640	0	30,890	3,533,997	1,035,380	1,904,073
70,010	137,750	5,600		8,800			0	0	0	30,000	3,607,443	(590,773)	1,313,299
70,010	137,750	5,600	5,000	8,800	22,600		0	0	0	30,000	658,738	295,768	1,609,068
70,010	293,286	14,020	5,000	22,032	22,600	79,200	0	0	0	30,000	1,160,925	545,717	2,154,784
70,010	293,286	14,020	12,518	22,032	56,581	79,200	0	0	0	30,000	1,202,909	(230,568)	1,924,216
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,636,754	(641,100)	1,283,116
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,643,179	(623,650)	659,466
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,642,619	(598,640)	60,826
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,180,369	(111,351)	(50,525)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,179,709	(85,048)	(135,572)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,183,049	(62,127)	(197,699)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,180,409	(32,593)	(230,293)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,181,709	(6,351)	(236,644)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,176,839	26,724	(209,920)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,176,034	5,303	(204,617)
70,010	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,149,021	62,919	(141,698)
70,010	0	0	12,518	0	56,581		0	0	0	30,000	367,394	875,843	734,145
70,010	0			0		198,285	0	0	0	30,000	298,295	976,948	1,711,094
$ 1,190,170	$ 4,088,213	$ 193,462	$ 172,734	$ 304,011	$ 780,756	$ 2,736,100	$ -	$ -	$ -	$ 510,000	$ 21,625,390		

Standard Three Year Extension

Termination Year

TAX INCREMENT DISTRICT NO. 18

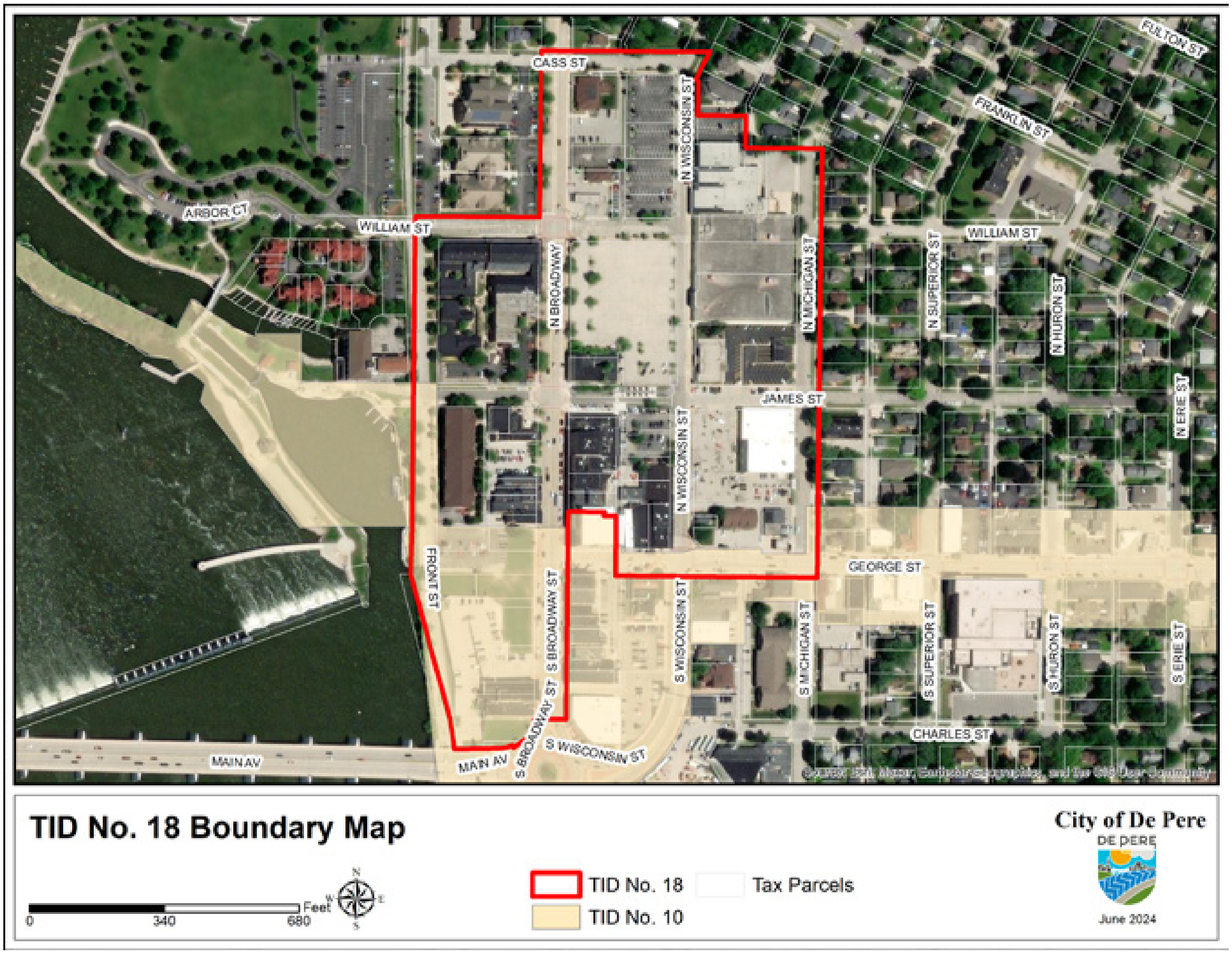
Tax Increment District (TID) No. 18 was established as a "Rehabilitation and Conservation" district to support a comprehensive redevelopment effort encompassing retail, commercial, office, rental residential, and owner-occupied residential uses The immediate focus of the district is the proposed redevelopment of the former ShopKo site. Preliminary plans include approximately 27,800 square feet of retail space, 27,500 square feet of office and commercial uses, 116 apartment units, 20 condominium units, and an 80- to 90-room hotel totaling roughly 75,000 square feet. Additional components of the project include a publicly accessible walkable plaza, 117 private structured parking stalls, reconstruction of the 200 block of North Wisconsin Street, re-establishment of the 500 block of William Street, and construction of a publicly owned parking structure to support further development in the surrounding area.

TID Type:	Rehab/Con
Date:	05/07/2024
Maximum Expenditure Period:	05/07/2047
Termination Date:	05/07/2052

Statement of Change

TID Base Value:	$24,316,400
2024 TID Total Value (previous):	$24,316,400
2025 TID Total Value (current):	$25,928,900
2024 to 2025 Increment Growth:	$1,612,500
Total TID Increment:	$1,612,500
Prior Year Corrections:	$0

State Reported Percent Increment Growth: property appreciation.



TID No. 18 Remaining Development Opportunities

There are large redevleopment sites on the east side of downtown including but not limited to 200 and 300 Block of Wisconsin St (former ShopKo site, and City owned parking lots, current Associated Bank site, Front Stree/Broadway Street,

i. $166,000,000 in total potential new value;
ii. $85,050,000 in total future revenue;
iii. $80,020,000 in total future expenses;
iv. Parking ramp borrowing will be refinanced after the Note Anticipation Note;
v. Property values appreciate at 3% per year, this is 3% less than other downtown because other downtown TIDs are catching up to not being reevaluated for several years;
vi. Two Percent (2%) mill rate reductions per year;
vii. Annual administration costs;
viii. Final year taxes collected in 2052
ix. No planned expenses and revenues were included in Front Street due to the unknown nature of the site at the time of the report.

The TID is very complex and it's infancy. Several more years of work an analysis will start to shape the projections for a more complete picture.

TID No. 18 Closure

Continuing with the previously stated assumptions, the annual tax collection increase after TID No. 18 closure would be approximately $2,890,000. Per state statutes, the City levy can increase 50% of the annual tax collections after the TID closes. That would add nearly $608,000 to the annual tax collections for the City. A detailed summary of TID No. 18 financial projections are attached to this report and the detailed summary of the impact to the overlying taxing jurisdictions is included below. To be conservative staff utilized the anticipated mill rate at the end of the TID life as it is projected to be lower than the current mill rate.

Recommendations:

Staff recommends the following TID actions:

i. Conduct the required periodic audit and use the results to utilize the standard extension.
ii. Monitor annual TID spending to ensure the TID closes within the allotted timeframe. The City may recoup any additional annual shortfall payments prior to the TID closure.
iii. Monitor annual capital improvement plans (CIP) to see if the TID can support the project before including a project in the CIP.
iv. Replace or supplement façade grant funding with annually matched dollars from business park donor TIDs or the General Fund.
v. Utilize more PAYGO development incentives to reduce City risk and borrowing.
vi. Require guaranteed revenue vs guaranteed values in cash grant agreements.
vii. Limit annual administration costs to those essential to managing the TID.
viii. Utilize the standard three-year extension.
ix. Conduct end of the expenditure period audit to review and address the revenues and expenditures from the TID creation through the year of the audit.
x. Conduct the final audit within 12 months of termination – this audit accounts for all revenue and expenditures during the entire life of the TID, including any excess increment returned to the overlying taxing jurisdictions.

If the TID is not able to close within the allotted lifetime of the TID, plus any additional extensions, then the City must cover the balance of the debt prior to the TID closure.

Analysis of Impact on Overlying Jurisdictions

TID No. 18

Taxing Jurisdiction	2024 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002828437	18.11%	$10,001	$640,356	$630,355	
Local	$0.005376801	34.43%	$19,012			$608,652
School District	$0.006849634	43.86%	$24,220	$1,550,753	$1,526,533	
Tech. College	$0.000563093	3.61%	$1,991	$127,484	$125,493	
Total	$0.015617965	**100.0%**	**$55,224**		**$2,891,034**	

Tax Increment Cash Flow

TID No.

Created/Revised: 6/27/2026

Year	Beginning Balance	Combined Shopko Redevelopment	Front Street Development	310 N Wisconsin St	206 N WISCONSIN ST Associated Bank Lot	Wisconsin Street City Parking Lot	Broadway City Parking Lot	All Other Properties	Proceeds from Long-Term Debt	Debt Premium	Capitalized Interest	Short Fall Advance (GF or Other Sources) Parking Ramp Budget	Developer Payments for Infrastructure Improvements (Site A and Site F)	State Grants* CDI/Idle Sites Ready for Reuse	City-Owned Parking Lot Purchase	Total Revenue
2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
2025	134,263	0	0	0	0	0	0	0	7,645,000	185,189	0	0	0	0		7,830,189
2026	6,714,347	(1,700)	0	1,500	0	0	0	25,400	0	0	318,608	0	200,000	250,000		793,808
2027	6,926,209	104,600	0	18,800	600	0	0	34,100	0	0	420,821	140,000	0	250,000		968,921
2028	6,726,917	426,700	400	20,000	1,200	0	0	50,900	0	0	214,000	720,000	0	0		1,433,200
2029	6,698,285	569,500	255,500	21,200	57,000	19,700	23,600	60,300	0	0	0	0	0	0		1,006,800
2030	(1,750,240)	976,400	757,600	22,500	224,700	102,900	95,200	70,100	0	0	0	0	0	0		2,249,400
2031	(2,198,972)	1,005,800	1,080,000	23,900	232,100	165,000	99,300	88,000	0	0	0	0	0	0	Front Street	2,694,100
2032	(2,670,707)	1,036,000	1,080,000	25,200	239,700	170,000	102,300	98,500	0	0	0	0	0	0	Parking Lot	2,751,700
2033	(3,080,456)	1,067,100	1,080,000	26,600	247,500	175,100	105,300	109,400	0	0	0	0	0	0	Sales to TID 7	2,811,000
2034	(3,410,290)	1,099,200	1,080,000	28,100	255,500	180,300	108,500	128,500	0	0	0	0	0	0	Other Parking	2,880,100
2035	(3,679,312)	1,132,200	1,080,000	29,600	263,800	185,700	111,800	140,200	0	0	0	0	0	0	Lot Sites	2,943,300
2036	(3,951,886)	1,166,300	1,080,000	31,100	272,300	191,300	115,100	152,400	0	0	0	0	0	0	assumes to be	3,008,500
2037	(4,166,199)	1,201,300	1,080,000	32,700	281,100	197,000	118,600	172,700	0	0	0	0	0	0	part of	3,083,400
2038	(4,300,835)	1,237,400	1,080,300	34,400	290,100	202,900	122,100	185,800	0	0	0	0	0	0	Development	3,153,000
2039	(4,770,901)	1,274,600	1,090,700	36,100	299,500	209,000	125,800	199,300	0	0	0	0	0	0	Incentives	3,235,000
2040	(4,986,479)	1,312,900	1,101,300	37,800	309,100	215,300	129,600	221,100	0	0	0	0	0	0		3,327,100
2041	(5,117,820)	1,352,300	1,111,900	39,600	318,900	221,800	133,400	235,600	0	0	0	0	0	0		3,413,500
2042	(5,158,848)	1,392,900	1,122,600	41,400	329,100	228,400	137,500	250,600	0	0	0	0	0	0		3,502,500
2043	(5,280,172)	1,434,800	1,133,500	43,300	339,600	235,300	141,600	273,900	0	0	0	0	0	0		3,602,000
2044	(5,294,997)	1,477,900	1,163,100	45,300	350,400	242,300	145,800	290,100	0	0	0	0	0	0		3,714,900
2045	(5,203,609)	1,522,200	1,198,300	47,300	361,500	249,600	150,200	306,700	0	0	0	0	0	0		3,835,800
2046	(4,940,970)	1,568,000	1,234,500	49,400	373,000	257,100	154,700	331,700	0	0	0	0	0	0		3,968,400
2047	(4,228,851)	1,615,000	1,271,800	51,500	384,800	264,800	159,300	349,600	0	0	0	0	0	0		4,096,800
2048	(3,020,769)	1,663,600	1,310,200	53,700	397,000	272,700	164,100	368,000	0	0	0	0	0	0		4,229,300
2049	(1,586,924)	1,713,500	1,349,800	56,000	409,500	280,900	169,000	394,800	0	0	0	0	0	0		4,373,500
2050	746,915	1,765,000	1,390,500	58,300	422,400	289,400	174,100	414,600	0	0	0	0	0	0		4,514,300
2051	4,166,865	1,818,000	1,432,500	60,700	435,700	298,000	179,300	434,900	0	0	0	0	0	0		4,659,100
2052	7,892,100	1,872,600	1,475,800	63,200	449,400	307,000	184,700	455,900	0	0	0	0	0	0		4,808,600
Total	Remaining	32,804,100	27,040,300	999,200	7,545,500	5,161,500	3,150,900	5,843,100			953,429	860,000	200,000	500,000	0	85,058,029

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

NOTE: Borrowing proceeds and Cash Grant payment are not included here as it is a pass-through revenue and cost.

CDI Grants paid directly to developer. $250,000 Idle Sites Grant paid to City to pay of infrastgructure loans faster.

Existing Debt Includes: William/Wisconsin St Consturction, ROW Purchase.

Assumes General Fund will pay off

TID Mandatory Te 2051 - Last year increment Received for 2050 taxes

Tax Increment Cash Flow

Existing Debt	Capital Outlay +Parking Ramp	Debt Issuance Costs	300 N Block Wisconsin Street Reconstruction (360')	Front Public Infrastructure	Shopko Site A (Hotel Revised)		Shopko Site B-D		Shopko Site F		Front Street	
					Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)	Cash Grant	PAYGO (MRO)
			$ 360,000	$ 1,100,000	$ 2,000,000	$ 590,000	$ 4,000,000	$ 2,500,000	$ 2,050,000	$ 1,000,000		
	0	0	0	0	0	0	0	0	0	0	0	0
71,458	949,305	70,790	0	0	0	0	0	0	0	0	0	0
504,950	0	0	0	0	35,500	0	0	0	25,333	0	0	0
498,950	0	0	0	0	106,500	11,942	71,333	0	76,000	0	0	0
497,950	0	0	0	46,750	182,213	42,917	214,000	0	130,030	22,471	0	0
7,481,700	0	0	4,550	46,750	182,213	42,917	366,138	60,342	130,030	72,471	438,638	304,075
220,750	0	0	13,650	86,750	182,213	42,917	366,138	185,342	130,030	72,471	438,638	304,075
218,750	0	0	29,569	90,050	182,213	42,917	366,138	185,342	130,030	72,471	728,638	304,075
216,500	0	0	29,569	88,138	182,213	42,917	366,138	185,342	130,030	72,471	728,413	304,075
219,000	0	0	29,569	86,225	182,213	42,917	366,138	185,342	130,030	72,471	727,400	304,075
221,000	0	0	29,569	89,313	182,213	42,917	366,138	185,342	130,030	72,471	730,600	304,075
218,900	0	0	29,569	87,188	182,213	42,917	366,138	185,342	130,030	72,471	727,750	304,075
221,600	0	0	29,569	90,063	182,213	42,917	366,138	185,342	130,030	72,471	729,113	304,075
218,850	0	0	29,569	87,725	182,213	42,917	366,138	185,342	130,030	72,471	729,425	304,075
215,900	0	0	29,569	90,388	182,213	42,917	366,138	185,342	130,030	72,471	728,688	304,075
47,750	0	0	29,569	87,838	182,213	42,917	366,138	185,342	130,030	72,471	726,900	304,075
51,000	0	0	29,569	90,288	182,213	42,917	366,138	185,342	130,030	72,471	729,063	304,075
49,000	0	0	29,569	87,525	182,213	42,917	366,138	185,342	130,030	72,471	729,913	304,075
52,000	0	0	29,569	89,763	182,213	42,917	366,138	185,342	130,030	72,471	729,450	304,075
49,750	0	0	29,569	86,788	182,213	42,917	366,138	185,342	130,030	72,471	727,675	304,075
52,500	0	0	29,569	88,813	182,213	42,917	366,138	185,342	130,030	72,471	729,588	304,075
0	0	0	29,569	90,625	182,213	42,917	366,138	185,342	130,030	72,471	729,925	304,075
0	0	0	29,569	92,225	0	42,917	366,138	185,342	0	72,471	728,688	304,075
0	0	0	29,569	88,613	0	42,917	0	185,342	0	72,471	730,875	304,075
0	0	0	29,569	0	0	42,917	0	185,342	0	72,471	726,225	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	42,917	0	185,342	0	72,471	0	304,075
0	0	0	0	0	0	0	0	0	0	0	0	0
11,256,800			550,434	1,691,818	3,386,342	1,041,950	6,875,814	4,137,867	2,441,878	1,689,302	13,995,605	6,993,725

Note Anticipation Note to refinance parking ramp

06 N Wisconsin St PAYGO (MRO)-20% NPV $ 2,100,000	Wisconsin St Parking Lot PAYGO (MRO)-20% NPV $ 2,000,000	Broadway St Parking Lot PAYGO (MRO)-20% NPV $ 1,200,000	Other Projects PAYGO $ -	Land Purchase + Taxes	Environmental, Stormwater, Site Prep $ 400,000	Annual Admin + Audit, Organizational	Professional Services	General Fund Payback 4% $ 860,000	Parking Ramp Payoff $9,500,000	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
0	0	0	0	0	0	0	0	0	0	0	0	134,263
0	0	0	0	129,734	0	10,224	18,594	0	0	1,250,105	6,580,084	6,714,347
0	0	0	0	0	6,163	5,000	5,000	0	0	581,946	211,863	6,926,209
0	0	0	0	0	368,488	5,000	30,000	0	0	1,168,213	(199,292)	6,726,917
0	0	0	0	0	20,189	5,000	5,000	0	295,311	1,461,832	(28,632)	6,698,285
0	0	0	0	0	20,189	5,000	5,000	0	295,311	9,455,325	(8,448,525)	(1,750,240)
159,538	0	96,291	0	0	20,189	5,000	5,000	0	369,139	2,698,132	(448,732)	(2,198,972)
159,538	160,485	96,291	0	0	20,189	5,000	5,000	0	369,139	3,165,836	(471,736)	(2,670,707)
159,538	160,485	96,291	0	0	20,189	5,000	5,000	0	369,139	3,161,449	(409,749)	(3,080,456)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	369,139	3,140,834	(329,834)	(3,410,290)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	369,139	3,149,122	(269,022)	(3,679,312)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,215,875	(272,575)	(3,951,886)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,222,813	(214,313)	(4,166,199)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	442,967	3,218,037	(134,637)	(4,300,835)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,623,066	(470,066)	(4,770,901)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,450,578	(215,578)	(4,986,479)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,458,441	(131,341)	(5,117,820)
159,538	160,485	96,291	0	0	0	5,000	5,000	0	849,020	3,454,528	(41,028)	(5,158,848)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,623,824	(121,324)	(5,280,172)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,616,824	(14,824)	(5,294,997)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,623,512	91,388	(5,203,609)
159,538	160,485	96,291	0	0	0	5,000	5,000	164,522	849,020	3,573,161	262,639	(4,940,970)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	3,256,281	712,119	(4,228,851)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,888,718	1,208,082	(3,020,769)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,795,455	1,433,845	(1,586,924)
159,538	160,485	96,291	0	0	0	5,000	0	164,522	849,020	2,039,661	2,333,839	746,915
159,538	160,485	0	0	0	0	5,000	0	164,522	0	1,094,350	3,419,950	4,166,865
159,538	0	0	0	0	0	5,000	0	164,522	0	933,865	3,725,235	7,892,100
0	0	0	0	0	0	5,000	0	164,522	0	169,522	4,639,078	12,531,179
3,509,837	3,209,703	1,925,822	0		475,595	135,000	125,000	1,809,738	13,953,466	79,241,197	5,816,832	

Borrowing Scenario

40% of Scheduled
50% of Scheduled
100% of Scheduled

DE PERE

City of De Pere, Wisconsin

4.C

Request for Joint Review Board Action

Meeting Date:	August 24, 2026
Department:	Development Services
From:	Daniel Lindstrom, Development Services Director
Subject:	Overview of the Draft Proposed Boundary Amendment No. 1 for Tax Increment District No. 17.
Recommendation:	None

Overview of the Draft Proposed Boundary Amendment No. 1 for Tax Increment District No. 17

Attachments:
TID No. 17 Amendment (PP&B) JRB and Plan Commission DRAFT 08202026

City of De Pere

Tax Increment District No.17
Project Plan Amendment No. 1
and Boundary Amendment No. 1

Prepared by the Development Services Department

08/24/2026 DRAFT

Plan Commission Review and Approval – August 24, 2026
Common Council Review and Approval – September 15, 2026 (scheduled)
Joint Review Board Review and Approval - TBD

Project Plan Table of Contents

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Appendix A Parcel List and Maps

Appendix B Financial Attachments

Appendix C: Resolutions, Notices, Minutes & Other Attachments

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter to Chief Official of Overlying Taxing Entities and Notice
3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 17 Amendment
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
9: Plan Commission/Public Hearing and Meeting Minutes
10: Plan Commission Resolution Approving TID No. 17 Amendment
11: Common Council Meeting Agenda
12: Common Council Meeting Minutes
13: Common Council Resolution Creating TID No. 17 Amendment
14: County Property Listing Communication

City of De Pere TID No. 17 Officials and Acknowledgments

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Pamela Gantz
Devin Perock
Mike Eserkaln
Casey Nelson
Dustin Thill

Plan Commission

James Boyd, Mayor
Jonathon Hansen, Alderperson
Devin Perock, Alderperson
Shane Raymaker, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Adam Pfost - Northeast Wisconsin Technical College Representative
Dawn Foeller – Unified De Pere School District Representative
Daniel Teaters – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Kim Flom, City Manager
Joanne Bungert City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: August 24, 2026
Plan Commission Approval Recommendation: August 24, 2026
Common Council Approval: September 15, 2026 (Scheduled)
Joint Review Board Approval: TBD

1. EXECUTIVE SUMMARY TID NO. 12 BOUNDARY AMENDMENT NO. 2

The purpose of the Boundary Amendment is to add parcels ED-F0081-1, ED-2388, ED-2387, and ED-2389 and into the TID Boundary. This amendment is necessary to facilitate the redevelopment of a former church into a for-profit STEM afterschool business and the expansion of an existing business in the business park.

The amendment is also to add additional project costs that more closely reflect the cost associated with the South Bridge Connector project. To keep the project plans simple and concise, the City used the original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document. Therefore, sections or text identified in light gray are areas in which the document is proposed to be updated under this amendment to reflect the proposed changes, any TID law changes, table and map references, or other necessary updates. If no changes are proposed the section will include the following text. If no changes are proposed to a specific section it will read "No update or revision to the previously approved TID Project Plan."

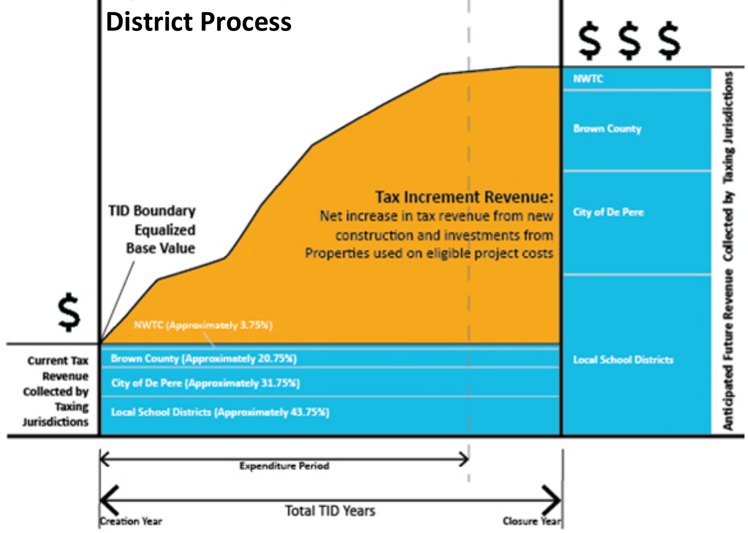
2. COMMUNITY INTRODUCTION

The 25,500 people, who call the City of De Pere, Wisconsin home, know that the community provides a high quality of life in the Greater Green Bay metropolitan area. The excellent schools, a dynamic downtown, successful business parks, and safe neighborhoods served by ample parks and natural areas have resulted in considerable loyalty and community pride among residents. The residences, businesses, and commercial areas are connected with a transportation and green space network that accommodates cars, bikes, and pedestrians. The beautiful Fox River is the focal point of the City Center and the Claude Allouez Bridge unites the two sides of our dynamic downtown. Whether you are on the east side or west side, historic buildings thoughtfully blend with new redevelopment to provide a mix of housing, employment, shopping, dining, and entertainment.

3. INTRODUCTION TO TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of public finance often used by municipalities across the United States to subsidize redevelopment, infrastructure, and other community growth projects. The Wisconsin legislature passed the first TIF law in 1975, and municipalities across the state have used the mechanism to make improvements to specified Tax Increment Districts (TIDs). TIF helps to promote local tax base expansion by using property tax revenues to fund site improvements to attract new

Figure 1: Example Tax Increment District Process



development, industry, rehabilitation/conservation projects, mixed-use development, blight elimination, and environmental remediation. During the development period, tax bases for the entities in question remain static at pre-development levels, while property taxes continue to be paid. The taxes derived from increases in property value within the TIDs (the tax increment) are diverted into a special fund at the City to pay for the costs of this redevelopment. Generally, the City will borrow funds to pay for initial development costs and use tax increments to retire debt. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing. Figure 1 diagrams the example TID lifespan and process.

The State of Wisconsin classifies City Tax Increment Districts into several categories: rehabilitation, blight removal, industrial, mixed-use, and environmental remediation districts. Tax Increment Districts terminate once either all costs are paid through increment financing or the mandated termination date passes. Upon termination, the taxing jurisdictions within the TID share in the post-TIF tax revenue generated through improvements during the TID's lifetime.

4. TAX INCREMENT DISTRICT NO. 17 OVERVIEW

Tax Incremental District No. 17 ("TID No.17") was created as an overlap of Tax Incremental District No. 10 (TID No. 10). TID No. 10 was created on August 7, 2012 and is expected to terminate (absent extension) ending August 7, 2032. The City created TID No. 10 to spur the development of the southern portion of the East Industrial Park and help facilitate the development of the Southern Bridge project; however, as the Southern Bridge project continued to delay, the prospect of developing TID No. 10 became more challenging as businesses are reluctant to locate into a park that does not have immediate interstate access and requires their raw goods and finished products to cross through a congested downtown bridge.

Businesses now have a renewed vigor for this area with the announcement of the Southern Bridge preferred route from I-41 to County Highway GV. Specifically, the City has a large proposed development utilizing property currently located in TID No. 10 that will require TIF incentives to spur the development and facilitate the construction of the extension of Commerce Drive. The projected construction schedule for this proposed development has a completion date of mid-2022. The two-year delay between private development construction completion increment revenue leaves little time to create enough increment to repay the required incentives and infrastructure. Therefore a new TID is necessary to accomplish the development. TID No. 17 would also assist Brown County in funding the portion of the Southern Bridge project adjacent to and with a half-mile of the TID No. 17 Boundary.

Unfortunately, due to changes in manufacturing assessments and recent sales of private property at a reduced rate, TID No. 10 saw a reduction of 33.5% in increment value from 2019 ($10,358,000) to 2020 ($6,886,100) without any major changes to businesses. Finally, large reductions in the overlaying jurisdictional tax rates negatively impacted TID No. 10; therefore, to compensate TID No. 17 will also be a donor to TID No. 10 (east De Pere saw a combined 18.5% reduction in mill rates over the past two years).

TID No. 17 was created as "Mixed-Use District" that intends to be a composite of commercial and manufacturing. The instant focus of this District is to facilitate the proposed manufacturing development that makes up several current parcels. This proposed 350,000 square foot development has a projected cost of $19 million and will require TIF incentives and the extension of Commerce Drive. This major project will have a guaranteed assessed value of approximately $10 million and bring additional employees to the City. A Payment in Lieu of Taxes will be required if the property falls below the guaranteed assessed value or revenue during the life of the TID. The proposed project above did not materialize due to construction pricing fluctuation. However, the City was able to pivot quickly and since the creation the City has added over 700,000 square feet of manufacturing and logistics. The proposed amendments and other planned expansions will add an additional 120,000 square feet of business park and commercial uses.

5. TAX INCREMENT DISTRICT NO. 17 AMENDMENT

This Project Plan is for a mixed-use Tax Increment District in the City of De Pere. The Project Plan has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f) and includes a detailed description of the Tax Increment District (TID) and boundary. The Project Plan specifically establishes the need for the district, lists the proposed improvements within the district, and includes the estimated schedule and estimated budget.

a. Planning and Approval Process Timeline

The Finance and Personnel Committee recommended that staff and the Plan Commission initiate the planning process for the amendment of TID No. 17. The City notified the overlying taxing jurisdictions of the public hearing on August 6, 2026 via emails to the JRB members, and formally sent a copy of the public hearing on August 19, 2026. The City published public hearing notices in the Press Times on August 14, 2026. The notice for the first Joint Review Board (JRB) meeting was published on August 14, 2026. The Joint Review Board held its organizational meeting on August 24, 2026.

The City held the public hearing for the amendment of the TID No. 17 Project Plan and boundary on August 24, 2026. After the public hearing, the Plan Commission recommended approval of the TID No. 17 Project Plan and Boundary Amendments No. 1. This Project Plan and boundary was adopted by resolution of the Common Council on ___________________.

On ________________ the Joint Review Board reviewed and approved of The TID No. 17 Project Plan and the boundary as required by Wisconsin Statutes. The City published the agenda notice of the final Joint Review Board meeting on ______________________.

Documentation of all resolutions, notices, and minutes can be found as attachments to this Project Plan Amendment. As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of Tax Increment District No. 17 Amendment No. 1 in the City of De Pere. This official Project Plan guides the development activities within TID No. 17. Implementation of the Project Plan and completion of the proposed activities require a case-by case-authorization by the Plan Commission, Board of Public Works, Finance and Personnel Committee and the City Council. Public expenditures for projects listed in the Project Plan will be based on the development status of the land and economic conditions existing at the time of construction or implementation. Changes to the TID boundary or project categories not identified here require a formal amendment to the Project Plan involving a public hearing and review and City Council approval.

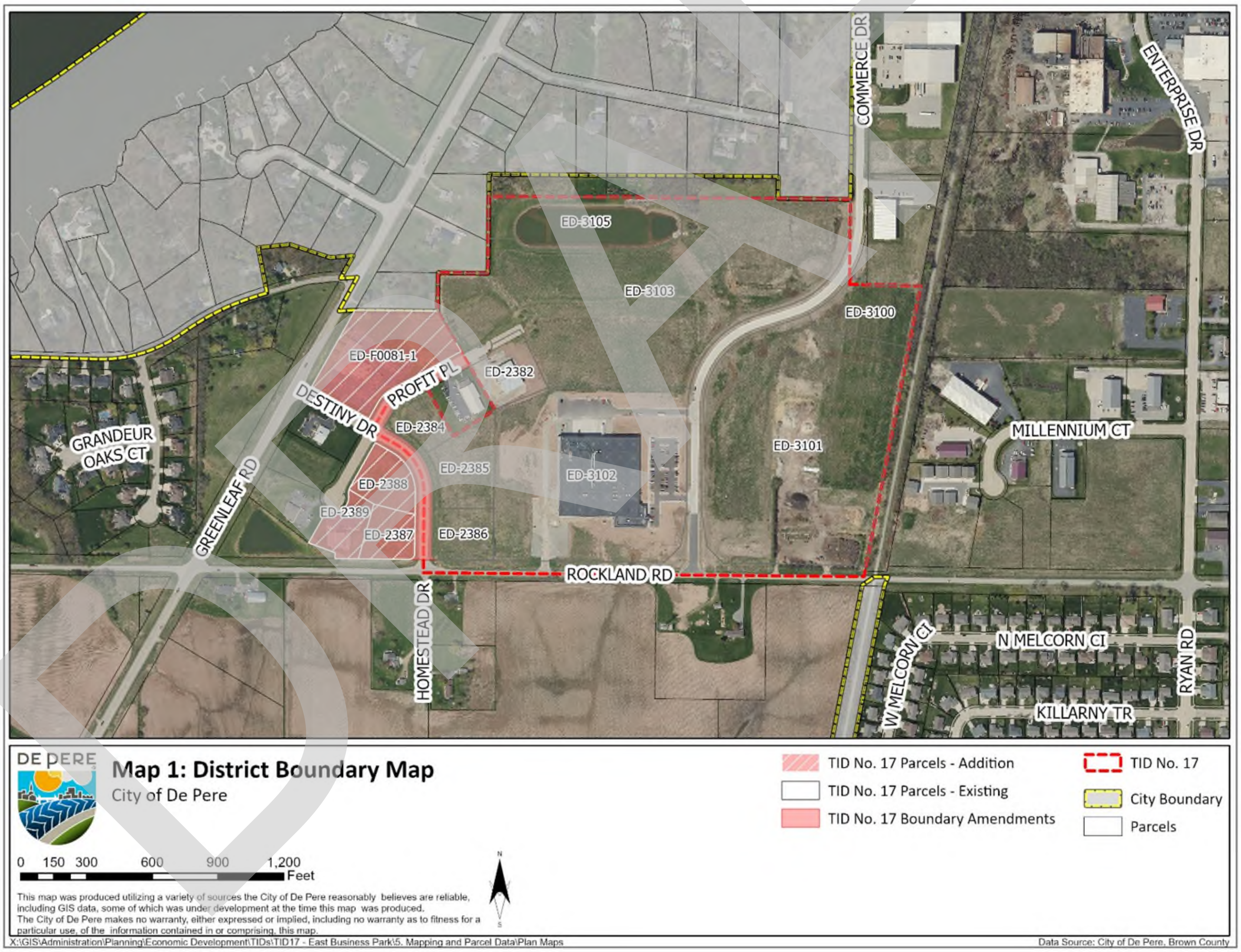
b. Description And Inventory of Area

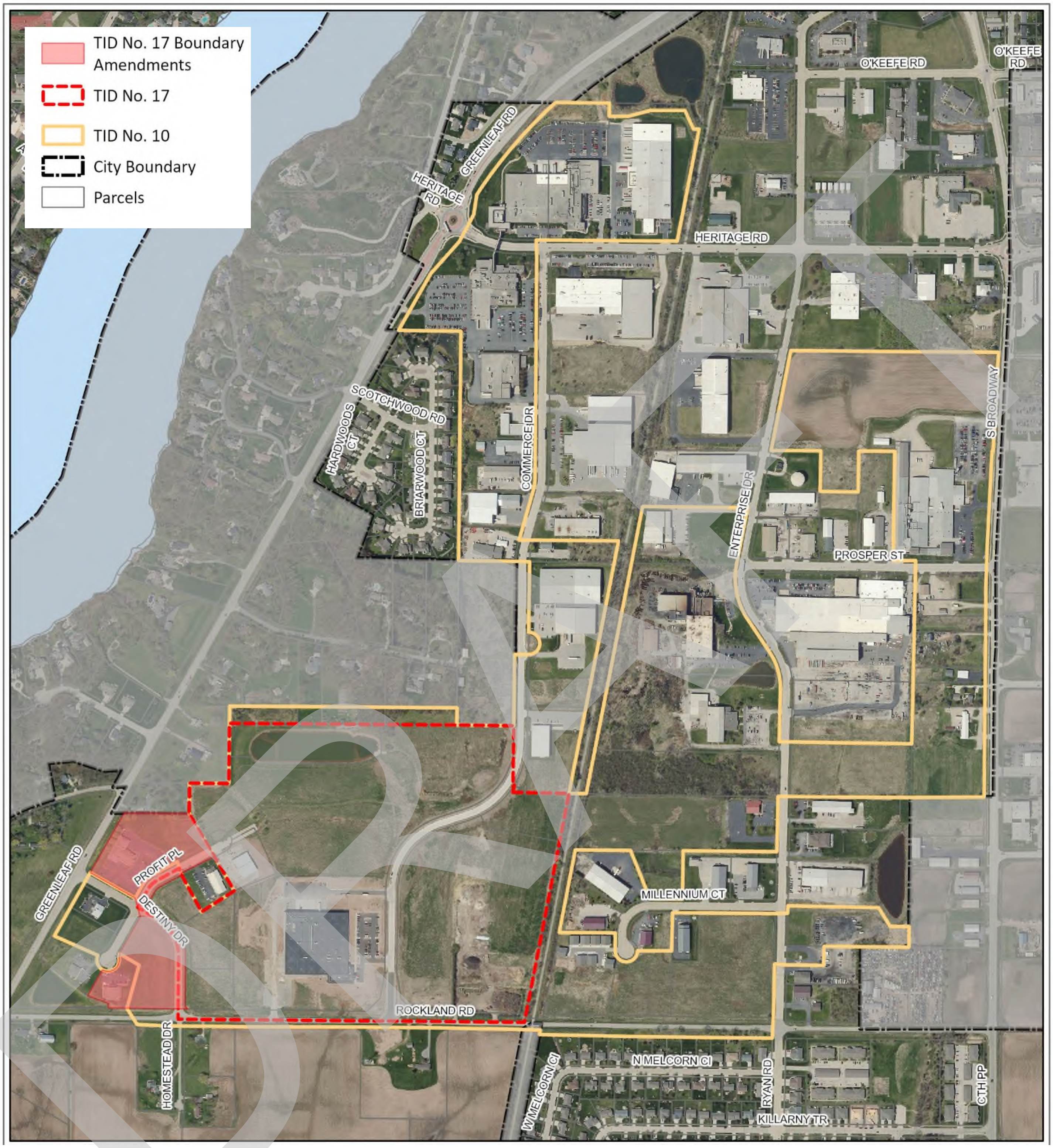
The real property in the TID is in the City of De Pere, located in Brown County, WI. The TID No. 17 project area is roughly defined by properties:

- North of Rockland Road
- West of the Fox River Trail
- South of the City Boundary with Ledgeview
- The properties that front Profit Place and Destiny Drive

Rockland Road represents a future major entry into the east side of De Pere and the TID and contains property that was mostly owned by the City of De Pere. The original TID Boundary encompassed 79.2 acres. Amendment No. 1 adds an additional ____ acres, of which _____ is real property and ____ acres is ROW. The original TID Project Plan identified 11 parcels encompassing 76.2 acres of real property as identified in Map 1 of Appendix B of the first project plan. Since 2021, the area has undergone a significant transformation through the approval of a business park subdivision plat.

TID Boundary Map: A complete map set is included within Appendix A of this Project Plan.




TID No. 17 Boundary Amendments
TID No. 17
TID No. 10
City Boundary
Parcels
O'KEEFE RD
O'KEEFE RD
GREENLEAF RD
HERITAGE RD
HERITAGE RD
SCOTCHWOOD RD
HARDWOODS CT
BRIARWOOD CT
COMMERCE DR
ENTERPRISE DR
S BROADWAY
PROSPER ST
PROFIT PL
DESTINY DR
GREENLEAF RD
MILLENNIUM CT
ROCKLAND RD
HOMESTEAD DR
W MELCORN CI
N MELCORN CI
RYAN RD
KILLARNY TR
CTH PP

6. STATEMENT OF PURPOSE

TID No. 17 was created as a mixed-use district to encourage additional development in the City, with the specific goal of increasing commercial and manufacturing development opportunities in the community. The City recognized that without the creation of the District, the employment generators and positive construction increment would not occur if the proper infrastructure were not in place to attract and support the development. Therefore, the TID created a path for developers and the City to develop the lands. The creation of the TID also enabled the City to have greater control over the development process to ensure that subsequent development is compatible with the District and neighboring properties.

The City also intended to complete the following:

- Construction of roads in and up to a one-half mile of the TID boundary;
- Infrastructure upgrades and expansions to sewer and water utilities;
- Developer incentives; and
- Potential land purchases and other potential capital costs.

No update or revision to the previously approved TID Project Plan.

7. SUMMARY OF FINDINGS

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

a. Project Plan is:
   i. In conformity with the Comprehensive Plan and other guiding documents.

   ii. Economically feasible and will enable the TID to close prior to the required closure date.

   No update or revision to the previously approved TID Project Plan.

b. Economic Feasibility and Benefits:
   i. As detailed in the economic feasibility section of this Project Plan, the total tax increment and resulting revenues in the District are sufficient to pay for the existing public works and the proposed incentives included within this Project Plan.

   ii. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. Moreover, the development and infrastructure projects will spur additional development located outside of the TID, the overlying taxing jurisdictions will see an increase in the tax base immediately instead of waiting for the District to close with a much larger TID.

   iii. The expenditures made will create new jobs in the immediate area as a result of the TID amendment. When added to the area within one-half mile of the District, the new and existing businesses in the area will be able to capture an additional or larger market share in the greater region. Therefore, the project costs of the District continue to relate directly to promoting development in the District consistent with the purpose for which the District was created.

   No update or revision to the previously approved TID Project Plan.

c. <u>“But For Test”:</u>
But for the creation and subsequent amendments of this District, the City and developers would not be able to use the Project Plan tools (infrastructure, demolition, land assemblage, and development incentives (“cash grants”) to facilitate the redevelopment of the district. That “but for” the creation and amendments of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:

i. Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development-related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.

ii. To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

iii. In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay the costs of some or all of the projects listed in the Project Plan such as offsite public infrastructure (stormwater pond, roadway, and intersection improvements). Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

No update or revision to the previously approved TID Project Plan.

d. <u>12% Test:</u>
The City does not exceed the 12% maximum threshold for the total equalized increment value combined with the projected new TID base value in this TID as a ratio of the total equalized value of the property in the City. The total increment value of all the existing tax increment districts within the City equals 11.19%.

e. <u>District Type:</u>
The TID was created as a Mixed-Use District. This Project Plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district’s area land is suitable for industrial and commercial use. No update or revision to the previously approved TID Project Plan.

f. <u>Estimated Percentage of Retail:</u>
The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period. The City anticipates zero percent of the territory will be devoted to retail at the end of the expenditure period and district life.

8. CITY PLANNING AND ZONING

The following are the subject sections and maps of the City of De Pere guiding documents:

a. Existing Land Use:
As of the drafting of this Project Plan, the TID area is primarily comprised of open space, road, rights-of-way, agricultural fields, and stormwater facilities. Map 3 of Appendix A illustrates the existing land uses. No update or revision to the previously approved TID Project Plan.

b. Future Land Use:
The 2010 De Pere Comprehensive Plan designates the areas as Future Business Park. Map 4 of Appendix A illustrates the future land uses. The City currently has a sale option with the Greater Green Bay YMCA for the potential for a future location. The City shall require the change in the future land use prior to rezoning and the implementation of the YMCA development. No update or revision to the previously approved TID Project Plan.

c. Zoning:
The parcels in the TID are subject to local zoning and land division regulation. The parcels are currently zoned as applicable by Wisconsin Statutes, the City can implement zoning changes that comply with the Comprehensive Plan. The City adopted a new zoning code in 2023. Map 5 of Appendix A illustrates the new existing zoning districts.

9. STATEMENT OF KIND, NUMBER, AND LOCATION OF PUBLIC WORKS & OTHER PROJECTS

The City created TID No. 17 to promote mixed-use development and redevelopment of properties, improve a portion of the City, enhance the value of the TID, and broaden the property tax base. Any cost directly or indirectly related to achieving the objective of promoting mixed-use development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. This may include the construction of infrastructure in and up to a one-half mile of the TID boundary. Map 6 in Appendix A illustrates this boundary. Listed below are major categories, which are necessary and standard improvements for promoting mixed-use development:

a. Infrastructure
That portion of costs related to the construction or alteration of sewage treatment plants; water treatment plants or other environmental protection devices; storm or sanitary sewer lines; stormwater management facilities; water lines or amenities on streets; or the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which is necessitated by the Project Plan for a district, and is within the district. Infrastructure can also be installed outside the district, if required, to carry out Project Plans; but only the portion which directly benefits the district is an eligible cost. Map 7 In Appendix A illustrates the proposed physical improvements.

The City budgeted $8,000,000 under this category, $5,000,000 of which is other or outside costs. Amendment No. 1 increases the budget by an additional $2,000,000 to account for additional South Bridge Connector funding and higher inflation rates since 2021, and other potential projects.

b. Capital Improvement Costs

Including, but not limited to, the costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures, other than the demolition of listed historic properties and the acquisition of equipment to service the district.

The City budgeted $100,000 under this category. No update or revision to the previously approved TID Project Plan.

c. Site Development Costs

Site development activities required to make sites suitable for development including, but are not limited to, environmental studies and remediation; stripping topsoil; grading; compacted granular fill; topsoil replacement; access drives; parking areas; landscaping; stormwater detention areas; demolition of existing structures; relocating utility lines; and other infrastructure, utilities, signs, fencing, and related activities.

The City budgeted $50,000 under this category. No update or revision to the previously approved TID Project Plan.

d. Land Acquisition & Assembly

This may include, but is not limited to, fee title, easements, appraisals, environmental evaluations, consultant and broker fees, closing costs, surveying and mapping, and lease and/or the sale of property at or below market price to encourage or make feasible an economic development project. This could also include the cost to relocate existing businesses or residents to allow redevelopment.

The City budgeted $100,000 under this category. No update or revision to the previously approved TID Project Plan.

e. Development Incentives

The City may use TID No. 17 funds to provide cash grants and other types of incentives to developers and businesses to promote and stimulate new development. The City may enter into agreements with property owners, businesses, developers, or non-profit organizations to share costs to encourage the desired kinds of improvements. In such cases, the City will execute development agreements with the developers and/or businesses, which will identify the type and amount of assistance to be provided.

The City may provide funds either directly or through an organization authorized by Wisconsin Statutes (such as a Redevelopment Authority, Public Housing Authority, development organizations, or other appropriate organizations) to make capital available to business and/or developers to stimulate or enable economic development and housing development projects within TID No. 17. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee.

The City budgeted $1,255,000 under this category. Amendment No. 1 increases the budget by an additional $11,200,000 to account for higher construction pricing and increased borrowing rates, resulting in larger project gaps to complete projects since the 2021 adoption. Additionally, the two major developments exceed the anticipated building sizes, resulting in large incentive requests supported and reviewed by pro forma gap analysis. To date, the City has entered into the following development agreements:

- 2022 Belmark: 140,000 sq ft manufacturing
- 2023 One Source Technology: 12,500 sq ft commercial contractor
- 2025 Amerilux Logistics: 495,000 sq ft manufacturing and logistics

The following are the proposed projects in the near future

- 2026 Element Marketing: office expansion (proposed $70,000)
- 2026 Mobius: Redevelopment of former church (proposed $90,000)
- 2027-2028 two other large planned business expansions ($6,000,000)

f. Professional Services

Including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice related to implementing the Project Plan, negotiating with property owners and developers, and planning for the redevelopment of the area.

The City budgeted $350,000 under this category. No update or revision to the previously approved TID Project Plan.

g. Discretionary Payments

Payments made at the discretion of the local legislative body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of Project Plans. This could include expenditures to fund programs to eliminate blight; improve housing stock; remove social obstacles to development; provide labor force training, daycare services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors; and other payments which are necessary or convenient to the implementation of this Project Plan. This also can include an annual donation to the underlying TID No.10 in accordance with the requirements prescribed in Wisconsin Statutes Chapter 66.1105.

The City budgeted $350,000 under this category. No update or revision to the previously approved TID Project Plan.

h. Administration Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Manager, Development Services Director, Building Inspector, Attorney, Finance Director, Auditor, Assessor, Public Works employees, City Engineer, consultants, and others directly involved in planning and administering the projects and overall District. Administration costs also include any annual payments required to be paid to the Wisconsin Department of Revenue (DOR) under state law.

The City budgeted $515,000 under this category. Amendment No. 1 increases the budget by an additional $500,000 to account for additional time necessary to facilitate the development of the district.

i. TID Organizational Costs

Organizational costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, community development consultants, surveyors, GIS professionals, environmental consultants, appraisers, and other contract services related to the planning and creation of the TID. This shall include the preparation of feasibility studies, project plans, engineering to determine project costs and prepare plans, maps, legal services, environmental investigations, grant applications, regulatory approvals, and other payments made which are necessary or convenient to the creation of this tax increment district. Also included as an eligible administrative cost is the $1,000 Certification Fee charged by the Wisconsin Department of Revenue.

The City budgeted $5,000 under this category. No update or revision to the previously approved TID Project Plan.

j. Inflation

Throughout the past 20 years, the annual rate of inflation in the construction industry has averaged between 2% and 4%. The inflation appreciation rate, for the purpose of making projections, is 2% as illustrated in Appendix B.

The City anticipates $345,000 in inflation costs throughout the life of the TID. No update or revision to the previously approved TID Project Plan as future costs have included inflationary factors in the proposed project costs.

k. Financing Costs

Including, but not limited to, all interest paid to holders of evidence of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations due to their redemption of the obligations before maturity.

The total financing cost allocated to the TID will be dependent on the amount and time of the loans. The City anticipates approximately $959,486 in financing costs throughout the life of the TID not including capitalized interest. Amendment No. 1 increases the budget by an additional $3,500,000 to account for additional borrowing and increased interest rates.

The projects listed above will provide the necessary facilities and support to enable and encourage the development of TID No. 17. These projects may be implemented in varying degrees in response to development needs. The cost estimates above may be adjusted for inflation at the time they are incurred.

10. DETAILED LIST OF PROJECT COSTS

Figure No. 2 below summarizes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 17. This format follows Department of Revenue guidance on detailed project costs, which states “this list should show estimated expenditures expected for each major category of public improvements.”

All costs listed are based on costs to date and 2026 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect unforeseen circumstances between 2026 and the time of construction or implementation, such as a higher than the anticipated inflation rate or financing costs that vary from projections due to market conditions at the time of a bond issuance. The City could pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments in Appendix B.

The City may fund specific project cost items shown below in greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 17. The City will use the overall benefit to the City and economic feasibility (i.e., the availability of future revenue to support additional project costs) in determining the actual budget for project cost items throughout the TID's expenditure period.

Figure 2: Planned Project Costs Summary

TID No. 17 — **Created/Revised: 8/24/2026**

Category	Project Plan Costs	Amendments Plan (1) Costs	Other's Share	TID Share
A. Infrastructure	$8,000,000	$2,000,000	$5,000,000	$5,000,000
B. Capital Costs	$50,000	$0	$0	$50,000
C. Site Development Costs	$10,000	$0	$0	$10,000
D. Land Acquisition & Assembly	$100,000	$0	$0	$100,000
E. Development Incentives	$1,650,200	$11,200,000	$0	$12,850,200
F. Professional Services	$350,000	$0	$0	$200,000
G. Discretionary Payments	$350,000	$0	$0	$350,000
H. Administration Costs	$525,000	$500,000	$0	$1,025,000
I. Organizational Costs	$5,000	$0	$0	$5,000
J. Inflation	$525,000	$0	$0	$525,000
Subtotal	$11,565,200	$13,700,000	$5,000,000	$20,115,200
K. Financing Costs *(less Capitalized Interest)*		$3,500,000		$5,974,945
Capitalized Interest				$0
Total TID Expenditure				**$26,090,145**

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.

- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City anticipates approximately $5,000,000 of project funding from other governmental agencies and grant programs for the completion of the South Bridge Connector project that would also benefit parcels outside of the TID. Table 1 in Appendix B illustrates these costs.

11. ECONOMIC FEASIBILITY, FINANCING & TIMETABLE

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax increment revenue that can reasonably be generated from the District. The ability of the municipality to finance proposed projects must also be determined. The District is economically feasible if the tax increment revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

- The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
- The expected increase in property valuation due to new development encouraged by the TID.
- Any change that may take place in the full value tax rate.
- The expected TID revenues.
- The expected TID cash flow (the timing of the revenue).

The economic feasibility must make some projections and assumptions. These assumptions are as follows:

a. Increase in Property Value

   For the purposes of projecting assessed values for the remainder of the District's life, the Project Plan used a 4.5% property appreciation rate per year. This estimate is near the recent local, state, and national averages.

b. Effective Tax Rate

   The third variable to consider in projecting TID revenues is the full-value tax rate. The full-value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. For the purposes of projecting the mill rate for the remainder of the District's life, the Project Plan used the 2025 reported interim tax rate $0.015617965 posted on the annual Tax Increment Worksheet as reported by the City. The assumption of a negative 2% change will provide a conservative estimate.

c. Cash Flow

   Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditures or cash flow. There are sufficient TID revenues over the life of the TID to pay for all costs. The Tax Increment Cash Flow Worksheet shown in Appendix B summarizes the updated assumed cash flow.

12. FINANCING METHODS & TIMETABLE

a. Financing Methods

   An important aspect to consider in assessing the economic feasibility of TID No. 17 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, revenue bonds, special assessments, and federal and state community development programs.

   General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2025, the City had a total debt capacity of approximately $213,163,595 million and approximately $99,355,000 million in existing General Obligation debt. Using this data, the current remaining debt capacity is about $113,808,595 million. There is approximately $13 million in additionl anticipated project costs within the TID; however, not all anticipated project costs will need to be borrowed. For example, TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available.. Other expenses can be paid out of TID cash flow as projects are constructed and assessed, and begin paying property taxes. The City can finance some project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. There are other mechanisms available to pay for some project costs that would not count against the City's constitutional debt capacity. “Developer-Financed TIF” (PAYGO) is one of these options, where the developer borrows funds that the City would have borrowed under a traditional TIF, and is then reimbursed by the City.

b. Timetable

The maximum life of the TID is 20 years; a three-year extension may be requested. The City of De Pere has a maximum of 15 years to incur TIF expenses for the projects outlined in this Project Plan. The City of De Pere is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Additionally, current state statutes allow a municipality to collect revenue from a TID that is about to close for one additional year to benefit affordable housing and improve the City’s housing stock. The City of De Pere may opt to take advantage of this provision before termination of TID No. 17.

The timing for each of the planned redevelopment projects is shown in the TID Pro Forma (Attachment No. 4 in Appendix B) and Increment Projections (Attachment No. 7 in Appendix B) worksheets. No update or revision to the previously approved TID Project Plan.

c. TID Expenditure Period

The expenditure period for the District ends on March 16, 2036. The City could incur additional project costs until this date. The City is not mandated to make the improvements defined in this Project Plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. The actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time. No update or revision to the previously approved TID Project Plan.

d. TID Closure Date

The mandate closure date is March 16, 2042. Therefore, the final collection year for TID No. 17 is 2042. If the City was to close the TID after April 15 of the same calendar, the TID would receive one additional year of increment revenue. It is noted that per Act 256 in 2015, the State approved adding one-year life and allocation extension for new TIDs when the municipality adopts the resolution between September 30 and May 15. This is to account for the difference between annual TID creation deadlines and require closure deadlines. No update or revision to the previously approved TID Project Plan.

13. EQUALIZED VALUE TEST

Wisconsin Statutes Section 66.1105(4)(gm)4.c states that the equalized value of the taxable property of the new TID combined with the value increments of all existing districts cannot exceed 12% of the total equalized value of the taxable property within the municipality. Figure 3 below uses values listed in the Wisconsin Department of Revenue's 2026 TIF Value Limitation Report. The inclusion of $2,564,319 additional base value increases the test to 11.25%.

Figure 3: TID Valuation Compliance Test

TID No. 17			Created/Revised August 24, 2026
Description	**Type**	***Current***	***Proposed***
Report Year		2026	
Recent Annual Reported Total Municipal Equalized Value		$ 4,263,271,900	$ 4,263,271,900
12% Test		$ 511,592,628	$ 511,592,628
Tax Increment District No. 007	Increment	$ 14,580,900	$ 14,580,900
Tax Increment District No. 009	Increment	$ 14,869,200	$ 14,869,200
Tax Increment District No. 010	Increment	$ 33,371,400	$ 33,371,400
Tax Increment District No. 011	Increment	$ 72,402,800	$ 72,402,800
Tax Increment District No. 012	Increment	$ 184,552,600	$ 184,552,600
Tax Increment District No. 013	Increment	$ 35,507,500	$ 35,507,500
Tax Increment District No. 014	Increment	$ 2,644,900	$ 2,644,900
Tax Increment District No. 015	Increment	$ 53,414,100	$ 53,414,100
Tax Increment District No. 017	I+B	$ 58,288,500	$ 60,852,819
Tax Increment District No. 018	Increment	$ 7,511,300	$ 7,511,300
Total (*A negative increment is treated as zero increment)		$ 477,143,200	$ 479,707,519
Percent of City's Equalized Value in Existing TIDs		11.19%	11.25%
Remaining Available TID Value		$ 34,449,428	$ 31,885,109
Compliance		OK	OK

** Report: DOR Dated 08/11/2026

14. STATEMENT OF IMPACT TO OVERLYING TAXING JURISDICTIONS

All overlapping taxing jurisdictions will benefit from increased property values, job creation, and redevelopment or development of properties, as well as other economic activities. Therefore, upon closure of the TID, the projected increments should be dispersed between all of the overlying taxing jurisdictions. Figure 4 provides a summary of the impact on the overlying taxing jurisdictions throughout the life of the District. This has been updated to reflect projected values and projects.

Analysis of Impact on Overlying Jurisdictions

TID No. 17

Taxing Jurisdiction	2025 Mill Rate	% 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	City Levy Increase (50%) Annual Tax Collections After TID
County	$0.002690330	18.11%	$0	$383,550	$383,550	
Local	$0.005499639	34.43%	$0	$729,120	$0	$364,560
School District	$0.006848916	43.86%	$0	$928,844	$928,844	
Tech. College	$0.000530506	3.61%	$0	$76,358	$76,358	
Total	$0.015569391	**100.0%**	**$0**	**$2,117,872**	**$1,388,752**	

* Represents proposed incremental increase in combined mill rate.

15. STATEMENT OF PROPOSED CHANGES TO MUNICIPAL MAPS, PLANS, AND ORDINANCES

For areas located in the City, this Project Plan does not propose changes to the Comprehensive Plan, City maps, City ordinances or Building Codes as part of this Project Plan. The Project Plan presented here is in compliance with the City's adopted Comprehensive Plan. Modifications to the City's Zoning Code and other City ordinances may be necessary for the future if deemed appropriate for redevelopment. Zoning is shown in Appendix A. Development proposals will have to go through the appropriate procedure to receive the proper zoning for a proposed project. No update or revision to the previously approved TID Project Plan.

16. RELOCATION

No persons are expected to be displaced or relocated as a result of proposed projects in TID No. 17; however, if relocation were to become necessary in the future, the City will do so in full accordance with all applicable state statutes and rules. The following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the State of Wisconsin. If any person is displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation Project Plan with the DOA and shall keep records as required by Wisconsin Statutes section 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project, and a list of neighboring landowners to whom offers are being made as required by law. No update or revision to the previously approved TID Project Plan.

17. DISTRICT BOUNDARY AND DESCRIPTION

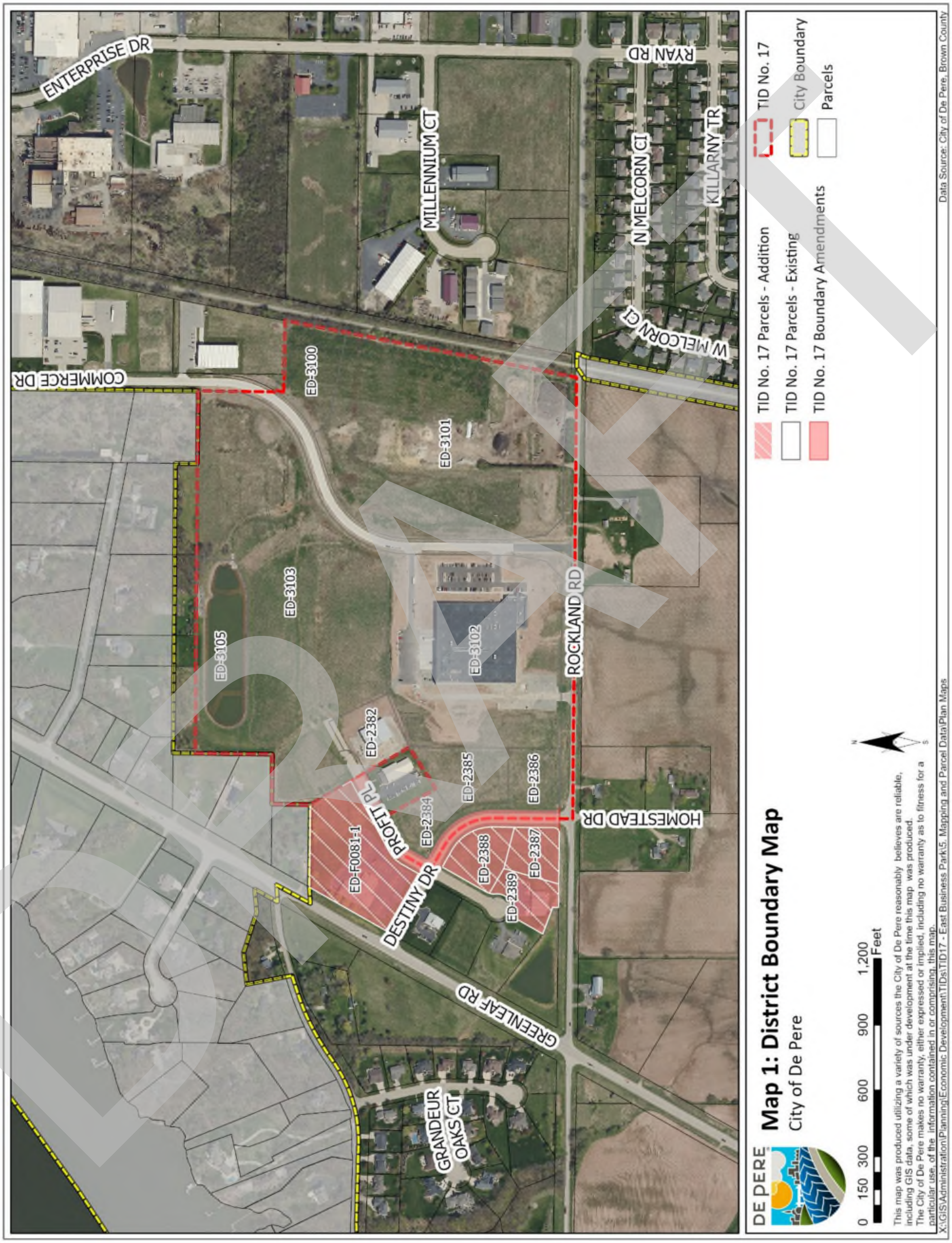
ALL OF LOTS 29 – 30 AND LOTS 32-34, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

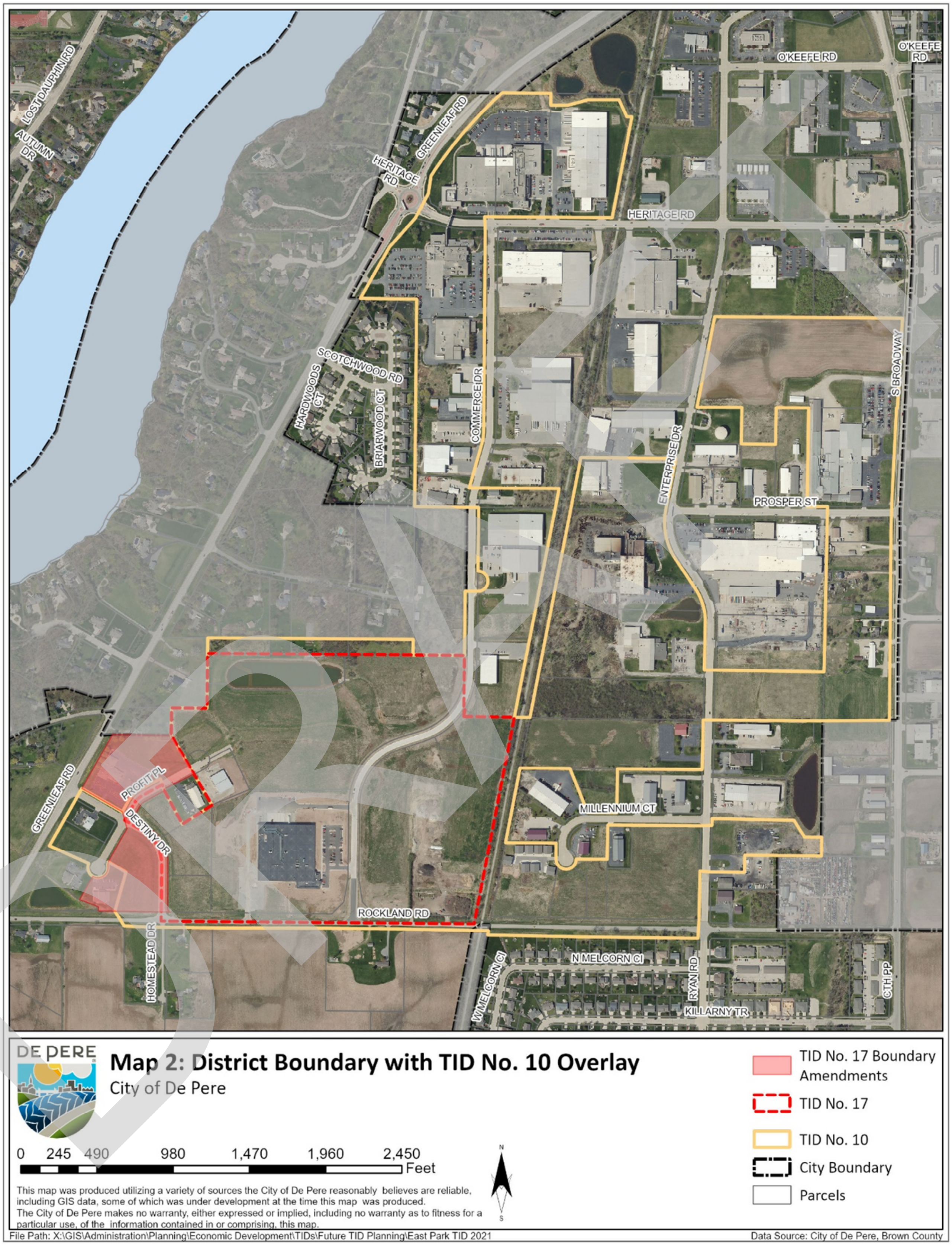
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N89°20'38"W, 1599.87 FEET ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE INTERSECTION OF THE CENTERLINE OF DESTINY DRIVE; THENCE N00°39'21"E, 365.06 FEET ON SAID CENTERLINE OF DESTINY DRIVE; THENCE 266.38 FEET ON THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS N29°52'08"W, 253.96 FEET ON SAID CENTERLINE OF DESTINY DRIVE; THENCE N60°23'40"W, 127.74 FEET ON SAID CENTERLINE OF DESTINY DRIVE TO THE INTERSECTION OF THE CENTERLINE OF PROFIT PLACE; THENCE N29°36'42"E, 123.19 FEET ON SAID CENTERLINE OF PROFIT PLACE; THENCE 70.12 FEET ON THE ARC OF A 126.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N45°32'55"E, 69.22 FEET ON SAID CENTERLINE OF PROFIT PLACE; THENCE N61°29'29"E, 142.89 FEET ON SAID CENTERLINE OF PROFIT PLACE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 32; THENCE S28°30'31"E, 283.32 FEET ON SAID NORTHERLY EXTENSION AND CONTINUING ON THE EAST LINE OF LOT 32 TO THE SOUTHEAST CORNER THEREOF; THENCE N57°17'45"E, 225.36 FEET ON THE

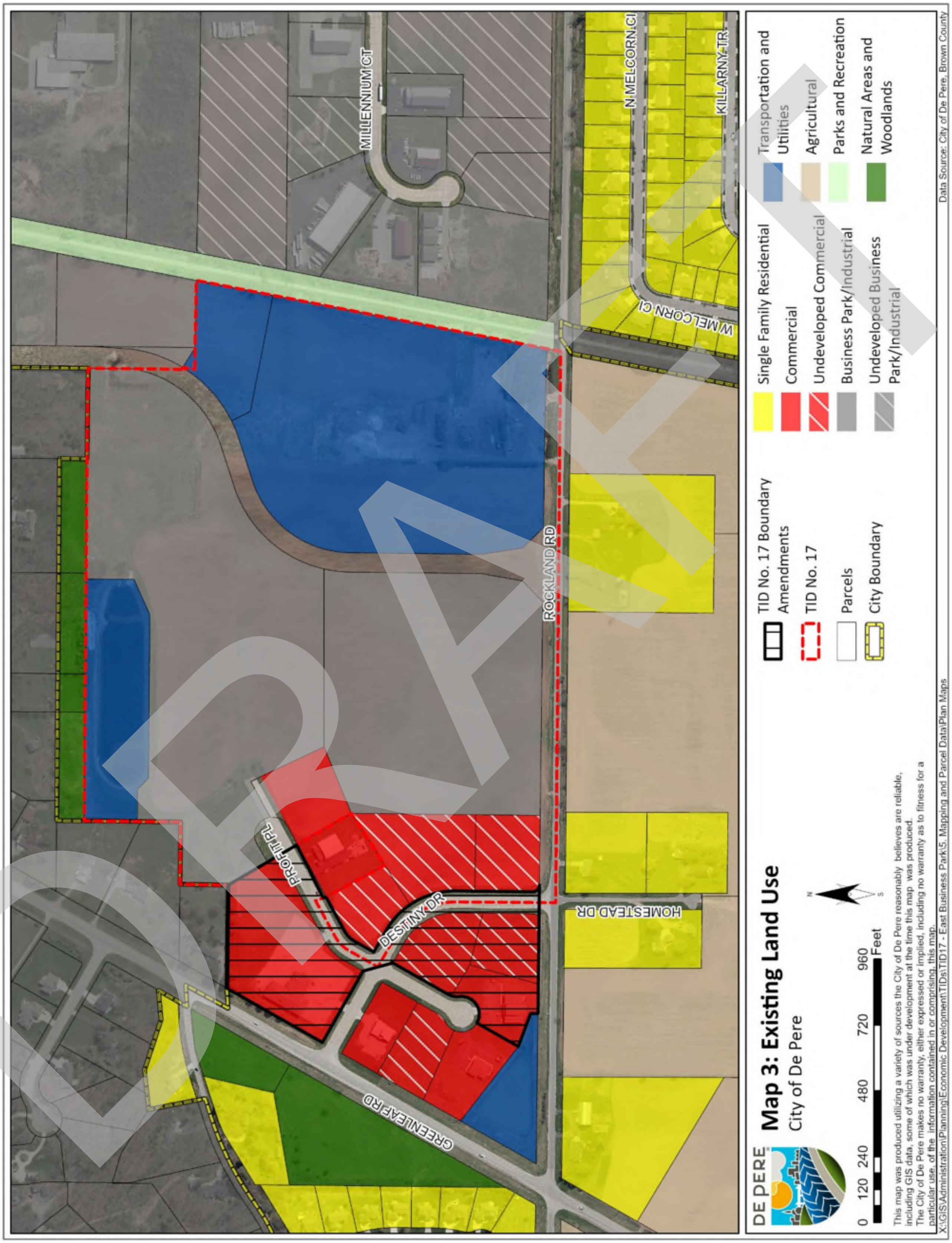
NORTH LINE OF SAID LOT 33 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE N30°04’16”W, 226.91 FEET ON THE WEST LINE OF SAID LOT 30 TO THE SOUTH RIGHT OF WAY OF PROFIT PLACE; THENCE N30°25’33”W, 80.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE N30°22'06"W, 213.83 FEET ON A WEST LINE OF SAID LOT 29; THENCE N01°03'33"E, 175.63 FEET ON SAID WEST LINE EXTENDED NORTHERLY TO THE SOUTH LINE OF LANDS DESCRIBED IN VOLUME 270 DEEDS, PAGE 577, BROWN COUNTY RECORDS; THENCE S89°20'02"E, 230.68 FEET ON SAID SOUTH LINE OF VOLUME 270 DEEDS, PAGE 577 AND THE SOUTH LINE OF VOLUME 306 DEEDS, PAGE 577 TO THE SOUTHEAST CORNER THEREOF ALSO BEING THE MONUMENTED EAST LINE OF SAID GOVERNMENT LOT 3; THENCE N01°02'58"E, 351.45 FEET ON SAID MONUMENTED EAST LINE TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN JACKET 15979, IMAGE 03, BROWN COUNTY RECORDS; THENCE S89°33'15"E, 1314.45 FEET ON THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61; THENCE S89°16'09"E, 331.27 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE WEST RIGHT OF WAY OF COMMERCE DRIVE; THENCE S89°18’34”E, 80.00 FEET TO THE EAST RIGHT OF WAY OF COMMERCE DRIVE; THENCE S00°41'23"W, 388.90 FEET ON THE EAST LINE OF SAID OUTLOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE S88°53'29"E, 245.17 FEET ON THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 9191 TO THE WEST RIGHT OF WAY OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TRAIL; THENCE S11°02'29"W, 1358.43 FEET ON SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N89°19'15"W, 411.54 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 3,484,054 SQUARE FEET (79.983 ACRES) OF LAND MORE OR LESS

THIS SECTION WILL BE UPATED FOLLOWING THE PLAN COMMISSION RECOMMENDATION.

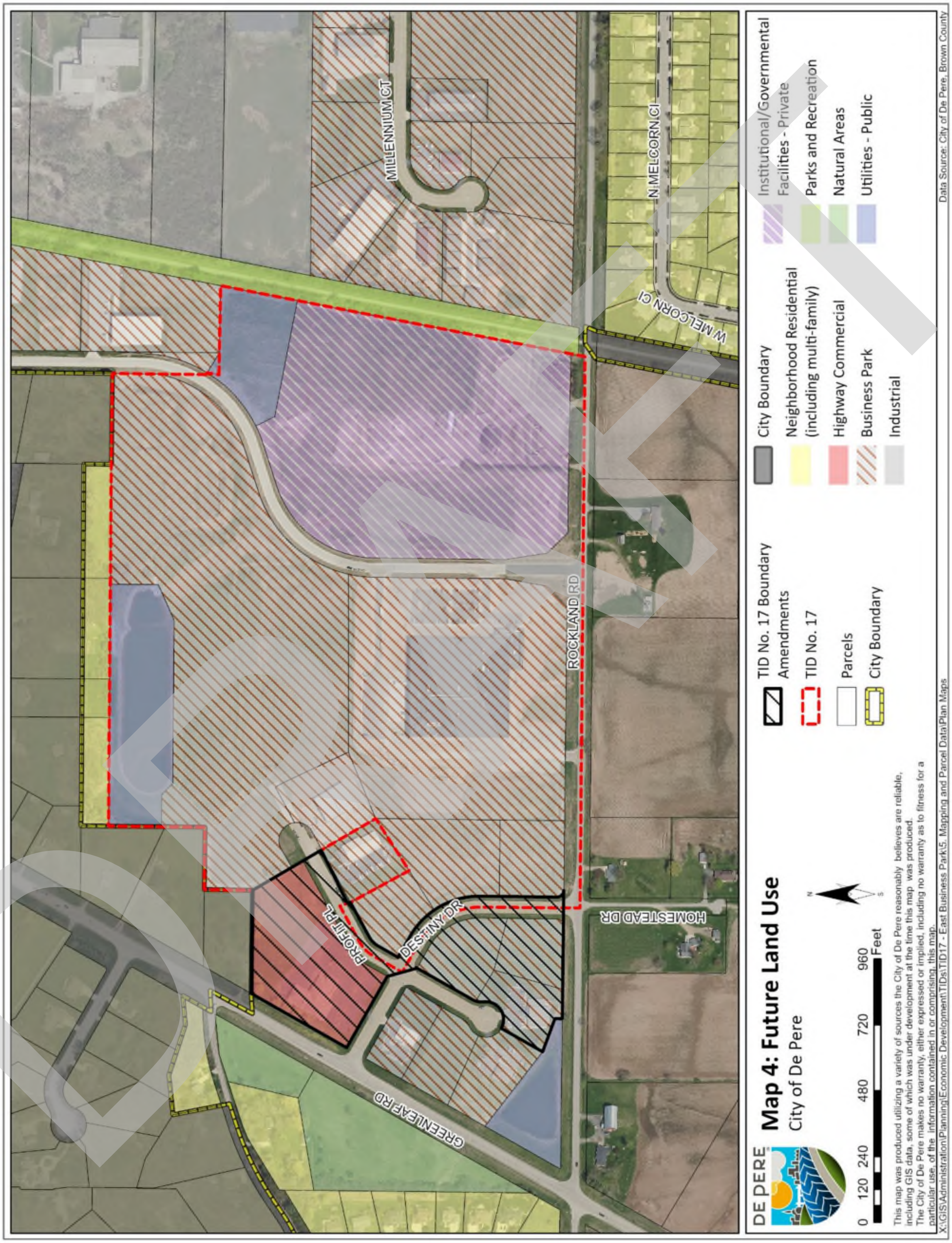
APPENDIX A: MAPS

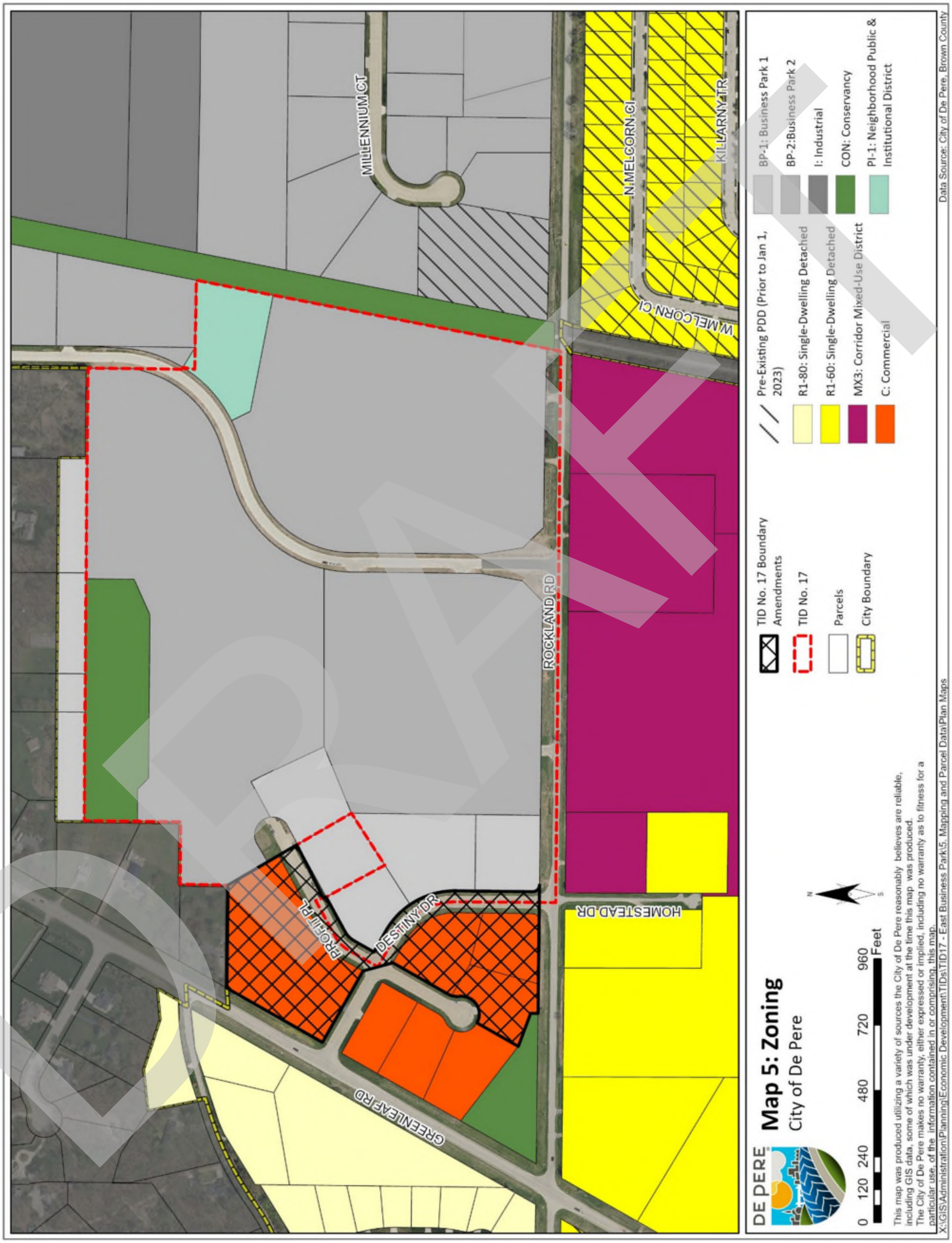

Map 1: District Boundary Map
City of De Pere
DE PERE
TID No. 17 Parcels - Addition
TID No. 17 Parcels - Existing
TID No. 17 Boundary Amendments
TID No. 17
City Boundary
Parcels
0 150 300 600 900 1,200
Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
X:\GIS\Administration\Planning\Economic Development\TIDs\TID17 - East Business Park\5. Mapping and Parcel Data\Plan Maps
Data Source: City of De Pere, Brown County
ENTERPRISE DR
MILLENNIUM CT
RYAN RD
N MELCORN CT
KILLARNY TR
W MELCORN CT
COMMERCE DR
ROCKLAND RD
HOMESTEAD DR
PROFIT PL
DESTINY DR
GREENLEAF RD
GRANDEUR OAKS CT
ED-3100
ED-3101
ED-3102
ED-3103
ED-3105
ED-2382
ED-2384
ED-2385
ED-2386
ED-2387
ED-2388
ED-2389
ED-F0081-1
DRAFT

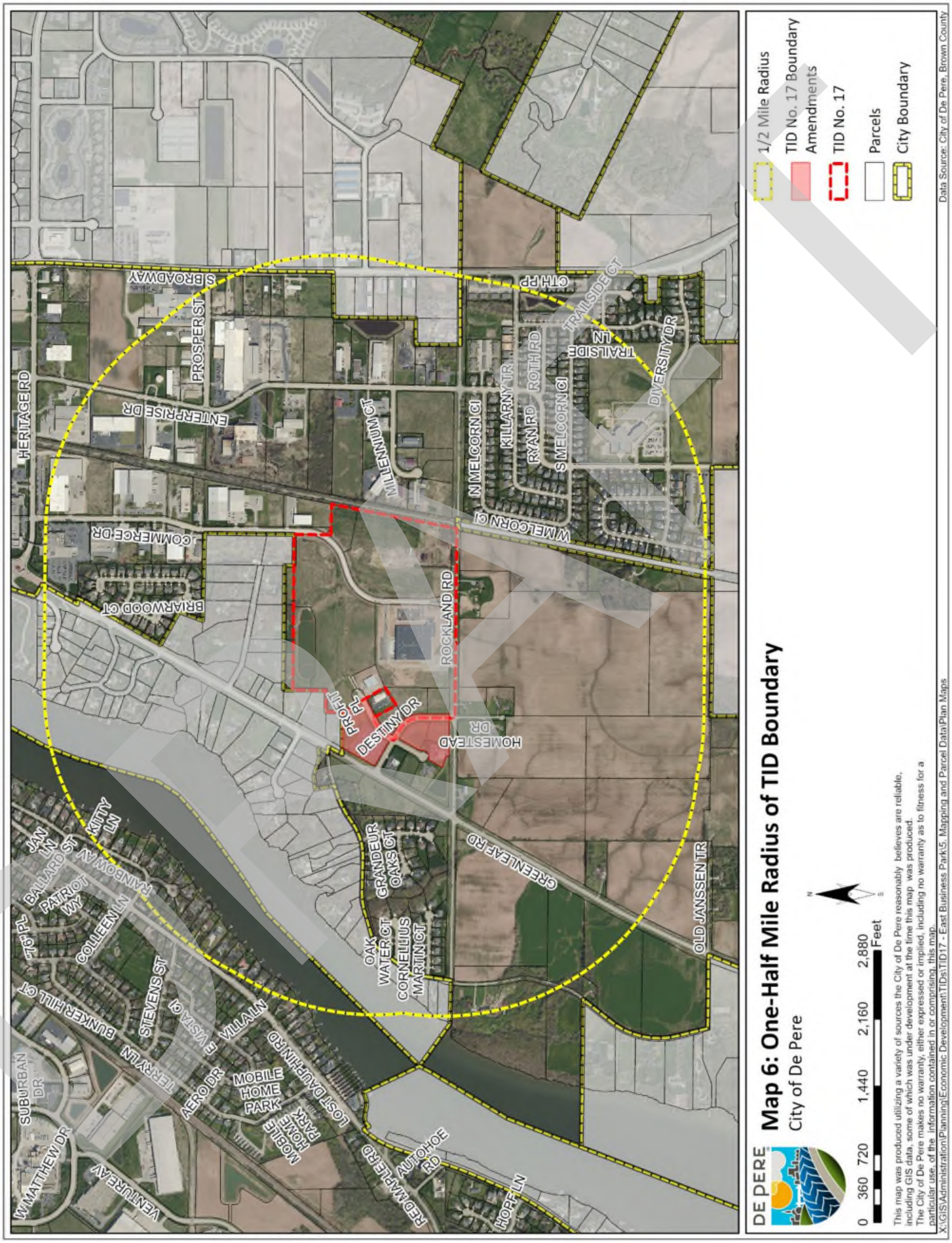

LOST DAUPHIN RD
AUTUMN DR
GREENLEAF RD
HERITAGE RD
O'KEEFE RD
SCOTCHWOOD RD
HARDWOODS CT
BRIARWOOD CT
COMMERCE DR
ENTERPRISE DR
S BROADWAY
PROSPER ST
PROFIT PL
DESTINY DR
MILLENNIUM CT
ROCKLAND RD
HOMESTEAD DR
W MELCORN CI
N MELCORN CI
RYAN RD
KILLARNY TR
CTH PP
DE PERE
Map 2: District Boundary with TID No. 10 Overlay
City of De Pere
0 245 490 980 1,470 1,960 2,450
Feet
N
S
TID No. 17 Boundary Amendments
TID No. 17
TID No. 10
City Boundary
Parcels
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.
File Path: X:\GIS\Administration\Planning\Economic Development\TIDs\Future TID Planning\East Park TID 2021
Data Source: City of De Pere, Brown County

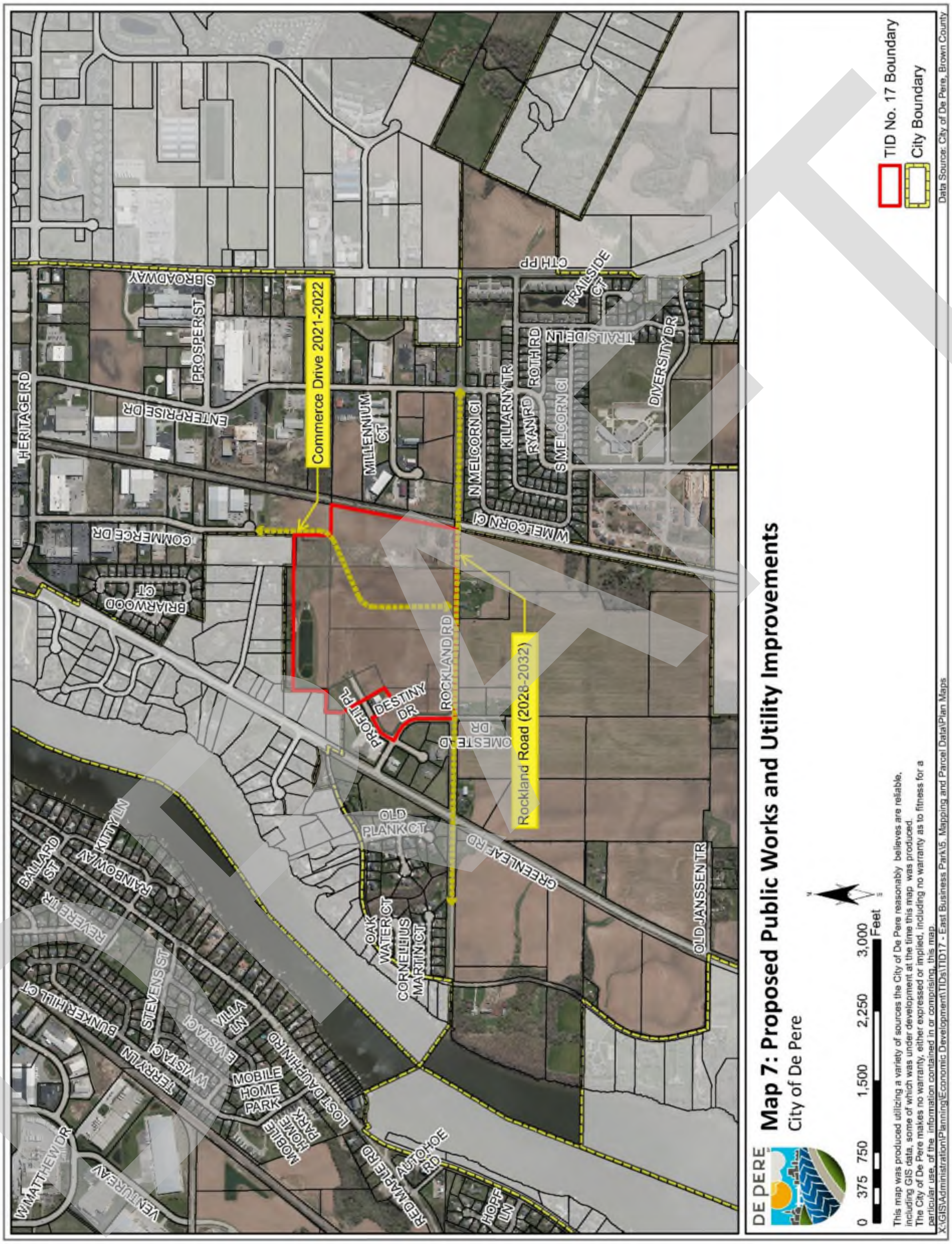


Map 3: Existing Land Use
City of De Pere
DE PERE
TID No. 17 Boundary Amendments
TID No. 17
Parcels
City Boundary
Single Family Residential
Commercial
Undeveloped Commercial
Business Park/Industrial
Undeveloped Business Park/Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
0 120 240 480 720 960
Feet
MILLENNIUM CT
N MELCORN CI
KILLARNY TR
W MELCORN CI
ROCKLAND RD
HOMESTEAD DR
PROFIT PL
DESTINY DR
GREENLEAF RD
DRAFT
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
X:\GIS\Administration\Planning\Economic Development\TIDs\TID17 - East Business Park\5. Mapping and Parcel Data\Plan Maps
Data Source: City of De Pere, Brown County


Map 4: Future Land Use
City of De Pere
DE PERE
ROCKLAND RD
MILLENNIUM CT
N MELCORN CI
W MELCORN CI
HOMESTEAD DR
GREENLEAF RD
PROFIT PL
DESTINY DR
TID No. 17 Boundary Amendments
TID No. 17
Parcels
City Boundary
City Boundary
Neighborhood Residential (including multi-family)
Highway Commercial
Business Park
Industrial
Institutional/Governmental Facilities - Private
Parks and Recreation
Natural Areas
Utilities - Public
0 120 240 480 720 960 Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
Data Source: City of De Pere, Brown County


Map 5: Zoning
City of De Pere
DE PERE
TID No. 17 Boundary Amendments
TID No. 17
Parcels
City Boundary
Pre-Existing PDD (Prior to Jan 1, 2023)
R1-80: Single-Dwelling Detached
R1-60: Single-Dwelling Detached
MX3: Corridor Mixed-Use District
C: Commercial
BP-1: Business Park 1
BP-2:Business Park 2
I: Industrial
CON: Conservancy
PI-1: Neighborhood Public & Institutional District
MILLENNIUM CT
N MELCORN CI
KILLARNY TR
W MELCORN CI
ROCKLAND RD
HOMESTEAD DR
DESTINY DR
PROFIT PL
GREENLEAF RD
0 120 240 480 720 960 Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
Data Source: City of De Pere, Brown County
DRAFT


Map 6: One-Half Mile Radius of TID Boundary
City of De Pere
DE PERE
1/2 Mile Radius
TID No. 17 Boundary Amendments
TID No. 17
Parcels
City Boundary
0 360 720 1,440 2,160 2,880 Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced.
The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
X:\GIS\Administration\Planning\Economic Development\TIDs\TID17 - East Business Park\5. Mapping and Parcel Data\Plan Maps
Data Source: City of De Pere, Brown County
S BROADWAY
PROSPER ST
ENTERPRISE DR
HERITAGE RD
COMMERCE DR
BRIARWOOD CT
MILLENNIUM CT
ROCKLAND RD
PROFIT PL
DESTINY DR
HOMESTEAD DR
GREENLEAF RD
OLD JANSSEN TR
N MELCORN CI
S MELCORN CI
W MELCORN CI
KILLARNY TR
RYAN RD
ROTH RD
TRAILSIDE LN
TRAILSIDE CT
DIVERSITY DR
CTH PP
GRANDEUR OAKS CT
OAK WATER CT
CORNELLIUS MARTIN CT
KITTY LN
JAN LN
BALLARD ST
RAINBOW AV
PATRIOT WY
COLLEEN LN
STEVENS ST
VISTA CI
VILLA LN
BUNKER HILL CT
TERRY LN
AERO DR
MOBILE HOME PARK
LOST DAUPHIN RD
RED MAPLE RD
AUTOHOE RD
HOPF LN
SUBURBAN DR
W MATTHEW DR
VENTURE AV
DRAFT


Map 7: Proposed Public Works and Utility Improvements
City of De Pere
DE PERE
TID No. 17 Boundary
City Boundary
Commerce Drive 2021-2022
Rockland Road (2028-2032)
0 375 750 1,500 2,250 3,000 Feet
This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.
Data Source: City of De Pere, Brown County
HERITAGE RD
S BROADWAY
PROSPER ST
ENTERPRISE DR
COMMERCE DR
BRIARWOOD CT
MILLENNIUM CT
ROCKLAND RD
N MELCORN CI
W MELCORN CI
S MELCORN CI
KILLARNY TR
ROTH RD
RYAN RD
TRAILSIDE LN
TRAILSIDE CT
DIVERSITY DR
CTH PP
PROFIT PL
DESTINY DR
OLD PLANK CT
GREENLEAF RD
OLD JANSSEN TR
OAK WATER CT
CORNELLIUS MARTIN CT
BALLARD ST
KITTY LN
RAINBOW AV
REVERE TR
STEVENS ST
BUNKER HILL CT
VILLA LN
E VISTA CI
W VISTA CI
TERRY LN
MOBILE HOME PARK
LOST DAUPHIN RD
RED MAPLE RD
AUTOHOE RD
HOFF LN
W MATTHEW DR
VENTURE AV

APPENDIX B: FINANCIAL ATTACHMENTS

TID Parcel Information List

TID No. 17 Amendment

City of De Pere — Created/Revised: August 24, 2026

Basic Parcel Information					Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information			Equalized DOR Full Value Assessment Information		
					0.017735858					Land Use Classification								100.67% Value		
Parcel Number	Existing Parcel in TID 17	Owner	Overlapping TID	Lot GIS Acres	Rehab/ Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Total Value	Land Value	Improvement Value	Total Value
ED-2382	X	ONE SOURCE TECH I LLC	TID 10	1.649						x					$ 49,500	$ 2,289,700	$ 2,339,200	$ 49,171	$ 2,274,461	$ 2,323,632
ED-2384	X	SOFT LIGHT PHOTOGRAPHY LLC	TID 10	1.188						x					$ 59,500	$ -	$ 59,500	$ 59,104	$ -	$ 59,104
ED-2385	X	CITY OF DE PERE	TID 10	2.400				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-2386	X	CITY OF DE PERE	TID 10	1.501				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-3100	X	CITY OF DE PERE	TID 10	2.428				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-3101	X	CITY OF DE PERE	TID 10	20.001				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-3102	X	BELMARK INC	TID 10	15.607						x				x	$ 482,300	$ 15,957,700	$ 16,440,000	$ 482,300	$ 15,957,700	$ 16,440,000
ED-3103	X	AMERILUX HOLDINGS LLC	TID 10	22.873						x					$ 500,000	$ 38,951,100	$ 39,451,100	$ 496,672	$ 38,691,865	$ 39,188,537
		Total Real Property		67.647	0.00	0.00	0.00	26.33	0.00	67.65	0.00	0.00	0.00	15.61	$ 1,091,300.00	$ 57,198,500.00	$ 58,289,800.00	$ 1,087,246.86	$ 56,924,025.62	$ 58,011,272
		Total ROW and Waterways		11.543												Total Assessed Value	$ 58,289,800			$ 58,011,272
		Total TID Boundary		79.19																$ -
TID 17 Amendment Area																				
Basic Parcel Information					Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information			Equalized DOR Full Value Assessment Information		
ED-2387	-	CITY OF DE PERE	TID 10	1.179				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-2388	-	CITY OF DE PERE	TID 10	1.401				x		x					$ -	$ -	$ -	$ -	$ -	$ -
ED-2389	-	ELEMENT PROPERTIES LLC	-	1.202						x					$ 36,100	$ 1,125,400	$ 1,161,500	$ 35,860	$ 1,117,910	$ 1,153,770
ED-F0081-1	-	MTR BROTHERS LLC	-	4.468						x					$ 258,700	$ 1,161,300	$ 1,420,000	$ 256,978	$ 1,153,571	$ 1,410,549
		Total Real Property		8.250											$ 294,800.00	$ 2,286,700.00	$ 2,581,500.00	$ 292,837.99	$ 2,271,481.08	$ 2,564,319.06
		Total ROW and Waterways		2.2	0%	0%	0%	319%	0%	820%	0%	0%	0%	189%		Total Assessed Value	$ 2,581,500		Removal of Overlapping TID Values	$ 2,564,319
		Total TID Boundary		10.45															Total DOR Equalized Value	$ -
		Total Amendment																		
		Total Real Property		75.897																
		Total ROW and Waterways		13.743																
		Total TID Boundary		89.64																

Table 1: Planned Project Costs

TID No. 17 — **Created/Revised: 8/24/2026**

Type of Expenditure	Creation Amount	Amendment Amount	% Paid By TID Project	% Paid By Other	TID Costs Allocated to Project
A. Infrastructure Costs					
Commerce Drive - Phase 1A (Street/Trails)	$1,000,000	$0	75%	25%	$750,000
Commerce Drive - Phase 1B (Utility)	$1,000,000	$0	75%	25%	$750,000
South Bridge Connector GV16/GV17 (Street/Trails)	$4,000,000	$2,000,000	25%	75%	$1,500,000
South Bridge Connector GV16/GV17 (Utility)	$2,000,000	$500,000	100%	0%	$2,500,000
Street Resurfacing/Utility Work -Reserved	$0	$0	100%	0%	$0
Street Resurfacing/Utility Work - Reserved	$0	$0	100%	0%	$0
Total Capital Costs	**$8,000,000**	**$2,500,000**			**$5,500,000**
B. Capital Improvement Cost					
Capital Improvement Cost - Phase 1	$50,000	$0	100%	0%	$50,000
Reserved	$0	$0	100%	0%	$0
Total TID Infrastructure	**$50,000**	**$0**			**$50,000**
C. Site Development Costs					
Yard Waste Side Relocation	$0	$0	100%	0%	$0
Site Development Costs - Phase 3	$10,000	$0	100%	0%	$10,000
Reserved	$0	$0	100%	0%	$0
Total TID Site Development Costs	**$10,000**	**$0**			**$10,000**
D. Land Acquisition & Assembly					
South Bridge Connector Land Acquisition & Assembly	$100,000	$0	100%	0%	$100,000
Reserved	$0	$0	100%	0%	$0
Reserved	$0	$0	100%	0%	$0
Total TID Land Acquisition & Assembly	**$100,000**	**$0**			**$100,000**
E. Development Incentives Costs					
Development Incentives - Belmark- PAYGO	$1,540,200	$0	100%	0%	$1,540,200
Development Incentives - One Source - Cash Grant	$110,000	$0	100%	0%	$110,000
Development Incentives - Amerilux 1 - Cash Grant	$0	$6,200,000	100%	0%	$6,200,000
Development Incentives - Amerilux 2 - Cash Grant	$0	$4,000,000	100%	0%	$4,000,000
Development Incentives - Belmark- PAYGO	$0	$1,000,000	100%	0%	$1,000,000
Total TID Development Incentives	**$1,650,200**	**$11,200,000**			**$12,850,200**
D. Professional Services					
South Bridge Connector Design	$300,000	$0	50%	50%	$150,000
Audits	$25,000	$0	100%	0%	$25,000
Reserved	$25,000	$0	100%	0%	$25,000
Total TID Professional Services	**$350,000**	**$0**			**$200,000**
F. Discretionary Payments Costs					
TID No. 10 Donation	$350,000	$0	100%	0%	$350,000
Discretionary Payments	$0	$0	100%	0%	$0
Discretionary Payments	$0	$0	100%	0%	$0
Total TID Discretionary Payments	**$350,000**	**$0**			**$350,000**
H. Administration Costs					
City Staff	$510,000	$500,000	100%	0%	$1,010,000
DOR Fees	$5,000	$0	100%	0%	$5,000
Audits	$10,000	$0	100%	0%	$10,000
Total TID Administration Costs	**$525,000**	**$500,000**			**$1,025,000**
I. Organizational Costs					
Department of Revenue Submittal Fee	$1,500	$0	100%	0%	$1,500
Professional Fees	$0	$0	100%	0%	$0
City Staff & Publishing	$3,500	$0	100%	0%	$3,500
Total TID Organization Costs	**$5,000**	**$0**			**$5,000**
J. Inflation	**$525,000**	**$0**			**$525,000**
Total TID Project Costs	***$11,565,200***	***$14,200,000***			**$20,615,200**
K. Financing Costs					
Total Interest to Date Scheudled	$2,474,945	$0	100%	0%	$2,474,945
Total Interest, Fin. Fees, Less Cap. Interest (2028)	$0	$2,500,000	100%	0%	$2,500,000
Total Interest, Fin. Fees, Less Cap. Interest (2029)	$0	$1,000,000	100%	0%	$1,000,000
Plus Capitalized Interest	$0	$0	100%	0%	$0
Total Financing Costs		**$3,500,000**			**$5,974,945**
TOTAL TID EXPENDITURE					***$26,590,145***

TID No. 17 Tax Increment ProForma

6/27/2026

Assumptions

TID Creation Date	3/16/21	Equalized Base Value	$ -
Valuation Date	1/1/21	Projected Tax Rate	0.014524994
Last Expenditure Date	3/16/2036	Annual Change in Tax Rate	-2.00%
Termination Date	3/16/2043	Property Appreciation Rate (Mixed/Industrial)	4.50%
TID Category	Mixed-Use	Construction Inflation Rate	0.00%

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction/ Land*	TIF Increment PP	Total Valuation	Cumulative Increment	TIF Tax Rate	General TIF Revenue	TID Revenue Year (Jan)
2021	2022	2023	2,564,319	0	0	0	2,564,319	0	As Reported	$0	2023
2022	2023	2024	2,564,319	0	20,632,600	0	23,196,919	20,632,600	As Reported	$305,692	2024
2023	2024	2025	23,196,919	1,043,861	(6,226,100)	0	18,014,680	15,450,361	0.015618	$270,187	2025
2024	2025	2026	18,014,680	810,661	*(668,600)*	0	18,156,741	18,156,741	0.015569	$282,689	2026
2025	2026	2027	18,156,741	817,053	*41,657,300*	0	60,631,094	60,631,094	0.015258	$925,109	2027
2026	2027	2028	60,631,094	2,728,399	*550,000*	0	63,909,494	63,909,494	0.014953	$955,629	2028
2027	2028	2029	63,909,494	2,875,927	6,712,500	0	73,497,921	73,497,921	0.014654	$1,077,023	2029
2028	2029	2030	73,497,921	3,307,406	2,237,500	0	79,042,827	79,042,827	0.014361	$1,135,111	2030
2029	2030	2031	79,042,827	3,556,927	0	0	82,599,755	82,599,755	0.014073	$1,162,467	2031
2030	2031	2032	82,599,755	3,716,989	0	0	86,316,743	86,316,743	0.013792	$1,190,483	2032
2031	2032	2033	86,316,743	3,884,253	0	0	90,200,997	90,200,997	0.013516	$1,219,173	2033
2032	2033	2034	90,200,997	4,059,045	0	0	94,260,042	94,260,042	0.013246	$1,248,556	2034
2033	2034	2035	94,260,042	4,241,702	0	0	98,501,744	98,501,744	0.012981	$1,278,646	2035
2034	2035	2036	98,501,744	4,432,578	0	0	102,934,322	102,934,322	0.012721	$1,309,461	2036
2035	2036	2037	102,934,322	4,632,044	0	0	107,566,367	107,566,367	0.012467	$1,341,019	2037
2036	2037	2038	107,566,367	4,840,486	0	0	112,406,853	112,406,853	0.012218	$1,373,338	2038
2037	2038	2039	112,406,853	5,058,308	0	0	117,465,162	114,900,842	0.011973	$1,375,732	2039
2038	2039	2040	117,465,162	5,285,932	0	0	122,751,094	120,186,775	0.011734	$1,410,241	2040
2039	2040	2041	122,751,094	5,523,799	0	0	128,274,893	125,710,574	0.011499	$1,445,555	2041
2040	2041	2042	128,274,893	5,772,370	0	0	134,047,263	131,482,944	0.011269	$1,481,693	2042
Total				**$65,543,883**	**$50,488,700**	**$0**				**$20,787,804**	

Standard Three Year Extension

Termination Year

Notes

Belmark plant 7 (anticiapted overage)

One Source Technology -Belmark Overage

Amerlux 2025 (75%), Belmark Reassessment By State

Assumed mill rate reduction lowest value - $11 Per Thousand Dollars of Assessed Value (0.11 Mills)

Represent a Property Lister Error and the three year correction cycle

Tax Increment Cash Flow

City of De Pere

TID No. 17

6/27/2026

Year	Beginning Balance	Revenues: Capital Interest & Debt Reserve	Tax Increment Revenue	Intergov Computer Aid/Grants/State/ Propeerty Tax Aid	Property Sales and Leases	Proceeds from Long-Term Debt	Debt Premium	YMCA Assessment (Option Agreement)	Pilot Payment	Total Revenues
2021	0	0	0	0	0	0	0	0	0	0
2022		0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	(48,076)	0	305,692	0	675,000	330,000	25,089	0	0	1,335,781
2025	868,693	0	270,187	0	0	4,255,000	31,401	0	12,789	4,569,377
2026	1,834,063	0	282,689	5,000	0	2,700,000	0	0	0	2,987,689
2027	1,214,309	0	925,109	5,000	0	0	0	0	0	930,109
2028	1,485,681	0	955,629	5,000	0	0	0	757,065	0	1,717,694
2029	2,042,450	0	1,077,023	5,000	0	0	0	0	0	1,082,023
2030	1,872,898	0	1,135,111	5,000	0	0	0	0	0	1,140,111
2031	1,311,368	0	1,162,467	5,000	0	0	0	0	0	1,167,467
2032	770,770	0	1,190,483	5,000	0	0	0	0	0	1,195,483
2033	258,746	0	1,219,173	5,000	0	0	0	0	0	1,224,173
2034	237,664	0	1,248,556	5,000	0	0	0	0	0	1,253,556
2035	246,623	0	1,278,646	5,000	0	0	0	0	0	1,283,646
2036	282,333	0	1,309,461	5,000	0	0	0	0	0	1,314,461
2037	351,497	0	1,341,019	5,000	0	0	0	0	0	1,346,019
2038	450,920	0	1,373,338	5,000	0	0	0	0	0	1,378,338
2039	587,532	0	1,375,732	5,000	0	0	0	0	0	1,380,732
2040	727,343	0	1,410,241	5,000	0	0	0	0	0	1,415,241
2041	928,675	0	1,445,555	5,000	0	0	0	0	0	1,450,555
2042	1,946,949	0	1,481,693	5,000	0	0	0	0	0	1,486,693
Total		$ -	$ 20,211,925	$ 85,000	$ -	$ 2,700,000	$ -	$ 757,065	$ -	$ 23,753,990

Year	Existing Debt (Infra and Development Incentives)	Debt Issuance	Capital Cost	Developer Incentives	Future Belmark Development incentives (PAYGO)	Future Belmark ExpansionDevelopment incentives (PAYGO)	Amerilux Development incentives Debt Service (3,200,000 less 500,000)	GV-16 (2026) - ($240,000 remaining capacity) $135,000	GV-16 (2027) $118,602	GV-17 (2026) $214,884	GV-17 (2027) $552,000	GV-17 (2028) $ 1,936,984	Land Purchase	Professional Services, Grants,	Infrastructure	Annual Admin	Total Expenses	Annual Surplus (Deficit)	Balance After Surplus to Principal
2021	0	0	0	0	0	0	0	25% of Segment 3 Funding			60% of Segment 4 Funding		0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2024	66,600	3,300	133,430	175,000	0	0	0	0	0	0	0	0	0	7,560	2,024	31,098	419,012	916,769	868,693
2025	155,892	58,498	211,873	3,070,010	70,010	0	0	0	0	0	0	0	194	6,640	0	30,890	3,604,007	965,370	1,834,063
2026	355,283	0	0	3,000,000	70,010	0	137,750	5,600		8,800	0	0	0	0	0	30,000	3,607,443	(619,753)	1,214,309
2027	378,978	0	0	0	70,010	0	137,750	5,600	5,000	8,800	22,600	0	0	0	0	30,000	658,738	271,372	1,485,681
2028	624,778	0	0	0	70,010	0	293,286	14,020	5,000	22,032	22,600	79,200	0	0	0	30,000	1,160,925	556,769	2,042,450
2029	625,263	0	0	0	70,010	48,666	293,286	14,020	12,518	22,032	56,581	79,200	0	0	0	30,000	1,251,575	(169,552)	1,872,898
2030	940,023	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,701,641	(561,530)	1,311,368
2031	946,448	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,708,066	(540,599)	770,770
2032	945,888	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,707,506	(512,023)	258,746
2033	483,638	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,245,256	(21,083)	237,664
2034	482,978	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,244,596	8,959	246,623
2035	486,318	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,247,936	35,710	282,333
2036	483,678	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,245,296	69,165	351,497
2037	484,978	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,246,596	99,423	450,920
2038	480,108	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,241,726	136,612	587,532
2039	479,303	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,240,921	139,811	727,343
2040	452,290	0	0	0	70,010	64,888	293,286	14,020	12,518	22,032	56,581	198,285	0	0	0	30,000	1,213,909	201,332	928,675
2041	0	0	0	0	70,010	64,888	0	0	12,518	0	56,581	198,285	0	0	0	30,000	432,281	1,018,274	1,946,949
2042	0	0	0	0	70,010	64,888	0			0		198,285	0	0	0	30,000	363,182	1,123,511	3,070,460
Total	$ 8,649,945	$ -	$ -	$ 3,000,000	$ 1,190,170	$ 892,203	$ 4,088,213	$ 193,462	$ 172,734	$ 304,011	$ 780,756	$ 2,736,100	$ -	$ -	$ -	$ 510,000	$ 22,517,593		

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

Land Grant

Standard Three Year Extension

Termination Year

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter Chief Official of Overlying Taxing Entities and Notice
3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 17 Amendment
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
9: Plan Commission/Public Hearing and Meeting Minutes
10: Plan Commission Resolution Approving TID No. 17 Amendment
11: Common Council Meeting Agenda
12: Common Council Meeting Minutes
13: Common Council Resolution Creating TID No. 17 Amendment
14: County Property Listing Notification

City of De Pere, Wisconsin

4.D

Request for Joint Review Board Action

Meeting Date:	August 24, 2026
Department:	Development Services
From:	Daniel Lindstrom, Development Services Director
Subject:	Set a future meeting date for the next Joint Review Board meeting.
Recommendation:	None.

Set a future meeting date for the next Joint Review Board meeting.

Attachments:
None