

December 16, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Lannon, WI

Tax Incremental District No. 2



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Village of Lannon, Wisconsin Tax Incremental District No. 2

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. 2 (“District”) was created on July 9, 2018, as Rehabilitation District and the boundary and project plan was amended in August 2022.

The TID has an expenditure period that ends on July 9, 2040, and has a mandatory termination date of July 9, 2045.

Background Data:	Base Value	\$13,054,900
	Incremental Value (2022)	\$16,400,300
	Incremental Value (2023)	\$22,291,400
	Year End Fund Balance	(\$209,413)
	Projected Closure (based on current cash flow*)	TBD

* 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.

Notes: The development of 38 single family homes in WREN is nearly completed. In addition, the condo development has started and will build out in the next couple years. There are additional areas for development or redevelopment identified in the original Project Plan and the 2022 amendment.

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
 - PE 300 Report

Village of Lannon, Wisconsin

Tax Increment District #2

Development Assumptions

Construction Year		Actual	Remaining Whispering Ridge	Stonewood Trail	Annual Total	Construction Year	
1	2018				0	2018	1
2	2019	39,500			39,500	2019	2
3	2020	3,862,800			3,862,800	2020	3
4	2021	5,869,900			5,869,900	2021	4
5	2022	6,628,100			6,628,100	2022	5
6	2023	5,891,100			5,891,100	2023	6
7	2024		500,000		500,000	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
Totals		<u>22,291,400</u>	<u>500,000</u>	<u>0</u>	<u>22,791,400</u>		

Notes:

Village of Lannon, Wisconsin

Tax Increment District #2

Tax Increment Projection Worksheet

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

Blighted Area	
July 9, 2018	
Jan 1,	2018
27	
22	7/9/2040
27	2046
Yes	3
Yes	

Base Value	13,054,900
Appreciation Factor	1.00%
Base Tax Rate	\$14.61
Rate Adjustment Factor	
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ²	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2018	0	2019	0	0	2020	\$14.61	0	0	0
2 2019	39,500	2020	0	39,500	2021	\$14.61	577	577	544
3 2020	3,862,800	2021	0	3,902,300	2022	\$13.96	54,461	55,038	51,098
4 2021	5,869,900	2022	0	9,772,200	2023	\$13.01	127,106	182,144	167,341
5 2022	6,628,100	2023		16,400,300	2024	\$12.22	200,459	382,602	347,960
6 2023	5,891,100	2024	0	22,291,400	2025	\$12.22	272,465	655,067	589,830
7 2024	500,000	2025	222,914	23,014,314	2026	\$12.22	281,301	936,368	835,853
8 2025	0	2026	230,143	23,244,457	2027	\$12.22	284,114	1,220,482	1,080,665
9 2026	0	2027	232,445	23,476,902	2028	\$12.22	286,955	1,507,437	1,324,271
10 2027	0	2028	234,769	23,711,671	2029	\$12.22	289,825	1,797,262	1,566,676
11 2028	0	2029	237,117	23,948,787	2030	\$12.22	292,723	2,089,985	1,807,888
12 2029	0	2030	239,488	24,188,275	2031	\$12.22	295,650	2,385,635	2,047,911
13 2030	0	2031	241,883	24,430,158	2032	\$12.22	298,607	2,684,241	2,286,752
14 2031	0	2032	244,302	24,674,460	2033	\$12.22	301,593	2,985,834	2,524,417
15 2032	0	2033	246,745	24,921,204	2034	\$12.22	304,609	3,290,442	2,760,910
16 2033	0	2034	249,212	25,170,416	2035	\$12.22	307,655	3,598,097	2,996,239
17 2034	0	2035	251,704	25,422,120	2036	\$12.22	310,731	3,908,828	3,230,408
18 2035	0	2036	254,221	25,676,342	2037	\$12.22	313,839	4,222,667	3,463,424
19 2036	0	2037	256,763	25,933,105	2038	\$12.22	316,977	4,539,644	3,695,292
20 2037	0	2038	259,331	26,192,436	2039	\$12.22	320,147	4,859,790	3,926,018
21 2038	0	2039	261,924	26,454,360	2040	\$12.22	323,348	5,183,138	4,217,941
22 2039	0	2040	264,544	26,718,904	2041	\$12.22	326,582	5,509,720	4,449,826
23 2040	0	2041	267,189	26,986,093	2042	\$12.22	329,847	5,839,567	4,680,569
24 2041	0	2042	269,861	27,255,954	2043	\$12.22	333,146	6,172,713	4,910,175
25 2042	0	2043	272,560	27,528,514	2044	\$12.22	336,477	6,509,191	5,138,650
26 2043	0	2044	275,285	27,803,799	2045	\$12.22	339,842	6,849,033	5,365,999
27 2044	0	2045	278,038	28,081,837	2046	\$12.22	343,241	7,192,273	5,592,229
Totals	22,791,400		5,290,437		Future Value of Increment		7,192,273		

Notes:

¹Actual results will vary depending on development, inflation of overall tax rates.

²Tax rates shown through the 2022 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Village of Lannon, Wisconsin

Tax Increment District #2

Cash Flow Projection

Year	Projected Revenues ¹				Projected Expenditures ²								Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Debt Proceeds	Total Revenues	Taxable Issue - Phase 1 515,000		MRO - WREN ¹ 1,135,000		50% of Increment Attributed to WREN	Payment Date	Stonewood Trail MRO	Envir. Costs	Conservation & Development	Admin + 3%	Total Expenditures		Annual	Cumulative
2022	54,461	0		54,461	10,000	5,693	20,792	4/30/2023				48,866	0	85,351	(30,890)	(75,974)	1,619,208	2022
2023	127,106	20		127,126	10,000	5,643	52,519	11/13/2023			22,590	159,813	10,000	260,565	(133,439)	(209,413)	1,556,689	2023
2024	200,459	(10,471)		189,988	35,000	5,486	110,000						15,000	165,486	24,502	(184,911)	1,411,689	2024
2025	272,465	(9,246)		263,219	55,000	5,149	120,000						20,000	200,149	63,070	(121,841)	1,236,689	2025
2026	281,301	(6,092)		275,209	65,000	4,650	120,000						25,000	214,650	60,559	(61,282)	1,051,689	2026
2027	284,114	(3,064)		281,050	80,000	3,938	120,000						25,750	229,688	51,362	(9,920)	851,689	2027
2028	286,955	(496)		286,459	85,000	3,008	120,000						26,523	234,531	51,929	42,008	646,689	2028
2029	289,825	2,100		291,925	85,000	1,924	120,000						27,318	234,242	57,683	99,691	441,689	2029
2030	292,723	4,985		297,707	90,000	675	120,000						28,138	238,813	58,895	158,586	231,689	2030
2031	295,650	7,929		303,579			120,000						28,982	148,982	154,598	313,183	111,689	2031
2032	298,607	15,659		314,266			111,689						29,851	141,540	172,725	485,909	0	2032
2033	301,593	24,295		325,888									30,747	30,747	295,141	781,050		2033
2034	304,609	39,052		343,661									31,669	31,669	311,992	1,093,042		2034
2035	307,655	54,652		362,307									32,619	32,619	329,687	1,422,729		2035
2036	310,731	71,136		381,868									33,598	33,598	348,270	1,770,999		2036
2037	313,839	88,550		402,388									34,606	34,606	367,783	2,138,781		2037
2038	316,977	106,939		423,916									35,644	35,644	388,272	2,527,053		2038
2039	320,147	126,353		446,499									36,713	36,713	409,786	2,936,839		2039
2040	323,348	146,842		470,190									37,815	37,815	432,375	3,369,215		2040
2041	326,582	168,461		495,042									38,949	38,949	456,093	3,825,308		2041
2042	329,847	191,265		521,113									40,118	40,118	480,995	4,306,303		2042
2043	333,146	215,315		548,461									41,321	41,321	507,140	4,813,443		2043
2044	336,477	240,672		577,149									42,561	42,561	534,589	5,348,031		2044
2045	339,842	267,402		607,244									43,838	43,838	563,406	5,911,437		2045
2046	343,241	295,572		638,812									44,714	44,714	594,098	6,505,535		2046
Total	7,192,273	2,037,881	515,000	9,807,360	515,000	41,884	1,135,000			600,160		224,463	761,474	3,300,571				Total

Notes:

Projected TID Closure

¹Per the Development Agreement dated August 8, 2019 50% of annual net tax increment will be reimbursed to the developer. The incentive is broken into two phases. The Phase 1 incentive is \$567,500 and is dated November 25, 2019. The Phase 2 incentive is \$567,500 and is dated November 25, 2019.

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 67147	Municipality LANNON	County WAUKESHA	Due date 07/01/2024	Report type ORIGINAL	
TID number 002	TID type 2	TID name TID 2	Creation date 07/09/2018	Mandatory termination date 07/09/2045	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-75,974

Section 3 – Revenue	Amount
Tax increment	\$127,106
Investment income	\$20
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	\$0
Total Revenue (deposits)	\$127,126

Section 4 – Expenditures	Amount
Capital expenditures	\$159,813
Administration	
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	\$5,643
Principal on long-term debt	\$10,000
Environmental costs	\$22,590
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	\$198,046

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-146,894
Future costs	\$0
Future revenue	
Surplus or deficit	\$-146,894

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