



Joint Review Board
September 25, 2024 3:30PM
Mayville City Hall
15 S School Street

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES OF THE AUGUST 21, 2024 JOINT REVIEW BOARD MEETING
3. REVIEW THE PUBLIC RECORD, PLANNING DOCUMENTS, AND THE RESOLUTIONS PASSED BY THE PLAN COMMISSION AND COMMON COUNCIL
4. CONSIDERATION OF "RESOLUTION APPROVING THE CREATION OF TAX INCREMENTAL DISTRICT NO. 7"
5. REVIEW ANNUAL PE-300 REPORTS AND THE PERFORMANCE AND STATUS OF THE CITY OF MAYVILLE'S ACTIVE TAX INCREMENTAL DISTRICTS
AS REQUIRED BY WIS. STATS. §66.1105(4M)(F)
 - 5.a. Tax Incremental District No. 4
 - 5.b. Tax Incremental District No. 5
 - 5.c. Tax Incremental District No. 6
6. APPROVE "RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT"
7. ADJOURNMENT



Minutes – Joint Review Board Meeting, August 21, 2024

Call to Order

The meeting was called to order at 3:30PM by Mayor Rob Boelk, with the following roll call:

Present: Public Member Grant Larson, Lisa Pollard for Moraine Park Technical College, Kris Keith for Dodge County, and Scott Sabol for the Mayville School District arrived late at 3:35PM.

Excused: None

Absent: None

Staff Present: Clerk Anastasia Gonstead.

Appointment of Public Member

The motion to appoint Grant Larson as the public member was made by Mayor Boelk and seconded by L. Pollard.

Discussion – None.

Vote – 4 ayes, 0 nays. Motion carried.

Appointment of Chairperson

The motion to appoint Mayor Boelk as the chairperson was made by Grant Larson and seconded by L. Pollard.

Discussion – None.

Vote – 4 ayes, 0 nays. Motion carried

Responsibilities of the Joint Review Board

John Cameron with Ehlers provided an overview of the responsibilities of the Joint Review Board.

Clarification was provided that the public hearing for the project plan of TID 7 would occur at the Plan Commission meeting following the Joint Review Board meeting.

Review and Discuss Draft Project Plan for TID 7

John Cameron with Ehlers provided an overview of the project plan for TID 7, a mixed-use district. Mr. Cameron provided an explanation of how TIDs work, parameters, and legal regulations. He provided the Body statistics on the proposed TID, including an estimated \$13.2 million in new, taxable value and an estimated \$3.7 million in future tax revenue over the life of the TID. As well as an overview of the four project phases and the eligible project costs.

Mr. Cameron was asked questions pertaining to success of existing TIDs in Mayville as well as who benefits from a TID. Clarification was provided to those in attendance.

Set Date and Time of Next Meeting to Consider Approval of TID 7

The date and time of the next Joint Review Board was set for Wednesday, September 25, 2024 at 3:30PM.

Adjournment

The motion to adjourn the meeting was made by G. Larson and seconded by S. Sabol.

Vote – 5 ayes, 0 nays. Motion carried. Meeting adjourned at 3:56PM.

Respectfully submitted,
Anastasia Gonstead – City Clerk

August 1, 2024

PROJECT PLAN

City of Mayville, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 21, 2024
Public Hearing Held:	Scheduled for August 21, 2024
Approval by Plan Commission:	Scheduled for August 21, 2024
Adoption by Common Council:	Scheduled for September 9, 2024
Approval by the Joint Review Board:	Scheduled for September 25, 2024

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed Mixed Use District comprising approximately 200.32 acres located on the northeast side of the City. The District will be created to pay the costs of public improvements and development incentives needed (“Project”) to promote development in the City. The proposed development will be the result of investment by both developers and businesses (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in the creation of new jobs and additional housing opportunities.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$7.3M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2.7M in road extensions including water and sewer improvements, \$1.25M in development incentives, \$1.25M in interest, and \$300K in professional services fees, finance costs, and ongoing administrative costs. In addition, the City has identified \$1.8M in ½ mile radius project costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$13.2M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

The expectation that the Project will provide additional employment and housing opportunities in the City. Additionally, the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

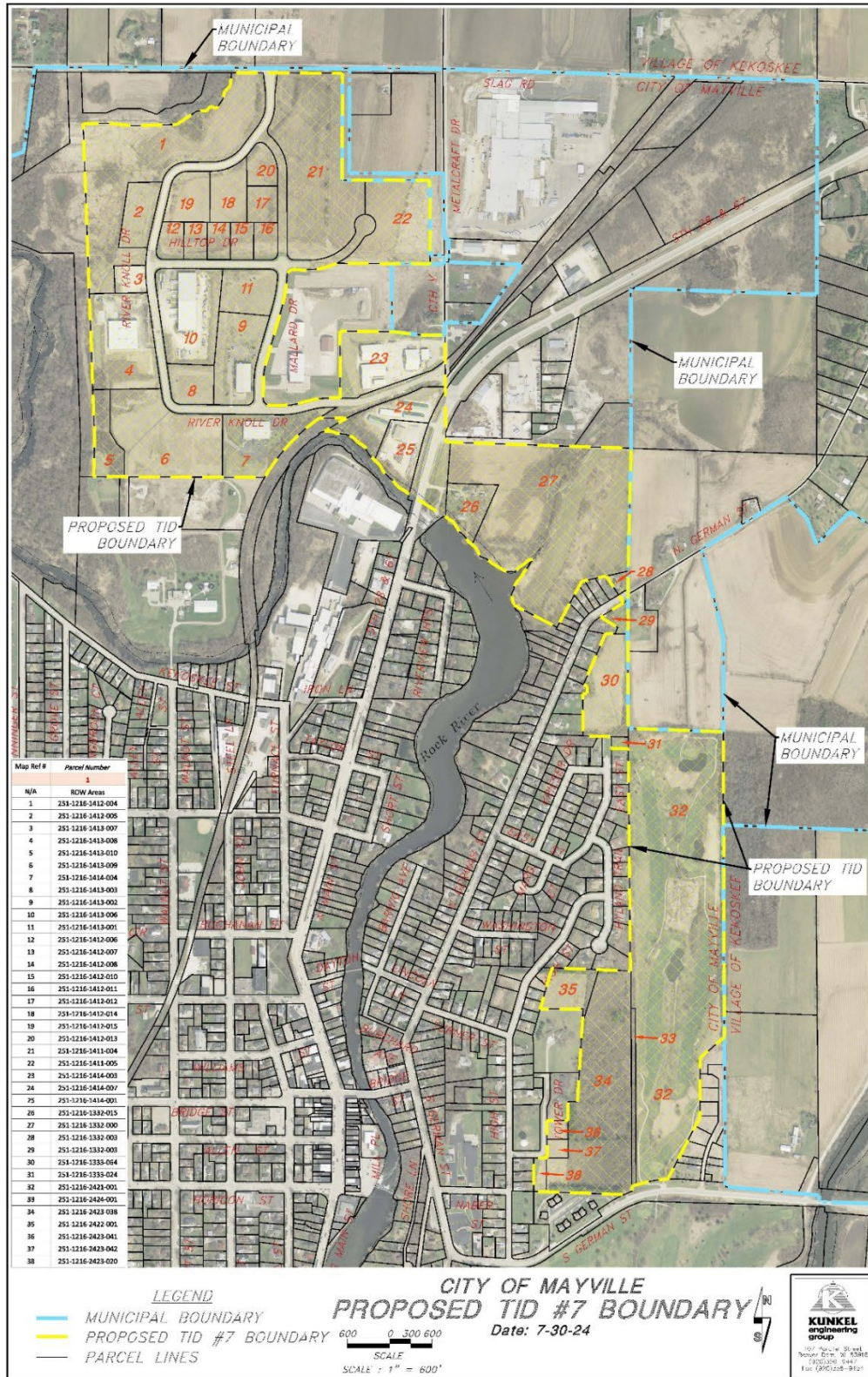
SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

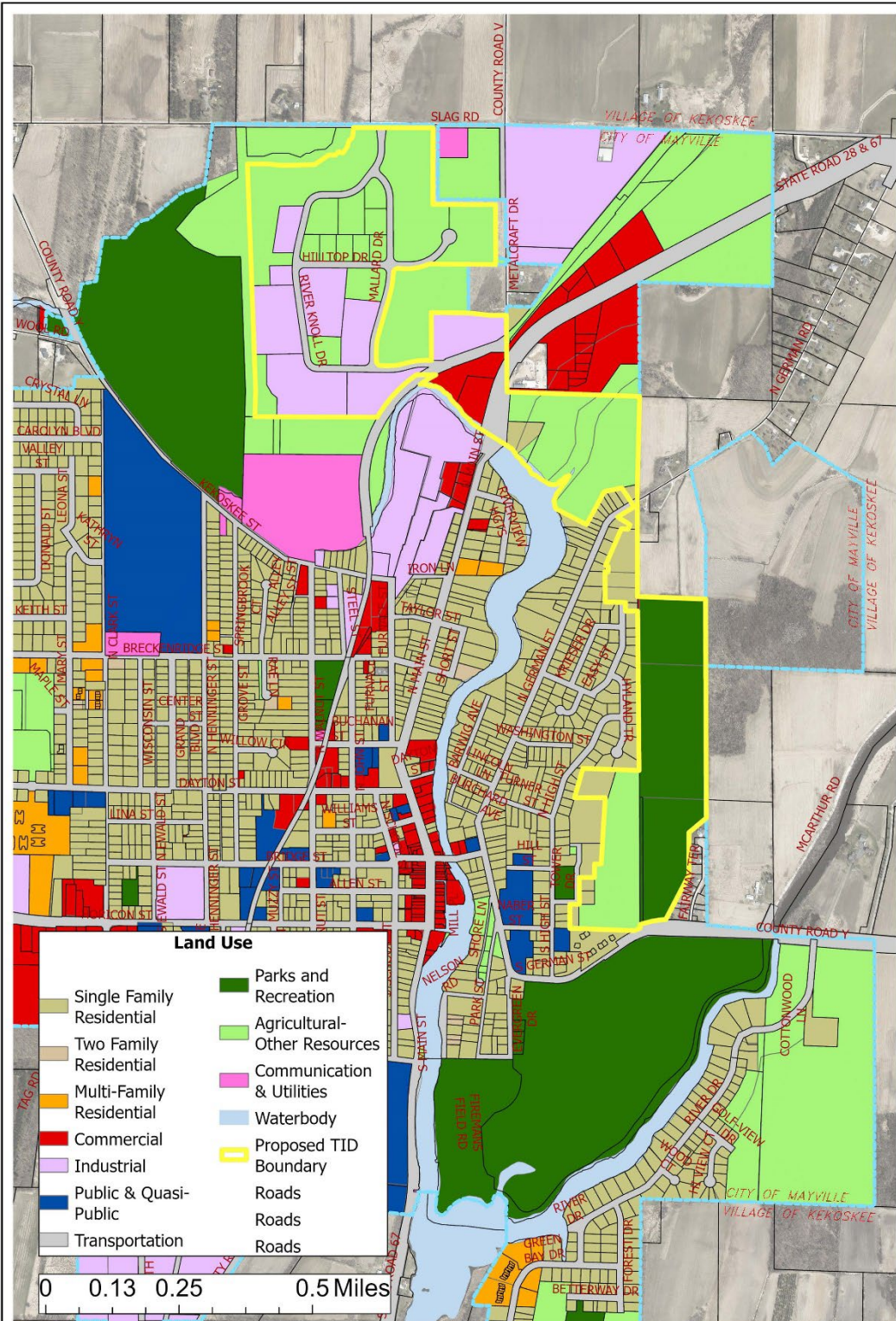
Parcel 29 below should be: 251.1216.1332.013



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



CITY OF MAYVILLE
PROPOSED TID #7 - LAND USE

Date: 7-30-24



SECTION 4:
Preliminary Parcel List and Analysis

City of Mayville, Wisconsin																	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)					
Tax Increment District No. 7																						
Base Property Information																						
Property Information										Assessment Information			Equalized Value				Purpose Test					
																	Mixed Use					
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Special District(s)	Annexed Within Prior 3 Years ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Industrial	Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential	Suitable for Mixed Use	
N/A	ROW Areas																					
1	251-1216-1412-004	RIVER KNOLL DR	CITY OF MAYVILLE	16.221	1.25	MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	16.22					7
2	251-1216-1412-005	1001 RIVER KNOLL DR	D&G LLC	2.356		MSD	NA	NA	NA	\$53,500	\$323,500	\$377,000	91.17%	\$58,700	\$354,800	\$413,500	2.36					2
3	251-1216-1413-007	915 RIVER KNOLL DR	MERWIN OIL CO LLC	1.00		MSD	NA	NA	NA	\$25,000	\$161,000	\$186,000	91.17%	\$27,400	\$176,600	\$204,000	1.00					2
4	251-1216-1413-008	721 RIVER KNOLL DR	RIVER KNOLL HOLDING	7.00		MSD	NA	NA	NA	\$100,300	\$3,063,000	\$3,163,300	91.17%	\$110,000	\$3,359,800	\$3,469,800	7.00					3
5	251-1216-1413-010		CITY OF MAYVILLE	2.18		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	2.18					7
6	251-1216-1413-009	211 RIVER KNOLL DR	NWC PROPERTIES LLC	9.18		MSD	NA	NA	NA	\$88,000		\$88,000	91.17%	\$96,500	\$0	\$96,500	9.18					2
7	251-1216-1414-004	207 RIVER KNOLL DR	MAERDOT ENTERPRISES	5.08		MSD	NA	NA	NA	\$79,400	\$889,100	\$968,500	91.17%	\$87,100	\$975,200	\$1,062,300	5.08					3
8	251-1216-1413-003	RIVER KNOLL DR	RCI HOLDINGS	2.03		MSD	NA	NA	NA	\$600		\$600	91.17%	\$700	\$0	\$700	2.03					4
9	251-1216-1413-002	208 RIVER KNOLL DR	RCI HOLDINGS	4.60		MSD	NA	NA	NA	\$81,100	\$894,700	\$975,800	91.17%	\$89,000	\$981,400	\$1,070,400	4.60					3
10	251-1216-1413-006	910 RIVER KNOLL DR	IRON RIDGE PROPTIE	6.42		MSD	NA	NA	NA	\$128,500	\$1,481,500	\$1,610,000	91.17%	\$141,000	\$1,625,000	\$1,766,000	6.42					2
11	251-1216-1413-001		RCI HOLDINGS	2.79		MSD	NA	NA	NA	\$800		\$800	91.17%	\$900	\$0	\$900	2.79					4
12	251-1216-1412-006		CITY OF MAYVILLE	1.08		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.08					7
13	251-1216-1412-007	905 VAC HILLTOP DR	OVERDRIVE AUTOMOTI	1.00		MSD	NA	NA	NA	\$25,000	\$55,500	\$80,500	91.17%	\$27,400	\$60,900	\$88,300	1.00					2
14	251-1216-1412-008		CITY OF MAYVILLE	1.00		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.00					7
15	251-1216-1412-010		CITY OF MAYVILLE	1.00		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.00					7
16	251-1216-1412-011		CITY OF MAYVILLE	1.03		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.03					7
17	251-1216-1412-012	1010 RIVER KNOLL DR	CITY OF MAYVILLE	1.30		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.30					7
18	251-1216-1412-014	1010 RIVER KNOLL DR	CITY OF MAYVILLE	2.37		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	2.37					7
19	251-1216-1412-015	1010 RIVER KNOLL DR	HOCKERS INVESTMENT	2.39		MSD	NA	NA	NA	\$54,000	\$510,000	\$564,000	91.17%	\$59,200	\$559,400	\$618,600	2.39					2
20	251-1216-1412-013	1010 RIVER KNOLL DR	CITY OF MAYVILLE	1.32		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	1.32					7
21	251-1216-1411-004		CITY OF MAYVILLE	14.30		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	14.30					7
22	251-1216-1411-005	HILLTOP DR	CITY OF MAYVILLE	6.38		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0	6.38					7
23	251-1216-1414-003	901 METALCRAFT DR	MAYVILLE LAND INESTA	6.18		MSD	NA	NA	NA	\$131,900	\$785,900	\$917,800	91.17%	\$144,700	\$862,000	\$1,006,700	6.18					3
24	251-1216-1414-007	1019 N MAIN ST	BLACK DOG PROPTIE	3.57		MSD	NA	NA	NA	\$51,300	\$551,500	\$602,800	91.17%	\$56,300	\$604,900	\$661,200	3.57					2
25	251-1216-1414-001	1017 N MAIN ST	KANNARD PROPERTIES	2.72		MSD	NA	NA	NA	\$42,500	\$315,500	\$358,000	91.17%	\$46,600	\$346,100	\$392,700	2.72					2
26	251-1216-1332-015	900 N MAIN ST	WILLIAM AND CAROL J	2.25		MSD	NA	NA	NA	\$82,000	\$199,400	\$281,400	91.17%	\$89,900	\$218,700	\$308,600			2.25			1
27	251-1216-1332-000	N MAIN ST	WILLIAM AND CAROL J	25.79		MSD	NA	NA	NA	\$7,200		\$7,200	91.17%	\$7,900	\$0	\$7,900			25.79			4,5
28	251-1216-1332-003	617 N GERMAN ST	LINDA K ARNDT	0.37		MSD	NA	NA	NA	\$30,000	\$131,600	\$161,600	91.17%	\$32,900	\$144,400	\$177,300			0.37			1
29	251-1216-1332-013	580 N GERMAN ST	PATRICK D CHRISTIAN	0.58		MSD	NA	NA	NA	\$33,500	\$130,800	\$164,300	91.17%	\$36,700	\$143,500	\$180,200			0.58			1
30	251-1216-1333-064	EASY ST	BROCNATHAN FLEISCHI	4.60		MSD	NA	NA	NA	\$1,800		\$1,800	91.17%	\$2,000	\$0	\$2,000			4.60			4,5M
31	251-1216-1333-024	450 EASY ST	ANDREW AND MELINDA	0.23		MSD	NA	NA	NA	\$6,000		\$6,000	91.17%	\$6,600	\$0	\$6,600			0.23			1
32	251-1216-2421-001	S GERMAN ST	RCH PROPERTIES LLC	42.79		MSD	NA	NA	NA	\$256,900		\$256,900	91.17%	\$256,900		\$256,900		42.79				2
33	251-1216-2424-001	S GERMAN ST	CITY OF MAYVILLE	0.89		MSD	NA	NA	NA			\$0	91.17%	\$0	\$0	\$0						7
34	251-1216-2423-038		MICHAEL W BACHHUBE	14.72		MSD	NA	NA	NA	\$79,500		\$79,500	91.17%	\$87,200	\$0	\$87,200			14.72			1
35	251-1216-2422-001		MICHAEL W BACHHUBE	2.21		MSD	NA	NA	NA	\$11,500		\$11,500	91.17%	\$12,600	\$0	\$12,600			2.21			1
36	251-1216-2423-041		MICHAEL W BACHHUBE	0.46		MSD	NA	NA	NA	\$15,500		\$15,500	91.17%	\$17,000	\$0	\$17,000			0.46			1
37	251-1216-2423-040		MICHAEL W BACHHUBE	0.46		MSD	NA	NA	NA	\$15,500		\$15,500	91.17%	\$17,000	\$0	\$17,000			0.46			1
38	251-1216-2423-020		MICHAEL W BACHHUBE	0.49		MSD	NA	NA	NA	\$15,500		\$15,500	91.17%	\$17,000	\$0	\$17,000			0.49			1
TOTAL:										\$1,416,800	\$9,493,000	\$10,909,800		1,529,200	10,412,700	11,941,900						
Less Wetland Acreage																						
Total Acreage										200.32	1.25											
										1,416,800	9,493,000	10,909,800										
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.																						
																	</					

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$30,602,100. This value is less than the maximum of \$63,489,036 limit in equalized value that is permitted for the City.

Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2023)	\$	529,075,300
TID Valuation Limit @ 12% of Above Value	\$	63,489,036
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	23,883,800
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	8,782,500
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	32,666,300
Total Percentage of TID IN Equalized Value		6.17%
Residual Value Capacity of TID IN Equalized Value	\$	30,822,736

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or

expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation,

to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and

2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

1. Kathryn Street - \$50K.
2. Mary Street - \$115K.
3. Allen Street - \$1.155M
4. River Drive (Phase 1) - \$237K
5. River Drive (Phase 2) - \$233K.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

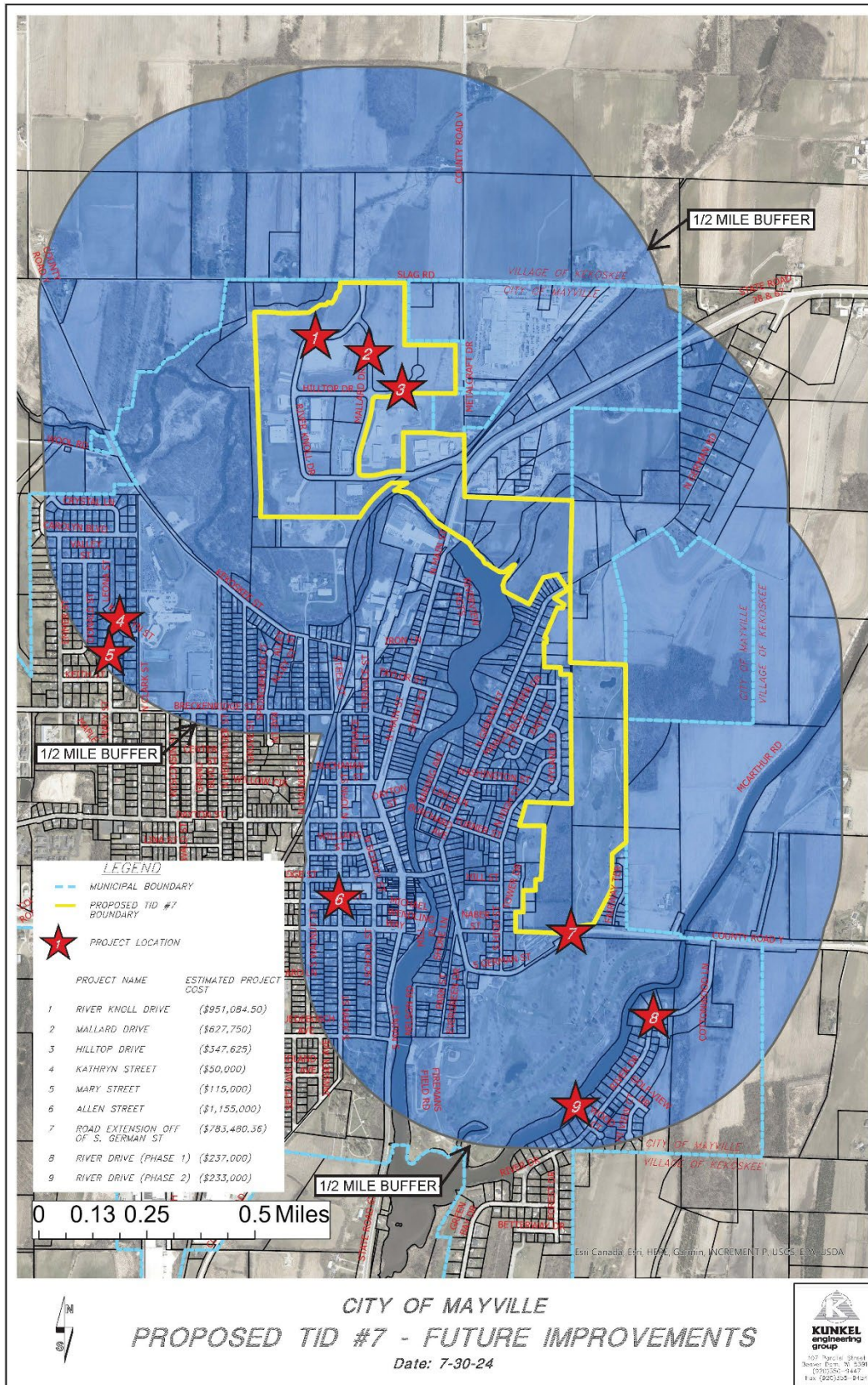
Financing Costs

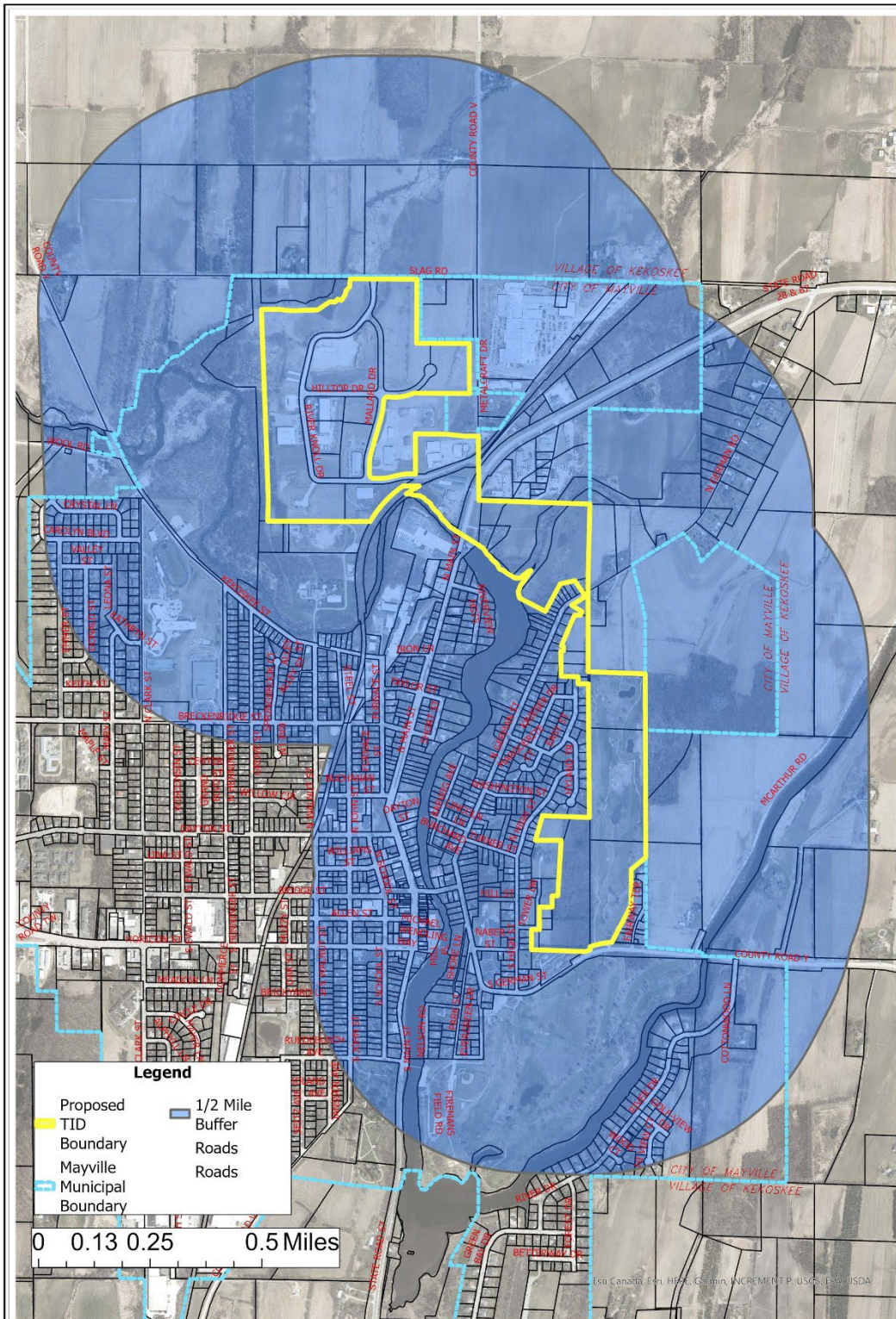
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.





CITY OF MAYVILLE
PROPOSED TID #7 - 1/2 MILE BUFFER

Date: 7-30-24



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project List on Following Page.

Detailed List of Estimated Project Costs

		Est. Cost							
Project ID	Project Name/Type	Phase I	Phase II	Phase III	Phase IV	Ongoing	Totals	1/2 Mile	Est. Timing
1	S. German Street - Road Extension Roadway	255,000					255,000		2025
2	S. German Street - Road Extension Water	530,000					530,000		2025
3	River Knoll Drive Extension Water	340,600					340,600		2025
4	River Knoll Drive Extension Storm Sewer & Roadway	610,500					610,500		2025
5	TID Setup & Professional Service Costs	25,000					25,000		2024
6	Development Incentives ¹		250,000	500,000	500,000		1,250,000		TBD
7	Mallard Drive ²				627,750		627,750		TBD
8	Hilltop Drive ²				347,625		347,625		TBD
9	Kathryn St. ²						0	50,000	TBD
10	Mary St. ²						0	115,000	TBD
11	Allen St. ²						0	1,155,000	TBD
12	River Drive (Phase 1) ²						0	237,000	TBD
6	River Drive (Phase 2) ²						0	233,000	TBD
7	Interest on Long Term Debt					1,201,863	1,201,863		
8	Financing Costs					73,420	73,420		
9	Ongoing Planning & Administrative Costs					254,069	254,069		
Total Projects		1,761,100	250,000	500,000	1,475,375	1,529,351	5,515,826	1,790,000	

Notes:

¹ Developer Incentives to be provided if there is a proven gap in financing and the increment to be generated supports the incentive.

²Projects to be undertaken only if development(s) require access or the TID has available cashflow. As such, while they are TID eligible expenses, the project costs are not included in the cashflow.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$13.5M in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.67 per thousand of equalized value which is shown to decline by ½ of 1% annually. With a 1% annual economic appreciation the Project would generate \$3,722,465 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Development Assumptions									
Construction Year	River Knoll Development		Golf Course Area		Misc. Dev. TID Wide		Annual Total	Construction Year	
	Units	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value			
Estimated Value: \$400,000									
1	2024	500,000					500,000	2024	1
2	2025	1,500,000					1,500,000	2025	2
3	2026		4	1,600,000			1,600,000	2026	3
4	2027	1,500,000	4	1,600,000			3,100,000	2027	4
5	2028		4	1,600,000		500,000	2,100,000	2028	5
6	2029	1,500,000	4	1,600,000			3,100,000	2029	6
7	2030		2	800,000		500,000	1,300,000	2030	7
8	2031						0	2031	8
9	2032						0	2032	9
10	2033						0	2033	10
Totals		0	5,000,000	18	7,200,000	0	1,000,000	13,200,000	
Notes:									

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	23,883,800					
District Creation Date	January 1, 2024			Economic Change Factor	1.00%					
Valuation Date	Jan 1,	2024		Apply to Base Value						
Max Life (Years)	20			Base Tax Rate	\$16.76					
Expenditure Period/Termination	15	1/1/2039		Rate Adjustment Factor	-0.50%					
Revenue Periods/Final Year	20	2045								
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	No									
							Tax Exempt Discount Rate	4.00%		
							Taxable Discount Rate	5.50%		
Construction	Valuation	Economic	Total	Revenue			Tax Exempt			
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment	NPV	Taxable NPV	
1	2024 500,000	2025	0	500,000	2026	\$16.67	8,336	7,410	7,099	
2	2025 1,500,000	2026	5,000	2,005,000	2027	\$16.59	33,259	35,840	33,946	
3	2026 1,600,000	2027	20,050	3,625,050	2028	\$16.50	59,831	85,017	79,725	
4	2027 3,100,000	2028	36,251	6,761,301	2029	\$16.42	111,037	172,771	160,254	
5	2028 2,100,000	2029	67,613	8,928,914	2030	\$16.34	145,901	283,644	260,552	
6	2029 3,100,000	2030	89,289	12,118,203	2031	\$16.26	197,025	427,608	388,933	
7	2030 1,300,000	2031	121,182	13,539,385	2032	\$16.18	219,031	581,497	524,213	
8	2031 0	2032	135,394	13,674,779	2033	\$16.10	220,115	730,198	653,075	
9	2032 0	2033	136,748	13,811,526	2034	\$16.02	221,205	873,889	775,824	
10	2033 0	2034	138,115	13,949,642	2035	\$15.94	222,300	1,012,737	892,749	
11	2034 0	2035	139,496	14,089,138	2036	\$15.86	223,400	1,146,905	1,004,128	
12	2035 0	2036	140,891	14,230,029	2037	\$15.78	224,506	1,276,551	1,110,222	
13	2036 0	2037	142,300	14,372,330	2038	\$15.70	225,617	1,401,829	1,211,284	
14	2037 0	2038	143,723	14,516,053	2039	\$15.62	226,734	1,522,884	1,307,551	
15	2038 0	2039	145,161	14,661,213	2040	\$15.54	227,856	1,639,859	1,399,251	
16	2039 0	2040	146,612	14,807,826	2041	\$15.46	228,984	1,752,892	1,486,600	
17	2040 0	2041	148,078	14,955,904	2042	\$15.39	230,118	1,862,116	1,569,806	
18	2041 0	2042	149,559	15,105,463	2043	\$15.31	231,257	1,967,658	1,649,065	
19	2042 0	2043	151,055	15,256,518	2044	\$15.23	232,401	2,069,644	1,724,563	
20	2043 0	2044	152,565	15,409,083	2045	\$15.16	233,552	2,168,192	1,796,480	
Totals		13,200,000	2,209,083	Future Value of Increment			3,722,465			

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

Estimated Financing Plan		
	DEBT ISSUES	
	G.O. Promissory Note 2025	Totals
Projects		
Phase I	1,761,100	1,761,100
Total Project Funds	<u>1,761,100</u>	<u>1,761,100</u>
Other Funds		
Capitalized Interest	220,750	
Estimated Finance Related Expenses	48,400	
Underwriter Discount	12.00 25,020	
Total Financing Required	2,103,670	
Estimated Interest	4.50% (19,812)	
Assumed spend down (months)	3	
Rounding	1,142	
Net Issue Size	2,085,000	2,085,000
Notes:		

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Cash Flow Projection															
Year	Projected Revenues					Projected Expenditures						Balances			Year
	Tax Increments	Interest Earnings	Capitalized Interest	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$2,085,000 Dated Date: 03/01/25 Principal Interest	2025 G.O. Promissory Note \$2,085,000 Issue Total	Financing Costs	Capital Projects	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2024					0		0				0	0	0	0	2024
2025			44,150	1,864,250	1,908,400	0	44,150	73,420	1,761,100	25,000	1,903,670	4,730	4,730	2,085,000	2025
2026	8,336		88,300		96,636	0	88,300			5,000	93,300	3,336	8,066	2,085,000	2026
2027	33,259	323	88,300		121,881	0	88,300			6,500	94,800	27,081	35,147	2,085,000	2027
2028	59,831	1,406			61,237	0	88,300			7,500	95,800	(34,563)	584	2,085,000	2028
2029	111,037	23			111,060	25,000	88,300			8,500	121,800	(10,740)	(10,156)	2,060,000	2029
2030	145,901	(406)			145,495	25,000	87,300			10,000	122,300	23,195	13,039	2,035,000	2030
2031	197,025	522			197,547	75,000	86,300			10,300	171,600	25,947	38,986	1,960,000	2031
2032	219,031	1,559			220,590	100,000	83,300			10,609	193,909	26,681	65,668	1,860,000	2032
2033	220,115	2,627			222,742	125,000	79,050			10,927	214,977	7,765	73,432	1,735,000	2033
2034	221,205	2,937			224,142	125,000	73,738			11,255	209,993	14,149	87,581	1,610,000	2034
2035	222,300	3,503			225,803	125,000	68,425			11,593	205,018	20,785	108,367	1,485,000	2035
2036	223,400	4,335			227,735	140,000	63,113			11,941	215,053	12,682	121,048	1,345,000	2036
2037	224,506	4,842			229,348	150,000	57,163			12,299	219,461	9,887	130,935	1,195,000	2037
2038	225,617	5,237			230,855	160,000	50,788			12,668	223,455	7,399	138,334	1,035,000	2038
2039	226,734	5,533			232,267	165,000	43,988			13,048	222,035	10,232	148,566	870,000	2039
2040	227,856	5,943			233,799	170,000	36,975			13,439	220,414	13,385	161,951	700,000	2040
2041	228,984	6,478			235,462	175,000	29,750			13,842	218,592	16,870	178,821	525,000	2041
2042	230,118	7,153			237,271	175,000	22,313			14,258	211,570	25,700	204,522	350,000	2042
2043	231,257	8,181			239,438	175,000	14,875			14,685	204,560	34,877	239,399	175,000	2043
2044	232,401	9,576			241,977	175,000	7,438			15,126	197,563	44,414	283,813	0	2044
2045	233,552	11,353			244,904		0			15,580	15,580	229,325	513,138	0	2045
Totals	3,722,465	81,124	220,750	1,864,250	5,888,589	2,085,000	1,201,863	3,286,863	73,420	1,761,100	254,069	5,375,451			Totals
Notes: <div> <div>PROJECTED CLOSURE YEAR</div> <div> LEGEND: ----- END OF EXP. PERIOD </div> </div>															

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial, commercial and housing.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



From the desk of * 116 S. Main Street
Patrick H. Madden * Mayville, WI 53050
pmadden@getmadden.com *
* Tel 920.387.2300
*
* Fax 920.387.4428
*
*
*

September 9, 2024

SENT VIA U.S. MAIL AND ELECTRONIC MAIL (mayor@mayvillecity.com)

Rob Boelk
City of Mayville
115 South School Street
P.O. Box 273
Mayville, WI 53050

RE: Project Plan for Tax Incremental District No. 7

Dear Mayor Boelk:

Wisconsin Statue 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and compliant Wisconsin Statue 66.1105.

As City Attorney for the City of Mayville, I have been asked to review the above-referenced project for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Mayville Tax Incremental District No. 7 is complete and compliant with the provisions of Wisconsin Statue 66.1105.

If you have any questions or concerns regarding this matter, please contact me.

Very truly yours,

MADDEN LAW GROUP, S.C.

Patrick H. Madden

PHM/ark
cc: (Mayor via email)

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Dodge County	City of Mayville	Mayville School District	Moraine Park Technical	Total	Revenue Year
2026	1,928	2,452	3,729	227	8,336	2026
2027	7,691	9,781	14,879	907	33,259	2027
2028	13,836	17,597	26,767	1,632	59,831	2028
2029	25,677	32,656	49,675	3,029	111,037	2029
2030	33,739	42,910	65,273	3,980	145,901	2030
2031	45,561	57,946	88,144	5,374	197,025	2031
2032	50,650	64,418	97,989	5,974	219,031	2032
2033	50,901	64,737	98,474	6,004	220,115	2033
2034	51,153	65,057	98,961	6,034	221,205	2034
2035	51,406	65,379	99,451	6,064	222,300	2035
2036	51,660	65,703	99,944	6,094	223,400	2036
2037	51,916	66,028	100,438	6,124	224,506	2037
2038	52,173	66,355	100,935	6,154	225,617	2038
2039	52,431	66,683	101,435	6,185	226,734	2039
2040	52,691	67,013	101,937	6,215	227,856	2040
2041	52,951	67,345	102,442	6,246	228,984	2041
2042	53,214	67,678	102,949	6,277	230,118	2042
2043	53,477	68,013	103,458	6,308	231,257	2043
2044	53,742	68,350	103,971	6,339	232,401	2044
2045	54,008	68,688	104,485	6,371	233,552	2045
Totals	860,802	1,094,789	1,665,337	101,537	3,722,465	



September 18, 2024

Dave Frohling, County Board Chair & JRB
Member
Dodge County

Rob Boelk, JRB City Member

Grant Larson, JRB Public Member

Bonnie Baerwald, President
Lisa Pollard, Dean of the Beaver Dam
Campus & JRB Member
Moraine Park Technical College District

Scott Sabol, District Administrator &
JRB Member
c/o School Board President
Mayville School District

RE: City of Mayville

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on September 25, 2024 at 3:30 PM.

The meeting will be held at the Mayville City Hall, located at 15 S. School Street, Mayville WI. The City will provide virtual attendance information a week prior to the meeting.

At the meeting the JRB will consider approval of the resolution adopted by the Mayville Common Council creating Tax Incremental District No. 7 (the “District”).

This meeting will also serve as the JRB’s required Annual Meeting at which it will review the City’s annual tax increment financing reports, and the performance and status of each district governed by the JRB.

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving the Creation of Tax Incremental District No. 7.”
- Minutes from the organizational JRB meeting.
- A signed copy of the Plan Commission resolution.
- A signed copy of the Common Council resolution.
- The final approved Project Plan document.
- A “Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement.”
- A summary report for each of the City’s Tax Incremental Districts which were active in the prior calendar year.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council to assist it in determining:

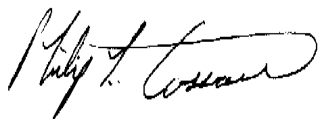
1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plan details how the creation of the District meets these criteria. If the JRB rejects the proposal it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS



Philip L. Cosson
Senior Municipal Advisor/Director

cc: Karl Volkmann, Director of Finance, Mayville School District
Tina Brochtrup, Assistant to Vice President, Moraine Park Technical College
Carrie Kasubaski, Finance & Admin. Vice President, Moraine Park Technical College
Cameron Clapper, Dodge County Administrator
Danielle Van Egtern, Dodge County Clerk
Stephanie Justman, City Administrator, City of Mayville
Anastasia Gonstead, City Clerk, City of Mayville
Dawn Hundt, Deputy City Clerk
Patrick Madden, City Attorney, City of Mayville
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

**NOTICE OF JOINT REVIEW BOARD MEETING
CITY OF MAYVILLE, WISCONSIN**

Notice is Hereby Given that the City of Mayville will hold a Joint Review Board meeting on September 25, 2024, at 3:30 PM.

The meeting will be held at the Mayville City Hall, located at 15 S. School Street, Mayville WI. The City will provide virtual attendance information a week prior to the meeting.

The meeting is being held to consider approval of the resolution adopted by the Mayville Common Council creating Tax Incremental District No. 7. The meeting is open to the public.

The Joint Review Board will also review the annual report[s] and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

By Order of the City of Mayville, Wisconsin

Published September 19, 2024

RESOLUTION NO. 5941-2024

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the City of Mayville (the "City") has determined that use of Tax Incremental Financing is required to promote development within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Mayville School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 21, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Mayville that:

1. It recommends to the Common Council that Tax Incremental District No. 7 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this 21st day of August, 2024.



Plan Commission Chair



Secretary of the Plan Commission

Anastasia Janstead-Clerk

**TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. 5946-2024

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF MAYVILLE, WISCONSIN**

WHEREAS, the City of Mayville (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Mayville School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 21, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mayville that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 7, City of Mayville", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 7, City of Mayville" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 9th day of September, 2024.



Mayor



City Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
CITY OF MAYVILLE**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**JOINT REVIEW BOARD
RESOLUTION #5947-2024 APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 7,
CITY OF MAYVILLE**

WHEREAS, the City of Mayville (the "City") seeks to create Tax Incremental District No. 7 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to

compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature

September 25, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.4



Prepared by:

Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Mayville, Wisconsin Tax Incremental District No. 4

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 Joint Review Board.

District Summary: Tax Incremental District No. 4 (“District”) was created on March 9th, 2009 as an Industrial District.

The TID has an expenditure period that ends on March 9th, 2024 and has a mandatory termination date of March 9th, 2029.

Background Data:	Base Value	\$2,609,500.00
	Incremental Value (as of January 1, 2024)	\$932,900
	Year End Fund Balance (2023)	-\$99,969
	Projected Closure (based on current cash flow*)	2029

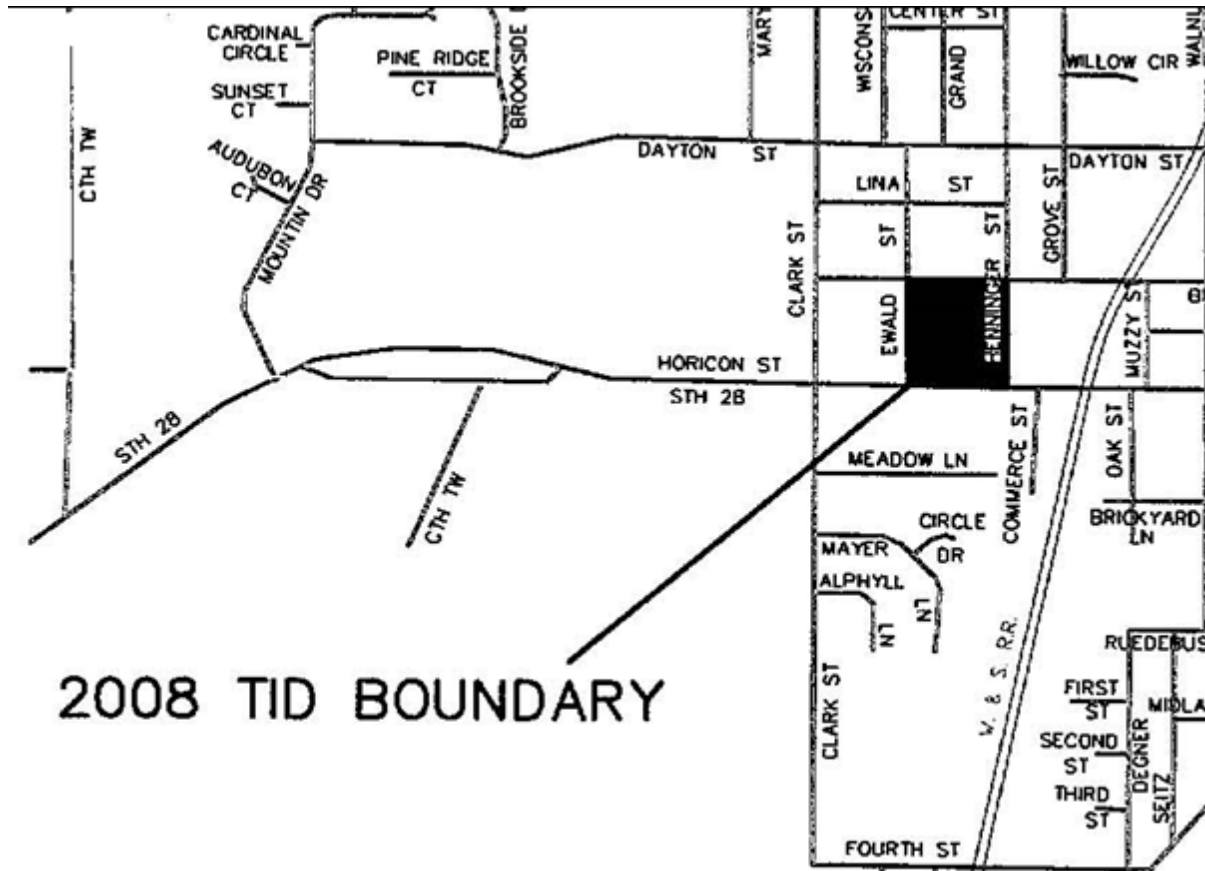
* The City does not expect to make additional projects costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: The District’s 2011 debt issue was fully matured/repaid in 2021.

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 (Detail)
- State Submittal (DOR Form PE-300)



City of Mayville, Wisconsin

Tax Increment District No. 4

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	1,548,600
District Creation Date	March 3, 2009	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2009	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$16.76
End of Expenditure Period	15 3/3/2024	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	19 2029		
Extension Eligibility/Years	Yes 6		
Eligible Recipient District	No		

Construction	Valuation	Economic	Total	Revenue			
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment
13 2021	52,300	2022		835,400	2023	\$17.34	14,488
14 2022	312,500	2023		1,147,900	2024	\$16.76 ¹	19,233
15 2023	-215,000	2024		932,900	2025	\$16.11 ²	15,025
16 2024	0	2025		932,900	2026	\$16.11	15,025
17 2025	0	2026		932,900	2027	\$16.11	15,025
18 2026	0	2027		932,900	2028	\$16.11	15,025
19 2027	0	2028		932,900	2029	\$16.11	15,025
Totals		0		Future Value of Increment			108,848

Notes:

- 1) Tax rates shown through the 2024 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).
- 2) Tax rate shown through 2025 revenue year are estimates.

City of Mayville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures		Balances			Year
	Tax Increments	Intergov. Revenues	Total Revenues	Ongoing Planning & Admin	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2023	14,488	201	14,689	2,149	2,149	12,540	(99,969)	0	2023
2024	19,233	200	19,433	1,000	1,500	17,933	(82,036)	0	2024
2025	15,025	200	15,225	1,000	1,500	13,725	(68,311)	0	2025
2026	15,025	200	15,225	1,000	1,500	13,725	(54,585)	0	2026
2027	15,025	200	15,225	1,000	1,500	13,725	(40,860)	0	2027
2028	15,025	200	15,225	1,000	1,500	13,725	(27,135)	0	2028
2029	15,025	200	15,225	12,000	7,500	7,725	(19,409)	0	2029
Totals	108,848	1,401	110,249	19,149	17,149		0	0	Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

 CALLABLE MATURITIES

 END OF EXP. PERIOD

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 14251	Municipality MAYVILLE		County DODGE	Due date 07/01/2024	Report type ORIGINAL
TID number 004	TID type 5	TID name TIF 4	Creation date 03/09/2009	Mandatory termination date 03/09/2029	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-112,510

Section 3 – Revenue	Amount
Tax increment	\$14,488
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$201
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$14,689

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,999
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	
TID number	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,149

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-99,970
Future costs	\$12,500
Future revenue	\$75,000
Surplus or deficit	\$-37,470

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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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)
004	\$4,400	\$0	\$0	\$4,400
005	\$10,400	\$0	\$0	\$10,400
006	\$0	\$-55,500	\$0	\$-55,500
Total	\$14,800	\$-55,500	\$0	\$-40,700

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
004	\$4,400	\$484,203,000	0.00	\$2,419,651	\$0
005	\$10,400	\$484,203,000	0.00	\$2,419,651	\$0
006	\$-55,500	\$484,203,000	-0.01	\$2,419,651	\$-242
Total	\$-40,700	\$484,203,000	-0.01	\$2,419,651	\$-242

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 Nichole DeBaker	Contact title Treasurer
Contact email ndebaker@mayvillecity.com	Contact phone (920) 204-9992

September 25, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.5



Prepared by:

Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Mayville, Wisconsin Tax Incremental District No. 5

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 Joint Review Board.

District Summary: Tax Incremental District No. 5 (“District”) was created on September 17, 2013 as a Mixed Use District.

The TID has an expenditure period that ends on September 17, 2028 and has a mandatory termination date of September 17, 2034.

Background Data:	Base Value	\$2,333,200
	Incremental Value (as of January 1, 2024)	\$3,060,100
	Year End Fund Balance (2023)	-\$168,694
	Projected Closure (based on current cash flow*)	2033

* The City does not expect to make additional project costs through the end of the District’s expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes: The District has two outstanding debt issues: 2014 State Trust Fund Loan and 2014 G.O. Promissory Notes.

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 (Detail)
- State Submittal (DOR Form PE-300)

City of Mayville, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	2,333,200
District Creation Date	September 17, 2013	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2013	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$16.76
End of Expenditure Period	15 9/17/2028	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2034		
Extension Eligibility/Years	Yes 6		
Eligible Recipient District	No		

Construction		Valuation		Economic		Total		Revenue		Tax Rate	Tax Increment
Year	Value Added	Year		Change		Increment	Year				
9	2021	-1,281,600	2022			2,715,900	2023	\$17.34			47,100
10	2022	-418,500	2023			2,297,400	2024	\$16.76	1		38,493
11	2023	762,700	2024			3,060,100	2025	\$16.11	2		49,286
12	2024	0	2025			3,060,100	2026	\$16.11			49,286
13	2025	0	2026			3,060,100	2027	\$16.11			49,286
14	2026	0	2027			3,060,100	2028	\$16.11			49,286
15	2027	0	2028			3,060,100	2029	\$16.11			49,286
16	2028	0	2029			3,060,100	2030	\$16.11			49,286
17	2029	0	2030			3,060,100	2031	\$16.11			49,286
18	2030	0	2031			3,060,100	2032	\$16.11			49,286
19	2031	0	2032			3,060,100	2033	\$16.11			49,286
20	2032	0	2033			3,060,100	2034	\$16.11			49,286
Totals					0		Future Value of Increment				578,454

Notes:

1) Tax rates shown through the 2024 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

2) Tax rate shown though 2025 revenue year are estimates.

City of Mayville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection

Year	Projected Revenues				Projected Expenditures										Balances			Year	
	Tax Increments	Intergov. Revenues	PILOT Payment	Total Revenues	2014 State Trust Fund Loan \$650,000			2014 State Trust Fund \$650,000 Issue Total	2014B G.O. Promissory Note \$415,000			2014B G.O. Promissory \$415,000 Issue Total	Total Debt Service	Ongoing Planning & Administratio	Total Expenditures	Liabilities			
					Dated Date:	07/10/14			Dated Date:	06/26/14						Annual	Cumulative		Outstanding
					Principal	Est. Rate	Interest		Principal	Est. Rate	Interest								
2023	47,100	2,047		49,147	32,596	4.25%	20,211	52,808	65,000	2.60%	2,535	67,535	120,343	2,550	122,893	(73,746)	(168,694)	507,968	2023
2024	38,493	2,000		40,493	33,930	4.25%	18,826	52,756	65,000	2.60%	845	65,845	118,601	1,500	120,101	(79,608)	(248,302)	409,038	2024
2025	49,286	2,000		51,286	35,423	4.25%	17,384	52,808				0	52,808	1,500	54,308	(3,021)	(251,324)	373,615	2025
2026	49,286	2,000		51,286	36,929	4.25%	15,879	52,808				0	52,808	1,500	54,308	(3,021)	(254,345)	336,686	2026
2027	49,286	2,000		51,286	38,498	4.25%	14,309	52,808				0	52,808	1,500	54,308	(3,021)	(257,367)	298,188	2027
2028	49,286	2,000		51,286	40,100	4.25%	12,673	52,773				0	52,773	1,500	54,273	(2,987)	(260,353)	258,088	2028
2029	49,286	2,000		51,286	41,839	4.25%	10,969	52,808				0	52,808	1,500	54,308	(3,021)	(263,375)	216,249	2029
2030	49,286	2,000		51,286	43,317	4.25%	9,191	52,508				0	52,508	1,500	54,008	(2,721)	(266,096)	172,932	2030
2031	49,286	2,000		51,286	45,458	4.25%	7,350	52,808				0	52,808	1,500	54,308	(3,021)	(269,117)	127,474	2031
2032	49,286	2,000		51,286	47,375	4.25%	5,418	52,793				0	52,793	1,500	54,293	(3,007)	(272,124)	80,099	2032
2033	49,286	2,000		51,286	49,403	4.25%	3,404	52,808				0	52,808	1,500	54,308	(3,021)	(275,145)	30,695	2033
2034	49,286	2,000		51,286	30,695	4.25%	1,305	32,000				0	32,000	7,500	39,500	11,787	(263,359)	(0)	2034
Totals	578,454	24,047		602,501	475,564		136,918	612,482	130,000	0	3,380	133,380	745,862	25,050	770,912				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 14251	Municipality MAYVILLE		County DODGE	Due date 07/01/2024	Report type ORIGINAL
TID number 005	TID type 6	TID name TID 5	Creation date 09/17/2013	Mandatory termination date 09/17/2033	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-94,950

Section 3 – Revenue	Amount
Tax increment	\$47,100
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$2,047
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$49,147

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	
Professional services	\$2,400
Interest and fiscal charges	\$22,746
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$97,596
Environmental costs	
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	\$122,892

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-168,695
Future costs	\$648,120
Future revenue	\$503,428
Surplus or deficit	\$-313,387

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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)
004	\$4,400	\$0	\$0	\$4,400
005	\$10,400	\$0	\$0	\$10,400
006	\$0	\$-55,500	\$0	\$-55,500
Total	\$14,800	\$-55,500	\$0	\$-40,700

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
004	\$4,400	\$484,203,000	0.00	\$2,419,651	\$0
005	\$10,400	\$484,203,000	0.00	\$2,419,651	\$0
006	\$-55,500	\$484,203,000	-0.01	\$2,419,651	\$-242
Total	\$-40,700	\$484,203,000	-0.01	\$2,419,651	\$-242

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

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Section 7 – Contact Information	
Contact name Nichole DeBaker	Contact title Treasurer
Contact email ndebaker@mayvillecity.com	Contact phone (920) 204-9992

September 25, 2024

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.6



Prepared by:

Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Mayville, Wisconsin Tax Incremental District No. 6

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 Joint Review Board.

District Summary: Tax Incremental District No. 6 (“District”) was created on April 12, 2021 as a Mixed Use District.

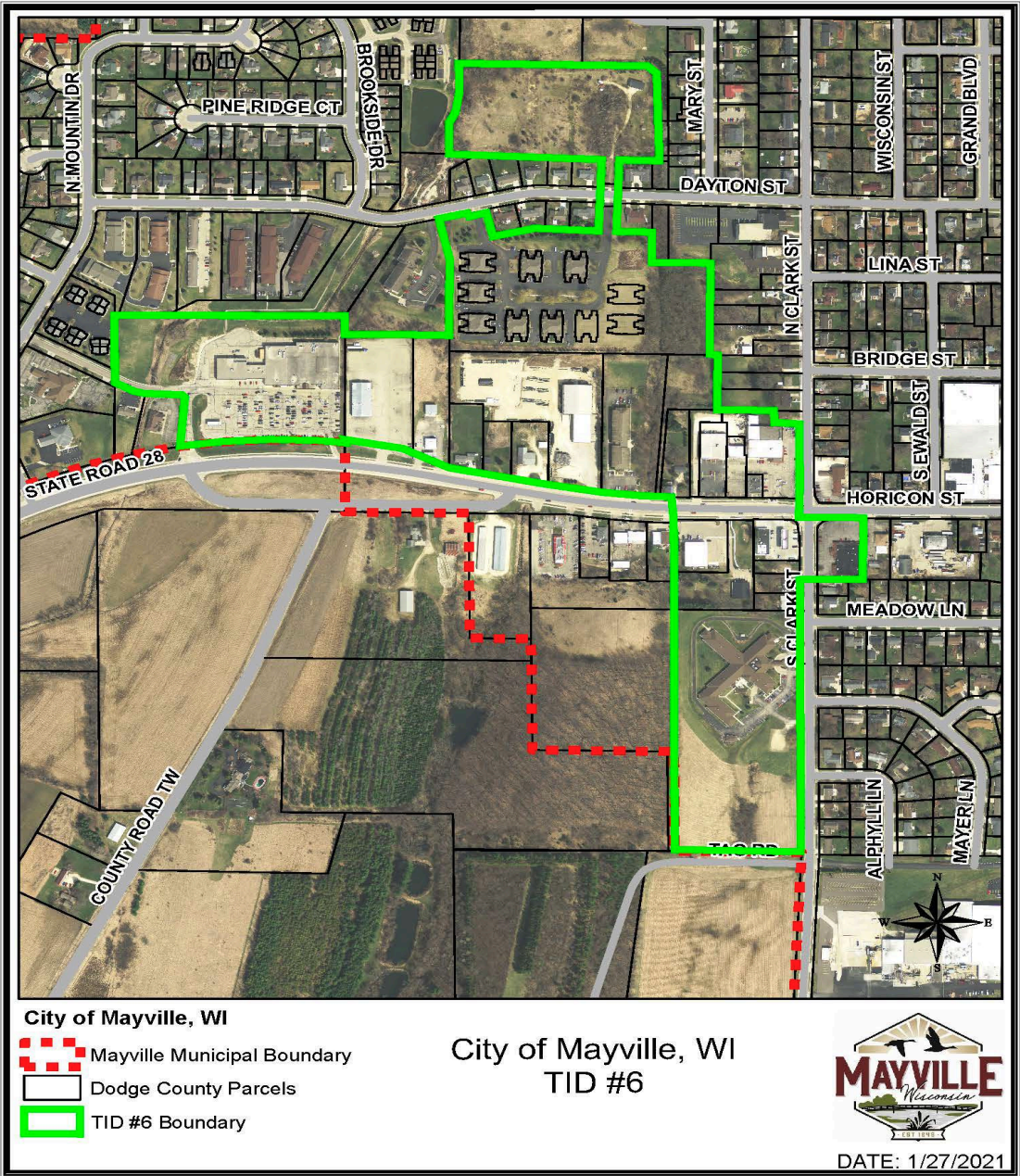
The TID has an expenditure period that ends on April 12, 2036 and has a mandatory termination date of April 12, 2042,

Background Data:	Base Value	\$21,761,900
	Incremental Value (as of January 1, 2024)	\$6,496,700
	Year End Fund Balance (2023)	-\$36,468
	Projected Closure (based on current cash flow*)	2038

Notes:

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 (Detail)
 - State Submittal (DOR Form PE-300)



City of Mayville, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	21,761,900
District Creation Date	April 12, 2021		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2021	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$16.76
End of Expenditure Period	15	4/12/2036	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2042		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction		Valuation		Economic	Total	Revenue		Tax Increment
Year	Value Added	Year		Change	Increment	Year	Tax Rate ¹	
1	2021	-909,900	2022	0	-909,900	2023		0
2	2022	6,247,100	2023	0	5,337,200	2024	\$16.76 ¹	89,425
3	2023	1,159,500	2024	0	6,496,700	2025	\$16.11 ²	104,636
4	2024	0	2025	0	6,496,700	2026	\$16.11	104,636
5	2025	0	2026	0	6,496,700	2027	\$16.11	104,636
6	2026	0	2027	0	6,496,700	2028	\$16.11	104,636
7	2027	0	2028	0	6,496,700	2029	\$16.11	104,636
8	2028	0	2029	0	6,496,700	2030	\$16.11	104,636
9	2029	0	2030	0	6,496,700	2031	\$16.11	104,636
10	2030	0	2031	0	6,496,700	2032	\$16.11	104,636
11	2031	0	2032	0	6,496,700	2033	\$16.11	104,636
12	2032	0	2033	0	6,496,700	2034	\$16.11	104,636
13	2033	0	2034	0	6,496,700	2035	\$16.11	104,636
14	2034	0	2035	0	6,496,700	2036	\$16.11	104,636
15	2035	0	2036	0	6,496,700	2037	\$16.11	104,636
16	2036	0	2037	0	6,496,700	2038	\$16.11	104,636
17	2037	0	2038	0	6,496,700	2039	\$16.11	104,636
18	2038	0	2039	0	6,496,700	2040	\$16.11	104,636
19	2039	0	2040	0	6,496,700	2041	\$16.11	104,636
20	2040	0	2041	0	6,496,700	2042	\$16.11	104,636
Totals		6,496,700		0		Future Value of Increment		1,972,879

Notes:

1) Tax rates shown through the 2024 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

2) Tax rate shown though 2025 revenue year are estimates.

City of Mayville, Wisconsin

Tax Increment District No. 6

Cash Flow Projection

	Projected Revenues			Projected Expenditures					Balances			
	Tax	Interest	Total Revenues	PAYGO to		Conservation & Development	Ongoing Planning & Administratio	Total Expenditures	Liabilities			
Year	Increments	Earnings		Integris					Annual	Cumulative	Outstanding	Year
2021		3.50%	0	25,673				25,673	(25,673)	(25,673)	0	2021
2022			0				7,068	7,068	(7,068)	(32,741)	0	2022
2023	0		0				3,727	3,727	(3,727)	(36,468)	0	2023
2024	89,425		89,425				10,000	10,000	79,425	42,957	1,020,204	2024
2025	104,636	1,503	106,140	99,405	95%		10,000	109,405	(3,265)	39,692	920,800	2025
2026	104,636	1,389	106,026	88,941	85%		10,000	98,941	7,085	46,777	831,859	2026
2027	104,636	1,637	106,274	88,941	85%		10,000	98,941	7,333	54,110	742,918	2027
2028	104,636	1,894	106,530	88,941	85%		10,000	98,941	7,589	61,699	653,977	2028
2029	104,636	2,159	106,796	83,709	80%		10,000	93,709	13,087	74,786	570,268	2029
2030	104,636	2,617	107,254	78,477	75%		10,000	88,477	18,777	93,562	491,791	2030
2031	104,636	3,275	107,911	78,477	75%		10,000	88,477	19,434	112,996	413,313	2031
2032	104,636	3,955	108,591	73,245	70%		10,000	83,245	25,346	138,342	340,068	2032
2033	104,636	4,842	109,478	68,014	65%		10,000	78,014	31,465	169,806	272,054	2033
2034	104,636	5,943	110,580	68,014	65%		10,000	78,014	32,566	202,372	204,041	2034
2035	104,636	7,083	111,719	62,782	60%		15,000	77,782	33,938	236,310	141,259	2035
2036	104,636	8,271	112,907	52,318	50%		0	52,318	60,589	296,899	88,941	2036
2037	104,636	10,391	115,028	52,318	50%		0	52,318	62,710	359,608	36,623	2037
2038	104,636	12,586	117,223	36,623	35%		0	36,623	80,600	440,208	(0)	2038
2039	104,636	15,407	120,044				0	0	120,044	560,252	(0)	2039
2040	104,636	19,609	124,245					0	124,245	684,497	(0)	2040
2041	104,636	23,957	128,594					0	128,594	813,091	0	2041
2042	104,636	28,458	133,094					0	133,094	946,185	0	2042
Totals	1,972,879	154,979	2,127,857	1,020,204	10	25,673	135,795	1,181,672				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 14251	Municipality MAYVILLE		County DODGE	Due date 07/01/2024	Report type ORIGINAL
TID number 006	TID type 6	TID name TID 6	Creation date 04/12/2021	Mandatory termination date 04/12/2042	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-32,741

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
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	
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$3,577
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	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$3,727

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-36,468
Future costs	\$1,660,413
Future revenue	\$2,987,368
Surplus or deficit	\$1,290,487

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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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)
004	\$4,400	\$0	\$0	\$4,400
005	\$10,400	\$0	\$0	\$10,400
006	\$0	\$-55,500	\$0	\$-55,500
Total	\$14,800	\$-55,500	\$0	\$-40,700

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
004	\$4,400	\$484,203,000	0.00	\$2,419,651	\$0
005	\$10,400	\$484,203,000	0.00	\$2,419,651	\$0
006	\$-55,500	\$484,203,000	-0.01	\$2,419,651	\$-242
Total	\$-40,700	\$484,203,000	-0.01	\$2,419,651	\$-242

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 Nichole DeBaker	Contact title Treasurer
Contact email ndebaker@mayvillecity.com	Contact phone (920) 204-9992

**JOINT REVIEW BOARD
RESOLUTION 5948-2024 ACKNOWLEDGING FILING OF ANNUAL REPORTS AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
CITY OF MAYVILLE**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental Districts No. 4, 5 & 6; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on September 25, 2024 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature