

SUPPLEMENTAL PACKET MATERIAL FOR AUGUST 14, 2025 JOINT ADMINISTRATIVE POLICY COMMITTEE AND REDEVELOPMENT AUTHORITY MEETING AGENDA

August 14, 2025 at 5:30 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

- 1. SUPPLEMENTAL PACKET MATERIAL
 - A. TID #1 Analysis
 - B. VOK TID #1 Financials
 - C. VOK TID Debt Service

Village of Kronenwetter Joint RDA/APC Meeting 08/14/25

This TID #1 review was prepared by David Baker to the best of his ability, based on research and discussions. The forward looking estimates in this review by nature

are unlikely to be completely accurate.

			Curr	ently Deve	loped				
Parcel ID	Location	Acres	Improvement Value	\$/acre	Approx. Acres Wetland	Approx. Acres Flood Fringe	Tax Revenue Improvements Only	Year Developed	Notes
145-2707-101-0962 145-2707-101-0961 Combined	1962 Queenland, Epiroc VOK Basins	15.26 15.17 30.43	\$4,357,000 \$0 \$4,357,000	\$285,518	0	"A" 15.17 Subtotal	\$79,941 \$61,059 \$141,000	2006 2006	"A" = Elevated out of Flood Plain Guaranteed Revenue for a period of time
145-2707-101-0968	Gardner Park Road, Wausau Tile	14.216	\$4,857,700	\$341,707	0	0	\$90,155	2016	
			In	Developm	ent				
Darred ID	Location	A ave a	Target	Ć /a ana	Approx.	Approx.	Estimated	Year	Notes
Parcel ID	Location	Acres	Improvement Per TID Plan	\$/acre	Acres Wetland	Acres Flood Fringe	Tax Revenue	Developed	
145-2707-101-0966	1260 Kowalski, Kronenwetter Storage	3.312	\$1,159,200	\$350,000	0	0	\$18,547	\$2,025	
			Ready	for Devel	opment				
			Target	Target	Approx.	Approx.	Potential	Year	Notes
Parcel ID	Location	Acres	Improvement	\$/acre	Acres	Acres	Est. Annual Tax	Developed	
145-2707-021-0981	1619 County Road XX, Tower and XX	22.128	Per TID Plan \$7,744,800	\$350,000	Wetland 0	Flood Fringe Minimal	Revenue \$123,916.80	NA	
145-2707-021-0980	2409 Tower Road, (abuts Trailwood)	15	\$5,250,000	\$350,000	0	Minimal	\$84,000.00	NA	
145-2707-101-0967	2071 Queenland, West Parcel	9.16	\$3,206,000	\$350,000	0	0	\$51,296.00	NA	Road, Sewer and Water in place
						Subtotal	\$259,212.80	_	
			Highe	r Cost to D	evelop				
			Target		Approx.	Approx.	Potential	Year	Notes
Parcel ID	Location	Acres	Improvement	\$/acre	Acres	Acres	Est. Annual Tax	Developed	
145-2707-101-0965	2070 Queenland, East Parcel	11	Per TID Plan \$3,850,000	\$350,000	Wetland 0	Flood Fringe 22.3	Revenue \$61,600.00	NA	Need to raise land about 2 feet.
143 2707 101 0303	Total	22.3	43,030,000	7330,000	O	22.5	401,000.00	IVA	I estimate that 11 to 15 acres could be raised and developed.
									Perhaps \$12,500 per raised acre.
									Estimated Required Developer Incentive: \$198,000
									Road, Sewer and Water in place
145-2707-024-0986	Kowalski and I39, NE Corner	150				Substantial			Cost to develop dependent upon type of development
			<u>-</u>	ents to De	-				
Darcel ID	Location	Acres	Target	\$ /2000	Approx.	Approx.	Potential Est. Tax	Year Developed	Notes
Parcel ID	Location	Acres	Improvement Per TID Plan	\$/acre	Acres Wetland	Acres Flood Fringe	Est. Tax Revenue	Developed	
145-2707-023-0996	Kowalski and I39, NW Corner	35.58			0	30 +		NA	No access to sewer and water without Village negotiating an easement Right turn only in, right turn only out (Village could rectify)
	This parce	l is currently th	ne subject of litigati	on. On advice	of Attorne	у			Owner estimates approximate cost of \$100,000 per acre to raise land out of flood plain.
			mments, or questio			t			Would need to raise land from about 3 to 7 feet on various parts of parcel.
	this par		ons or discussions a		cel will be				12 to 20 acres could be raised out of flood plain, using a sand/gravel pit to offset cost.
			ruled out of order.						This most likely would not occur until close to time that TID 1 closes.

Village of Kronenwetter Joint RDA/APC Meeting 08/14/25

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The forward looking estimates in this review by nature are unlikely to be completely accurate.

Advance from Village (2024 EOY)		\$2,625,130
TID #1 Debt (2024 EOY)		\$3,295,000
Total		\$5,920,130
Estimated Additional 2025 - 2027		\$300,000
		,,
Estimated TID #1 Debt + Advance in 2027		\$6,220,130
Years Remaining until 2044 End of TID #1	2028	16
Increase in Cashflow Required to Break Even		\$112,591
Estimated Increase with Development only on Tower/XX		\$201,464
Annual Cash Flow Available to Repay Advance		\$88,873
Years to Repay Village Advance		33
Estimated Increase with Tower/XX and Queenland Development		\$314,360.00
Annual Cash Flow Available to Repay Advance		\$201,769
Years to Repay Village Advance		9

VILLAGE OF KRONENWETTER Tax Increment District (TID) #1 Fund Year Ended December 31, 2024 and 2023

(Pre-Audited as of 5/27/2025)

REVENUES:	Р	2024 re-Audited	 2024 Final Budget	Va P	4 Budget riance - ositive egative)		2023 Audited
Property Taxes	\$	252,278	\$ 252,278	\$	-	\$	284,575
State Aids - Exempt Computer Aid		568	568		-		568
Tax Guarantee - Developers		56,464	49,416		7,048		49,415
Interest Income		14,244	15,000		(756)		17,365
TOTAL REVENUES	\$	323,554	\$ 317,262	\$	6,292	\$	351,923
EXPENDITURES:							
TID Admin Staff	\$	2,988	\$ 3,963	\$	975	\$	6,813
TID Misc Exps		875	2,388		1,513		3,223
RDA Committee		562	600		38		644
Debt - Principal Payments		330,000	330,000		-	*	315,000
Debt - Interest Payments		101,108	101,108		æ	\$	108,764
Debt - Issuance Costs		612	612		-		612
TOTAL EXPENDITURES	_\$_	436,145	\$ 438,671	\$	2,526	\$	435,056
NET CHANGE IN FUND BALANCE	\$	(112,591)	\$ (121,409)	\$	8,818	\$	(83,133)
Fund Balance (Deficit) - January 1st		(2,503,721)	(2,503,721)				(2,420,588)
Fund Balance (Deficit) - December 31st	\$	(2,616,312)	\$ (2,625,130)			\$	(2,503,721)

2024 ADVANCE FROM = \$112,591 GENERAL FUND =

Payment

Payment 2032

Payment 2031

217,195.49 \$ 217,160.40 \$ 217,124.56 \$ 217,087.93 \$ 217,050.53 \$ 217,012.33 \$ 216,973.31

Payment 2030

Payment 2029

Payment 2028

Payment 2027

217,229.86 \$ Payment 2026

196,535.20 \$ 3,249,087.07

26,406.22 \$ 2,282,472.90

Payment 2024

Payment 2025

12/31/2025 Principal Balance

12/31/2024 Principal Balance

12/31/2023 Principal Balance \$ 26,406.22 \$ 2,282,472.90 \$ 196,535.20 \$ 3,249,087.07 \$ 217,229.86 \$ 217,195.49 \$ 217,160.40 \$ 217,124.56 \$ 217,087.93 \$ 217,050.53 \$ 217,012.33 \$ 216,973.31

\$8,522,208.00 \$1,391,141.49 \$17,558,502.13 \$2,554,398.53 \$16,700,585.43 \$2,572,122.63 \$2,533,894.51 \$2,515,445.67 \$2,312,204.83 \$1,958,785.70 \$1,736,958.30 \$1,701,115.10 \$1,236,760.32

TOTAL DEBT SERVICE PAYMENT BY FUNDING SOURCE:

12/31/2023												
		12/31/2024		12/31/2025								
Principal Princi	2024	Principal	2025	Principal	2026	2027	2028	2029	2030	2031	2032	2033
bligation	Payment	Balance	Payment	Balance	Payment	Payment	Payment	Payment	Payment	Payment	Payment	Payment
018 G.O. Notes \$ 785,000.00 \$ 171,300.00 \$	171,300.00	\$ 635,000.00 \$	\$ 171,725.00 \$	\$ 480,000.00 \$	\$ 167,075.00 \$	167,350.00 \$	\$ 167,475.00 \$	49	-	,		49
2021A G.O. Bonds \$ 2,100,000.00 \$ 471,100.00 \$	471,100.00	\$ 1,705,000.00	\$ 474,900.00 \$ 1	\$ 1,290,000.00	\$ 477,900.00 \$	455,600.00 \$	433,500.00 \$. 49	1	· 45
:023 Fire Truck Note \$ 732,208.00 \$	90,027.77 \$	\$ 671,029.23	\$ 90,027.77	\$ 606,498.36	\$ 90,027.77 \$	90,027.77 \$	90,027.77 \$	90.027.77 \$	\$ 77.72	\$ 77 720.08	77 770 06	\$ 88 474 51
2024B G.O. Notes \$ - \$,	\$ 1,465,000.00	\$ 57,925.00 \$ 1	\$ 1,465,000.00	\$ 63,000.00 \$	67,875.00 \$	₩	4	295,800.00 \$	290,300.00 \$	3 289,500.00	• •
\$ 3,617,208.00 \$ 732,427.77 \$	732,427.77		4,476,029.23 \$ 794,577.77 \$ 3,	\$ 3,841,498.36 \$	\$ 798,002.77 \$	1	780,852.77 \$ 778,127.77 \$ 551,277.77 \$	551,277.77 \$	385,827.77 \$	380,327.77 \$	379.527.77 \$ 317.974.51	\$ 317.974.51

TID #1:

Principal 2026 2029 2030 2031 2032 2033 Principal Payment Payment Payment Payment Payment Payment Payment Payment 1,570,000.00 \$ 168,490.00 \$ 165,521.25 \$ 167,332.50 \$ 170,070.00 \$ 166,080.00 \$ 166,080.00 \$ 166,080.00 \$ 167,412.50 805,000.00 \$ 105,700.00 \$ 107,600.00 \$ 104,400.00 \$ 111,000.00 \$ 107,400.00 \$ 104,900.00 \$ 106,000.00 590,000.00 \$ 426,551.25 \$ 426,521.25 \$ 426,522.50 \$ 421,352.60 \$ 277,470.00 \$ 274,780.00 \$ 271,775.00 \$ 274,750.00	
2026 2027 2028 2029 2030 2031 2032 Payment Payment Payment Payment Payment Payment Payment Payment \$ 168,490.00 \$ 165,521.25 \$ 167,332.50 \$ 168,852.50 \$ 170,070.00 \$ 166,080.00 \$ 166,875.00 \$ 105,700.00 \$ 107,600.00 \$ 104,400.00 \$ 111,000.00 \$ 107,400.00 \$ 104,900.00 \$ 152,350.00 \$ 154,500.00 \$ 154,500.00 \$ 154,500.00 \$ 124,780.00 \$ 17,770.00	12/31/2024
Payment Payment Payment Payment Payment Payment Payment \$ 168,490.00 \$ 165,521.25 \$ 167,332.50 \$ 168,852.50 \$ 170,070.00 \$ 166,080.00 \$ 166,875.00 \$ 105,700.00 \$ 107,600.00 \$ 104,400.00 \$ 111,000.00 \$ 107,400.00 \$ 108,700.00 \$ 104,900.00 \$ 152,380.00 \$ 154,500.00 \$ 154,500.00 \$ 154,500.00 \$ 277,470.00 \$ 274,780.00 \$ 271,775.00	Principal 2025
\$ 168,490.00 \$ 165,521.25 \$ 167,332.50 \$ 168,852.50 \$ 170,070.00 \$ 166,080.00 \$ 166,875.00 \$ 105,700.00 \$ 107,600.00 \$ 104,400.00 \$ 111,000.00 \$ 107,400.00 \$ 108,700.00 \$ 104,900.00 \$ 155,350.00 \$ 152,450.00 \$ 154,500.00 \$ 151,500.00 \$ 277,470.00 \$ 274,780.00 \$ 271,775.00 \$	Balance Payment
\$ 105,700.00 \$ 107,600.00 \$ 104,400.00 \$ 111,000.00 \$ 107,400.00 \$ 108,700.00 \$ 104,900.00 \$ 155,350.00 \$ 152,450.00 \$ 154,500.00 \$ 151,500.00 \$ 277,775.00 \$ 274,780.00 \$ 274,780.00 \$ 277,775.00 \$,810,000.00 \$ 168,707.50 \$ 1,690,000.00 \$ 166,217.50
\$ 155,350.00 \$ 152,450.00 \$ 154,500.00 \$ 151,500.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	06,400.00 \$ 875,000.00 \$ 103,600.00
\$ 425,571.25 \$ 426,232.50 \$ 431,352.50 \$ 277,470,00 \$ 274,780,00 \$ 271,775,00	156,000.00 \$ 730,000.00 \$ 153,200.00
\$ 425,571.25 \$ 426,232.50 \$ 431,352.50 \$ 277,470.00 \$ 274,780.00 \$ 271,775.00	
	3 431,107.50 \$ 3,295,000.00 \$ 423,017.50

IID #2:

	2033	Payment	428,400.00	, 428,400.00
	2032	Payment	832,800.00 \$	\$ 832,800.00 \$
	2031	Payment	864,800.00 \$	864,800.00 \$
	2030	Payment	876,400.00 \$	\$ 876,400.00 \$
	2029	Payment	911,500.00 \$	911,500.00
	2028	Payment	894,125.00 \$	894,125.00 \$
	2027	Payment	\$ 00.348,606	\$ 003,875.00
	2026	Payment	\$ 00.057,626	929,750.00 \$
12/31/2025	Principal	Balance	\$,700,000.00 \$	\$,700,000.00 \$
	2025	Payment	\$ 940,768.06 \$	\$ 940,768.06 \$
12/31/2024	Principal	Balance	\$ 6,390,000.00	\$ 6,390,000.00
	2024	Payment	' ↔	· ·
12/31/2023	Principal	Balance	·	-
		Name of Debt Obligation	2024B G.O. Notes	

IID #3:

Name of Debt Obligation

	2033	Payment		
				49
	2032	Payment		ï
		_		49
	2031	Payment		,
		-		:49
	2030	Payment		
				49
	2029	Payment		1
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		_		49
	2027	Payment		1
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	2026	Payment		,
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1/31/2025	Principal	ance		Ė
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12/31/2023	Principal	Balance		1
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ID #4:

	2033	Payment					
			49	49		49	
	2032	Payment		ï			
		_	49	49		49	1
	2031	Payment				ı	
			49	49		↔	١
	2030	Payment	ı	202,000.00		202,000.00	
			49	\$			
	2029	Payment	T	200,950.00		\$ 200,950.00 \$	
			49	49		\$	
	2028	Payment		199,800.00		199,800.00	
			\$	49		\$	
	2027	Payment	188,700.00	11,700.00		200,400.00	
			\$ 0	\$		\$	
	2026	Payment	\$ 185,900.00	\$ 11,700.00		945,000.00 \$ 197,600.00 \$ 200,400.00 \$ 199,800.00 \$	
2/31/2025	Principal	Balance	360,000.00	585,000.00		5,000.00	
12/3	Prin	Bal	36	58	1	94	
			\$ 00.0	\$ 00.		\$ 00.	
	2025	Payment	187,800.00	11,700.00		199,500.00	
			\$	49		8	
12/31/2024	Principal	Balance	530,000.00	585,000.00	The second secon	1,115,000.00	
			\$ 0	\$	1	⇔	
	2024	Payment	189,500.00	11,700.00	2000	201,200.00	
-			\$ 00	\$ 00	1	8	
12/31/2023	Principal	Balance	\$ 695,000.0	\$ 585,000.0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 1,280,000.C	
		Name of Debt Obligation	021A G.O. Bonds	021B G.O. Bonds			

Vater Utility Fund:

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Drinking Lo	
Water Dri	
024 Safe Water	

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TOTAL DEBT SERVICE PAYMENT BY FUNDING SOURCE:

Total Payments 2024-2043 \$ 844,925.00 \$ 2,313,000.00 \$ 899,724,44 \$ 1,842,275.00 \$ 5,898,924.44	Total Payments 2024-2043 \$ 2,178,721.25 \$ 1167,700.00 \$ 923,000.00 \$ 4,269,421.25	Total Payments 2024-2043 \$ 7,588,418.06	Total Payments 2024-2043 \$	Total Payments 2024-2043 \$ 751,900.00 \$ 649,550.00 \$ 1,401,450.00	Total Payments 2024-2043 \$ 4,136,968.93 \$ 4,136,968.93 \$ 23,295,182.68
2043 Payment \$ \$ \$	2043 t Payment	2043 (t Payment \$	2043 t Payment	2043 nt Payment	2043 t Payment (.19 \$226,333.64 19 \$226,333.64
2042 Payment \$	2042 Payment \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2042 Payment \$ -	2042 Payment	2042 Payment \$ \$	2042 Payment \$216,582.19 \$216,582.19 \$216,582.19
2041 Payment S S S S S S S S S S S S S S S S S S S	2041 Payment \$ \$ \$	2041 Payment \$	2041 Payment	2041 Payment	2041 2042 Payment Payment \$216,629,42 \$216,629,19 \$216,629,42 \$216,582,19
2040 Payment	2040 Payment	2040 Payment \$	2040 Payment	2040 Payment \$ \$	2040 Payment \$216,675.66 \$216,675.66
Payment S S S S S S S S S S S S S S S S S S S	2039 Payment \$ \$	2039 Payment	2039 Payment	2039 Payment \$	
2038 Payment	2038 Payment	2038 Payment	2038 Payment	2038 Payment	2038 2039 Payment Payment \$216,765.27 \$216,765.29 \$216,765.27 \$216,720.93
2037 Payment - \$ \$	2037 Payment - \$ \$	2037 Payment \$	2037 Payment	2037 Payment - \$ - \$ - \$	2037 Payment \$216,808.67 \$ \$216,808.67 \$ \$216,808.67 \$
2036 Payment	2036 Payment \$ 167,640.00 \$ \$ 5 - \$ \$ 167,640.00 \$	2036 Payment - \$	2036 Payment	2036 Payment - \$ - \$ - \$	
2035 Payment -	2035 Payment \$ 167,800.00 \$ \$ \$. \$ \$ \$. \$ \$ 167,800.00 \$	2035 Payment	2035 Payment	2035 Payment - \$ - \$	2035 Payment \$ 216,892.73 \$ \$ 216,892.73 \$ \$ 384,692.73 \$
en the part of the	2034 Payment \$ 167,722.50 \$ \$ 102,000.00 \$ \$ 269,722.50 \$	2034 Payment \$. \$	2034 Payment	2034 Payment	2034 2035 2036 Payment Payment Payment \$ 216,933.44 \$ 216,892.73 \$ 216,851.15 \$ 216,955.94 \$ 384,692.73 \$ 384,491.15
Debt Service Fund - Tax L < 203 Name of Debt Obligation Paym 2018 G.O. Notes \$ 2023 Fire Truck Note \$ 20248 G.O. Notes \$	Name of Debt Obligation 2016 Lease Rev Bonds 2021A G.O. Bonds 2021B G.O. Bonds	TID #2: Name of Debt Obligation 2024B G.O. Notes	TID #3: Name of Debt Obligation	IID #4: Name of Debt Obligation 2021A G.O. Bonds 2021B G.O. Bonds	Water Utility Fund: Name of Debt Obligation 2024 Safe Water Drinking Loan GRAN