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Amendment of Tax Increment District No. 6

City of Stoughton, Wisconsin

Approvals Schedule

Organizational JRB	September 11, 2023
Plan Commission Public Hearing	September 11, 2023
Plan Commission Consideration	September 11, 2023
City Council Consideration	September 26, 2023
JRB Consideration	October 16, 2023

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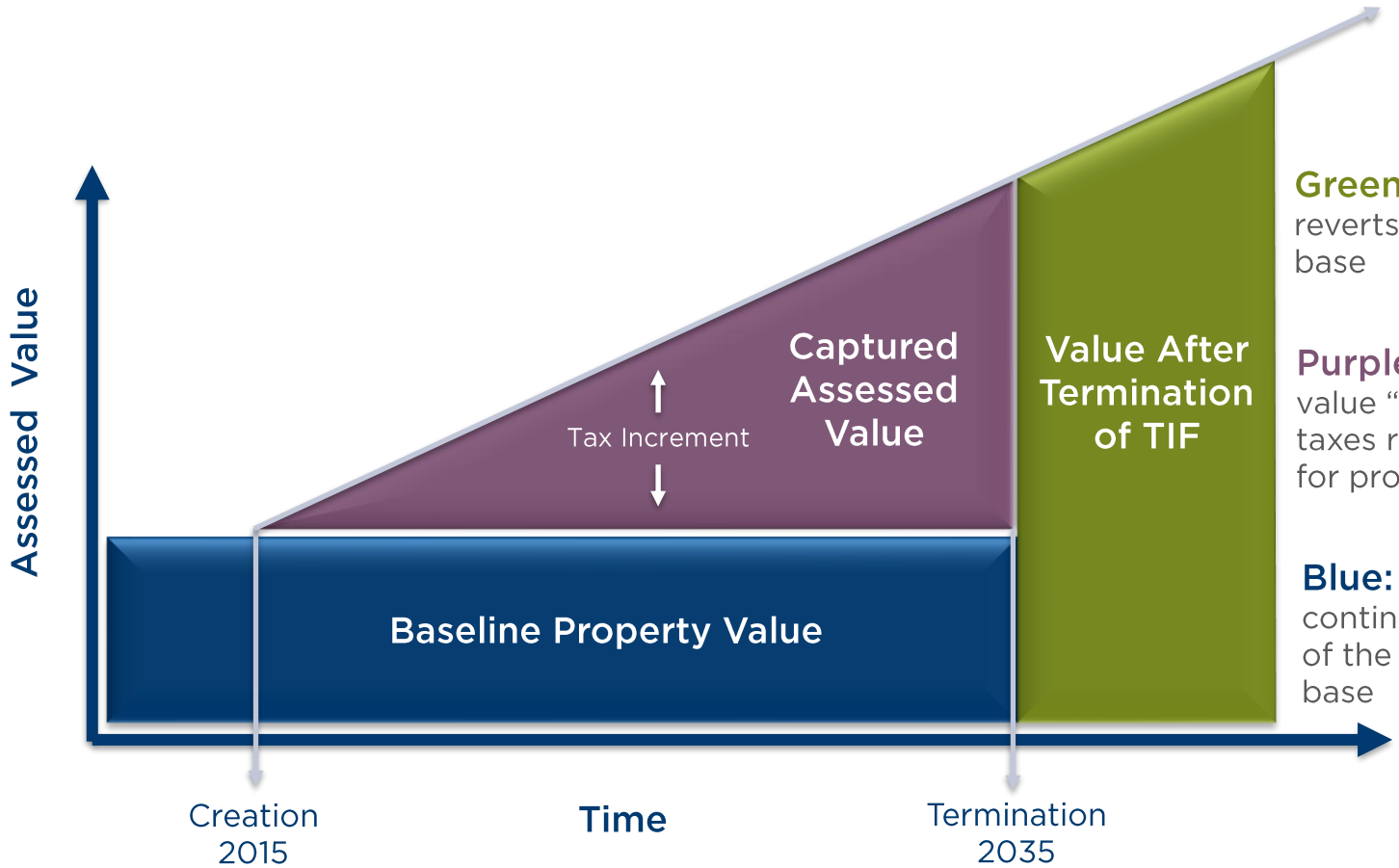
TIF Building Blocks: Cash Flows



Green: Full value reverts to general tax base

Purple: Increased value "captured" & taxes remitted to City for project assistance

Blue: Base value continues to be part of the general tax base

The Expenditure Period for the District will end on September 29, 2030. The last year to collect tax increment is 2036.

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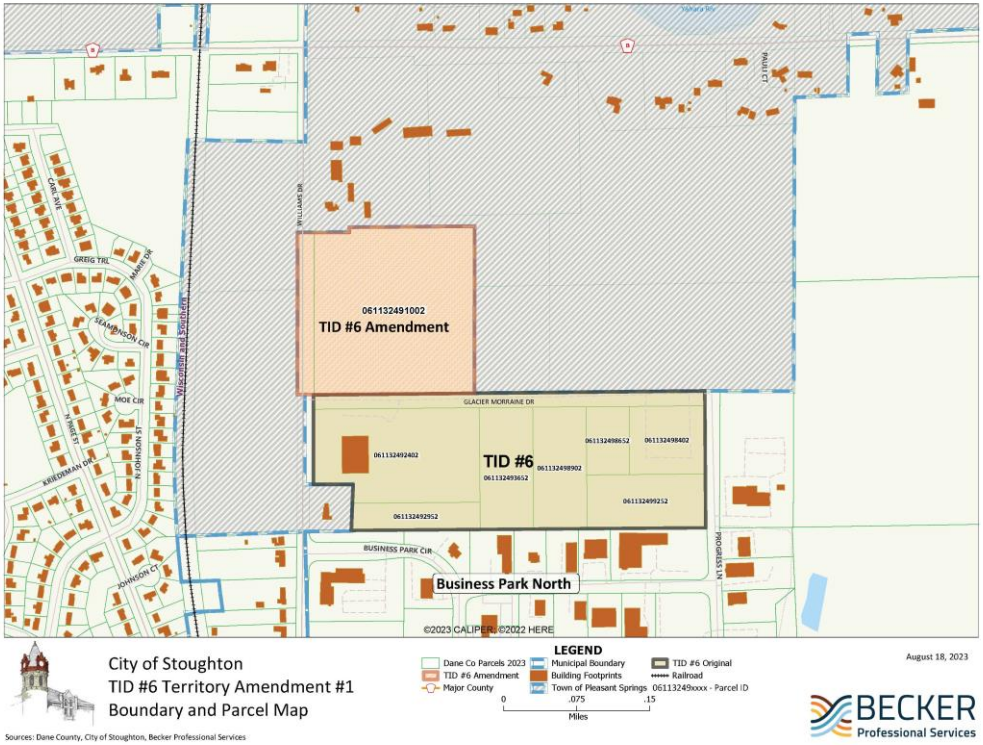
Tax Increment District No. 6 Creation



- A larger map can be found on Page 7 of the project plan.

Purpose

- Add territory to provide for development of industrial and light industrial development
- Amend project costs
- Provide employment growth

Goal

- Continue to provide industrial development and value to assist with TID 6 achieving its objectives and closing successfully.

Required Finding

- Not less than 50% by area of the real property within the District, as amended, is zoned and suitable for industrial development.

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Tax Increment District No. 6

Projects Costs (Page 24)

City of Stoughton, Wisconsin

Tax Increment District No. 6

Estimated Project List

Project ID	Project Name/Type	Project Year	1/2 Mile Projects	Percentage in 1/2 Mile	TID Amount	Non TID Costs
					See Note 1	
1	Development Grant	TBD	No	0%	3,500,000	
2	Business Park Rail Spur Improvements	2023 - 2025	Yes	100%	180,000	720,000
3	Business Park Master Planning	2024	No	NA	50,000	
4	TID Administration	2024 - 2034	No	NA	250,000	
5	TID Planning, Creation & Amendment	2022 - 2023	No	NA	50,000	
6	Payment to Town of Pleasant Springs	2023 - 2028	No	NA	500	
7	Workforce Housing Initiatives	TBD	No	NA	200,000	
	Total Projects				4,230,500	720,000

Notes:

Note 1 Project costs are estimates and are subject to modification

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Tax Increment District No. 6 Creation Preliminary Development Assumptions (Page 27)

City of Stoughton, Wisconsin

Tax Increment District No. 6

Development Assumptions

Construction Year		Actual	Emmi Roth Phase I	Annual Total	Construction Year	
6	2020	3,191,400		3,191,400	2020	6
7	2021	994,900		994,900	2021	7
8	2022	1,716,000		1,716,000	2022	8
9	2023		29,266,800	29,266,800	2023	9
10	2024			0	2024	10
11	2025			0	2025	11
12	2026			0	2026	12
13	2027			0	2027	13
14	2028			0	2028	14
15	2029			0	2029	15
16	2030			0	2030	16
17	2031			0	2031	17
18	2032			0	2032	18
19	2033			0	2033	19
20	2034			0	2034	20
	Totals	5,902,300	29,266,800	35,169,100		

Notes:

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Tax Increment District No. 6 Creation Preliminary Development & Increment Assumptions (Page 29)

City of Stoughton, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District	Industrial	
District Creation Date	September 29, 2015	
Valuation Date	Jan 1,	2015
Max Life (Years)	20	
Expenditure Period/Termination	15	9/29/2030
Revenue Periods/Final Year	20	2036
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	14,841
Appreciation Factor	0.50%
Base Tax Rate	$20.00
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
6	2020	3,191,400	2021	0	3,191,400	2022	$20.64	**65,877**
7	2021	994,900	2022	0	4,186,300	2023	$18.04	**75,532**
8	2022	1,716,000	2023	0	5,902,300	2024	$16.54	**97,639**
9	2023	29,266,800	2024	29,512	35,198,612	2025	$16.54	**582,275**
10	2024	0	2025	175,993	35,374,605	2026	$16.54	**585,186**
11	2025	0	2026	176,873	35,551,478	2027	$16.54	**588,112**
12	2026	0	2027	177,757	35,729,235	2028	$16.54	**591,053**
13	2027	0	2028	178,646	35,907,881	2029	$16.54	**594,008**
14	2028	0	2029	179,539	36,087,421	2030	$16.54	**596,978**
15	2029	0	2030	180,437	36,267,858	2031	$16.54	**599,963**
16	2030	0	2031	181,339	36,449,197	2032	$16.54	**602,963**
17	2031	0	2032	182,246	36,631,443	2033	$16.54	**605,978**
18	2032	0	2033	183,157	36,814,600	2034	$16.54	**609,008**
19	2033	0	2034	184,073	36,998,673	2035	$16.54	**612,053**
20	2034	0	2035	184,993	37,183,667	2036	$16.54	**615,113**
Totals		**35,169,100**		**2,014,567**			**Future Value of Increment**	**7,421,738**

Notes:

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

- Developer construction occurring 2023.
- Estimated $29.267 million to be created for 2024 valuation year.
- Total tax increment revenue of District is projected to be approximately $7.95 million through the life of the TID.
- Inflation Rate is assumed to be 0.5%

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Tax Increment District No. 6

Cash Flow Prior to Amendment (Page 30)

City of Stoughton, Wisconsin

Tax Increment District No. 6

Cash Flow Projection

Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Developer Guarantee	Other Revenue	Total Revenues	Total Debt Service Principal	Total Debt Service Interest	Total Debt Service Total	Capital	Professional Services	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2022	65,877	4,304	35,000	6,277	111,458	341,379	78,234	419,613		17,026	150	436,789	(325,331)	186,096	2,591,552	2022
2023	75,532	5,583			81,115	350,345	68,109	418,454	150,000			568,454	(487,339)	(301,243)	2,241,207	2023
2024	97,639	(9,037)			88,602	363,793	56,737	420,530				420,530	(331,928)	(633,171)	1,877,414	2024
2025	98,127	(18,995)			79,132	377,759	44,263	422,022				422,022	(342,890)	(976,061)	1,499,655	2025
2026	98,618	(29,282)			69,336	391,207	31,528	422,735				422,735	(353,399)	(1,329,460)	1,108,448	2026
2027	99,111	(39,884)			59,227	400,172	20,705	420,877				420,877	(361,650)	(1,691,110)	708,276	2027
2028	99,607	(50,733)			48,874	349,655	12,451	362,106				362,106	(313,232)	(2,004,342)	358,621	2028
2029	100,105	(60,130)			39,975	358,621	4,259	362,880				362,880	(322,905)	(2,327,247)	0	2029
2030	100,605	(69,817)			30,788	0	0	0				0	30,788	(2,296,459)	0	2030
2031	101,108	(68,894)			32,214	0	0	0				0	32,214	(2,264,245)	0	2031
2032	101,614	(67,927)			33,687	0	0	0				0	33,687	(2,230,558)	0	2032
2033	102,122	(66,917)			35,205	0	0	0				0	35,205	(2,195,353)	0	2033
2034	102,632	(65,861)			36,771	0	0	0				0	36,771	(2,158,582)	0	2034
2035	103,146	(64,757)			38,389	0	0	0				0	38,389	(2,120,193)	0	2035
2036	103,661	(63,606)			40,055	0	0	0				0	40,055	(2,080,138)	0	2036
2037	104,180	(62,404)			41,776	0	0	0				0	41,776	(2,038,362)	0	2037
2038	104,701	(61,151)			43,550	0	0	0				0	43,550	(1,994,812)	0	2038
2039	105,224	(59,844)			45,380	0	0	0				0	45,380	(1,949,432)	0	2039
Total	1,763,609	(849,352)	35,000	6,277	955,534	2,932,931	316,286	3,249,217	150,000	17,026	150	3,416,393				Total

Notes: - Proposed 3 Year Extension

Projected Year of Closure

The above cash flow demonstrates that without additional value and growth of the TID, the District would close unsuccessfully and not achieve its intended objectives even with a 3-year extension.

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Tax Increment District No. 6

Cash Flow After Amendment (Page 31)

City of Stoughton, Wisconsin

Tax Increment District No. 6

Cash Flow Projection

Year	Projected Revenues						Expenditures								Balances			Year
							Total Debt Service											
	Tax Increments	Interest Earnings/ (Cost)	Debt Proceeds	Developer Guarantee	Other Revenue	Total Revenues	Principal	Interest	Total	Capital	Other	Payments to the Town of Pleasant Springs	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2022	65,877	4,304		35,000	6,277	111,458	341,379	78,235	419,613		17,026		150	436,789	(325,331)	186,096	2,591,552	2022
2023	75,532	5,583				81,115	350,345	68,109	418,454	150,000			75,000	643,454	(562,339)	(376,243)	2,241,207	2023
2024	97,639	(11,287)				86,352	363,793	56,737	420,530		50,000	100	25,000	495,630	(409,278)	(785,521)	1,877,414	2024
2025	582,275	(23,566)	180,000			738,709	377,759	44,263	422,022	180,000		100	25,000	627,122	111,587	(673,934)	1,499,655	2025
2026	585,186	(20,218)				564,968	416,207	40,628	456,835			100	25,000	481,935	83,033	(590,901)	1,108,448	2026
2027	588,112	(17,727)				570,385	425,172	26,405	451,577			100	25,000	476,677	93,708	(497,193)	708,276	2027
2028	591,053	(14,916)				576,137	374,655	17,151	391,806			100	25,000	416,906	159,231	(337,962)	358,621	2028
2029	594,008	(10,139)				583,869	383,621	7,959	391,580				25,000	416,580	167,289	(170,673)	0	2029
2030	596,978	(5,120)				591,858	25,000	2,700	27,700				25,000	52,700	539,158	368,485	0	2030
2031	599,963	11,055				611,018	25,000	1,700	26,700				25,000	51,700	559,318	927,803	0	2031
2032	602,963	27,834				630,797	30,000	600	30,600				25,000	55,600	575,197	1,503,000	0	2032
2033	605,978	45,090				651,068	0	0	0					0	651,068	2,154,068	0	2033
2034	609,008	64,622				673,630	0	0	0					0	673,630	2,827,698	0	2034
2035	612,053	84,831				696,884	0	0	0					0	696,884	3,524,582	0	2035
2036	615,113	105,737				720,850	0	0	0					0	720,850	4,245,432	0	2036
Total	7,421,738	246,083	180,000	35,000	6,277	7,889,098	3,112,931	344,487	3,457,417	330,000	67,026	500	300,150	4,155,093				Total

Notes:

Projected Year of Closure

The amendment to the District will allow the District to continue to meet its objectives and continue to develop the Business Park North.

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