



A G E N D A
CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL
MEETING
City Hall Council Chambers - 201 E. Main Street,
Waupun
Thursday, June 15, 2023 at 2:00 PM

The Joint Review Board will meet in-person, virtual, and teleconference. Instructions to join the meeting is provided below:

Join Virtual Meeting: <https://us02web.zoom.us/j/85720875600?pwd=Qzc4RlNlYUlkbjc0c3QrcHBzUnNaZz09>

Meeting ID: 857 2087 5600

Passcode: 949835

Join Teleconference: 1-312-626-6799

CLERK CALLS THE MEETING TO ORDER

CLERK TAKES ROLL CALL

JOINT REVIEW BOARD MEMBERSHIP- RECOGNITION OF MAYORAL APPOINTED PUBLIC MEMBER

1. 2023-2024 City of Waupun Joint Review Board Membership

NOMINATION AND ELECTION OF JOINT REVIEW BOARD CHAIRPERSON

JOINT REVIEW BOARD PRIOR MEETING MINUTES (Motion)

2. Joint Review Board Meeting Minutes - Annual Meeting on June 15, 2022
3. Joint Review Board Meeting Minutes - Creation of TID 9 on September 28, 2022

PERFORMANCE OF TAX INCREMENTAL DISTRICTS

4. Overview, Financial Reports, and Notes : TID 8 (Fond Du Lac County)
5. Overview, Financial Reports, and Notes : TID 3 (Fond Du Lac and Dodge County)
6. Overview, Financial Reports, and Notes : TID 6 (Fond Du Lac and Dodge County)
7. Overview, Financial Reports, and Notes : TID 5 (Dodge County)
8. Overview, Financial Reports, and Notes : TID 7 (Dodge County)
9. Overview, Financial Reports, and Notes : TID 9 (Dodge County)

ACCEPTANCE OF THE PE-300 TID ANNUAL REPORTS

10. 2022 PE-300 TID Annual Report - TID 3
11. 2022 PE-300 TID Annual Report - TID 5
12. 2022 PE-300 TID Annual Report - TID 6
13. 2022 PE-300 TID Annual Report - TID 7
14. 2022 PE-300 TID Annual Report - TID 8
15. 2022 PE-300 TID Annual Report - TID 9 (Department of Revenue did not require the filing for TID 9 due to being in the year of creation)

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

JOINT REVIEW BOARD

The Joint Review Board consists of one representative from the school district, technical college, county, municipality, and public. When creating a multijurisdictional TID, each participating municipality may appoint one representative.

The Chair is chosen by a vote of the members at the first JRB meeting.

	REPRESENTATIVE	DESIGNEE
WAUPUN AREA SCHOOL DISTRICT	Steve Hill District Administrator	Carrie Hintze Director of Business Services
MORAINÉ PARK TECHNICAL COLLEGE	Bonnie Baerwald President	Carrie Kasubaski VP Finance/Administration
DODGE COUNTY	David Frohling County Board Supervisor	Robert Boelk County Board Vice Chairman
FOND DU LAC COUNTY	Sam Kaufman County Executive	Erin Gerred Director of Administration
MUNICIPALITY	City of Waupun Mayor Rohn Bishop	
APPOINTED PUBLIC MEMBER	Daniel Siebers	



MINUTES
CITY OF WAUPUN JOINT REVIEW BOARD ANNUAL
MEETING
City Hall Council Chambers 201 E Main Street,
Waupun
Wednesday, June 15, 2022 at 1:00 PM

CALL TO ORDER

City Clerk Hull called the meeting to order at 1:00pm.

REAFFIRMATION OF THE JOINT REVIEW BOARD PUBLIC MEMBER APPOINTMENT

The Board acknowledges Nancy Vanderkin as the Public Member of the Board.

Other Board seats and their representatives:

Waupun School District – Director of Business Carrie Hintze

Technical College – Development Community Coordinator Laura Schelter

Dodge County – Interim County Administrator Jon Hochkammer

Fond Du Lac County – Director of Administration Erin Gerred

Municipal – City of Waupun Mayor Rohn Bishop

ELECTION OF JOINT REVIEW BOARD CHAIRPERSON

1. 2022 Joint Review Board Membership

Hull calls for nominations for Board Chairperson.

Motion Schelter, second Vanderkin to nominate Bishop.

No other nominations are heard. Nominations close.

Motion Schelter, second Vanderkin to appoint Bishop as the 2022 Joint Review Board Chairperson. Motion Carried 6-0.

ROLL CALL

Members present in-person: Hintze, Schelter, Hochkammer, Bishop, Vanderkin.

Member present virtually: Gerred

Staff present in-person: Clerk Hull, Administrator Schlieve

REVIEW OF PRIOR ANNUAL MEETING MINUTES

2. Joint Review Board Annual Minutes of Meeting - June 16, 2021

Motion Vanderkin, second Hintze to approve the June 16, 2021 meeting minutes of the Joint Review Board.

Motion carried 6-0.

REVIEW THE PERFORMANCE STATUS OF TAX INCREMENTAL DISTRICTS AND ACCEPTANCE OF THE ANNUAL PE-300 REPORTS

Performance Status of Tax Incremental Districts and Annual PE-300 Reports

Tax Incremental District No. 8 (2/3/2018 – 2/3/2039; Fond du Lac County)

Created 2018 as mixed-use area. This TID is set to expire 2034. This TID lies on the west side in Fond Du Lac County and partially shares with TID 6. Improvements consist significant progress on developer-led housing development on Tanager Street. Future projects provide additional housing potential, additional storm water expenditures, and infrastructure reimbursement, developer incentives and buyout. 2021 beginning fund balance provides (\$249,321), revenues of \$62,409, expenses of \$110,650, and year-end fund balance of (\$297,562). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,673,968, expenses of \$2,279,823, and a surplus of \$96,583.

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, streetscaping, and targeted reinvestment. 2021 beginning fund balance provides (\$424,621), revenues of \$175,927, expenses of \$103,005 and year-end fund balance of \$(351,699). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,749,412, expenses of \$2,383,190, and a surplus of \$14,523.

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 and 2020. 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. Future projects provide public infrastructure and redevelopment of McKinley Street and 1005 W. Main Street. 2021 beginning fund balance provides (\$421,302), revenues of \$141,036 expenses of \$71,746, and year-end balance of \$(352,013). Estimates for future projects, prior to closure of the TID, provides revenue of \$2,827,365, expenses of \$2,417,955, and a surplus of \$57,396.

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. Future projects consist of the construction of multi-family development which may provide \$2.3M in assessed value, Summit Credit Union which provides a minimum guarantee of \$1.5M in assessed value, and a dental office which was completed in 2021 with an anticipated value of \$1.5M in assessed value. 2021 beginning fund balance provides (\$1,791,363), revenues of \$422,324, expenses of \$423,834, and year-end fund balance of \$(1,792,873). Estimates for future projects, Prior to closure of the TID, provides revenue of \$5,517,687, expenses of \$3,724,815, and a surplus of (\$0).

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). Future expenditures provide property acquisition in 2022, exploring the feasibility of multi-family, truck-friendly and other complementary commercial projects, extension of Shaler Drive if warranted and extension of Bayberry and stormwater infrastructure. 2021 beginning fund balance provides (\$177,647), revenues of \$63,050, expenses of \$109,598 and year-end fund balance of (\$224,195). Estimates for future projects, prior to TID closure, provides revenue of \$3,857,457, expenses of \$3,633,263, and a surplus of (\$0).

Motion Hintze, second Hochkammer to accept the 2021 TID Reports. Motion carried 6-0.

ADJOURNMENT

Motion Vanderkin, second Schelter duly called the meeting adjourned at 1:21pm. Motion carried 6-0.



MINUTES
CITY OF WAUPUN JOINT REVIEW BOARD
City Hall 201 E Main St, Waupun WI 53963
Wednesday, September 28, 2022 at 3:30 PM

CALL TO ORDER

Bishop called the meeting to order at 3:30pm.

ROLL CALL

In Person:

Technical College – Carrie Kasubaski, VP of Finance/Administration
Dodge County – Robert Boelk, District 14 Supervisor
Municipal – City of Waupun Mayor Rohn Bishop
Public Member – Nancy Vanderkin

Virtual:

Waupun School District – Carrie Hintze

Others in attendance In Person:

Ehlers Public Finance Advisors Philip Cosson, Senior Municipal Advisor
Kathy Schlieve, Administrator City of Waupun

Others in attendance Virtual:

Angela Hull, Clerk-Treasurer City of Waupun

APPROVAL OF PRIOR MEETING MINUTES

1. Joint Review Board - August 24, 2022 Minutes

Motion Vanderkin, second Boelk to approve the August 24, 2022 minutes of the Joint Review Board. Motion carried 5-0.

REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS AND RESOLUTIONS PASSED BY THE PLAN COMMISSION AND COMMON COUNCIL

- 2. 08-24-22-01 Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9**
- 3. 09-13-22-01 Resolution Creating Tax Incremental District No. 9, Approving Its Project Plan and Establishing Its Boundaries**
- 4. Tax Incremental District No. 9 Project Plan (9-12-22)**

Documents from prior meetings were reviewed.

CONSIDERATION OF RESOLUTION APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT NO. 9

5. Resolution Approving the Creation of Tax Incremental District No. 9

Motion Boelk, second Hintze to approve Resolution 09-28-22-01 Approving the Creation of Tax Incremental District No. 9. Motion carried 5-0.

ADJOURNMENT

Motion Vanderkin, second Boelk duly called the meeting adjourned at 3:40pm. Motion carried 5-0.



CITY OF

WAUPUN

municipal government

JRB Annual Meeting

TID 3, 5, 6, 7, 8 and 9

June 15, 2023

AGENDA

AGENDA

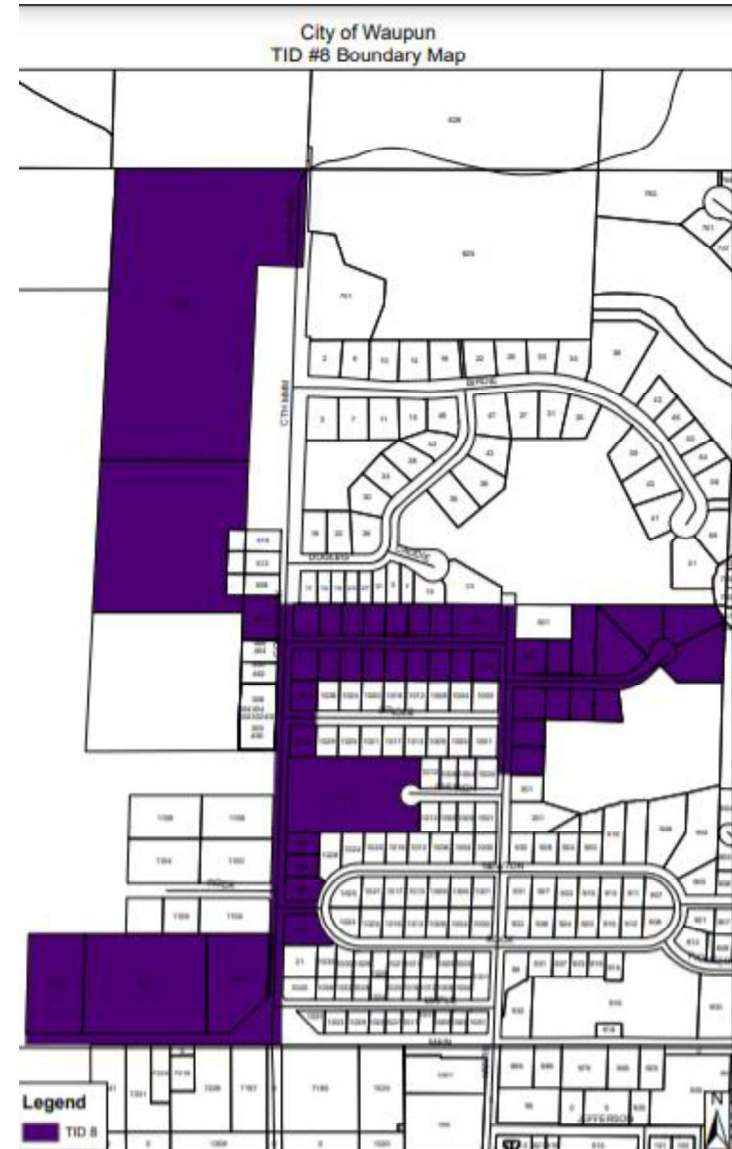
1. TID Overview
2. TID Financial Report
3. TID Notes

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 5
 - b. TID 7
 - c. TID 9

TID 8: OVERVIEW

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



TID 8: Financial Data

	Fond du Lac
Base Value	\$5,047,900
Incremental Value	7,255,600

Beginning of Year Fund Balance	\$ (297,562)
Revenues	\$ 499,621
Expenses	\$ 148,337
Year-End Fund Balance	\$ 53,722
Projected Revenues	\$ 2,042,992
Projected Costs	\$ 2,131,173
Surplus	\$ 0

Notes

- 19% increase in equalized value from 2020 to 2021
- Significant progress on Developer-Led Housing Development on Tanager St
- Future Expenditures
 - Developer Incentives and Buyout (complete 2023)
 - 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 (2nd)
- Expenditure Period Ends in 2027
- Closure in 2032
- Project plan allows for TID 6 to share increment with TID 3



TID 3: Financial Data

	Dodge	Fond du Lac
Base Value	\$ 7,038,800	\$ 10,263,700
Incremental Value	2,992,100	4,433,300

Beginning of Year Fund Balance	\$ (351,699)
Revenues	\$ 621,217
Expenses	\$ 190,145
Year-End Fund Balance	\$ 79,373
Projected Revenues	\$ 2,129,000
Projected Costs	\$ 2,047,463
Surplus	\$ 160,910

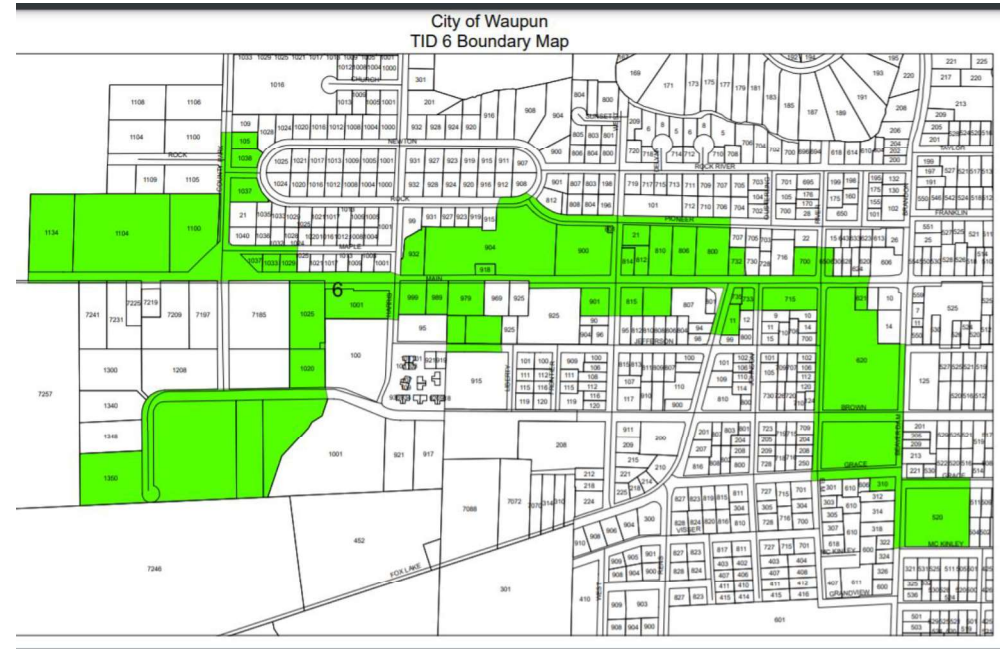
Notes

- Community Development Authority
 - Facade improvement grants
 - Targeted Reinvestment
 - Streetscaping
 - Leveraged CDI for targeted redevelopment of former Rock Shop
 - Wayfaring signage

- Future Planned Projects
 - CDA grants
 - Streetscaping
 - Targeted reinvestment 432 & 434 E & 301 E Main St

TID 6: OVERVIEW

- West Side
 - Fond du Lac and Dodge Counties
- Created 2012
 - Mixed Use
 - Blighted
 - Amended 2012, 2020
- Expenditure Period Ends in 2034
- Closer in 2039
- Project plans allows for TID 6 to share increment with TID 3



TID 6: Financial Data

Notes

	Dodge	Fond du Lac
Base Value	\$ 5,279,100	\$ 9,154,600
Incremental Value	5,451,600	(1,048,200)

Beginning of Year Fund Balance	\$ (352,013)
Revenues	\$ 141,653
Expenses	<u>\$ 172,610</u>
Year-End Fund Balance	\$ (382,970)
Projected Revenues	\$ 2,231,325
Projected Costs	\$ 2,543,000
Surplus	\$ 0

- Expenditures
 - Debt service contributions related to Aquatic Facility
 - McKinley Property Demo (2022)
- Future Planned Projects
 - Public Infrastructure
 - Redevelopment McKinley St
 - Redevelopment of 1005 W Main
 - Share with TID 3

TID 5: OVERVIEW

- East Side Commercial
 - Dodge County
- Created 2008
 - Mixed Use
 - Amended 2012
 - Extension 2018
- Expenditure Period Ends in 2023
- Closure in 2034



TID 5: Financial Data

Notes

	Dodge
Base Value	\$ 1,950,300
Incremental Value	22,103,400

Beginning of Year Fund Balance	\$ (1,792,873)
Revenues	\$ 431,547
Expenses	\$ 385,630
Year-End Fund Balance	\$ (1,746,956)
Projected Revenues	\$ 5,022,000
Projected Costs	\$ 3,338,365
Surplus	\$ 0

- Expenditures
 - Debt payments
- No Future Planned Projects

TID 7: OVERVIEW

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



TID 7: Financial Data

	Dodge
Base Value	\$ 22,100
Incremental Value	2,763,200

Beginning of Year Fund Balance	\$ (224,195)
Revenues	\$ 113,838
Expenses	\$ 133,118
Year-End Fund Balance	\$ (243,474)
Projected Revenues	\$ 3,259,775
Projected Costs	\$ 3,789,858
Surplus	\$ 286,609

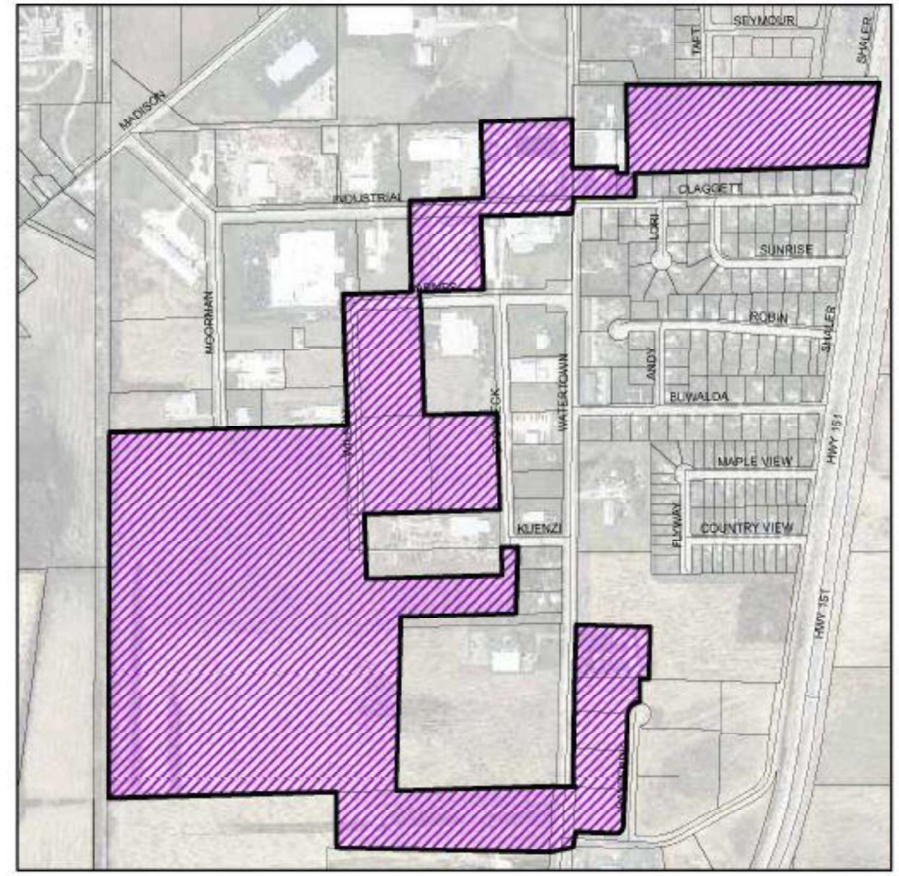
Notes

- Completed Projects
 - All Phase / Recreation Facility
- Future Projects
 - Truck-friendly commercial projects
 - Contractor/Trades Business
 - Multi-family (exploring feasibility)
 - Extension of Bayberry and stormwater infrastructure (TID 9)
 - Extension of Shaler Drive (if warranted)

TID 9: OVERVIEW

- South Side Commercial
 - Dodge County
- Created 2022
 - Mixed Use
 - 20 years
- Expenditure Period Ends in 2037
- Closure in 2043

TID 9 BOUNDARIES



TID 9: Financial Data

	Dodge
Base Value	\$ 1,829,700
Incremental Value	0

Beginning of Year Fund Balance	\$ 0
Revenues	\$ 0
Expenses	\$ 902,368
Year-End Fund Balance	\$ (902,368)
Projected Revenues	\$ 10,426,740
Projected Costs	\$ 9,215,784
Surplus	\$ 308,588

Notes

- Project Expenditures
 - Bayberry Dr and Stormwater Extension (TID 7 overlay)
 - Wilson and Shaler Drive Extension (to support United Cooperative)
- Future Projects
 - Claggett subdivision residential development
 - Shaler Drive Extension (if warranted)
 - Industrial Development

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 14292	Municipality WAUPUN		County DODGE	Due date 07/03/2023	Report type AMENDED
TID number 003	TID type 2	TID name TID No 3	Creation date 05/31/2005	Mandatory termination date 05/31/2032	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-351,699

Section 3 - Revenue	Amount
Tax increment	\$150,805
Investment income	
Debt proceeds	\$440,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Whispering Oaks	\$9,814
Transfer from other funds	
Grants	
Other revenue	
Source Exempt Computer & PP Aid	\$20,598
Total Revenue (deposits)	\$621,217

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$181,754
Administration	\$4,224
Professional services	\$630
Interest and fiscal charges	\$3,386
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$190,144

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$79,374
Future costs	\$2,047,463
Future revenue	\$2,129,000
Surplus or deficit	\$160,911

Section 6 - Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title CLERK TREASURER
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name ANGELA J HULL	Contact title CLERK TREASURER
Contact email angie@cityofwaupun.org	Contact phone (920) 324-7915

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	14292
TID number	003
Submission date	06-08-2023 03:10 PM
Confirmation	TIDAR20220440A1686255013978
Submission type	AMENDED

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 14292	Municipality WAUPUN	County DODGE	Due date 07/03/2023	Report type ORIGINAL	
TID number 005	TID type 6	TID name TID 5	Creation date 09/16/2008	Mandatory termination date 09/16/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,792,873

Section 3 - Revenue	Amount
Tax increment	\$411,737
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name MARSHVIEW HOSPITALITY	\$14,465
Transfer from other funds	
Grants	
Other revenue	
Source EXEMPT COMPUTER & PP AID	\$5,345
Total Revenue (deposits)	\$431,547

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$630
Interest and fiscal charges	\$114,850
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$270,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$385,630

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,746,956
Future costs	\$3,338,365
Future revenue	\$5,022,000
Surplus or deficit	\$-63,321

Section 6 - Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title CLERK TREASURER
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name ANGELA J HULL	Contact title CLERK TREASURER
Contact email angie@cityofwaupun.org	Contact phone (920) 324-7915

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	14292
TID number	005
Submission date	06-06-2023 07:56 AM
Confirmation	TIDAR20220440O1686056190255
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 14292	Municipality WAUPUN		County DODGE	Due date 07/03/2023	Report type ORIGINAL
TID number 006	TID type 2	TID name TID 6	Creation date 08/21/2012	Mandatory termination date 08/21/2039	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-352,013

Section 3 - Revenue	Amount
Tax increment	\$133,165
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source EXEMPT COMPUTER & PP AID	\$8,488
Total Revenue (deposits)	\$141,653

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$156,401
Administration	\$495
Professional services	\$630
Interest and fiscal charges	\$14,935
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$172,611

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-382,971
Future costs	\$2,231,325
Future revenue	\$2,543,000
Surplus or deficit	\$-71,296

Section 6 - Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title CLERK TREASURER
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name ANGELA J HULL	Contact title CLERK TREASURER
Contact email angie@cityofwaupun.org	Contact phone (920) 324-7915

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	14292
TID number	006
Submission date	06-06-2023 09:21 AM
Confirmation	TIDAR20220440O1686061279499
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 14292	Municipality WAUPUN		County DODGE	Due date 07/03/2023	Report type ORIGINAL
TID number 007	TID type 6	TID name TID No 7	Creation date 03/14/2017	Mandatory termination date 03/14/2038	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-224,195

Section 3 - Revenue	Amount
Tax increment	\$63,399
Investment income	\$914
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$49,525
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$113,838

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$629
Interest and fiscal charges	\$57,338
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$75,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$133,117

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-243,474
Future costs	\$3,259,775
Future revenue	\$3,789,858
Surplus or deficit	\$286,609

Section 6 - Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title CLERK TREASURER
Preparer email angie@cityofwaupun.org	Preparer phone (920) 324-7915
Contact name ANGELA J HULL	Contact title CLERK TREASURER
Contact email angie@cityofwaupun.org	Contact phone (920) 324-7915

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	14292
TID number	007
Submission date	06-06-2023 01:37 PM
Confirmation	TIDAR20220440O1686076630419
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 20292	Municipality WAUPUN	County FOND DU LAC	Due date 07/03/2023	Report type ORIGINAL	
TID number 008	TID type 6	TID name TID 8	Creation date 02/13/2018	Mandatory termination date 02/13/2039	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-297,562

Section 3 - Revenue	Amount
Tax increment	\$89,621
Investment income	
Debt proceeds	\$410,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$499,621

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$630
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name ACS RBHS LLC & Horicon Bank	\$147,557
Transfer to other funds	
Other expenditures	
Total Expenditures	\$148,337

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$53,722
Future costs	\$2,131,173
Future revenue	\$2,042,992
Surplus or deficit	\$-34,459

Section 6 - Preparer/Contact Information	
Preparer name ANGELA J HULL	Preparer title CLERK TREASURER
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Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	20292
TID number	008
Submission date	06-08-2023 02:31 PM
Confirmation	TIDAR20220576O1686187325302
Submission type	ORIGINAL