





**MINUTES**  
**CITY OF WAUPUN TAX INCREMENTAL DISTRICT 6**  
**AMENDMENT & ANNUAL MEETING OF THE**  
**WAUPUN JOINT REVIEW BOARD**  
**VIDEO CONFERENCE AND TELECONFERENCE**  
**Thursday, June 25, 2020 at 3:30 PM**

**CALL TO ORDER**

Mayor Nickel called the virtual and teleconference meeting to order at 3:30pm.

**ROLL CALL**

Members in attendance on roll call is City Representative Mayor Julie Nickel, Fond Du Lac County Representative Erin Gerred, Waupun School Representative Carrie Hintze, Moraine Park Technical College Representative Laura Schelter, and Dodge County Representative Russell Kottke. Those absent and excused are Public Member Nancy Vanderkin.

City Management Staff present is Clerk Hull, Administrator Schlieve, and Finance Director Kast.

Others present are Phil Cosson of Ehlers Public Finance Advisors.

**REVIEW AND CONSIDERATION OF PRIOR MEETING MINUTES**

**1. May 20, 2020 Joint Review Board Meeting Minutes**

Motion Gerred, second Hintze to approve the May 20, 2020 Joint Review Board Meeting Minutes. Motion carried.

**REVIEW OF DOCUMENTS AND RESOLUTIONS OF THE PUBLIC RECORD**

**2. Notice of Joint Review Board Meeting**

The Notice of publication was reviewed.

**3. Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 6**

The Project Plan, which includes the signed opinion of Dan VandeZande, City Attorney, advising that Plan is complete and complies with WI Statutes 66.1105, was reviewed.

**4. Resolution 05-20-20-01 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for TID No. 6 (Plan Commission 5-20-20)**

Resolution 05-20-20-01 Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for TID No. 6 which was previously adopted by the Plan Commission was reviewed.

**5. Resolution 06-09-20-03 Approving an Amendment to the Project Plan and Boundaries of TID No. 6 (Council 6-9-20)**

Resolution 06-09-20-03 Approving an Amendment to the Project Plan and Boundaries of TID No. 6, which was previously adopted by the Common Council was reviewed.

**RESOLUTION CONSIDERATION**

**6. Resolution Approving the Project Plan and Boundary Amendment of TID No. 6**

Motion Hintze, second Schelter to approve Resolution 06-25-20-01 approving the Project Plan and Boundary Amendment of TID No. 6. Motion carried.

**REVIEW AND CONSIDERATION OF PRIOR ANNUAL MEETING MINUTES**

**7. June 25, 2019 Annual Meeting Minutes of the Joint Review Board**

Motion Kottke, second Gerred to approve the June 25, 2019 Annual Meeting Minutes of the Joint Review Board. Motion carried.

## **REVIEW ANNUAL PE-300 REPORTS AND PERFORMANCE STATUS OF TAX INCREMENTAL DISTRICTS**

### **8. Tax Incremental District No. 8 (2/13/2018 – 2/13/2039; Fond du Lac County)**

Created 2018 as mixed use area. This TID is set to expire 2033. This TID lies on the west side in Fond Du Lac County and partially shares with TID 6. Improvements consist of Country Club and Waupun Tractor Supply in the west shopping center. Future projects provide R1/R2 housing development, storm water infrastructure, and Utility and Street Infrastructure. 2019 beginning fund balance provides (\$590,501), revenues of \$14,073, expenses of \$150, and year-end fund balance of \$(302,753). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,010,882, expenses of \$1,706,350, and a surplus of \$1,779.

### **9. Tax Incremental District No. 3 (5/31/2005 - 5/31/2032; Dodge & Fond du Lac County)**

Created 2005 as mixed use/blighted area and amended in 2012 to extend boundaries. This TID is set to expire 2027. This TID lies in our downtown central business district in both Dodge and Fond Du Lac Counties and shares with TID 6. Future projects provide CDA business relief grants, opportunity to leverage tax credits through historic district preservation, streetscaping, building renovations and façade improvements, and industrial and commercial development. 2019 beginning fund balance provides (\$495,849), revenues of \$108,176, expenses of \$81,417, and year-end fund balance of \$(469,090). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,192,104, expenses of \$1,661,539, and a surplus of \$61,475.

### **10. Tax Incremental District No. 6 (8/21/2012 - 8/21/2039; Dodge & Fond du Lac County)**

Created 2012 as mixed use/blighted area and amended in 2012. This TID is set to expire 2034. This TID lies on the west side of the City in both Fond du Lac and Dodge County and shares with TID 3 and 8. Improvements consist of Waupun Tractor Supply in the west shopping center. 2019 beginning fund balance provides (\$476,832), revenues of \$115,166, expenses of \$71,643, and year-end balance of \$(433,309). Estimates for future projects, prior to closure of the TID, provides revenue of \$4,414,777, expenses of \$3,791,830, and a surplus of \$189,638.

### **11. Tax Incremental District No. 1 (9/30/1987 - 9/30/2024; Dodge County)**

Created 1987 as industrial/distressed area and amended in 2011. This TID is set to expire in 2024, but expected early closure in 2021. However, the City is considering an extension due to housing. This TIF lies in the industrial park in Dodge County. As distressed, this TID cannot incur expenses; only earn revenue to pay back outstanding debt. 2019 beginning fund balance provides (\$530,191), revenues of \$261,274 expenses of \$12,476 and year-end balance of \$(281,393). Estimates for future projects, prior to closure of the TID, provides revenue of \$7523,838, expenses of \$12,400, and a surplus of \$230,045.

### **12. Tax Incremental District No. 5 (9/16/2008 - 9/16/2034; Dodge County)**

Created 2008 as mixed use, amended in 2012, and extended in 2018. This TID is set to expire in 2023. This TID lies on the east side in Dodge County for commercial development and includes the baseball complex. Future projects consist of the construction of a multi-family development which may provide \$1.5M in assessed value, Summit Credit Union which provides a minimum guarantee of \$1.5M in assessed value, and a dental office which may provide \$1.5M in assessed value. 2019 beginning fund balance provides (\$1,824,236), revenues of \$730,357, expenses of \$599,996, and year-end fund balance of \$(1,693,875). Estimates for future projects, prior to closure of the TID, provides revenue of \$6,623,965, expenses of \$4,924,208, and a surplus of \$5,882.

### **13. Tax Incremental District No. 7 (3/14/2017 - 3/14/2038; Dodge County)**

Created 2017 as mixed use. This TID is set to expire in 2038. This TID lies on the southeast side of the City (Hwy 151 and 26). This TID consists of the travel plaza. 2019 beginning fund balance provides (\$136,509), revenues of \$77,087, expenses of \$66,921, and year-end fund balance of \$(126,343). Estimates for future projects, prior to closure of the TID, provides revenue of \$4,169,021, expenses of \$4,070,864, and a surplus of (\$28,186).

## **ACCEPTANCE OF THE ANNUAL REPORTS**

Motion Kottke, second Schelter to accept the 2019 TID Reports. Motion carried.

## **ADJOURNMENT**

Motion Nickel, second Hintze to duly call the meeting adjourned at 4:01pm. Motion carried.



## AGENDA SUMMARY SHEET

**MEETING DATE:** 6/16/21

**TITLE:** Review the Performance Status of Tax Incremental Districts and Acceptance of the Annual PE-300 Reports

**PRESENTER:** Kathy Schlieve, Administrator

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DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	

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### ISSUE SUMMARY

Accept the Annual Reports (form PE-300) detailing the performance and status of each Tax Incremental District, as filed with the Wisconsin Department of Revenue

### STAFF RECCOMENDATION:

Accept the annual reports

### ATTACHMENTS:

Annual Report of TID 1  
Annual Report of TID 3  
Annual Report of TID 5  
Annual Report of TID 6  
Annual Report of TID 7  
Annual Report of TID 8

### **RECCOMENDED MOTION:**

Motion to accept the annual reports for TID 1, 3, 5, 6, 7, and 8



# JRB Annual Meeting

TID 1, 3, 5, 6, 7 and 8

June 16, 2021

# AGENDA

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## AGENDA

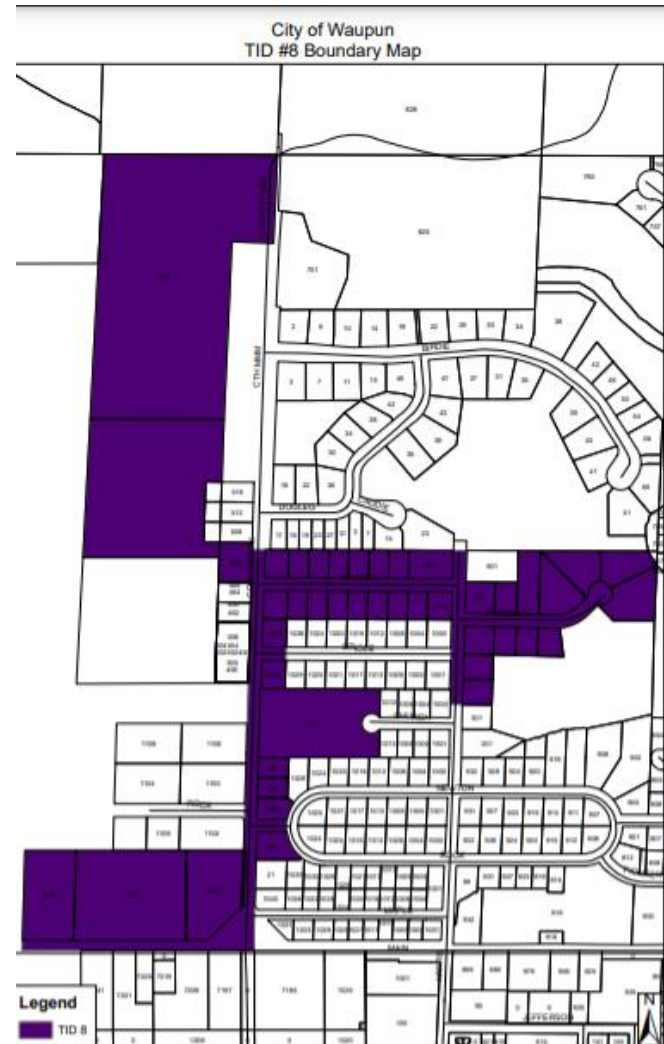
1. TID Overview
2. TID Financial Report
3. TID Notes

## SEQUENCE

1. Fond du Lac County
  - a. TID 8
2. Dodge & Fond du Lac County
  - a. TID 3
  - b. TID 6
3. Dodge County
  - a. TID 1
  - b. TID 5
  - c. TID 7

# TID 8: OVERVIEW

- West Side
  - Fond du Lac County
- Created 2018
  - Mixed Use
- Expenditure Period Ends – Feb. 2034
- Closure Feb. 2039



# TID 8: Financial Data

	Fond du Lac
Base Value	\$5,047,900
Incremental Value	2,850,400

Beginning of Year Fund Balance	\$ (302,753)
Revenues	\$ 54,413
Expenses	\$ 981
Year-End Fund Balance	\$ (249,321)
Projected Revenues	\$ 2,810,379
Projected Costs	\$ 2,478,550
Surplus	\$ 82,508

Project Closure	2/3/2039
Final Revenue Year (based on current cash flow)	2039

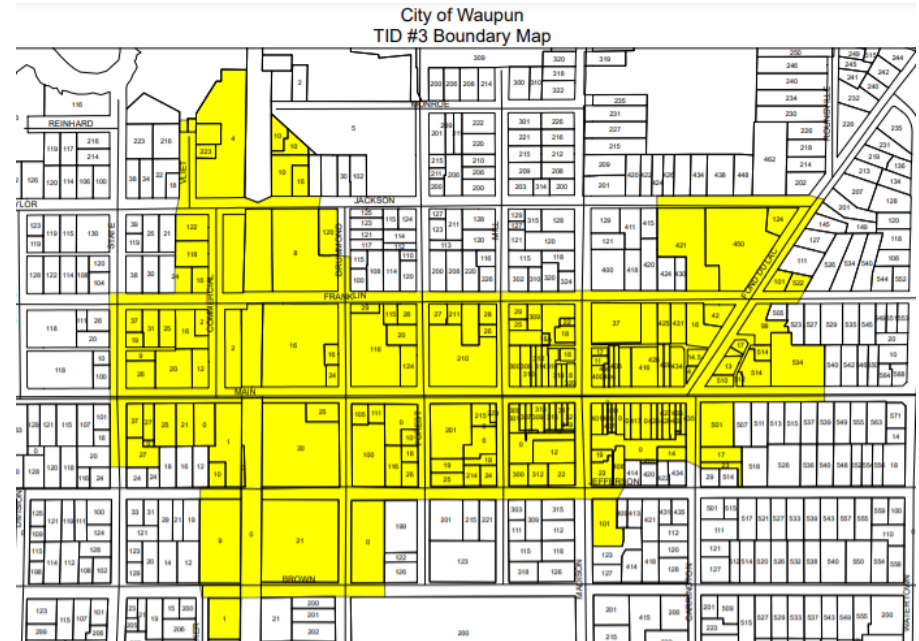
## Notes

- 7% increase in assessed value from 2019 to 2020
- Developer-Led Housing Development on Tanager St
- Future Expenditures
  - Developer Reimbursement
  - Developer Incentives
  - Project Buyout based on Guaranteed Increment
  - Additional Housing potential
  - Additional Storm water expenditures



# TID 3 OVERVIEW

- Downtown Business District
  - Fond du Lac and Dodge Counties
- Created 2005
  - Mixed Use
  - Blighted
  - Amended 2012 (2<sup>nd</sup>)
- Expenditure Period Ends- 2027
- Share with TID 6



# TID 3: Financial Data

	Dodge	Fond du Lac
Base Value	\$ 7,038,800	\$ 10,263,700
Incremental Value	1,889,700	4,279,600

Beginning of Year Fund Balance	\$ (469,090)
Revenues	\$ 132,613
Expenses	\$ 88,144
Year-End Fund Balance	\$ (424,621)
Projected Revenues	\$ 2,471,072
Projected Costs	\$ 1,996,496
Surplus	\$ 49,995

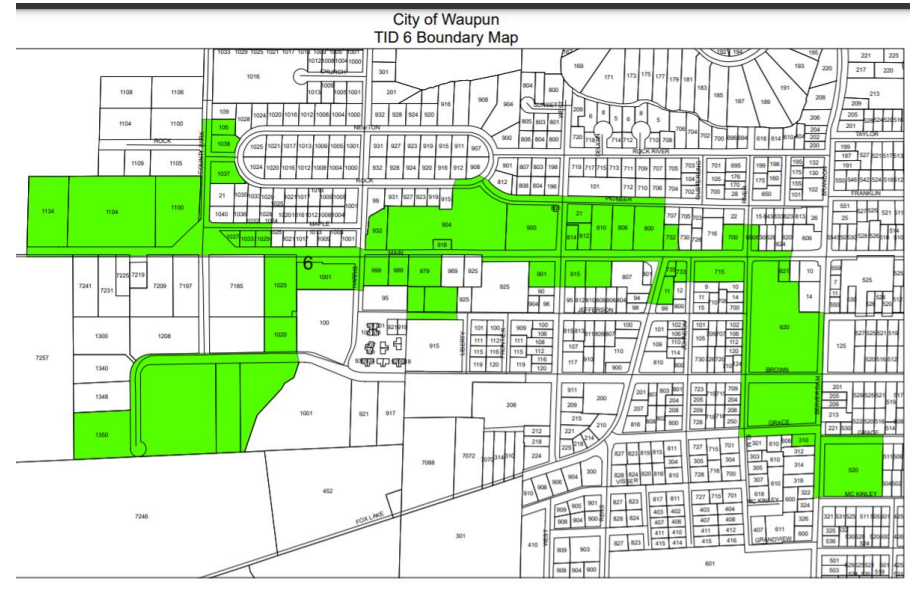
Project Closure	5/31/2032
Final Revenue Year (based on current cash flow)	2033

## Notes

- Community Development Authority
  - COVID-19 relief
  - Facade improvement grants
  - Targeted Reinvestment
  - Streetscaping
- Future Planned Projects
  - CDA business relief grants
  - Streetscaping
  - Wayfaring Signage
  - Targeted reinvestment

# TID 6: OVERVIEW

- West Side
  - Fond du Lac and Dodge Counties
- Created 2012
  - Mixed Use
  - Blighted
  - Amended 2012, 2020
- Expenditure Period Ends - 2034
- Share with TID 3



# TID 6: Financial Data

	Dodge	Fond du Lac
Base Value	\$ 5,180,600	\$ 9,154,600
Incremental Value	6,104,500	(1,356,900)

Beginning of Year Fund Balance	\$ (433,309)
Revenues	\$ 124,815
Expenses	\$ 112,808
Year-End Fund Balance	\$ (421,302)
Projected Revenues	\$ 3,169,145
Projected Costs	\$ 2,720,588
Surplus	\$ 27,255

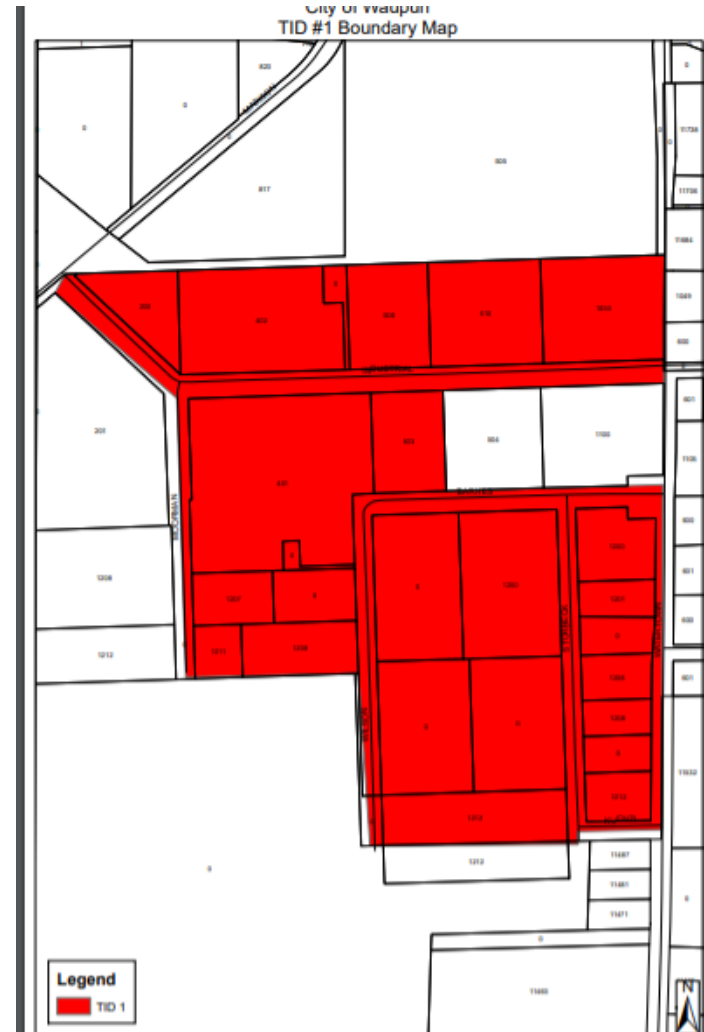
Project Closure	8/21/2039
Final Revenue Year (based on current cash flow)	2040

## Notes

- 2020 Expenditures
  - Debt service contributions related to Aquatic Facility
  - McKinley Property Acquisition
  - TID Amendment Fees
  - Interest on Advances
- Future Planned Projects
  - Public Infrastructure
  - Redevelopment McKinley St
  - Share with TID 3

# TID 1: OVERVIEW

- Waupun Industrial Park
  - Dodge County
- Created 1987
  - Industrial
  - Amended 2011 (2<sup>nd</sup>)
  - Distressed
- TID Closure April 2021
  - Housing Extension Approved



# TID 1: Financial Data

	Dodge
Base Value	\$ 858,500
Incremental Value	12,622,800

Beginning of Year Fund Balance	\$ (281,393)
Revenues	\$ 264,843
Expenses	\$ 1,419
Year-End Fund Balance	\$ (17,969)
Projected Revenues	\$ 271,505
Projected Costs	\$ 5,050
Surplus	\$ 248,486

Closure	4/15/2021
Final Revenue Year (based on current cash flow)	2021

## Notes

- No new construction in 2020
- Revenues
  - Tax increment, tax exempt computer and personal property aid
- Expenditures
  - Interest and audit expense only
- Affordable Housing Extension Approved

# TID 5: OVERVIEW

- East Side Commercial
  - Dodge County
- Created 2008
  - Mixed Use
  - Amended 2012
  - Extension 2018
- Expenditure Period Ends-2023



# TID 5: Financial Data

	Dodge
Base Value	\$ 1,950,300
Incremental Value	15,971,200

Beginning of Year Fund Balance	\$ (1,693,875)
Revenues	\$ 3,947,967
Expenses	\$ 4,045,455
Year-End Fund Balance	\$ (1,791,363)
Projected Revenues	\$ 6,008,881
Projected Costs	\$ 4,217,518
Surplus	\$ 0

Project Closure	9/16/2034
Final Revenue Year (based on current cash flow)	2035

## Notes

- 2020 debt refunding to save on future interest expenses
- 2020 Expenditures
  - Completion of Seymour Street extension
  - Final layer of asphalt on Shaler Drive
- Edward Jones constructed in 2019 with \$275K valuation
- Future Planned Projects
  - 2 multifamily developments each with ~ \$1.5M valuation
  - Summit Credit Union planned for 2021 construction with min. guarantee of \$1.5M valuation
  - Dental completed in 2021 with anticipated \$1.5M valuation



# TID 7: OVERVIEW

- East Side Commercial
  - Dodge County
- Created 2017
  - Mixed Use
  - 20 years (2038)
- Expenditure Period Ends-2033



# TID 7: Financial Data

	Dodge
Base Value	\$ 22,100
Incremental Value	2,961,200

Beginning of Year Fund Balance	\$ (126,343)
Revenues	\$ 59,690
Expenses	\$ 110,994
Year-End Fund Balance	\$ (177,647)
Projected Revenues	\$ 2,804,748
Projected Costs	\$ 2,627,101
Surplus	\$ 0

Project Closure	3/14/2038
Final Revenue Year (based on current cash flow)	2039

## Notes

- Future Expenditures
  - Marketing/Feasibility Plan
  - Complementary Commercial projects
  - Potential residential project
  - Extension of Shaler Drive (if warranted)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>
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Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>001</b>	TID type <b>1D</b>	TID name <b>TID No 1</b>	Creation date <b>09/30/1987</b>	Mandatory termination date <b>04/15/2021</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$-281,393</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$261,919
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Shared revenue</b>	
<b>Sale of property</b>	
<b>Allocation from another TID</b>	
<b>Developer guarantees</b>	
<b>Transfer from other funds</b>	
<b>Grants</b>	
<b>Other revenue</b>	
Source Exempt Computer and Personal Property Aid	\$2,924
<b>Total Revenue (deposits)</b>	<b>\$264,843</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$0
<b>Administration</b>	\$0
<b>Professional services</b>	\$981
<b>Interest and fiscal charges</b>	\$438
<b>DOR fees</b>	\$0
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$0
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$1,419</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-17,969</b>
<b>Future costs</b>	<b>\$5,050</b>
<b>Future revenue</b>	<b>\$271,505</b>
<b>Surplus or deficit</b>	<b>\$248,486</b>

<b>Section 6 - Preparer/Contact Information</b>	
Preparer name <b>Michelle Kast</b>	Preparer title <b>Finance Director</b>
Preparer email <b>michelle@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7850</b>
Contact name <b>Michelle Kast</b>	Contact title <b>Finance Director</b>
Contact email <b>michelle@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>001</b>
Submission date	<b>04-12-2021 10:00 AM</b>
Confirmation	<b>TIDAR20200440O1615986431163</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>003</b>	TID type <b>2</b>	TID name <b>TID No 3</b>	Creation date <b>05/31/2005</b>	Mandatory termination date <b>05/31/2032</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-469,090</b>

Section 3 - Revenue	Amount
Tax increment	\$102,592
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Developer name    Whispering Oaks	\$9,423
Transfer from other funds	
Grants	
Other revenue	
Source                    Exempt Computer and Personal Property Aid	\$20,598
<b>Total Revenue (deposits)</b>	<b>\$132,613</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$87,314
<b>Administration</b>	\$0
<b>Professional services</b>	\$830
<b>Interest and fiscal charges</b>	\$0
<b>DOR fees</b>	\$0
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$0
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$88,144</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-424,621</b>
<b>Future costs</b>	<b>\$1,996,496</b>
<b>Future revenue</b>	<b>\$2,471,072</b>
<b>Surplus or deficit</b>	<b>\$49,955</b>

<b>Section 6 - Preparer/Contact Information</b>	
Preparer name <b>Michelle Kast</b>	Preparer title <b>Finance Director</b>
Preparer email <b>michelle@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7850</b>
Contact name <b>Michelle Kast</b>	Contact title <b>Finance Director</b>
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>003</b>
Submission date	<b>04-12-2021 10:04 AM</b>
Confirmation	<b>TIDAR20200440O1615987032228</b>
Submission type	<b>ORIGINAL</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>005</b>	TID type <b>6</b>	TID name <b>TID 5</b>	Creation date <b>09/16/2008</b>	Mandatory termination date <b>09/16/2034</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-1,693,875</b>

Section 3 - Revenue	Amount
Tax increment	\$360,559
Investment income	\$1,316
Debt proceeds	\$3,145,000
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Developer name Marshview Hospitality	\$16,343
Transfer from other funds	
Source City's General Fund	\$95,000
Grants	
Other revenue	
Source Exempt Computer & PP Aid/\$324404 Bond Premium	\$329,749
<b>Total Revenue (deposits)</b>	<b>\$3,947,967</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$36,450
<b>Administration</b>	
<b>Professional services</b>	\$10,823
<b>Interest and fiscal charges</b>	\$248,338
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	\$3,749,844
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$4,045,455</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-1,791,363</b>
<b>Future costs</b>	<b>\$4,217,518</b>
<b>Future revenue</b>	<b>\$6,008,881</b>
<b>Surplus or deficit</b>	<b>\$0</b>

<b>Section 6 - Preparer/Contact Information</b>	
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
<b>Submission Information</b>		
Co-muni code	<b>14292</b>	
TID number	<b>005</b>	
Submission date	<b>04-12-2021 10:07 AM</b>	
Confirmation	<b>TIDAR20200440O1615988272550</b>	
Submission type	<b>ORIGINAL</b>	

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>
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Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>2</b>	TID name <b>TID 6</b>	Creation date <b>08/21/2012</b>	Mandatory termination date <b>08/21/2039</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$-433,309</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$116,327
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Shared revenue</b>	
<b>Sale of property</b>	
<b>Allocation from another TID</b>	
<b>Developer guarantees</b>	
<b>Transfer from other funds</b>	
<b>Grants</b>	
<b>Other revenue</b>	
Source                      Exempt Computer and Personal Property Aid	\$8,488
<b>Total Revenue (deposits)</b>	<b>\$124,815</b>

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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$81,478
<b>Administration</b>	\$2,646
<b>Professional services</b>	\$18,251
<b>Interest and fiscal charges</b>	\$10,283
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$112,808</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-421,302</b>
<b>Future costs</b>	<b>\$2,720,588</b>
<b>Future revenue</b>	<b>\$3,169,145</b>
<b>Surplus or deficit</b>	<b>\$27,255</b>

<b>Section 6 - Preparer/Contact Information</b>	
Preparer name <b>Michelle Kast</b>	Preparer title <b>Finance Director</b>
Preparer email <b>michelle@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7850</b>
Contact name <b>Michelle Kast</b>	Contact title <b>Finance Director</b>
Contact email <b>michelle@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>006</b>
Submission date	<b>04-12-2021 10:08 AM</b>
Confirmation	<b>TIDAR20200440O1617199425308</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>14292</b>	Municipality <b>WAUPUN</b>		County <b>DODGE</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>007</b>	TID type <b>6</b>	TID name <b>TID No 7</b>	Creation date <b>03/14/2017</b>	Mandatory termination date <b>03/14/2038</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-126,343</b>

Section 3 - Revenue	Amount
Tax increment	\$48,906
Investment income	\$1,763
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source                      Refund of Prior Year Expenses	\$9,021
<b>Total Revenue (deposits)</b>	<b>\$59,690</b>

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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$1,276
<b>Administration</b>	
<b>Professional services</b>	\$830
<b>Interest and fiscal charges</b>	\$108,738
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$110,994</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-177,647</b>
<b>Future costs</b>	<b>\$2,627,101</b>
<b>Future revenue</b>	<b>\$2,804,748</b>
<b>Surplus or deficit</b>	<b>\$0</b>

<b>Section 6 - Preparer/Contact Information</b>	
Preparer name <b>Michelle Kast</b>	Preparer title <b>Finance Director</b>
Preparer email <b>michelle@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7850</b>
Contact name <b>Michelle Kast</b>	Contact title <b>Finance Director</b>
Contact email <b>michelle@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Submission Information	
Co-muni code	<b>14292</b>
TID number	<b>007</b>
Submission date	<b>04-12-2021 10:12 AM</b>
Confirmation	<b>TIDAR20200440O1617201014231</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>20292</b>	Municipality <b>WAUPUN</b>		County <b>FOND DU LAC</b>	Due date <b>07/01/2021</b>	Report type <b>ORIGINAL</b>
TID number <b>008</b>	TID type <b>6</b>	TID name <b>TID 8</b>	Creation date <b>02/13/2018</b>	Mandatory termination date <b>02/13/2039</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-302,753</b>

Section 3 - Revenue	Amount
Tax increment	\$54,413
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	<b>\$54,413</b>

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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	
<b>Administration</b>	
<b>Professional services</b>	\$831
<b>Interest and fiscal charges</b>	
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$981</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-249,321</b>
<b>Future costs</b>	<b>\$2,478,550</b>
<b>Future revenue</b>	<b>\$2,810,379</b>
<b>Surplus or deficit</b>	<b>\$82,508</b>

<b>Section 6 - Preparer/Contact Information</b>	
Preparer name <b>Michelle Kast</b>	Preparer title <b>Finance Director</b>
Preparer email <b>michelle@cityofwaupun.org</b>	Preparer phone <b>(920) 324-7850</b>
Contact name <b>Michelle Kast</b>	Contact title <b>Finance Director</b>
Contact email <b>michelle@cityofwaupun.org</b>	Contact phone <b>(920) 324-7850</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2020</b> WI Dept of Revenue
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Submission Information	
Co-muni code	<b>20292</b>
TID number	<b>008</b>
Submission date	<b>04-12-2021 10:17 AM</b>
Confirmation	<b>TIDAR20200576O1617205174005</b>
Submission type	<b>ORIGINAL</b>