

CITY OF STEVENS POINT

JOINT REVIEW BOARD AGENDA TAX INCREMENTAL DISTRICT (TID) NUMBERS 5-9 ANNUAL TID UPDATE MEETING

Thursday, August 15, 2019 –8:00 A.M.

City Conference Room – 1515 Strongs Avenue

[A quorum of the City Council may attend this meeting]

Discussion and Possible Action on:

1. Call to Order
2. Review Annual Reports for Tax Incremental District Numbers 5-9.
3. Review Development Agreements for Tax Incremental District Numbers 5-9.
4. Adjournment

Any person who has special needs while attending this meeting or needs agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 A.M. to 4:00 P.M.

August 15, 2019

City of Stevens Point

TIF District Financial Summary

Financial Information (Year End 2018)

District	FY 2018 Starting Balance	2018 Increment Received	Other Revenues	Expenditures	FY 2018 Ending Balance
5 (North)	408,623	516,898	2,471,317	3,133,963	262,875
6 (Downtown)	-2,255,634	99,615	1,015,807	5,157,821*	-6,298,033**
7 (AIG Travelguard)	161,799	479,150	9,679	617,897	32,731
8 (Spectra Print)	-767,049	76,821	14,195	21,091	-697,124
9 (East Park C.C.)	2,315,271	1,213,474	1,244,433	4,157,377	615,801

*TID 6-Expenditures: A bond refinancing inflated this number

**TID 6 Surplus/Deficit: The proceeds from the bond refinancing were held in the TID 6 fund at year-end, making the ending balance appear much better than it otherwise would be.

Valuation Information (By Payable/Budget Year)

District	Base Value	2018 Value	2019 Value	Change in Value '18 to '19	2020 Value	Change in Value '19 to '20
5 (North)	37,940,700	60,811,200	63,590,300	2,779,100	120,333,300	56,743,000
6 (Downtown)	46,305,600	50,713,100	55,945,600	5,232,500	58,199,700	2,254,100
7 (AIG Travelguard)	10,913,900	32,114,200	41,058,200	8,944,000	40,155,100	-903,100
8 (Spectra Print)	19,785,300	23,184,300	23,153,900	-30,400	28,487,000	5,333,100
9 (East Park C.C.)	58,229,400	111,920,400	134,756,200	22,835,800	159,537,400	24,781,200
Total	173,174,900	278,743,200	318,504,200	39,761,000	406,712,500	88,208,300

Increment Information (By Payable/Budget Year)

District	2018 Increment Value	2018 Increment Collected	2019 Increment Value	2019 Increment Collected	Change in Increment Collected	2020 Increment Value
5 (North)	22,870,500	516,898	25,649,600	605,333	88,435	82,392,600
6 (Downtown)	4,407,500	99,615	9,640,000	227,504	127,889	11,894,100
7 (AIG Travelguard)	21,200,300	479,150	30,144,300	711,408	232,258	29,241,200
8 (Spectra Print)	3,399,000	76,821	3,368,600	79,499	2,678	8,701,700
9 (East Park C.C.)	53,691,000	1,213,474	76,526,800	1,806,040	592,566	101,308,000
Total	105,568,300	2,385,958	145,329,300	3,429,784	1,043,826	233,537,600

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07-01-2019	Report type ORIGINAL
TID number 005	TID type 2	TID name Northside	Creation date 05-16-2005	Mandatory termination date 05-16-2032	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$408,623

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$516,898
Investment income	\$1,104
Debt proceeds	\$2,460,879
Special assessments	
Exempt computer aid	\$9,334
Sale of property	
Total Revenue (deposits)	\$2,988,215

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
CMJM Properties LLC	\$38,793
Northpoint Center LLC	\$39,276
Subtotal developer grant amount	\$78,069
Does this TID allocate funds to another TID?	Yes
Allocation to another TID	Allocation amount
006	\$731,000
Subtotal allocation to another TID	\$731,000
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$2,261,831
Administration	
Professional services	\$20,337
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$42,576
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Total Expenditures	\$3,133,963

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$262,875
Future costs	\$13,073,483
Future revenue	\$12,810,608
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
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Preparer name Corey Ladick	Preparer title Comptroller-Treasurer
Preparer email cladick@stevenspoint.com	Preparer phone (715) 346-1574
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Submission Information	
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You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	49281
TID number	005
Recording time	06-30-2019 07:45 PM
Confirmation	TIDAR201849281O1558728022366
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 49281	Municipality STEVENS POINT	County PORTAGE	Due date 07-01-2019	Report type ORIGINAL	
TID number 006	TID type 3	TID name Downtown	Creation date 05-15-2006	Mandatory termination date 05-15-2033	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	-\$2,255,634

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
005	\$731,000
007	\$145,000
Subtotal allocation from another TID amount	\$876,000
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Trfr-Debt Serv Fund-Corrct Proceed Allocation	\$666
Subtotal transfer from other fund amount	\$666
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Lease Payment-Great Lakes Building	\$70,224
Subtotal other revenue source amount	\$70,224
Tax increment	\$99,615
Investment income	\$9,254
Debt proceeds	
Special assessments	
Exempt computer aid	\$59,663
Sale of property	
Total Revenue (deposits)	\$1,115,422

Section 3. Expenditures	
Developer grant name	Developer grant amount
Brimark Builders	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Principal on Lease Obligation	\$10,000
Subtotal other expenditures amount	\$10,000
Capital expenditures	\$369,012
Administration	
Professional services	\$13,933
Interest and fiscal charges	\$190,648
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$4,574,078
Environmental costs	
Real property assembly costs	
Total Expenditures	\$5,157,821

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-6,298,033
Future costs	\$9,815,358
Future revenue	\$16,113,391
Surplus or deficit	\$0

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Submission Information	
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You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	49281
TID number	006
Recording time	06-30-2019 07:55 PM
Confirmation	TIDAR201849281O1561736830332
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07-01-2019	Report type ORIGINAL
TID number 007	TID type 6	TID name AIG Travelguard	Creation date 05-01-2008	Mandatory termination date 05-01-2028	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$161,799

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$479,150
Investment income	\$58
Debt proceeds	
Special assessments	
Exempt computer aid	\$9,621
Sale of property	
Total Revenue (deposits)	\$488,829

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Section 3. Expenditures	
Developer grant name	Developer grant amount
American International Realty Corp	\$141,835
Subtotal developer grant amount	\$141,835
Does this TID allocate funds to another TID?	Yes
Allocation to another TID	Allocation amount
006	\$145,000
Subtotal allocation to another TID	\$145,000
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	
Administration	
Professional services	\$1,437
Interest and fiscal charges	\$54,475
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$275,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$617,897

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$32,731
Future costs	\$8,703,437
Future revenue	\$8,670,706
Surplus or deficit	\$0

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Submission Information	
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You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	49281
TID number	007
Recording time	06-30-2019 08:04 PM
Confirmation	TIDAR201849281O1561739188741
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07-01-2019	Report type ORIGINAL
TID number 008	TID type 6	TID name Spectra Country Club Dr	Creation date 05-17-2010	Mandatory termination date 05-17-2030	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-767,049

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$76,821
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	\$14,195
Sale of property	
Total Revenue (deposits)	\$91,016

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Section 3. Expenditures	
Developer grant name	Developer grant amount
KI Mobility	\$6,416
Subtotal developer grant amount	\$6,416
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	
Administration	
Professional services	\$1,435
Interest and fiscal charges	\$13,090
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Total Expenditures	\$21,091

Section 4. Ending Balance	
TID fund balance at end of fiscal year	-\$697,124
Future costs	\$28,367,584
Future revenue	\$29,064,708
Surplus or deficit	\$0

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Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	49281
TID number	008
Recording time	06-30-2019 08:10 PM
Confirmation	TIDAR201849281O1561739829309
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07-01-2019	Report type ORIGINAL
TID number 009	TID type 5	TID name East Park Commerce Center	Creation date 05-20-2013	Mandatory termination date 05-20-2033	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$2,315,271

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$1,213,474
Investment income	
Debt proceeds	\$1,200,000
Special assessments	
Exempt computer aid	\$5,378
Sale of property	\$39,055
Total Revenue (deposits)	\$2,457,907

Section 3. Expenditures	
Developer grant name	Developer grant amount
Skyward	\$690,912
Service Cold Storage	\$332,622
Subtotal developer grant amount	\$1,023,534
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$2,833,937
Administration	
Professional services	\$1,436
Interest and fiscal charges	\$48,320
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$5,000
Principal on long-term debt	\$245,000
Environmental costs	
Real property assembly costs	
Total Expenditures	\$4,157,377

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$615,801
Future costs	\$118,471,264
Future revenue	\$117,855,463
Surplus or deficit	\$0

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Co-muni code	49281
TID number	009
Recording time	06-30-2019 08:19 PM
Confirmation	TIDAR201849281O1561745888107
Submission type	ORIGINAL