



**VILLAGE OF JACKSON
JOINT REVIEW BOARD MEETING AGENDA**

Tuesday, August 27, 2024 at 5:15 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Consideration and Appointment and/or Reaffirmation of the Joint Review Board's Public Member
3. Election and/or Reaffirmation of Chairperson
4. Approval of Minutes for the Joint Review Board Meeting of September 13, 2022
5. Approval of Minutes for the Joint Review Board Meeting of October 10, 2023
6. Discuss Responsibilities of the Joint Review Board
7. Review Annual PE-300 Reports and the Performance and Status of:
 - a. Tax Incremental District No. 4
 - b. Tax Incremental District No. 5
 - c. Tax Incremental District No. 6
 - d. Tax Incremental District No. 7
8. Resolution #24-20 – Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement
9. Citizens/Village Staff to Address the Joint Review Board
10. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
Joint Review Board Meeting
Tuesday, September 13, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

- 1. Call to order**
Village President, Mike Schwab called the meeting to order at 6:00 p.m.
Members Present: Peter Rettler, Moraine Park Technical College; Jennifer Wimmer, West Bend School District;
Village Board: Trustee Brian Heckendorf
Staff Present: Administrator Jen Keller
Also Present: Jonathan Schatz, Ehlers
- 2. Appointments (as Needed):**
No appointments were necessary.
- 3. Approval of the Joint Review Board Minutes of August 4, 2022**
Motion by Jennifer Wimmer, second by Peter Rettler to approve minutes from the August 4, 2022, meeting.
Vote: 3 ayes, 0 nays. Motion carried.
- 4. Review a Cash Flow Analysis showing that the Tax Incremental District No. 4 increment was negatively impacted, in order to allow for additional time to pay incurred project costs for TIDS affected by 2013 Act 145, Wisconsin State Statutes 66.1105(7)(am)4 ("Technical College 3 Year Extension")**
Jonathan Schatz indicated there was a cashflow projection provided which demonstrated TID 4 would not satisfy the Village's cash advance and debt payments totaling a negative balance of 3,171,542 until 2025. The TID was not eligible for a standard extension because it was created on September 8, 1995 and the standard extension did not go into effect or apply to TIDs which were created on or after October 1, 1995.
- 5. Resolution #22-17 Approving a Tax Incremental District No. 4 Technical College Extension**
Motion by President Schwab, second by Jennifer Wimmer to approve Resolution #22-17 Approving a Tax Incremental District No. 4 Technical College Extension.
Roll Call Vote: 3 ayes, 0 nays. Motion carried.
- 6. Review Annual PE-300 Reports and the performance and status of:**
 - a. Tax Incremental District No. 4**

- b. Tax Incremental District No. 5**
- c. Tax Incremental District No. 6**
- d. Tax Incremental District No. 7**

Jonathan Schatz reviewed each TID Report with the committee.

TID 4 was created as an industrial district. A summary, map, and goal to recover funds advanced to the TID was mentioned.

TID 5 was created as an industrial district. Increment is shared among Kerry Ingredients, Washington County, EDWC, and Village administrative costs. The \$2,000,000 maximum increment to go to Kerry is not anticipated to be achieved prior to TID closure.

TID 6 was created in 2017 as an industrial district. The Village has invested in the TID via debt for infrastructure and incentives to the developer. 2022 is the first year of significant increase in valuation. The cumulative balance of increment will pay off outstanding debt shortly after 2030.

TID 7 was created in 2019 as a mixed-use district and was amended in 2022. The TID is anticipating work to commence next year for two (2) residential developments. TID closure is anticipated to need maximum life to recover total expenditures.

7. Resolution #22-18 Approving Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement.

Motion by President Schwab, second by Jennifer Wimmer to approve Resolution #22-18 Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement.

Roll Call Vote: 3 ayes, 0 nays. Motion carried.

8. Adjourn.

Motion by President Schwab, second by Peter Rettler to adjourn the meeting at 6:23 p.m.

Vote: 3 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jen Keller
Village Administrator

MINUTES
JOINT REVIEW BOARD MEETING
Tuesday, October 10, 2023 at 6:30 PM
Joint Review Board Meeting

1. Call to Order and Roll Call

Meeting called to order at 6:30 PM by Pres. Heckendorf.

Members Present: Brian Heckendorf - Village of Jackson President, Aaron Daul - Washington County, Peter Rettler - Moraine Park Technical College, Andrew Sarnow - West Bend School District, Don Olson - Public Member.

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Keller, Treasurer Darlene Smith, and Clerk Anastasia Gonstead.

Others Present: Brian Roemer - Ehlers,

Trustees Present in Audience: Tr. Matter & Tr. Kruepke

2. Consideration and Appointment and/or Reaffirmation of the Joint Review Board's Public Member

Motion to appoint Don Olson as the public member of the Joint Review Board was made by A. Daul and seconded by A. Sarnow.

Vote: 4 ayes, 0 nays. D. Olson abstained from the vote. Motion carried.

3. Election and/or Reaffirmation of Chairperson

Motion to appoint Pres. Heckendorf as the chairperson of the Joint Review Board was made by P. Rettler and seconded by A. Sarnow.

Vote: 5 ayes, 0 nays. Motion carried.

4. Approval of Minutes for the Joint Review Board Meeting of August 4, 2022

The motion to approve the minutes of the Joint Review Board meeting of August 4, 2022 was made by A. Sarnow and seconded by P. Rettler.

Vote: 5 ayes, 0 nays. Motion carried.

5. Discuss Responsibilities of the Joint Review Board

Brian Roemer with Ehlers explained that this Board is to meet annually to review districts in the Village that are active. Timelines are based on PE-300, which are filed with Wisconsin Department of Revenue. Mr. Roemer indicated they suggest a Joint Review Board meet after values are certified, to have that additional data point for review, as had been done in this case.

6. Review Annual PE-300 Reports and the Performance and Status of:

Brian Roemer with Ehlers explained that updates were made to the information in the packets for TIDs 6 and 7 since the agenda packet went out. Hard copy was provided in person. He indicated a digital copy would be disseminated to the Board members for their records.

a. Tax Incremental District No. 4

Mr. Roemer explained TID 4 was created on September 28, 1995 and districts created prior to October 1, 1995 were not required to declare a type of district. The TID was amended in 2002, 2006, and 2009. The TID had a mandatory termination date of September 28, 2022, but the life was extended through the technical college extension in that year, providing a new maximum of life of September 28, 2025. Mr. Roemer explained that the Village does have cash for a potential final payout when the increments occur. Likely to see close in 2024. Any remaining balance would be distributed equitably to the various taxing jurisdictions.

b. Tax Incremental District No. 5

Mr. Roemer explained TID #5 was created on May 20, 2014 as an industrial district. The TID has an expenditure period that ends on May 20, 2029 and has a mandatory termination date of May 20, 2034. The current development agreement between the Village, Kerry Industries, Washington County and Washington County Economic Development Corporation (WCEDC) calls for the annual payments as follows: 70% of the increment generated in this TID is paid to Kerry Industry, but is capped at \$2 million. Of the remaining 30%, 80% is paid to Washington County, with 10% of that amount going to WCEDC. The remainder stays with the Village for administrative and TID set up costs. Projected closure in 2035. Mr. Roemer explains this TID has some positive cash flow, but if tax rate keeps dropping, the window gets smaller.

c. Tax Incremental District No. 6

Mr. Roemer explained TID 6 was created on November 14, 2017 as an industrial district. The TID has an expenditure period that ends on November 14, 2023 and has a mandatory termination date of November 14, 2038. The Village has an existing development agreement that requires for annual increment generated in the TID to be allocated to meet the existing annual payments. If the increment were to fall short of the required payment, the developer would be required to make the shortfall payments. Cash

flow - Bonds taken out in beginning of 2023 to help offset some of the payments due. That debt service lightens the cash flow.

d. Tax Incremental District No. 7

Mr. Roemer explained TID 7 was created on June 11, 2019 as a mixed-use district. Amendment occurred in 2022. The TID has an expenditure period that ends on June 11, 2034 and has a mandatory termination date of June 11, 2039. Mr. Roemer explained this is still an immature TID. What they are seeing in this TID is common for young TIDs. Residential and commercial development is occurring. Additional development assumptions- residential of multiple varieties and industrial. A negative cumulative value is expected until everything is fully built out. Cash flow - projected debt issuance incorporated into the spreadsheet.

P. Rettler inquired if all four districts are going along as expected. Noting the prior discussion that tax rate falling could impact performance. Roemer confirmed both these statements.

7. Approve Resolution #23-24 – Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement

The motion to approve Resolution #23-24 was made by A. Daul and seconded by D. Olson.

Vote: 5 ayes, 0 nays. Motion carried.

8. Citizens/Village Staff to Address the Joint Review Board

None.

9. Adjourn

Motion to adjourn the meeting was made by D. Olson and seconded by A. Daul.

Vote: 5 ayes, 0 nays. Motion carried. The meeting was adjourned at 6:56 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk

August 27, 2024

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 4



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment 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 Increment District No. 4 (“District”) was created on September 28, 1995. Since the District was created prior to October 1, 1995 the type of District was not required to be declared.

The District was amended in 2002 to add additional territory and amend the list of projects to be undertaken. The District was amended again in 2006 to amend the list of projects to be undertaken. In 2009, the District became a recipient District through an amendment to TID #2. In 2018, a portion of TID #4 was overlaid with TID #6.

The TID has an expenditure period that ended on September 28, 2017 and had a mandatory termination date of September 28, 2022. The life was extended through the “Technical College” Extension in 2022 with a new maximum life of 9/28/2025. The life was extended through the “Technical College” Extension in 2024. Once its project costs can be paid the Village will collect the next year’s increment for “Affordable Housing” needs as defined in the resolution.

Background Data:	Base Value	\$645,700
	Incremental Value (as of January 1, 2024)	\$59,701,800
	Year End Fund Balance (2023)	\$(316,213)
	Projected Closure (based on current cash flow*)	2025

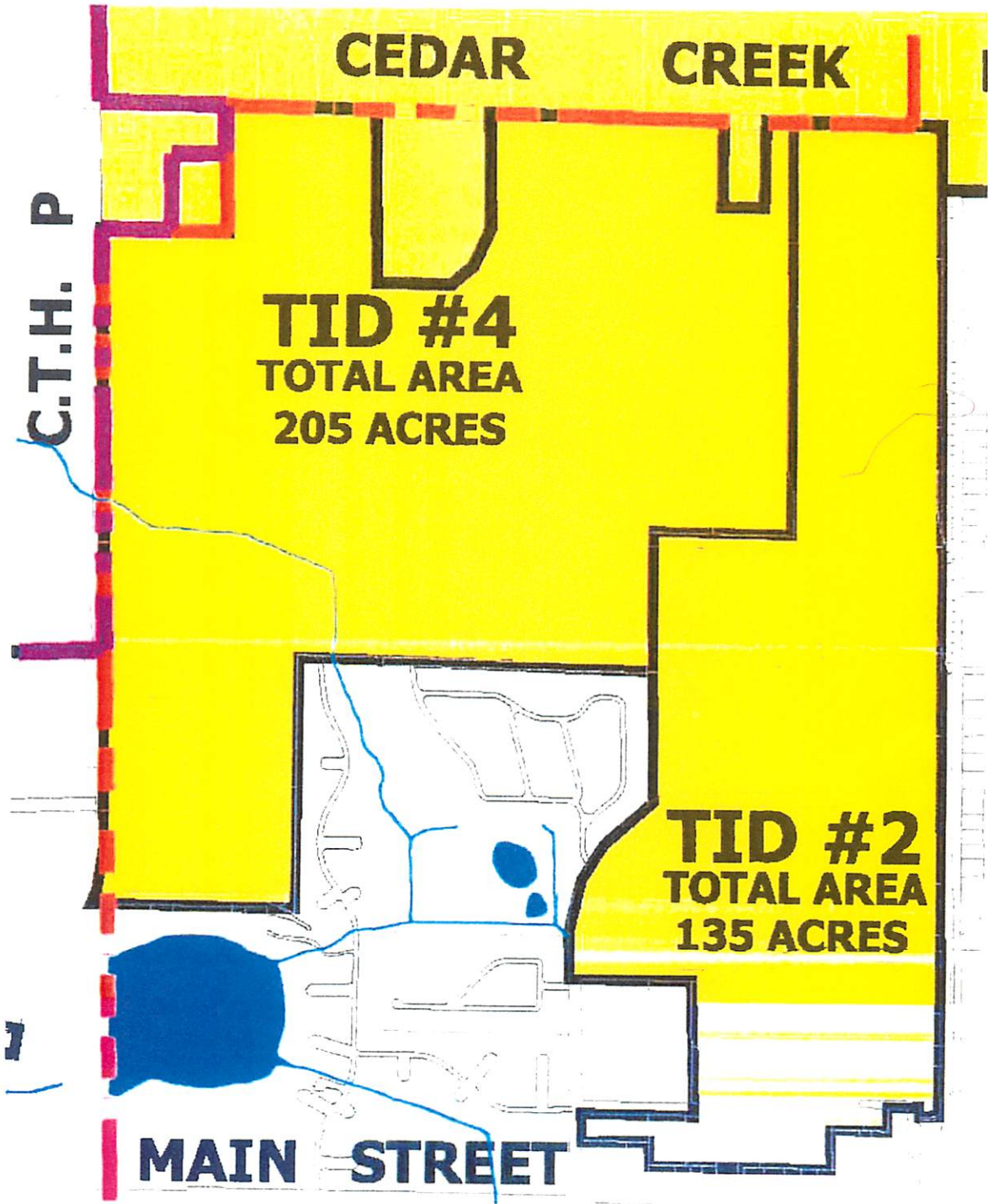
* The Village expects to payout remaining liabilities through the end of the District’s life. The projected closure year identified is based on current cash flow projections only.

Notes: With the anticipated increment collection allowable through 2026, along with the projected increased development, the Village anticipates being able to fully reimburse past advances in 2024 and close in 2025 due to Affordable Housing Extension.

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)



Village of Jackson, Wisconsin

Tax Increment District #4

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-95)		Base Value	645,700
District Creation Date	September 28, 1995		Appreciation Factor	0.00%
Valuation Date	Jan 1,	1995	Base Tax Rate	\$17.93
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	9/28/2017		
Revenue Periods/Final Year	27	2023		
Extension Eligibility/Years	Yes	0	see Note 1	
Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation (Deflation) Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment (see Note 2)	
24	2018	0	2019	0	45,760,900	2020	\$17.93	820,622
25	2019	0	2020	0	49,285,900	2021	\$17.93	883,835
26	2020	267,900	2021	0	49,553,800	2022	\$17.51	867,460
27	2021	8,214,300	2022	0	57,768,100	2023	\$14.39	831,554
¹ 28	2022	1,604,700	2023	0	59,372,800	2024	\$12.84	762,116
¹ 29	2023	329,000	2024	0	59,701,800	2025	\$12.84	766,339
¹ 30	2024	0	2025	0	59,701,800	2026	\$12.84	766,339
Totals		52,514,200	0	Future Value of Increment		7,267,833		

Notes:

- ¹ - This model shows a 3-year extension due to the negative impact of 2013 Act 145 granted 9/13/2022.
- ² - Actual results will vary depending on development, inflation of overall tax rates.

Legend:

[Last year of actuals]

Village of Jackson, Wisconsin

Tax Increment District #4

Cash Flow Projection

Year	Revenues				Expenditures						Balances					Year
	Tax Increments	Exempt Computer Aid	Personal Property Aid	Total Sources of Funds	Existing Debt Obligations		Advance Repayment	AH Transfer	Legal & Admin.	Total Uses of Funds	Annual	Prior Period Adjustment	Cumulative Fund Balance	Cash	Advance Outstanding	
					Principal	Interest										
2022	867,460	5,088	19,823	892,371	17,844				1,650	19,494	872,877	(2,165,886)	(1,293,009)	1,340,047	2,165,886	2022
2023	831,555	5,088	19,823	856,465			854,678		1,788	856,466	(1)	(316,213)	994,995	1,311,208		2023
2024	762,116	5,088	19,823	787,026			1,311,208		2,000	1,313,208	(526,182)		468,813	468,813	0	2024
2025	766,339	5,088		771,426				766,339	15,000	781,339	(9,912)		458,901			2025
2026	766,339	5,088		771,426						0	771,426		1,230,328			2026
Total	6,483,542	40,581	106,117	7,277,997	869,821	43,959	2,165,886		51,163	4,089,690						Total

Notes: Projected TID Closure
 The negative 2022 ending Cumulative Balance is comprised of the Contributions from Capital Projects Fund.
 A 3 year extension under Wisconsin 2015 Act 258 was granted 9/13/22.

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
66141	JACKSON	WASHINGTON	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
004	1	N/A	09/28/1995	04/09/2025	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 – Revenue	Amount
Tax increment	\$831,555
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Exempt Computer Aid	\$5,088
Source Personal Property Aid	\$19,823
Total Revenue (deposits)	\$856,466

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,638
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Reduction of Contributions from Other Funds	\$854,678
Total Expenditures	\$856,466

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$0
Future costs	\$953,094
Future revenue	\$1,534,407
Surplus or deficit	\$581,313

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	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$9,453,900	\$0	\$0	\$9,453,900
007	\$0	\$0	\$0	\$0
Total	\$9,453,900	\$0	\$0	\$9,453,900

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	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$35,788	\$0.35788

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	004
Submission date	06-28-2024 02:25 PM
Confirmation	TIDAR20231801O1717793136057
Submission type	ORIGINAL

August 27, 2024

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 5



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment 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 Increment District No. 5 (“District”) was created on May 20, 2014 as an Industrial District.

The TID has an expenditure period that ends on May 20, 2029 and has a mandatory termination date of May 20, 2034.

Background Data:	Base Value	\$933,100
	Incremental Value (as of January 1, 2024)	\$7,107,300
	Year End Fund Balance (2023)	\$13,267
	Projected Closure (based on current cash flow*)	2035

*Outside of administrative charges and PAYGO payments the Village doesn’t expect to make additional project costs through the end of District #5’s expenditure period. The projected closure year identified is based on current cash flow projections.

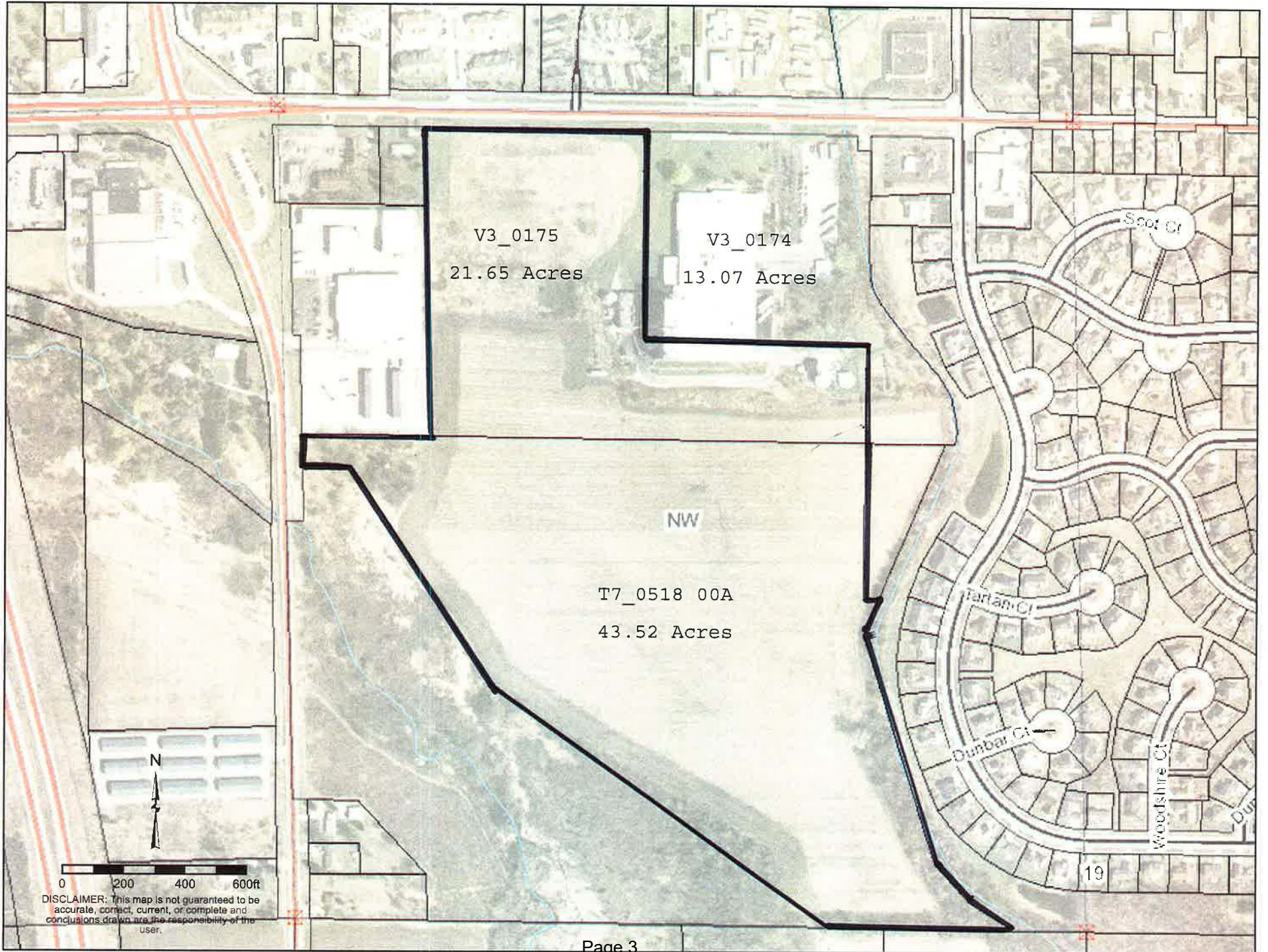
Notes: The existing development agreement between the Village, Kerry Industries, Washington County and the Washington County Economic Development Corporation (WCEDC) calls for the following annual payments: annually, 70% of the increment generated in TID #5 is paid to Kerry Industries with the total incentive capped at \$2 million. Of the remaining 30% of annual increment, 80% is paid to Washington County of which 10% of their payment goes to WCEDC. The remaining increment remains with the Village for administrative and TID setup costs.

**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)



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Village of Jackson, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	933,100
District Creation Date	May 20, 2014		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2014	Base Tax Rate	\$17.93
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	5/20/2029		
Revenue Periods/Final Year	20			
Extension Eligibility/Years	Yes	3		
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
5 2018	-252,600	2019	0	6,223,300	2020	\$18.24	113,541
6 2019	-38,600	2020	0	6,184,700	2021	\$17.93	110,909
7 2020	170,900	2021	0	6,355,600	2022	\$17.51	111,255
8 2021	544,300	2022	0	6,899,900	2023	\$14.39	99,322
9 2022	-22,300	2023	0	6,877,600	2024	\$12.84	88,282
10 2023	229,700	2024	0	7,107,300	2025	\$12.84	91,230
11 2024	0	2025	0	7,107,300	2026	\$12.84	91,230
12 2025	0	2026	0	7,107,300	2027	\$12.84	91,230
13 2026	0	2027	0	7,107,300	2028	\$12.84	91,230
14 2027	0	2028	0	7,107,300	2029	\$12.84	91,230
15 2028	0	2029	0	7,107,300	2030	\$12.84	91,230
16 2029	0	2030	0	7,107,300	2031	\$12.84	91,230
17 2030	0	2031	0	7,107,300	2032	\$12.84	91,230
18 2031	0	2032	0	7,107,300	2033	\$12.84	91,230
19 2032	0	2033	0	7,107,300	2034	\$12.84	91,230
20 2033	0	2034	0	7,107,300	2035	\$12.84	91,230
Totals			0		Future Value of Increment		1,526,840

Notes:

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

Legend:

┌ Last year of actuals ───────────┐

Village of Jackson, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues		Expenditures					Balances		Year	
	Tax Increments	Intergov Rev.	Total Revenues	Annual PAYGO Payment - 70% ¹	Payment to County (80% of the 30%) ²	Capital Outlay/Admin	Professional Services	Total Expenditures	Annual		Cumulative
2020	113,541		113,541	79,479	27,250	1,650	10,475	118,854	(5,313)	(1,749)	2020
2021	110,909		110,909	77,636	26,619	150	475	104,880	6,029	4,280	2021
2022	111,257		111,257	75,293	25,815	150	5,112	106,370	4,887	9,167	2022
2023	99,322		99,322	69,579	23,855	150	1,638	95,222	4,100	13,267	2023
2024	88,282		88,282	61,797	21,188	150	1,700	84,835	3,447	16,714	2024
2025	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	20,337	2025
2026	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	23,961	2026
2027	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	27,585	2027
2028	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	31,209	2028
2029	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	34,833	2029
2030	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	38,456	2030
2031	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	42,080	2031
2032	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	45,704	2032
2033	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	49,328	2033
2034	91,230		91,230	63,861	21,895	150	1,700	87,606	3,624	52,952	2034
2035	91,230		91,230	63,861	63,673	150	15,000	142,684	(51,454)	1,497	2035
Total	1,526,842	0	1,526,842	1,418,146	528,000	3,900	51,400	1,528,908			Total

Notes:

¹The max payment to Kerry is \$2M.

²The County pays 10% of the annual payments to the WCEDC. The max to be paid to the County is \$480K and \$48K to WCEDC.

Projected TID Closure

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
66141	JACKSON	WASHINGTON	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
005	5	N/A	05/20/2014	05/20/2034	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$9,165

Section 3 – Revenue	Amount
Tax increment	\$99,322
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$99,322

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,638
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Kerry Inc.	\$69,579
Developer name Washington County	\$23,855
Transfer to other funds	
Other expenditures	
Total Expenditures	\$95,222

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$13,265
Future costs	\$1,155,839
Future revenue	\$1,188,012
Surplus or deficit	\$45,438

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	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$9,453,900	\$0	\$0	\$9,453,900
007	\$0	\$0	\$0	\$0
Total	\$9,453,900	\$0	\$0	\$9,453,900

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	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$35,788	\$0.35788

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	005
Submission date	06-28-2024 02:28 PM
Confirmation	TIDAR20231801O1717793521522
Submission type	ORIGINAL

August 27, 2024

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 6



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment 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 Increment District No. 6 (“District”) was created on November 14, 2017 as an Industrial District.

The TID has an expenditure period that ends on November 14, 2033 and has a mandatory termination date of November 14, 2038.

Background Data:	Base Value	\$474,900
	Incremental Value (as of January 1, 2024)	\$23,942,800
	Year End Fund Balance (2023)	\$202,900
	Projected Closure (based on current cash flow*)	2039

* The projected closure year identified is based on current cash flow projections.

Notes: The Village has an existing development agreement that requires for annual increment generated in TID #6 to be allocated to meet the existing annual payments. If the increment were to fall short of the required payments, the Developer would be required to make shortfall payments.

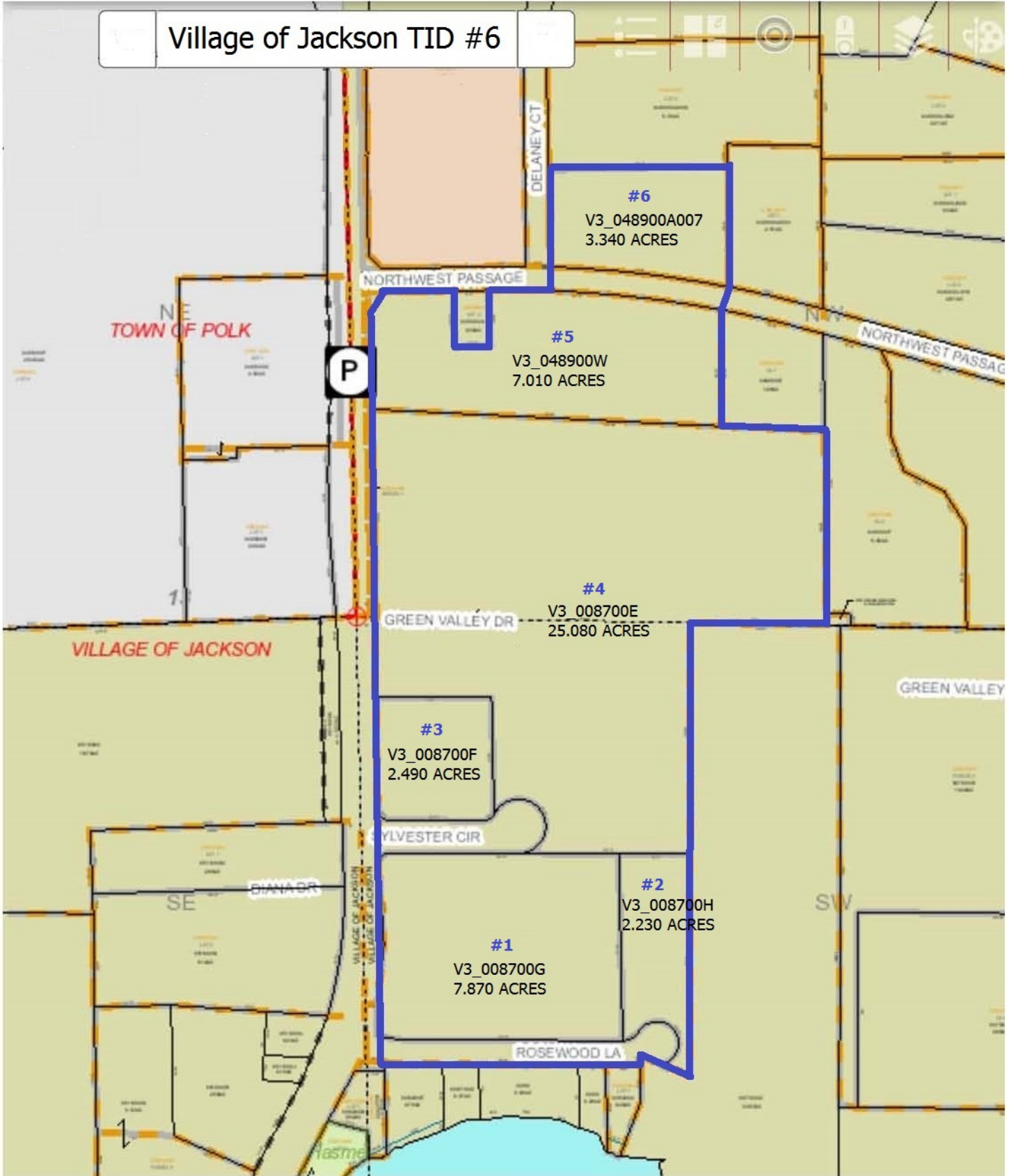
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)



Washington County Wisconsin



Village of Jackson, Wisconsin

Tax Increment District # 6

Development Assumptions

Construction Year		Actual	Industrial Development ¹	Annual Total	Construction Year	
1	2018	1,800,300		1,800,300	2018	1
2	2019	1,245,100		1,245,100	2019	2
3	2020	5,582,100		5,582,100	2020	3
4	2021	5,512,500		5,512,500	2021	4
5	2022	11,472,000		11,472,000	2022	5
6	2023	(1,669,200)		(1,669,200)	2023	6
7	2024		12,000,000	12,000,000	2024	7
8	2025			0	2025	8
9	2026			0	2026	9
10	2027			0	2027	10
11	2028			0	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
Totals		23,942,800	12,000,000	35,942,800		

Notes:

¹Assumptions provided by developer. One more lot with undetermined projected value at this time.

Village of Jackson, Wisconsin

Tax Increment District # 6

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	448,300
District Creation Date	November 14, 2017	Appreciation Factor	2.75%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$17.93
Max Life (Years)	20	Rate Adjustment Factor (1 Yr)	0.00%
Expenditure Period/Termination	15 11/14/2032		
Revenue Periods/Final Year	20 2039		
Extension Eligibility/Years	Yes 3		
Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2018	1,800,300	2019	0	1,800,300	2020	\$18.24	32,846
2	2019	1,245,100	2020	0	3,045,400	2021	\$17.93	54,613
3	2020	5,582,100	2021	0	8,627,500	2022	\$17.51	151,024
4	2021	5,512,500	2022	0	14,140,000	2023	\$14.39	203,541
5	2022	11,472,000	2023	0	25,612,000	2024	\$12.84	328,758
6	2023	-1,669,200	2024	0	23,942,800	2025	\$12.84	307,332
7	2024	12,000,000	2025	658,427	36,601,227	2026	\$12.84	469,817
8	2025	0	2026	1,006,534	37,607,761	2027	\$12.84	482,737
9	2026	0	2027	1,034,213	38,641,974	2028	\$12.84	496,013
10	2027	0	2028	1,062,654	39,704,628	2029	\$12.84	509,653
11	2028	0	2029	1,091,877	40,796,506	2030	\$12.84	523,668
12	2029	0	2030	1,121,904	41,918,410	2031	\$12.84	538,069
13	2030	0	2031	1,152,756	43,071,166	2032	\$12.84	552,866
14	2031	0	2032	1,184,457	44,255,623	2033	\$12.84	568,070
15	2032	0	2033	1,217,030	45,472,653	2034	\$12.84	583,692
16	2033	0	2034	1,250,498	46,723,151	2035	\$12.84	599,743
17	2034	0	2035	1,284,887	48,008,037	2036	\$12.84	616,236
18	2035	0	2036	1,320,221	49,328,258	2037	\$12.84	633,183
19	2036	0	2037	1,356,527	50,684,785	2038	\$12.84	650,595
20	2037	0	2038	1,393,832	52,078,617	2039	\$12.84	668,487
Totals		35,942,800		16,135,817		Future Value of Increment		8,970,946

Notes:

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

Village of Jackson, Wisconsin

Tax Increment District # 6

Cash Flow Projection

Year	Projected Revenues						Expenditures										Balances			Year				
	Tax Increments	Interest Earnings/ (Cost)	Proceeds/Premium from Long Term Debt	Special Assessments	Computer Aid	Total Revenues	G.O. Bonds, Series 2019A (NONBQ) 1,235,000		Taxable G.O. Notes, Series 2019B 1,020,000		Taxable G.O. Bonds, Series 2023A 1,465,000		Capital Outlay	Fiscal Charges	Professional Services	Transfer Out	Overperformance Payments	OP Pmts as a % of Inc. less Debt	Admin./DOR Fees + 2%		Total Expenditures	Annual	Cumulative	Principal Outstanding
							Dated Date: Princ 6/1	06/27/19 Interest	Dated Date: Princ 6/1	06/27/19 Interest	Dated Date: Princ 6/1	02/01/23 Interest												
2019			2,297,668	74,486		2,372,154		15,849		12,549			1,976,360	63,047		160,418			39,627	2,267,850	104,304	89,804	2,255,000	2019
2020	32,846	12,002		55,820		100,668	0	37,050	0	29,335			38,355		19,627			150	124,517	(23,849)	65,955	2,255,000	2020	
2021	54,613	2,499		27,036		84,148	0	37,050	50,000	28,585			99,009		5,925				220,569	(136,421)	(70,466)	2,205,000	2021	
2022	151,028	502		1,434		152,964	0	37,050	50,000	27,085								1,962	116,097	36,867	(33,599)	6,134,256	2022	
2023	203,541	32,420	1,465,000	1,434		1,702,395	20,000	36,750	100,000	24,835	0	56,979	493,802					1,787	1,465,896	236,499	202,900	6,747,513	2023	
2024	328,758	2,029				330,787	20,000	36,150	120,000	21,535	25,000	67,850	239,455					1,823	531,813	(201,025)	1,875	6,582,513	2024	
2025	307,332	19				307,351	20,000	35,550	145,000	17,560	25,000	66,800					0%	1,859	311,769	(4,418)	(2,543)	6,392,513	2025	
2026	469,817	0				469,817	20,000	34,950	165,000	12,910	25,000	65,750					80%	1,896	442,472	27,345	24,802	6,065,547	2026	
2027	482,737	248				482,985	20,000	34,350	190,000	7,918	25,000	64,700					80%	1,934	456,716	26,269	51,071	5,717,733	2027	
2028	496,013	511				496,523	20,000	33,750	200,000	2,700	25,000	63,650					80%	1,973	468,212	28,312	79,383	5,351,594	2028	
2029	509,653	794				510,447	100,000	31,950			100,000	61,025					80%	2,012	468,965	41,482	120,864	4,977,617	2029	
2030	523,668	1,209				524,877	100,000	28,950			100,000	56,725					80%	2,053	479,089	45,788	166,652	4,586,255	2030	
2031	538,069	1,667				539,736	100,000	25,950			110,000	52,105					80%	2,094	491,493	48,242	214,895	4,174,910	2031	
2032	552,866	2,149				555,015	100,000	22,950			120,000	47,045					80%	2,136	504,147	50,868	265,763	3,742,894	2032	
2033	568,070	2,658				570,728	100,000	19,950			120,000	41,585					80%	2,178	515,067	55,660	321,423	3,291,540	2033	
2034	583,692	3,214				586,906	100,000	16,950			120,000	35,945					95%	2,222	573,428	13,479	334,902	2,773,229	2034	
2035	599,743	3,349				603,093	100,000	13,950			125,000	30,188					95%	2,266	588,661	14,431	349,333	2,230,972	2035	
2036	616,236	3,493				619,730	100,000	10,950			125,000	24,125					95%	2,312	604,059	15,671	365,004	1,664,300	2036	
2037	633,183	3,650				636,833	100,000	7,950			125,000	17,875					95%	2,358	619,891	16,942	381,947	1,072,592	2037	
2038	650,595	3,819				654,415	105,000	4,875			145,000	11,125					95%	17,405	652,399	2,016	383,962	453,598	2038	
2039	668,487	3,840				672,326	110,000	1,650			150,000	3,750					48%		458,998	213,328	597,291	(0)	2039	
Total	8,970,950	80,071		0	0	12,973,898	1,235,000	524,574	1,020,000	185,011	1,465,000	767,222	2,846,981	63,047	25,552	0		90,047	12,362,109				Total	

Notes:

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 66141	Municipality JACKSON	County WASHINGTON	Due date 07/01/2024	Report type ORIGINAL	
TID number 006	TID type 6	TID name N/A	Creation date 11/14/2017	Mandatory termination date 11/14/2038	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$103,891

Section 3 – Revenue	Amount
Tax increment	\$203,541
Investment income	\$32,420
Debt proceeds	\$1,465,000
Special assessments	\$1,434
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,702,395

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,637
Interest and fiscal charges	\$57,542
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Delany Group	\$201,720
Developer name Design 2 Construct	\$1,204,847
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,465,896

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$340,390
Future costs	\$6,976,271
Future revenue	\$7,813,733
Surplus or deficit	\$1,177,852

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	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$9,453,900	\$0	\$0	\$9,453,900
007	\$0	\$0	\$0	\$0
Total	\$9,453,900	\$0	\$0	\$9,453,900

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	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$35,788	\$0.35788

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	006
Submission date	06-28-2024 04:12 PM
Confirmation	TIDAR20231801O1717795449356
Submission type	ORIGINAL

August 27, 2024

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Jackson, WI

Tax Increment District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Brian Roemer
Senior Municipal Advisor
Ariana Schmidt
Financial Specialist

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Jackson, Wisconsin Tax Increment District No. 7

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 Increment District No. 7 (“District”) was created on June 11, 2019 as a Mixed-Use District. TID #7’s Project Plan and Boundary were amended on July 12, 2022, it was the first allowable boundary amendment.

The TID has an expenditure period that ends on June 11, 2034 and has a mandatory termination date of June 11, 2039.

Background Data:	Base Value	\$8,854,300
	Incremental Value (as of January 1, 2024)	\$2,554,000
	Year End Fund Balance (2023)	\$(589,476)
	Projected Closure (based on current cash flow*)	2036

*The projected closure year identified is based on current cash flow projections. There are many developments ongoing in the district that based on valuations will significantly impact the cash flow of the District.

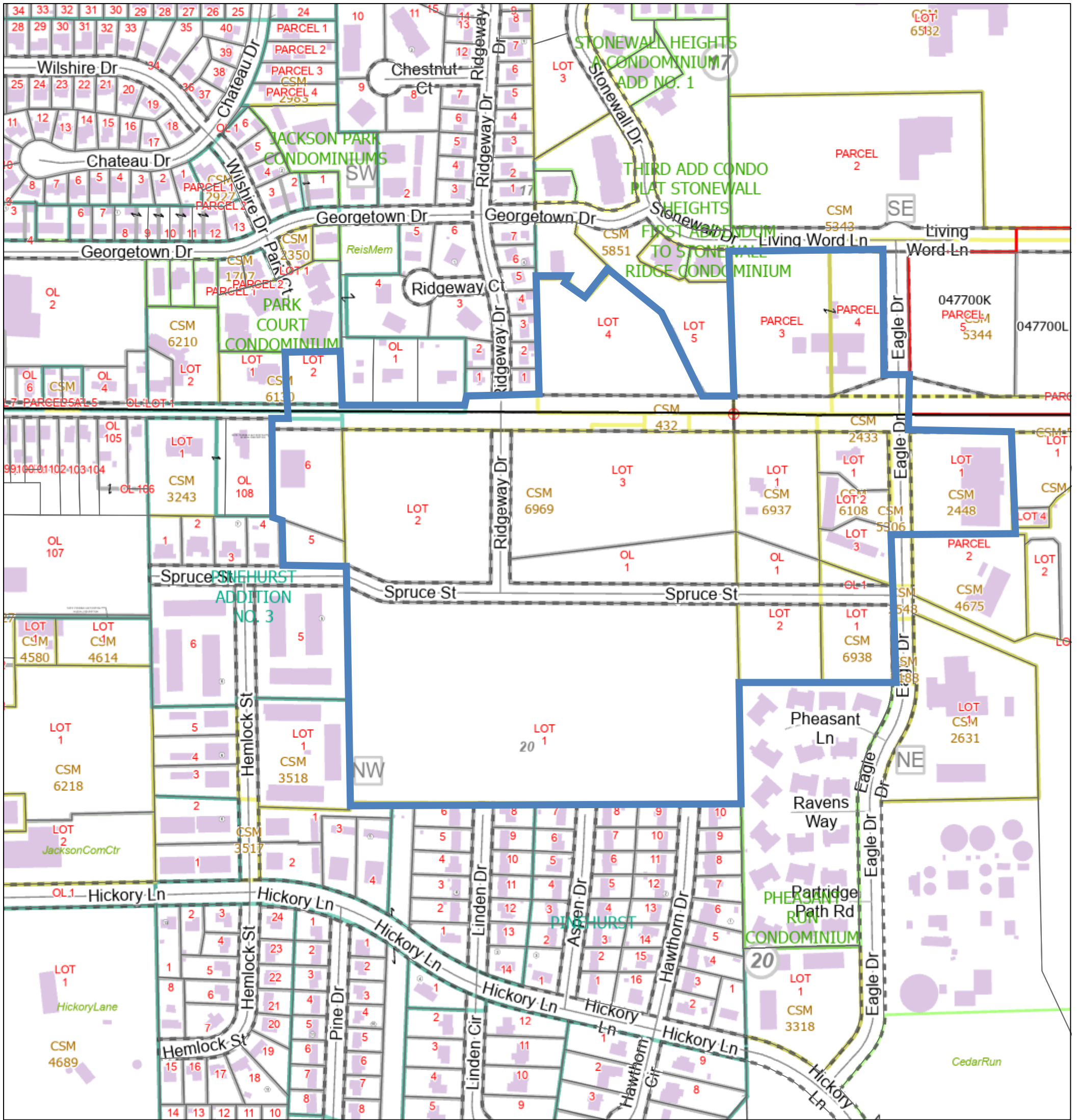
Notes: Tax Increment District No. 7 was created as a catalyst for commercial and residential development on the eastern edge of the Village. In 2022 a development agreement was finalized that would deliver condo and commercial development on the north side of SH 60 within TID #7.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

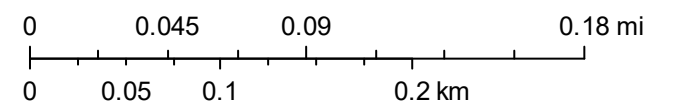
Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

TID #7



1:3,954



Village of Jackson, Wisconsin

Tax Increment District # 7

Development Assumptions

Construction Year		Actual	Single-family Residential ¹	Single-family Residential ²	TownHomes ²	Outlots 6 ³	Outlot 8 ³	Commercial ⁴	Annual Total	Construction Year	
1	2019	953,900							953,900	2019	1
2	2020	(1,720,300)							(1,720,300)	2020	2
3	2021	1,098,600							1,098,600	2021	3
4	2022	3,915,900							3,915,900	2022	4
5	2023	699,800							699,800	2023	5
6	2024		1,575,000	2,853,000	1,776,000		1,940,000	1,300,000	9,444,000	2024	6
7	2025		5,040,000	3,487,000	1,196,000		4,550,000		14,273,000	2025	7
8	2026		1,260,000				2,600,000	1,000,000	4,860,000	2026	8
9	2027					656,000			656,000	2027	9
10	2028					2,648,000		1,000,000	3,648,000	2028	10
11	2029					2,672,000			2,672,000	2029	11
12	2030					1,348,000		1,000,000	2,348,000	2030	12
13	2031								0	2031	13
14	2032								0	2032	14
15	2033								0	2033	15
Totals		4,947,900	7,875,000	6,340,000	2,972,000	7,324,000	9,090,000	4,300,000	42,848,900		

Notes:

¹ Based on ongoing potential developments - Harbor.

² Based on ongoing potential developments - Hillcrest.

³ Based on projected development dated 6-17-24 from Hillcrest.

⁴ The 2024 Development is know the remaining 3 sites are a estimate.

Village of Jackson, Wisconsin

Tax Increment District # 7

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	8,854,300
District Creation Date	June 11, 2019	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2019	Base Tax Rate	\$17.51
Max Life (Years)	20	Rate Adjustment Factor	
Expenditure Period/Termination	15 6/11/2034	Tax Exempt Discount Rate	
Revenue Periods/Final Year	20 2040	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		
		Added Base 9/2022 Amendment	3,221,100

Construction Year	Value Added	Base Value Redermination	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2019	953,900		2020	0	953,900	2021	\$17.93	17,106
2 2020	-1,720,300		2021	0	-766,400	2022	\$17.51	0
3 2021	1,098,600		2022	0	332,200	2023	\$14.39	4,782
4 2022	3,915,900		2023	0	1,027,000	2024	\$12.84	13,183
5 2023	699,800	827,200	2024	0	2,554,000	2025	\$12.84	32,783
6 2024	9,444,000		2025	0	11,998,000	2026	\$12.84	154,008
7 2025	14,273,000		2026	0	26,271,000	2027	\$12.84	337,217
8 2026	4,860,000		2027	0	31,131,000	2028	\$12.84	399,601
9 2027	656,000		2028	0	31,787,000	2029	\$12.84	408,021
10 2028	3,648,000		2029	0	35,435,000	2030	\$12.84	454,847
11 2029	2,672,000		2030	0	38,107,000	2031	\$12.84	489,145
12 2030	2,348,000		2031	0	40,455,000	2032	\$12.84	519,284
13 2031	0		2032	0	40,455,000	2033	\$12.84	519,284
14 2032	0		2033	0	40,455,000	2034	\$12.84	519,284
15 2033	0		2034	0	40,455,000	2035	\$12.84	519,284
16 2034	0		2035	0	40,455,000	2036	\$12.84	519,284
17 2035	0		2036	0	40,455,000	2037	\$12.84	519,284
18 2036	0		2037	0	40,455,000	2038	\$12.84	519,284
19 2037	0		2038	0	40,455,000	2039	\$12.84	519,284
20 2038	0		2039	0	40,455,000	2040	\$12.84	519,284
Totals	42,848,900			0			Future Value of Increment	6,984,253

Notes:

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

Village of Jackson, Wisconsin

Tax Increment District # 7

Cash Flow Projection

Year	Projected Revenues							Expenditures										Balances				Year			
	Tax Increments	Interest Earnings	Affordable Housing - TID 4	Land Sale Revenue SF	Misc. Proceeds	Debt Proceeds	Total Revenues	Actual Debt Service		G.O. Bonds, Series 2019D (TID#7) 2,032,000		Proposed G.O. Bonds 1,285,000			Total Expenditures	Total Expenditures	Balances								
								Principal	Interest	Dated Date: 06/27/19	Principal	Interest	Dated Date: 03/01/25	Principal			Est. Rate	Interest	Capital Expenditures	Professional Services	Street Lights/Final Pavement		Commercial Incentive	Admin. + 2%	Annual
2019					2,500	2,085,838	2,088,338		36,329					118,642						154,971	1,933,367		1,933,367	2,032,000	2019
2020		14,123			2,000		16,123	32,000	46,365					1,423,984					87,205	1,589,554	(1,573,431)	(12,859)	347,077	2,000,000	2020
2021	17,105				2,500		19,605	32,000	49,509					235,662					37,380	354,551	(334,946)		12,131	1,968,000	2021
2022	0				2,500		2,500	32,000	48,549					162,118					48,025	290,692	(288,192)		(276,061)	1,936,000	2022
2023	4,780	0		499,890	1,660,661		2,165,331	72,000	46,989					2,168,450	139,573				51,734	2,478,746	(313,415)		(589,476)	3,221,000	2023
2024	13,183	0		613,000			626,183			81,600	44,835								52,769	287,749	338,433		(251,043)	3,139,400	2024
2025	32,783	0	766,339				799,122			86,400	42,165	0	4.50%	28,913			150,000	108,546	53,824	469,848	329,275		78,232	3,053,000	2025
2026	154,008	3,520					157,528			91,200	39,501	0	4.50%	57,825				108,546	54,901	351,973	(194,445)		(116,213)	2,961,800	2026
2027	337,217	0					337,217			96,000	36,693	45,000	4.50%	56,813				108,546	55,999	399,050	(61,833)		(178,046)	2,820,800	2027
2028	399,601	0					399,601			100,800	33,741	45,000	4.50%	54,788				108,546	57,119	399,993	(392)		(178,438)	2,675,000	2028
2029	408,021	0					408,021			105,600	30,645	105,000	4.50%	51,413					58,261	350,918	57,103		(121,335)	2,464,400	2029
2030	454,847	0					454,847			121,600	27,845	105,000	4.50%	46,688					59,426	360,559	94,289		(27,047)	2,237,800	2030
2031	489,145	0					489,145			123,200	25,366	105,000	4.50%	41,963					60,615	356,143	133,002		105,956	2,009,600	2031
2032	519,284	4,768					524,052			124,800	22,793	110,000	4.50%	37,125					61,827	356,545	167,508		273,463	1,774,800	2032
2033	519,284	12,306					531,590			126,400	20,124	110,000	4.50%	32,175					63,063	351,762	179,828		453,291	1,538,400	2033
2034	519,284	20,398					539,683			128,000	17,357	110,000	4.50%	27,225					64,325	346,907	192,776		646,067	1,300,400	2034
2035	519,284	29,073					548,357			131,200	14,473	110,000	4.50%	22,275					65,611	343,559	204,798		850,865	1,059,200	2035
2036	519,284	38,289					557,573			134,400	11,451	110,000	4.50%	17,325					66,923	340,099	217,474		1,068,339	814,800	2036
2037	519,284	48,075					567,360			137,600	8,289	110,000	4.50%	12,375					68,262	336,526	230,834		1,299,173	567,200	2037
2038	519,284	58,463					577,747			140,800	4,982	110,000	4.50%	7,425					69,627	332,834	244,913		1,544,086	316,400	2038
2039	519,284	69,484					588,768			134,400	1,646	110,000	4.50%	2,475					71,020	319,541	269,228		1,813,313	72,000	2039
2040	519,284	81,599					600,884												72,440	72,440	528,443		2,341,757	72,000	2040
Total	6,984,250	380,098	766,339	1,112,890	1,670,161	2,085,838	12,999,576	168,000	227,741	1,864,000	381,906	1,285,000		496,800	4,108,856		150,000	542,730	1,280,355	10,644,960				Total	

Notes:

Projected TID Closure

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 66141	Municipality JACKSON	County WASHINGTON	Due date 07/01/2024	Report type ORIGINAL	
TID number 007	TID type 6	TID name N/A	Creation date 06/11/2019	Mandatory termination date 06/11/2039	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-24,548

Section 3 – Revenue	Amount
Tax increment	\$4,780
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$500,000
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Washington County NGH prepaid services	\$1,660,348
Source Land Rental	\$313
Source Proceeds from sale of capital assets	\$49,990
Total Revenue (deposits)	\$2,215,431

Section 4 – Expenditures	Amount
Capital expenditures	\$2,168,450
Administration	\$51,584
Professional services	\$139,573
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund Transfer Debt Service Payments	\$118,989
Other expenditures	
Total Expenditures	\$2,478,746

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-287,863
Future costs	\$5,569,752
Future revenue	\$8,296,932
Surplus or deficit	\$2,439,317

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	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$9,453,900	\$0	\$0	\$9,453,900
007	\$0	\$0	\$0	\$0
Total	\$9,453,900	\$0	\$0	\$9,453,900

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	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
005	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
006	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788
007	\$0	\$1,069,281,100	0.00	\$4,066,823	\$0
Total	\$9,453,900	\$1,069,281,100	0.88	\$4,066,823	\$35,788

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$35,788	\$0.35788

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Darlene Smith	Preparer title Treasurer
Preparer email darlene.smith@villageofjacksonwi.gov	Preparer phone (262) 677-9001
Contact name Darlene Smith	Contact title Treasurer
Contact email darlene.smith@villageofjacksonwi.gov	Contact phone (262) 677-9001

Submission Information	
Co-muni code	66141
TID number	007
Submission date	06-28-2024 04:33 PM
Confirmation	TIDAR20231801O1719610413373
Submission type	ORIGINAL

RESOLUTION #24-20

JOINT REVIEW BOARD RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORT AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT FOR THE VILLAGE OF JACKSON

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires 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 Village has filed an annual report with the Wisconsin Department of Revenue for the following districts:

- Tax Incremental District No. 4
- Tax Incremental District No. 5
- Tax Incremental District No. 6
- Tax Incremental District No. 7; and

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

WHEREAS, the JRB met on August 27, 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 Village 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.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Attest: _____
JRB Chairperson

Jackie Schuh – Village Clerk

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

Village Official

Date