December 16, 2024

### ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# Village of Lannon, WI

# Tax Incremental District No. 1



### Prepared by:

Ehlers N19W24400 Riverwood Drive, Suite 100 Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

### **Annual Tax Incremental District Report**

Village of Lannon, Wisconsin Tax Incremental District No. 1

Purpose: State law requires municipalities with an active Tax

Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required

meeting of the standing JRB.

District Summary: Tax Incremental District No. 1 ("District") was created on July

9, 2018, as a Mixed-Use District and the boundary and project

plan was amended in August 2022.

The TID has an expenditure period that ends on July 9, 2033

and has a mandatory termination date of July 9, 2038.

Background Data: Base Value \$10.681,500

Incremental Value \$84,935,900

(2022)

Incremental Value \$113,603,200

(2023)

-\$2,632,030

Year End Fund Balance

Projected Closure (current cash flow\*)

#### Notes: Several developments (Overstone and Rock Pointe) continue

to be built out and will generate additional incremental value over the life of the TID. This will result in the need for future expenditures to be made by the Village. Those expenditures were identified in the original and amended TID Project Plans.

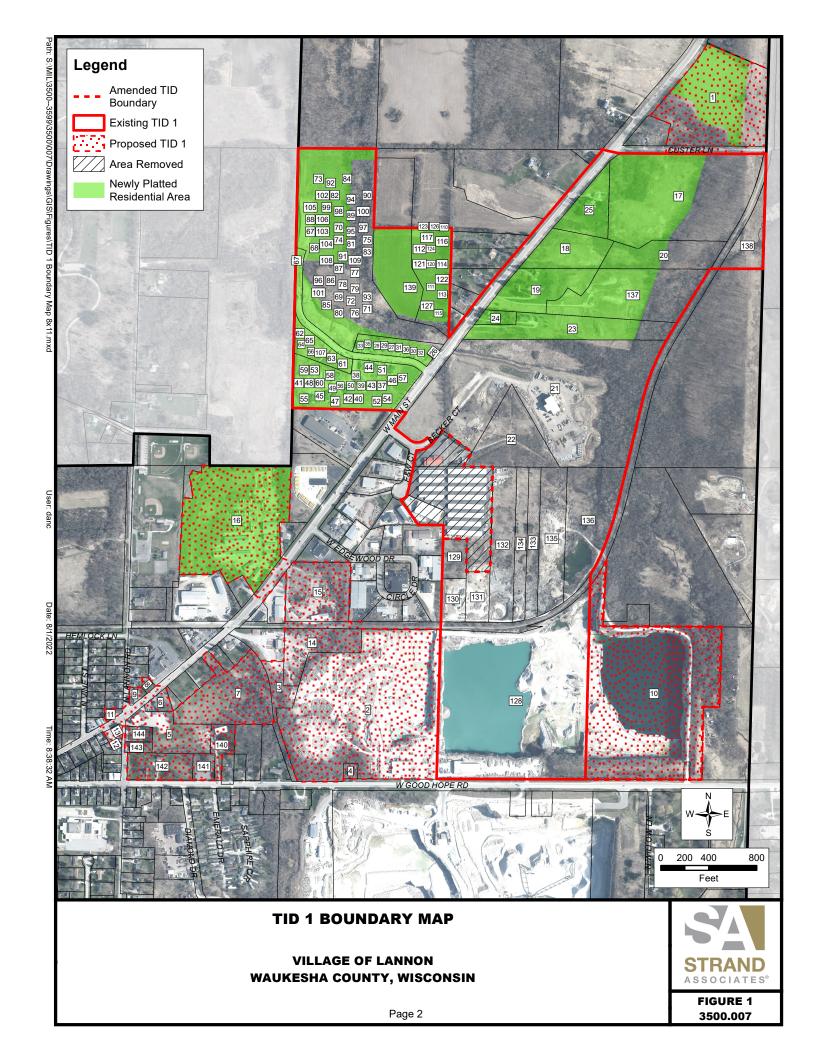
# Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

#### Attachments • TID Boundary Map

- TID Cash Flow Projection (Found in Project Plan Amendment)
- PE 300 Report

<sup>\*</sup> The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow.



# Village of Lannon, Wisconsin

### Tax Increment District #1

### **Development Assumptions**

		Ac	tual			_				
Constr	ruction Year	School District of Menomonee Falls		School District of Hamilton	Overstone Condos		Rockpointe Village - Hamilton	Annual Total	Construction	on Year
1	2018	(1,764,400)		0				(1,764,400)	2018	1
2	2019	2,256,600		0				2,256,600	2019	2
3	2020	13,836,200		0				13,836,200	2020	3
4	2021	(20,991,300)		57,089,800				36,098,500	2021	4
5	2022	3,758,600		30,750,400				34,509,000	2022	5
6	2023	12,269,800		16,397,500				28,667,300	2023	6
7	2024				6,000,000		1,000,000	7,000,000	2024	7
8	2025							0	2025	8
9	2026							0	2026	9
10	2027							0	2027	10
11	2028							0	2028	11
12	2029							0	2029	12
13	2030							0	2030	13
14	2031							0	2031	14
15	2032							0	2032	15
16	2033							0	2033	16
17	2034							0	2034	17
18	2035							0	2035	18
19	2036							0	2036	19
20	2037							0	2037	20
	Totals	9,365,500	_	104,237,700	6,000,000	•	1,000,000	120,603,200		

Notes:



### Village of Lannon, Wisconsin

Tax Increment District #1

Tax Increment Projection Worksheet - Total<sup>1</sup>

Type of District
District Creation Date
Valuation Date
Max Life (Years)
Expenditure Period/Termination
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Mixed Use						
, 2018						
2018						
0						
7/9/2033						
2039						
3						
No						

Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor 10,681,500 1.50% \$13.96 0.00%

		Construction			Inflation	Total			
		Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate <sup>2</sup>	Tax Increment
	1	2018	-1,764,400	2019	0	-1,764,400	2020	\$13.96	0
	2	2019	2,256,600	2020	0	492,200	2021	\$13.96	0
	3	2020	13,836,200	2021	0	14,328,400	2022	\$13.96	199,968
	4	2021	36,098,500	2022	0	50,426,900	2023	\$13.01	655,890
_	5	2022	34,509,000	2023	0	84,935,900	2024	\$13.00	1,104,167
_	6	2023	28,667,300	2024		113,603,200	2025	\$13.00	1,476,842
	7	2024	7,000,000	2025	1,704,048	122,307,248	2026	\$13.00	1,584,300
	8	2025	0	2026	1,834,609	124,141,857	2027	\$13.00	1,600,143
	9	2026	0	2027	1,862,128	126,003,985	2028	\$13.00	1,616,145
_	10	2027	0	2028	1,890,060	127,894,044	2029	\$13.00	1,632,306
	11	2028	0	2029	1,918,411	129,812,455	2030	\$13.00	1,648,629
	12	2029	0	2030	1,947,187	131,759,642	2031	\$13.00	1,665,116
	13	2030	0	2031	1,976,395	133,736,036	2032	\$13.00	1,681,767
	14	2031	0	2032	2,006,041	135,742,077	2033	\$13.00	1,698,584
_	15	2032	0	2033	2,036,131	137,778,208	2034	\$13.00	1,715,570
	16	2033	0	2034	2,066,673	139,844,881	2035	\$13.00	1,732,726
	17	2034	0	2035	2,097,673	141,942,555	2036	\$13.00	1,750,053
	18	2035	0	2036	2,129,138	144,071,693	2037	\$13.00	1,767,554
	19	2036	0	2037	2,161,075	146,232,768	2038	\$13.00	1,785,229
_	20	2037	0	2038	2,193,492	148,426,260	2039	\$13.00	1,803,082
_									
		Totals	120,603,200		27,823,060		Future	Value of Increment	27,118,071

Notes:

<sup>1</sup>Actual results will vary depending on development, inflation of overall tax rates.



Page 4

#### Village of Lannon, Wisconsin

Tax Increment District #1

		Di					Flow Projection																								
			rojected Revenue	S													Projected Expenditu	ires												Balances	
						G.O. Notes Se	ries 2020B	G.O. Notes S	Series 2020C	STF Loan Ser	ries 2022	State Trust Fun	nd Loan		Ove	rstone MRO				Rock Pointe MRO											
Year		Interest				\$1,440	,000	\$485	,000	\$1,215,	000	\$2,080,00	00		50%	of Increment				50% of Increment			Conservation	Estimated							Principal/
	Tax	Earnings/		Personal	Total	Dated Date:	10/01/20	Dated Date:	10/01/20	Dated Date:	03/30/22	Dated Date:	07/01/23	Phase 1:3	Phase 2:4	Phase 3 MRO-A:5	Phase 3 MRO-B: <sup>6</sup>	Phase 1:		Phase 2:	Phas	se 3:	and	Future Debt	Capital	Professional		Total			Incentive
Inc	crements	(Cost)	Debt Proceeds	Property	Revenues	Principal (4/1)	Interest	Principal (4/1)	Interest	Principal (3/15)	Interest	Principal (3/15)	Interest	\$300,000	\$500,000	\$2,000,000	\$2,500,000	A-1 <sup>7</sup> A-1	2 <sup>8</sup>	B-1 <sup>9</sup> B-2 <sup>10</sup>	C-1 <sup>11</sup>	C-2 <sup>12</sup>	Development	Service	Outlay	Services	Admin + 3%	Expenditures	Annual	Cumulative	Outstanding Year
																												·			Ĭ
2022	199,968	188	1,215,000		1,415,156	30,000	15,398	40,000	4,905					PAID	PAID			PAID					406,546		2,663,668	0	0	3,160,517	(1,745,361)	(1,247,648)	10,610,000 2022
2023	655,890	58	0		655,948	30,000	15,278	40,000	4,705	65,477	49,665					0			0	2023 STF					1,803,874	31,332	0	2,040,331	(1,384,383)	(2,632,030)	12,554,523 2023
2024	1,104,167	(52,641)	2,000,000		3,051,526	40,000	15,098	40,000	4,455	69,035	46,107	180,000	109,200			52,890			79,990	60,190	2023 STF					50,000	35,000	781,965	2,269,562	(362,469)	12,032,418 2024
	1,476,842	(7,249)	)	2,679	1,472,271	55,000	14,813	40,000	4,155	71,923	43,220	195,000	99,750			258,310			80,790	60,790		79,320				50,000	37,500	1,090,570	381,702	19,233	11,191,285 2025
	1,584,300	481		2,679	1,587,460	65,000	14,388	50,000	3,780	74,799	40,343	210,000	89,513			337,340			81,590	61,400		80,120		250,000		50,000	38,625	1,446,897	140,563	159,796	10,231,036 2026
	1,600,143	3,995		2,679	1,606,817	70,000	13,848	60,000	3,240	77,791	37,351	220,000	78,488			340,720			82,410	62,010		80,920		250,000		50,000	39,784	1,466,561	140,256	300,052	9,237,185 2027
	1,616,145	7,501		2,679	1,626,325	75,000	13,174	65,000	2,535	80,809	34,333	235,000	66,938			344,120			83,230	62,630		81,730		250,000		50,000	40,977	1,485,476	140,850	440,902	8,209,665 2028
	1,632,306	11,023		2,679	1,646,008	80,000	12,360	70,000	1,673	84,135	31,007	245,000	54,600			347,560			84,070	63,260		82,540		300,000		50,000	42,207	1,548,411	97,597	538,498	7,153,100 2029
	1,648,629	13,462		2,679	1,664,771	995,000	5,970	80,000	600	87,501	27,641	255,000	41,738			319,060			84,910	63,890		83,370		200,000		50,000	43,473	2,338,152	(673,382)	(134,883)	5,184,369 2030
	1,665,116	(3,372)	)	2,679	1,664,423					91,001	24,141	265,000	28,350				295,460		85,760	64,530		84,200		450,000		50,000	44,777	1,483,219	181,203	46,320	4,298,418 2031
LUUL	1,681,767	1,158		2,679	1,685,604					94,585	20,557	275,000	14,438				298,410		86,610	65,170		85,050		600,000		50,000	46,120	1,635,940	49,664	95,984	3,393,593 2032
	1,698,584	2,400		2,679	1,703,663					98,424	16,718						301,400		87,480	65,830 66,480		85,900		900,000		50,000 50.000	47,504	1,653,256	50,407	146,391	2,754,559 2033
	1,715,570 1,732,726	3,660		2,679 2,679	1,721,909 1,739,991					102,361 106,456	12,781 8,686						304,410 307,460	1	13,160	67,150		86,750 87.620		1.000.000		50,000	48,929 50,397	1,684,871 1,627,769	37,038 112,222	183,429 295,651	2,081,398 2034 1,512,712 2035
	1,750,053	7,360		2,679	1,760,124					110,702	0,000						310,530			67,130		88,500		1,000,000		0	-	1,633,901	126.223	421.874	1,512,712 2035 935,160 2036
	1,750,053	7,391 10 547		2,679	1,760,124					110,702	4,440						310,530			68.500		88,500 89.380		1,000,000		0	51,909 53,466	1,633,901	126,223 55 79 <i>1</i>	421,874	463.640 2037
2037	1,785,229	11,942		2,679	1,799,850							1					316,770			50,350		44.600		1,200,000		0	55,070	1,666,790	133,060	610,727	51,920 2038
2039	1.803.082	15.268		2,679	1,821,029												51,920			30,330		44,000		1,500,000		0	56,722	1.608.642	212.387	823,114	0 2030
2000	1,000,002	15,200		2,075	1,021,025												31,320							1,550,000		Ü	30,722	1,000,042	212,307	023,114	0 2033
Total 2	27.118.071	32,503	5.140.000	40.185	32.380.173	1.440.000	135.781	485.000	35.053	1.215.000	396.989	2.080.000	583.013	0	0	2.000.000	2,500,000	0 9	50.000	950,000	0	1.140.000	1.337.681	10.000.000	1.803.874	581.332	732.459	31.557.059			Tota

Notes:

Per the Original Development Agreement dated August 20, 2018 50% of annual net tax increment from Phase 1 of the project will be reimbursed to the developer up to \$300,000.

Per the Original Development Agreement dated August 20, 2018 50% of annual net tax increment from Phase 2 of the project will be reimbursed to the developer up to \$500,000.

Per the Amendment to Development Agreement dated April 21, 2021 90% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to \$2,500,000.

Per the Amendment to Development Agreement dated April 21, 2021 75% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to \$2,500,000. Payments on MRO-B will begin only after MRO-A is fully repaid.

Per the Development Agreement dated August 11, 2020 \$100,000 will be reimbursed to the developer per occupancy permit of each of the 5 Phase 1 workforce housing component buildings up to \$500,000.

Per the Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 1 of the project will be reimbursed to the developer up to \$950,000.

Per the Development Agreement dated August 11, 2020 \$90,000 will be reimbursed to the developer per occupancy permit of each of the 5 Phase 2 workforce housing component buildings up to \$450,000.

Per the Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 2 of the project will be reimbursed to the developer up to \$950,000.

<sup>11</sup>Per the Development Agreement dated August 11, 2020 \$90,000 will be reimbursed to the developer per occupancy permit of each of the 6 Phase 3 workforce housing component buildings up to \$540,000. Per addendum an additional two buildings were added which results in an up-front reimbursement of \$720,000.

The Development Agreement dated August 11, 2020 50% of annual net tax increment from Phase 3 of the project will be reimbursed to the developer up to \$1,140,000.



Page 5 11/21/2024

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
----------------	-------------------	----------------------------

Section 1 – N	Section 1 – Municipality and TID									
Co-muni code	Municipality		County	Due date	Report type					
67147	LANNON		WAUKESHA	07/01/2024	ORIGINAL					
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date					
001	6	TID 1	07/09/2018	07/09/2038	N/A					

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,247,648
Section 3 – Revenue	Amount
Tax increment	\$655,890
Investment income	\$58
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	

\$655,948

**Total Revenue (deposits)** 

Form
PE-300

# **TID Annual Report**

2023 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	\$1,803,874
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	\$69,648
Principal on long-term debt	\$135,477
Environmental costs	\$31,332
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,040,331

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-2,632,031
Future costs	\$0
Future revenue	\$2,080,000
Surplus or deficit	\$-552,031

Form
PE-300

# **TID Annual Report**

2023 WI Dept of Revenue

#### Section 6 - TID New Construction

	Current Year TID New Construction Values								
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)					
001	\$41,596,000	\$-10,347,000	\$0	\$31,249,000					
002	\$4,656,900	\$-4,700	\$0	\$4,652,200					
Total	\$46,252,900	\$-10,351,700	\$0	\$35,901,200					

Current Year Allowable Levy Increase Attributable to TID NNC						
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction	
001	\$31,249,000	\$235,171,800	13.29	\$561,205	\$74,584	
002	\$4,652,200	\$235,171,800	1.98	\$561,205	\$11,112	
Total	\$35,901,200	\$235,171,800	15.27	\$561,205	\$85,696	

Current Year Actual TID NNC Impact to Municipal Levy				
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000			
\$0	\$0			

Form PE-300 TID Annual Report 2023 WI Dept of Re
--

Section 7 – Contact Information		
Contact name Brenda Klemmer	Contact title Clerk/Treasurer	
Contact email bklemmer@villageoflannon.com	Contact phone (262) 251-7690	