

It is expected that a quorum of the Joint Review Board, Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting. (No official action of any of those bodies will be taken).

JOINT MEETING OF
THE CITY OF MENASHA
JOINT REVIEW BOARD - CALUMET COUNTY
and
JOINT REVIEW BOARD - WINNEBAGO COUNTY

Menasha City Center, Room 133
100 Main Street, Menasha

Tuesday, August 21, 2018
2:00 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

1. Calumet County Joint Review Board, Appleton School District
2. Calumet County Joint Review Board, Menasha School District
3. Winnebago County Joint Review Board

C. MINUTES TO APPROVE

1. Minutes of September 28, 2017 – Calumet County Joint Review Board, Appleton School District
2. Minutes of September 28, 2017 – Calumet County Joint Review Board, Menasha School District
3. Minutes of September 28, 2017 – Winnebago County Joint Review Board

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

E. ACTION/DISCUSSION ITEMS

1. Tax Increment Districts 2017 Annual Report Accept and Place on File-Calumet County Joint Review Board, Appleton School District
2. Tax Increment Districts 2017 Annual Report Accept and Place on File-Calumet County Joint Review Board, Menasha School District
3. Tax Increment Districts 2017 Annual Report Accept and Place on File-Winnebago County Joint Review Board
4. Summary of Upcoming Proposals

F. ADJOURNMENT

1. Calumet County Joint Review Board, Appleton School District
2. Calumet County Joint Review Board, Menasha School District
3. Winnebago County Joint Review Board

**CITY OF MENASHA
JOINT MEETING OF
Winnebago County Joint Review Board
and
Calumet County Joint Review Board
City Hall – 100 Main Street, Room 133
September 28, 2017
DRAFT MINUTES**

A. CALL TO ORDER

The meeting was called to order at 2:04 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

MEMBERS PRESENT:

Calumet County Joint Review Board, Appleton School District: Mayor Merkes (City of Menasha), Amy Van Straten (Fox Valley Technical College), Don Hietpas (Appleton School District), Dan DeBonis (County Finance Director), and Jim Lueneberg (Public Member).

Calumet County Joint Review Board, Menasha School District: Mayor Merkes (City of Menasha), Brian Adesso (Menasha Joint School District), Amy Van Straten (Fox Valley Technical College), Dan DeBonis (County Finance Director), and Jim Lueneberg (Public Member).

Winnebago County Joint Review Board: Mayor Merkes (City of Menasha), Brian Adesso (Menasha Joint School District), Mark Harris (Winnebago County), and Amy Van Straten (Fox Valley Technical College).

MEMBERS EXCUSED: Scott Francis (Public Member – Winnebago County JRB).

OTHERS PRESENT: CDD Buck, PP Schroeder, ASD Jacobs, and FM Jennifer Sassman.

C. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

D. ACTION ITEMS

Due to overlapping members in the three Joint Review Boards, a combined Joint Review Board was organized.

CDD Buck and ASD Jacobs presented and reviewed the Tax Increment Districts 2016 Annual Report. They gave a summary and explanation of the cash flow projections for all of the City's 11 active TIDs. After compiling the report, staff is pleased with the current status of the TIDs.

General discussion ensued on the status and performance of the TIDs and what that means for each entity making up the three Joint Review Boards. Following the presentation, each Board voted separately to accept and place on file the 2016 Annual TIF Report.

1. **Tax Increment District 2016 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**
Motion by Don Hietpas, seconded by Dan DeBonis, to accept and place the Tax Increment District 2016 Annual Report on file. The motion carried.
2. **Tax Increment District 2016 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**
Motion by Brian Adesso, seconded by Dan DeBonis, to accept and place the Tax Increment District 2016 Annual Report on file. The motion carried.

3. **Tax Increment District 2016 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**

Motion by Mark Harris, seconded by Amy Van Straten, to accept and place the Tax Increment District 2016 Annual Report on file. The motion carried.

F. ADJOURNMENT

Motion by Don Hietpas, seconded by Dan DeBonis, to adjourn Calumet County Joint Review Board, Appleton School District at 2:44PM.

Motion by Brian Adesso, seconded by Dan DeBonis, to adjourn Calumet County Joint Review Board, Menasha School District at 2:44PM.

Motion by Mark Harris, seconded by Amy Van Straten, to adjourn Winnebago County Joint Review Board at 2:44 PM.

The motion carried.

Minutes respectfully submitted by PP Schroeder



CITY OF MENASHA

MENASHA, WISCONSIN

TAX INCREMENT DISTRICTS 2017 ANNUAL REPORT

For the year ending December 31, 2017

City of Menasha
Tax Increment Districts - 2017 Annual Report

Table of Contents

| | |
|---|----|
| Executive Summary..... | 1 |
| CITY OF MENASHA - TIF District 3 (Winnebago County)..... | 4 |
| CITY OF MENASHA - TIF District 4 (Winnebago County)..... | 6 |
| CITY OF MENASHA - TIF District 5 (Winnebago County)..... | 8 |
| CITY OF MENASHA - TIF District 6 (Winnebago County)..... | 10 |
| CITY OF MENASHA - TIF District 7 (Winnebago County)..... | 12 |
| CITY OF MENASHA - TIF District 8 (Winnebago County)..... | 14 |
| CITY OF MENASHA - TIF District 9 (Calumet County)..... | 16 |
| CITY OF MENASHA - TIF District 10 (Winnebago County)..... | 18 |
| CITY OF MENASHA - TIF District 11 (Winnebago County)..... | 20 |
| CITY OF MENASHA - TIF District 12 (Calumet County)..... | 22 |
| CITY OF MENASHA - TIF District 13 (Winnebago County)..... | 24 |

Executive Summary

2015 Wisconsin Act 257 requires that any political subdivision with tax incremental districts (TIDs) electronically file an annual report with all overlapping taxing jurisdictions and the Wisconsin Department of Revenue (DOR) through the DOR's website. The DOR online form (PE-300) is filed for each active TID. Additionally, a meeting of both the Winnebago County and Calumet County Joint Review Boards will be convened to review the performance and status of each of Menasha's TIDs within our two county jurisdictions.

This report covers the 2017 reporting year. To make the annual report a more useful and understandable document, the city has prepared a brief overview and map as well as a table of cash flow projections for each active TID within Menasha as of 2017. Below please find a brief summary of the Menasha TIDs within each county.

Menasha's 8 active TIDs within Winnebago County following the closure of TID 3

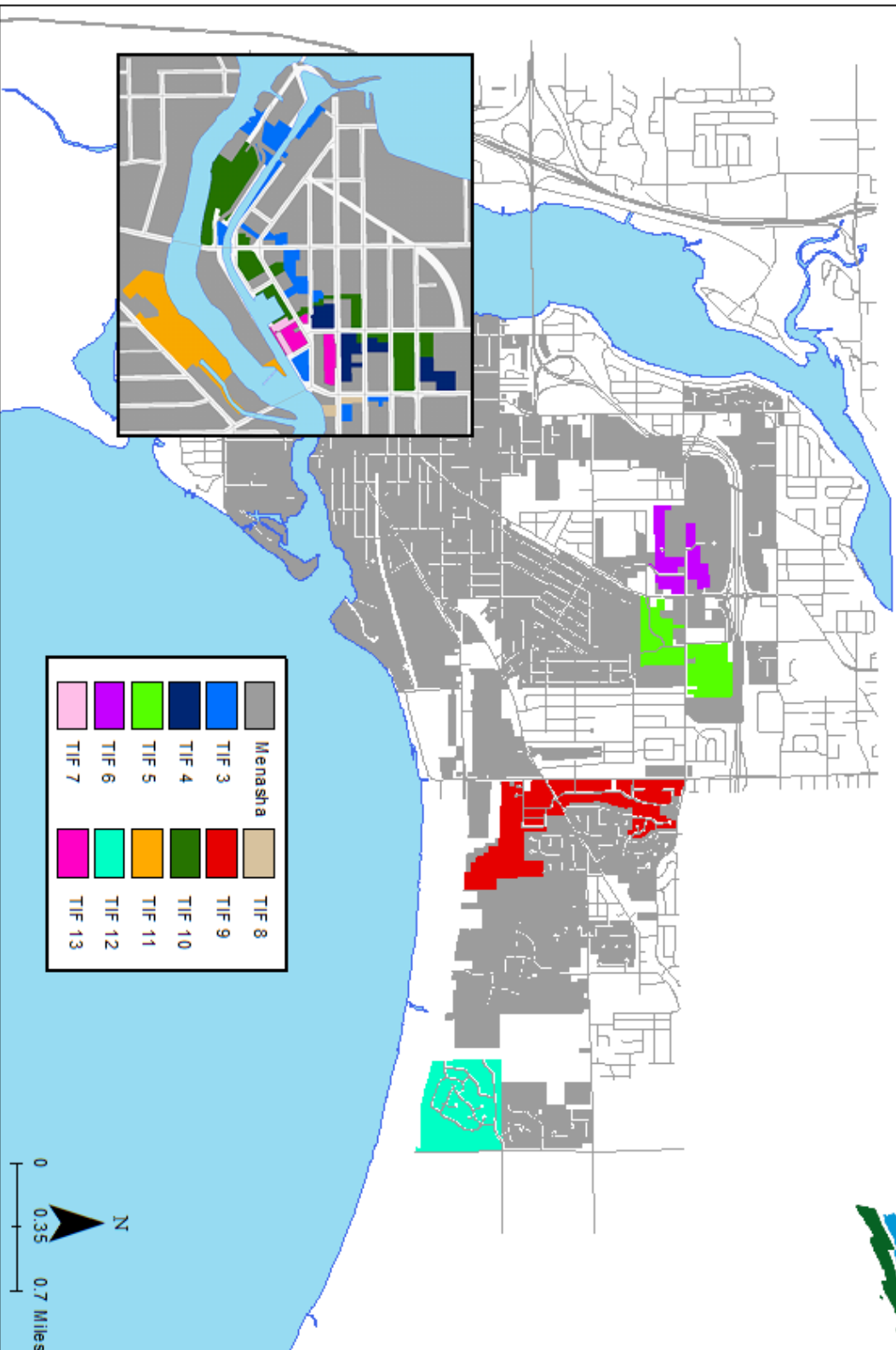
- **TID 3** was created in 1989 and has a statutory closing that was extended by one year to 2017. This TIF was officially closed by the Common Council through Resolution R-2-18 on January 2, 2018 with a small positive fund balance. Additional increment will be added to the 2019 budget year.
- **TID 4** was created in 1997 and has a statutory closing date of 2024. It is not performing as originally projected. Without additional increment being generated in the project area or shared from another TID, it is projected to close with a negative fund balance.
- **TID 5** was created in 1998 and has a statutory closing date of 2021. It has performed above expectations and has been able to cover project costs and act as a "donor" sharing excess increment with underperforming TIDs. Due to the success of this TIF, the City has been in discussion about the possibility of closing TID 5 prior to its statutory closing date and creating a program to help fund affordable housing within the community.
- **TID 6** was created in 1998 and has a statutory closing date of 2021. It has performed above expectations with projected fund balance exceeding liabilities prior to closing. TID 6 is an ideal candidate to be utilized as a "donor" TID, allowing excess increment to be shared with underperforming TIDs, such as TID 4 and/or TID 11. It is projected to close with a positive fund balance.
- **TID 7** was created in 2003 and has a statutory closing date of 2030. It has not performed as expected and has been assisted by excess increment from TID 5. It is now projected to close with a zero fund balance.
- **TID 8** was created in 2004 and has a statutory closing date of 2031. TID 8 has and is expected to be the recipient of excess increment from TID 5. With the disposition of 87 Racine Street and a new development on the horizon, this TID should in the future project to close with a positive fund balance.

- **TID 10** was created in 2006 and has a statutory closing date of 2033. It is a healthy TID with a projected positive fund balance to be utilized for various project plan activities. It is projected to close with a positive fund balance.
- **TID 11** was created in 2007 and has a statutory closing date of 2034. It is performing sufficiently as-is and should see significant increases in increment following development of the former Gilbert Paper property. It is projected to close with a positive or zero fund balance, with additional development taking place.
- **TID 13** was created in 2015 and has a statutory closing date of 2042. It is a “pay-as-you-go” TID and continues ongoing incentives included in the project plan. Full values have not yet been accounted within the 2016 annual report however 2018 marks the first year of full valuation, which is almost \$3 million higher than estimated. TID 13 is therefore a strong TID with a projected positive fund balance at closing.

Menasha’s 2 active TIDs within Calumet County

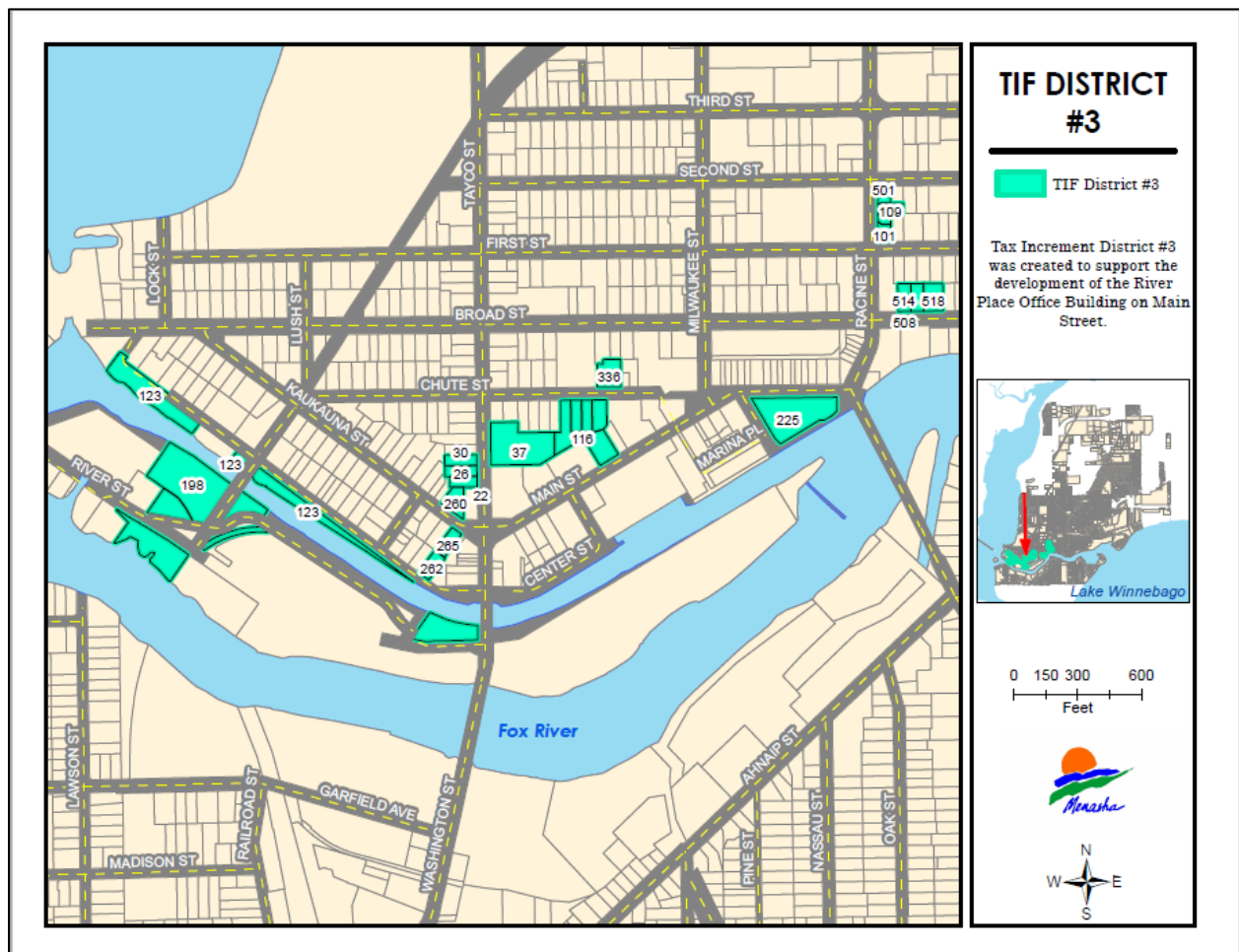
- **TID 9** was created in 2004 and has a statutory closing date of 2024. It is a well performing TID with a projected positive fund balance to be utilized for project plan activities. It is projected to close with a positive fund balance.
- **TID 12** was created in 2011 and has a statutory closing date of 2031. As residential lots are improved within Lake Park Villas and more importantly when commercial development activity takes place along Lake Park Road, the TID is anticipated to realize a positive fund balance at closing.

City of Menasha TIF District Map



CITY OF MENASHA - TIF District 3 (Winnebago County)

Tax Increment District No. 3 is a blighted area TID created in 1989 to support the redevelopment of public amenities and the development of the River Place Office Building on Main Street. In general, its project plan included: acquisition of property bounded by Main Street, Racine Street, Water Street and Mill Street; construction, reconstruction and rehabilitation of public rights of way and other public spaces; relocation of utilities related to public facility relocations; and contributions to development entities necessary to develop the 3-story office building and associated site improvements at the corner of Main Street and Racine Street. TID 3 was amended in 1997 and 2001 to allow sharing of its excess increment with TIDs 1 and 2, which have since closed. A third amendment in 2006 involved the relocation of River Street to allow industrial business expansion including the relocation of utilities and the reconstruction of the River Street/Tyco Street intersection. TID 3 has officially been closed through the adoption of Resolution R-2-18 by the Common Council on January 2, 2018.



TAX INCREMENTAL FINANCING DISTRICT #3 - Fund 208

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | TRANSFER TO TID #1 | TRANSFER FROM TID #5 | NEW BORROWING | END OF YEAR FUND BALANCE |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|-----------------------|-------------------------|------------------|--------------------------------|
| 1988/1989 | | | \$0 | \$0 | \$167,068 | \$0 | \$8,297 | | | | \$158,771 |
| 1989/1990 | | | \$0 | \$0 | \$46,404 | \$0 | \$1,196,605 | | | \$980,000 | (\$11,430) |
| 1990/1991 | | | \$0 | \$0 | \$4,848 | \$104,650 | \$1,901 | | | \$150,000 | \$36,867 |
| 1991/1992 | | | \$50,809 | \$0 | \$2,814 | \$88,028 | \$1,955 | | | | \$507 |
| 1992/1993 | | | \$169,085 | \$0 | \$2,829 | \$96,340 | \$48,635 | | | | \$27,446 |
| 1993/1994 | | | \$103,222 | \$0 | \$2,091 | \$104,816 | \$0 | | | | \$27,943 |
| 1994/1995 | | | \$121,176 | \$0 | \$3,490 | \$107,663 | \$0 | | | | \$44,946 |
| 1995/1996 | | | \$117,192 | \$0 | \$2,546 | \$110,183 | \$0 | | | | \$55,101 |
| 1996/1997 | | | \$124,308 | \$0 | \$2,881 | \$132,370 | \$795 | | | | \$49,125 |
| 1997/1998 | | | \$122,574 | \$0 | \$0 | \$122,575 | \$18,175 | | | | \$30,949 |
| 1998/1999 | | | \$123,769 | \$0 | \$0 | \$123,769 | \$0 | | | | \$30,949 |
| 1999/2000 | | | \$99,479 | \$60,958 | \$0 | \$124,418 | \$1,255 | | | \$0 | \$65,713 |
| 2000/2001 | | | \$102,051 | \$94,137 | \$0 | \$92,244 | \$0 | | | \$169,657 | \$169,657 |
| 2001/2002 | | | \$101,984 | \$104,170 | \$0 | \$116,787 | \$0 | | | \$259,024 | \$259,024 |
| 2002/2003 | | | \$104,012 | \$83,677 | \$0 | \$160,727 | \$0 | | | \$285,986 | \$285,986 |
| 2003/2004 | | | \$105,837 | \$76,551 | \$0 | \$240,415 | \$0 | | | | \$227,899 |
| 2004/2005 | | | \$106,555 | \$77,347 | \$0 | \$194,902 | \$101,038 | \$115,861 | | | \$0 |
| 2005/2006 | | | \$108,675 | \$162,690 | \$22,654 | \$393,600 | \$924,726 | | | \$1,005,000 | (\$19,307) |
| 2006/2007 | | | \$106,170 | \$297,315 | \$361,388 | \$282,450 | \$95,864 | | | | \$367,252 |
| 2007/2008 | | | \$102,841 | \$205,616 | \$9,691 | \$1,117,900 | \$14,855 | | | \$860,000 | \$412,645 |
| 2008/2009 | | | \$54,066 | \$251 | \$3,207 | \$235,079 | \$0 | | | | \$235,090 |
| 2009/2010 | | | \$56,879 | \$171 | \$1,297 | \$193,440 | \$150 | | | | \$99,847 |
| 2010/2011 | | | \$23,242 | \$1,866 | \$647 | \$162,065 | \$150 | | | | (\$36,613) |
| 2011/2012 | \$715,200 | \$27,198 | \$19,452 | \$4,968 | \$0 | \$156,690 | \$150 | | | | (\$169,033) |
| 2012/2013 | \$637,300 | \$27,877 | \$17,166 | \$3,365 | \$0 | \$166,315 | \$150 | | | | (\$314,367) |
| 2013/2014 | \$220,500 | \$28,207 | \$6,220 | \$3,258 | \$0 | \$168,450 | \$150 | | | | (\$473,489) |
| 2014/2015 | \$609,200 | \$28,056 | \$17,092 | \$4,027 | \$0 | \$169,060 | \$150 | | | | (\$621,580) |
| 2015/2016 | \$1,024,300 | \$27,976 | \$28,656 | \$3,080 | \$0 | | \$150 | | | | (\$29,823) |
| 2016/2017 | \$1,065,800 | \$27,897 | \$29,732 | \$16,671 | \$3,155 | \$0 | \$45,172 | | | | (\$25,437) |
| Total as of 2017 | | | \$2,123,444 | \$1,200,118 | \$637,010 | \$5,137,325 | \$2,460,323 | \$115,861 | \$732,500 | \$2,995,000 | |
| 2017/2018 | \$917,200 | \$27,733 | \$25,437 | | | | | | | | \$0 |
| Cumulative Total | | | \$2,148,881 | \$1,200,118 | \$637,010 | \$5,137,325 | \$2,460,323 | \$115,861 | \$732,500 | \$2,995,000 | \$0 |

TID Created as of: 12/5/1989

Base Value as of: 1/1/1990 \$3,717,400

Debt Balance as of: 12/31/2017

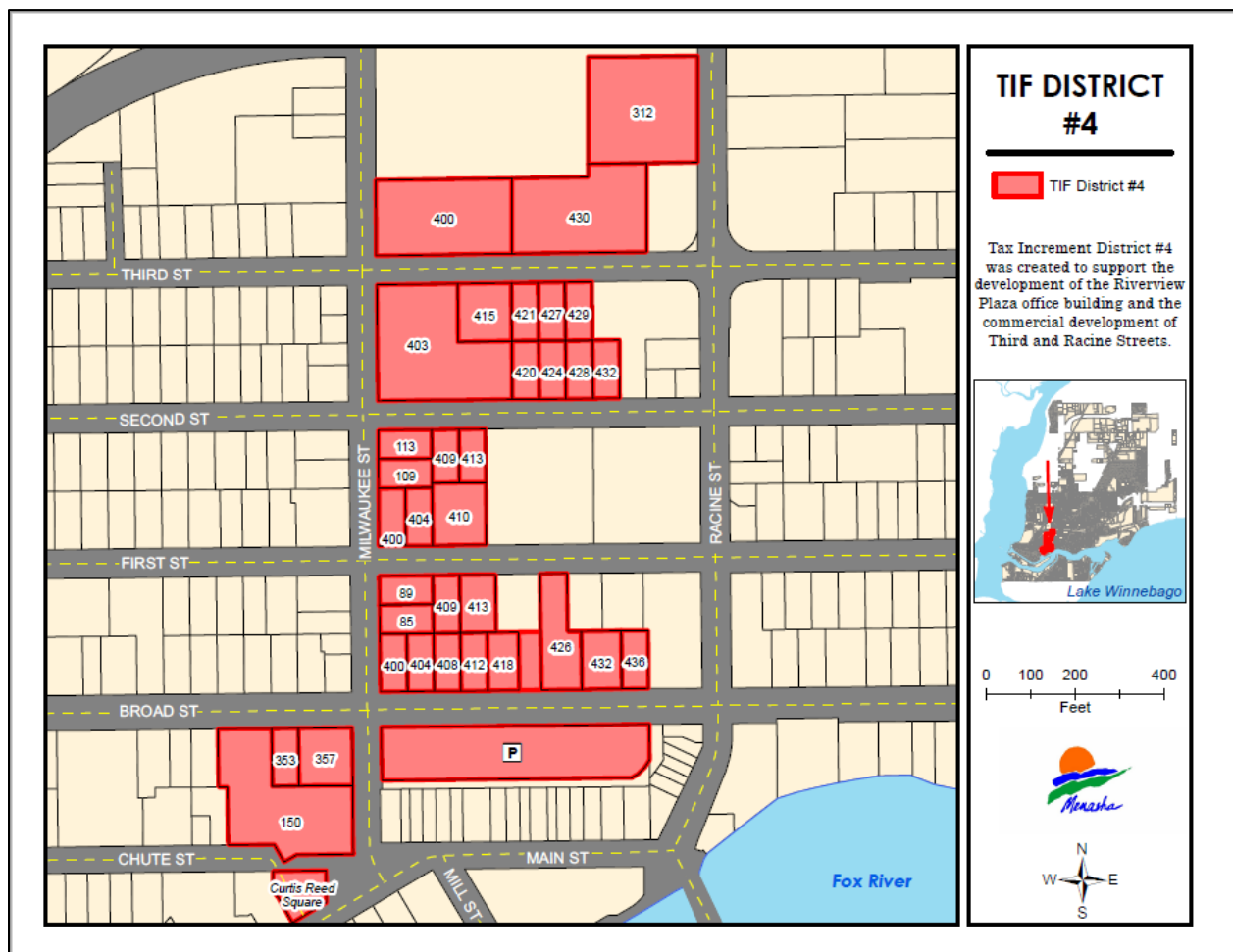
(Principal)
(Interest)

\$0

 Statutory Closing: 12/5/2016 Extended to 12/31/2017
 Potential Extension: None Considered a 2018 termination

CITY OF MENASHA - TIF District 4 (Winnebago County)

Tax Increment District No. 4 is a blighted area TID created in 1997 to support the development of Riverview Plaza office building and commercial development on Third Street and Racine Street. The project plan included the partial vacation of Chute Street; creation of Curtis Reed Square public plaza at the intersection of Milwaukee and Main Streets; reconfiguration of municipal owned Broad Street parking lot; and redevelopment assistance in the form of land assembly, site clearance, land preparation and building construction of the 3-story office building and associated site improvements at Riverview Plaza. Additional development included the First National Bank-Fox Cities/Morton Drug development at 312 Racine Street. TID 4 was amended in 2002 and 2004 to expand the scope of activity to improve public infrastructure and increase investment opportunities in the Third Street, Racine Street and Main Street corridors. The amendment included assistance for the development of the Headwaters condominiums on the 500 Block of Broad Street. A third amendment was enacted in 2008 and allowed for the sharing positive of tax increment from TID 4 to TID 7. With a projected negative fund balance, the City will be working to find areas to zero the projected end fund balance for this TID prior to its statutory closing in 2024.



TAX INCREMENTAL FINANCING DISTRICT #4 - Fund 456

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | | | NEW BORROWING | END OF YEAR FUND BALANCE |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|-----|-----|------------------|--------------------------------|
| 1996/1997 | | | \$0 | \$0 | \$14,466 | \$0 | \$931,335 | | | \$1,301,000 | \$384,131 |
| 1997/1998 | | | \$0 | \$0 | \$24,290 | \$54,531 | \$406,047 | | | \$86,000 | \$33,843 |
| 1998/1999 | | | \$37,464 | \$0 | \$5,259 | \$56,738 | \$97,170 | | | \$106,500 | \$29,158 |
| 1999/2000 | | | \$109,269 | \$104,268 | \$27,711 | \$161,817 | \$46,963 | | | \$16,500 | \$78,126 |
| 2000/2001 | | | \$120,627 | \$114,704 | \$10,679 | \$1,335,018 | \$367,706 | | | \$1,814,340 | \$435,752 |
| 2001/2002 | | | \$157,966 | \$18,878 | \$85,235 | \$221,476 | \$429,282 | | | \$10,161 | \$57,234 |
| 2002/2003 | | | \$159,506 | \$88,174 | \$2,849 | \$126,234 | \$110,736 | | | | \$70,793 |
| 2003/2004 | | | \$184,283 | \$94,202 | \$178,877 | \$339,116 | \$187,245 | | | | \$1,794 |
| 2004/2005 | | | \$179,792 | \$21,950 | \$4,293 | \$169,831 | \$89,809 | | | | \$51,811 |
| 2005/2006 | | | \$184,391 | \$8,828 | \$56,688 | \$231,285 | \$32,428 | | | | \$65,617 |
| 2006/2007 | | | \$182,781 | \$8,341 | \$23,788 | \$174,674 | \$7,962 | | | | \$33,343 |
| 2007/2008 | | | \$195,232 | \$4,843 | \$1,497 | \$164,134 | \$36,220 | | | | \$32,125 |
| 2008/2009 | | | \$172,294 | \$4,028 | \$395 | \$164,734 | \$6,220 | | | | \$26,362 |
| 2009/2010 | | | \$167,358 | \$1,800 | \$134 | \$165,034 | \$6,370 | | | | \$28,474 |
| 2010/2011 | | | \$84,484 | \$1,386 | \$123 | \$165,074 | \$6,370 | | | | \$113,925 |
| 2011/2012 | \$2,932,000 | \$27.198 | \$79,745 | \$2,124 | \$121 | \$164,553 | \$1,930 | | | | \$198,418 |
| 2012/2013 | \$2,896,900 | \$27.877 | \$80,758 | \$2,690 | \$107 | \$163,679 | \$2,001 | | | | \$280,543 |
| 2013/2014 | \$2,112,800 | \$28.207 | \$59,596 | \$1,701 | \$107 | \$167,439 | \$3,305 | | | | \$389,883 |
| 2014/2015 | \$2,670,600 | \$28.056 | \$74,927 | \$1,148 | \$109 | \$155,359 | \$3,844 | | | | \$472,902 |
| 2015/2016 | \$2,076,400 | \$27.976 | \$58,090 | \$2,014 | \$107 | \$146,471 | \$3,983 | | | | \$563,145 |
| 2016/2017 | \$2,125,000 | \$27.897 | \$59,280 | \$1,763 | \$114 | \$146,471 | \$4,820 | | | | \$653,278 |
| Total as of 2017 | | | \$2,347,843 | \$482,842 | \$436,950 | \$4,473,668 | \$2,781,746 | \$0 | \$0 | \$3,334,501 | |
| 2017/2018 | \$2,497,000 | \$27.733 | \$69,290 | | \$115 | | \$9,445 | | | | \$593,359 |
| 2018/2019 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$523,497 |
| 2019/2020 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$444,340 |
| 2020/2021 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$365,184 |
| 2021/2022 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$286,027 |
| 2022/2023 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$206,870 |
| 2023/2024 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$127,714 |
| 2024/2025 | \$2,855,500 | \$27.733 | \$79,192 | | \$115 | | \$150 | | | | \$48,407 |
| Cumulative Total | | | \$2,971,434 | \$482,842 | \$437,870 | \$4,473,668 | \$2,801,386 | \$0 | \$0 | \$3,334,501 | \$48,407 |

TID Created as of: 5/19/1997

Base Value as of: 1/1/1997 \$4,196,000

Debt Balance as of: 12/31/2017

\$0 (Principal)
\$0 (Interest)
\$0

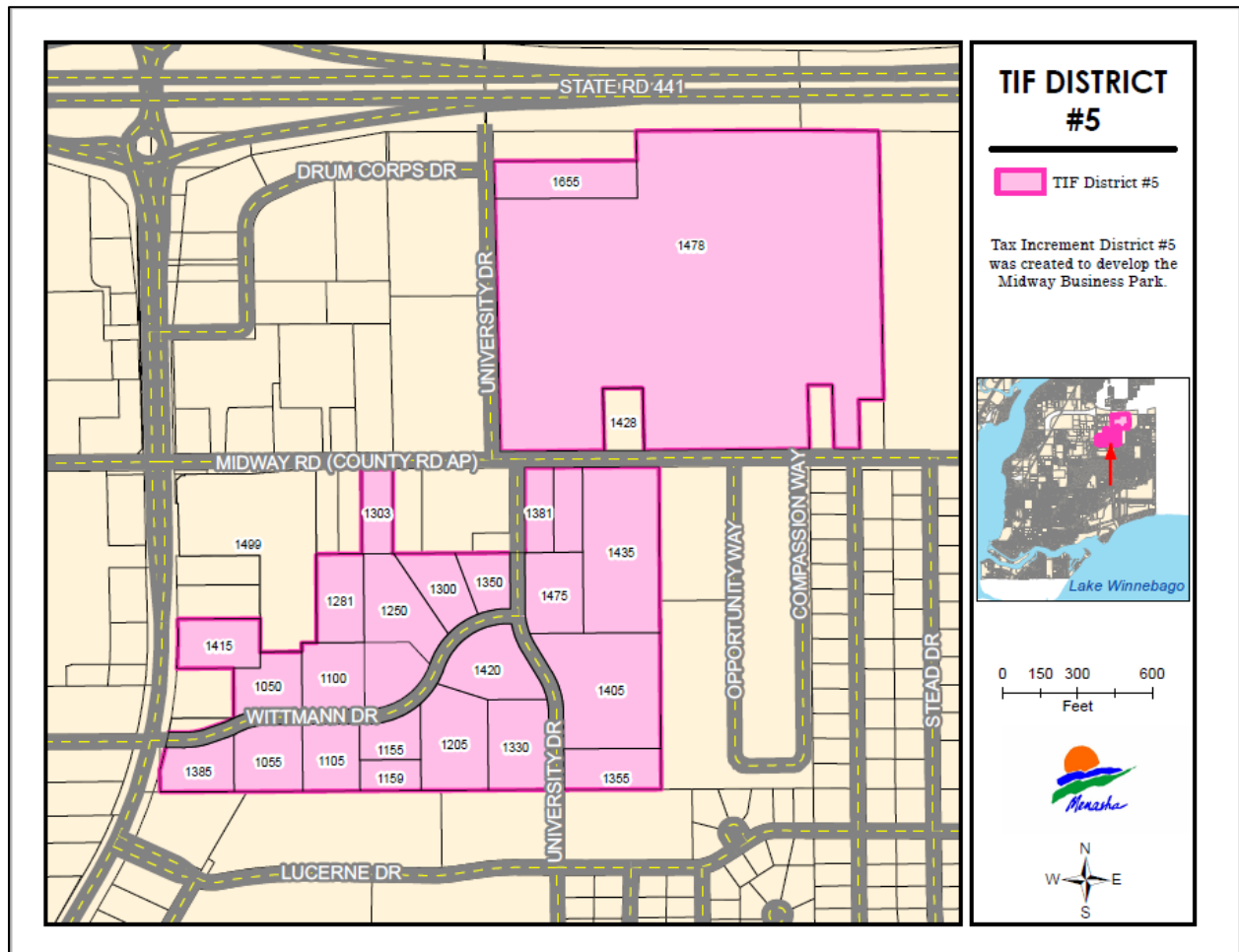
Statutory Closing: 5/19/2024

Potential Extension: None

Spending period expires 5/19/2019

CITY OF MENASHA - TIF District 5 (Winnebago County)

Tax Increment District No. 5 is an industrial development TID created in 1998 to support the establishment and development of the Midway Business Park in the commercial/industrial corridor south of Midway Road and east of STH 47. Improvements and project costs included the acquisition of property and the installation of infrastructure that supported industrial and commercial development in the area. The first amendment to TID 5 took place in 2002. The amendment changed the boundary and project plan allowing infrastructure improvements that included the construction of Wittman Drive and London Street, installing signage at both the Midway Road and Wittman Drive entrances to the park and wayfinding signage installed along corridors leading to the facility. A boundary and project plan amendment took place in 2005 to add approximately 48 acres of land to the TID area enabling the creation of a student housing facility at the UW-Fox Valley campus. Increment sharing amendments were done in 2008, 2015 and 2016 allocating positive increment to TIDs 7, 8, 13 and 3. Due to the success of this TID, it may be considered to close this TID early and possibly use additional funds to support an affordable housing program.



TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

6/16/2018

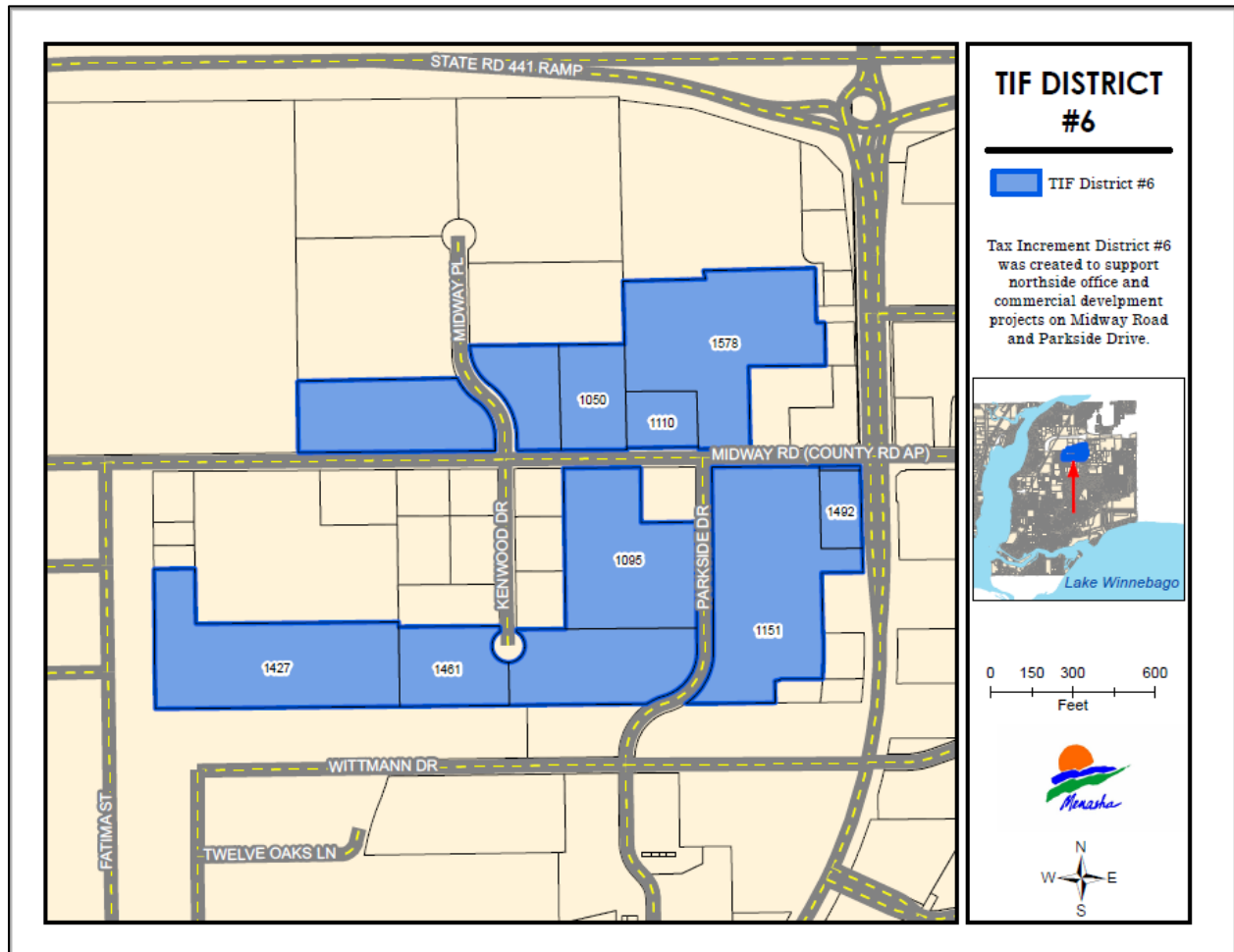
| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | DONOR TO TID #7 | DONOR TO TID #8 | ADVANCE TO TID #10 | DONOR TO TID | DONOR TO TID #3 | NEW BORROWING | END OF YEAR FUND BALANCE | REMAINING LIABILITIES |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|--------------------|--------------------|-----------------------|-----------------|--------------------|------------------|--------------------------------|--------------------------|
| 1997/1998 | | | \$0 | \$0 | \$0 | \$49,990 | \$18,132 | | | | | | \$1,160,000 | \$68,122 | |
| 1998/1999 | | | \$0 | \$0 | \$18,961 | \$52,150 | \$411,392 | | | | | | | \$647,297 | |
| 1999/2000 | | | \$0 | \$0 | \$132,348 | \$233,798 | \$170,331 | | | | | | \$775,000 | \$375,516 | |
| 2000/2001 | | | \$0 | \$0 | \$54,825 | \$795,393 | \$56,465 | | | | | | \$1,209,000 | \$353,483 | |
| 2001/2002 | | | \$20,672 | \$664 | \$136,618 | \$99,774 | \$710,165 | | | | | | \$932,498 | \$932,498 | |
| 2002/2003 | | | \$29,770 | \$690 | \$142,003 | \$161,803 | \$56,102 | | | | | | \$1,840,000 | \$2,727,056 | |
| 2003/2004 | | | \$87,748 | \$3,935 | \$168,284 | \$1,538,113 | \$1,407,363 | | | | | | \$985,000 | \$1,006,547 | |
| 2004/2005 | | | \$98,177 | \$2,876 | \$156,958 | \$263,180 | \$1,295,075 | | | | | | \$1,300,000 | \$1,006,303 | |
| 2005/2006 | | | \$154,948 | \$4,071 | \$442,206 | \$1,054,867 | \$105,352 | | | | | | \$0 | \$447,309 | |
| 2006/2007 | | | \$135,756 | \$7,864 | \$565,965 | \$703,153 | \$0 | | | | | | \$0 | \$453,741 | |
| 2007/2008 | | | \$263,713 | \$6,755 | \$123,658 | \$1,310,245 | \$1,225 | | | | | | \$765,000 | \$301,400 | |
| 2008/2009 | | | \$290,472 | \$161,558 | \$659,337 | \$648,876 | \$414,587 | | | | | | | \$349,294 | |
| 2009/2010 | | | \$256,913 | \$162,040 | \$89,576 | \$390,801 | \$20,973 | | | | | | | \$446,050 | |
| 2010/2011 | | | \$272,474 | \$163,588 | \$184,855 | \$420,017 | \$5,524 | | | \$250,000 | | | | \$391,376 | |
| 2011/2012 | \$10,510,200 | \$27,198 | \$285,855 | \$178,891 | \$164,286 | \$1,537,069 | \$26,887 | | | \$29,000 | | | \$1,170,000 | \$655,472 | |
| 2012/2013 | \$10,360,000 | \$27,877 | \$288,809 | \$263,953 | \$1,171,958 | \$235,591 | \$10,146 | | | | | | | \$2,134,454 | |
| 2013/2014 | \$10,510,800 | \$28,207 | \$296,480 | \$296,124 | \$608 | \$1,415,855 | \$13,463 | \$109,710 | | | | | | \$1,188,638 | |
| 2014/2015 | \$11,441,200 | \$28,056 | \$320,998 | \$457,071 | \$0 | \$265,500 | \$12,228 | \$18,048 | | | \$750,000 | | | \$920,931 | \$13,675,384 |
| 2015/2016 | \$11,797,700 | \$27,976 | \$330,058 | \$584,678 | \$6,853 | \$271,902 | \$10,782 | \$127,534 | | | | \$732,500 | | \$920,802 | \$14,281,245 |
| 2016/2017 | \$11,282,600 | \$27,897 | \$314,746 | \$546,567 | \$10,178 | \$276,719 | \$150 | \$170,000 | \$502,649 | | | | | \$842,775 | \$659,740 |
| Total as of 2017 | | | \$3,447,539 | \$2,841,325 | \$4,251,477 | \$11,744,796 | \$4,746,932 | \$425,292 | \$502,649 | \$0 | \$750,000 | \$732,500 | \$9,204,000 | | |
| 2017/2018 | \$11,136,400 | \$27,733 | \$308,848 | | | \$164,785 | \$150 | | | | | | | \$986,688 | \$494,355 |
| 2018/2019 | \$10,722,500 | \$27,733 | \$297,369 | | | \$164,785 | \$150 | | | | | | | \$1,119,123 | \$329,570 |
| 2019/2020 | \$10,722,500 | \$27,733 | \$297,369 | | | \$164,785 | \$150 | | | | | | | \$1,251,557 | \$164,785 |
| 2020/2021 | \$10,722,500 | \$27,733 | \$297,369 | | | \$164,785 | \$150 | | | | | | | \$1,383,991 | \$0 |
| 2021/2022 | \$10,722,500 | \$27,733 | \$297,369 | | | | | | | | | | | \$1,681,361 | \$0 |
| Cumulative total | | | \$4,945,865 | \$2,841,325 | \$4,251,477 | \$12,403,936 | \$4,746,932 | \$425,292 | \$502,649 | \$0 | \$750,000 | \$732,500 | \$9,204,000 | \$1,681,361 | |

TID Created as of: 9/9/1998
Base Value as of: 1/1/1998
Debt Balance as of: 12/31/2017
\$3,384,900
\$763,442 (Principal)
\$64,792 (Interest)
\$828,234

Statutory Closing: 9/9/2021
Potential Extensic None
Spending period expired 9/9/2016
Cannot share with TID 7 & TID 8 after 2017

CITY OF MENASHA - TIF District 6 (Winnebago County)

Tax Increment District No. 6 is an industrial development TID created in 1998 to support Menasha north side business center promoting office, commercial and industrial development projects south of Midway Road and west of STH 47. Improvements include the installation of infrastructure including the construction of Parkside Drive, Terrace Avenue and Kenwood Drive. A boundary and project plan amendment to facilitate the creation of public parking, signage and streetscape enhancements, upgrades in signalization, lane widening, reconfiguration of access points, and the preparation of an economic development plan for sale and development of properties within the TID took place in 2000.



TAX INCREMENTAL FINANCING DISTRICT #6 - Fund 471

8/16/2018

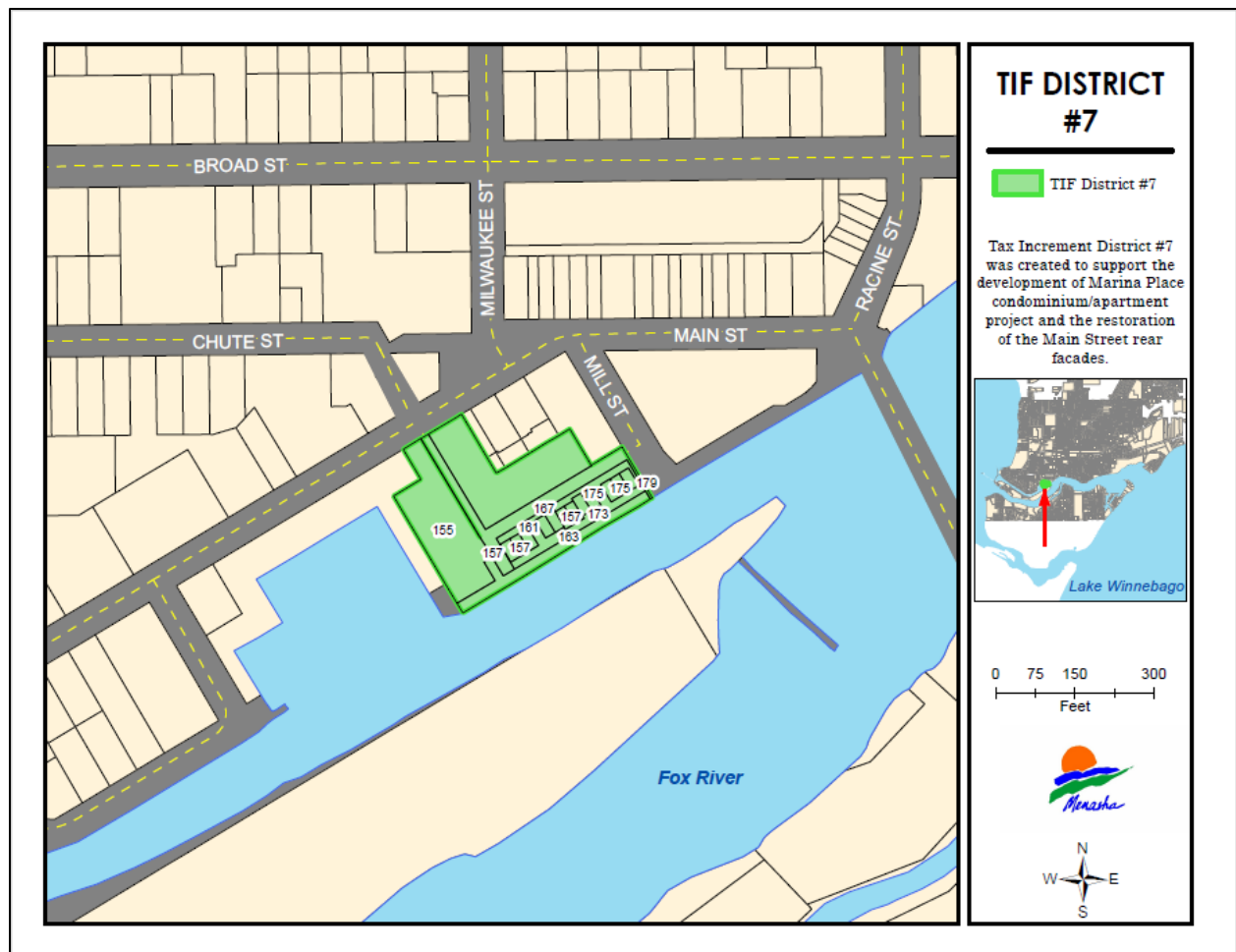
| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | | | NEW BORROWING | END OF YEAR FUND BALANCE | REMAINING LIABILITIES |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|-----|-----|------------------|--------------------------------|--------------------------|
| 1998/1999 | | | \$0 | \$0 | \$14,585 | \$0 | \$243,516 | | | \$540,000 | \$311,009 | |
| 1999/2000 | | | \$74,254 | \$0 | \$18,957 | \$25,422 | \$77,946 | | | \$570,000 | \$300,852 | |
| 2000/2001 | | | \$147,626 | \$1,206 | \$18,933 | \$188,390 | \$61,278 | | | \$700,000 | \$515,736 | |
| 2001/2002 | | | \$306,967 | \$11,121 | \$17,334 | \$212,720 | \$1,095,915 | | | \$3,015,000 | \$575,806 | |
| 2002/2003 | | | \$298,917 | \$36,924 | \$18,775 | \$254,479 | \$3,055,067 | | | \$1,160,000 | \$167,172 | |
| 2003/2004 | | | \$277,642 | \$9,097 | \$8,746 | \$1,515,246 | \$288,873 | | | | \$135,177 | |
| 2004/2005 | | | \$264,044 | \$6,648 | \$3,928 | \$285,478 | \$21,137 | | | | (\$17,205) | |
| 2005/2006 | | | \$264,069 | \$4,214 | \$4 | \$356,164 | \$64,505 | | | | (\$32,294) | |
| 2006/2007 | | | \$265,264 | \$7,194 | \$0 | \$342,660 | (\$55,113) | | | | (\$114,621) | |
| 2007/2008 | | | \$258,015 | \$6,715 | \$0 | \$347,057 | \$0 | | | | (\$228,816) | |
| 2008/2009 | | | \$265,444 | \$5,161 | \$0 | \$384,800 | \$0 | | | | (\$346,676) | |
| 2009/2010 | | | \$273,001 | \$5,518 | \$0 | \$390,875 | \$5,504 | | | | (\$387,669) | |
| 2010/2011 | | | \$348,538 | \$1,922 | \$0 | \$381,138 | \$10,315 | | | \$1,800,000 | (\$141,330) | |
| 2011/2012 | \$15,914,400 | \$27.198 | \$432,840 | \$3,694 | \$0 | \$1,979,865 | \$10,330 | | | | (\$47,043) | |
| 2012/2013 | \$16,133,000 | \$27.877 | \$449,744 | \$4,000 | \$0 | \$345,160 | \$14,297 | | | | \$10,490 | |
| 2013/2014 | \$14,604,500 | \$28.207 | \$411,951 | \$2,784 | \$0 | \$342,714 | \$14,488 | | | | \$112,014 | |
| 2014/2015 | \$15,846,200 | \$28.056 | \$444,586 | \$2,329 | \$0 | \$330,730 | \$14,661 | | | | \$159,486 | |
| 2015/2016 | \$13,798,400 | \$27.976 | \$386,031 | \$3,329 | \$708 | \$333,715 | \$8,881 | | | | \$249,231 | |
| 2016/2017 | \$14,728,800 | \$27.897 | \$410,884 | \$2,558 | \$1,906 | \$325,451 | \$151 | | | | \$7,785,000 | |
| Total as of 2017 | | | \$5,579,817 | \$14,414 | \$103,875 | \$8,402,064 | \$4,931,811 | \$0 | \$0 | | | |
| 2017/2018 | \$15,646,300 | \$27.733 | \$433,922 | | \$2,000 | \$328,571 | \$150 | | | | \$356,433 | \$755,563 |
| 2018/2019 | \$15,965,000 | \$27.733 | \$442,761 | | \$3,000 | \$217,107 | \$150 | | | | \$584,937 | \$538,456 |
| 2019/2020 | \$15,965,000 | \$27.733 | \$442,761 | | \$3,000 | \$217,112 | \$150 | | | | \$813,436 | \$321,344 |
| 2020/2021 | \$15,965,000 | \$27.733 | \$442,761 | | \$3,000 | \$217,117 | \$150 | | | | \$1,041,929 | \$104,227 |
| 2021/2022 | \$15,965,000 | \$27.733 | \$442,761 | | \$3,000 | \$104,227 | | | | | \$1,383,463 | \$0 |
| Cumulative Total | | | \$7,784,782 | \$14,414 | \$117,875 | \$9,486,197 | \$4,932,411 | \$0 | \$0 | \$7,785,000 | \$1,383,463 | \$0 |

TID Created as of: 9/9/1998
Base Value as of: 1/1/1998 \$5,568,800
Debt Balance as of: 12/31/2017 \$1,010,224 (Principal)
\$73,910 (Interest)
\$1,084,133

Statutory Closing: 9/9/2021
Potential Extension: None
Spending period expired 9/6/2016

CITY OF MENASHA - TIF District 7 (Winnebago County)

Tax Increment District No. 7 is a blighted area TID created in 2003 to support the elimination of blight conditions and facilitate the continuing redevelopment of Menasha's downtown business district. Projects include development assistance for the construction of the Marina Place Apartment complex, townhome style condominiums, and a two-level parking structure and surface lot between Main Street and the river, west of Mill Street. Additional projects could include enhancements to the adjacent Menasha Marina and Riverwalk through signage and walkway/landscaping enhancements, reconfiguration of parking areas and installation of boat hook-ups on the riverfront.



TAX INCREMENTAL FINANCING DISTRICT #7 - Fund 481

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Transfer from TID #5 | Transfer in TIF Pooling | NEW BORROWING | END OF YEAR FUND BALANCE |
|-------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|-------------------------|----------------------------|------------------|--------------------------------|
| 2001/2002 | | | \$0 | \$0 | \$0 | \$0 | \$4,890 | | | | (\$4,890) |
| 2002/2003 | | | \$0 | \$0 | \$5,158 | \$28,205 | \$464,471 | | | \$1,330,000 | \$837,592 |
| 2003/2004 | | | \$0 | \$0 | \$2,904 | \$59,643 | \$1,010,718 | | | \$560,000 | \$330,135 |
| 2004/2005 | | | \$12,719 | \$0 | \$10,834 | \$65,900 | \$346,702 | | | | (\$58,914) |
| 2005/2006 | | | \$95,822 | \$0 | \$4,983 | \$145,915 | \$69,231 | | | | (\$173,255) |
| 2006/2007 | | | \$161,234 | \$0 | \$0 | \$154,795 | \$0 | | | | (\$166,816) |
| 2007/2008 | | | \$98,127 | \$112 | \$21,225 | \$1,842,880 | \$2,535 | | \$30,000 | \$1,160,000 | (\$102,167) |
| 2008/2009 | | | \$100,881 | \$114 | \$3,500 | \$143,833 | \$60,000 | | | | (\$202,105) |
| 2009/2010 | | | \$105,137 | \$0 | \$3,500 | \$184,128 | \$149 | | | | (\$217,145) |
| 2010/2011 | | | \$108,498 | \$0 | \$3,500 | \$180,565 | \$150 | | | | (\$346,462) |
| 2011/2012 | \$3,744,000 | \$27,198 | \$101,829 | \$0 | \$3,500 | \$1,276,875 | \$150 | | | \$1,100,000 | (\$418,158) |
| 2012/2013 | \$3,670,700 | \$27,817 | \$102,329 | \$0 | \$3,501 | \$190,120 | \$2,001 | | | | (\$504,449) |
| 2013/2014 | \$3,391,600 | \$28,207 | \$95,667 | \$0 | \$3,500 | \$186,895 | \$3,306 | \$109,710 | | | (\$485,172) |
| 2014/2015 | \$3,699,000 | \$28,056 | \$103,780 | \$0 | \$4,000 | \$188,670 | \$3,845 | \$18,048 | | | (\$552,458) |
| 2015/2016 | \$3,667,800 | \$27,976 | \$102,612 | \$0 | \$4,001 | \$189,821 | \$3,983 | \$127,534 | | | (\$512,115) |
| 2016/2017 | \$3,662,100 | \$27,997 | \$102,160 | \$0 | \$4,000 | \$189,605 | \$4,820 | \$170,000 | | | (\$430,379) |
| Total as of 2017 | | | \$1,290,796 | \$226 | \$78,106 | \$5,027,849 | \$1,976,951 | \$425,292 | \$30,000 | \$4,150,000 | |
| 2017/2018 | \$3,780,900 | \$27,733 | \$104,857 | | \$4,000 | \$101,023 | \$13,445 | | | | (\$435,991) |
| 2018/2019 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,087 | \$9,445 | | | | (\$434,777) |
| 2019/2020 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,087 | \$9,445 | | | | (\$433,556) |
| 2020/2021 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,074 | \$9,445 | | | | (\$432,329) |
| 2021/2022 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,068 | \$9,445 | | | | (\$431,096) |
| 2022/2023 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,061 | \$9,445 | | | | (\$429,856) |
| 2023/2024 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,054 | \$9,445 | | | | (\$428,609) |
| 2024/2025 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,047 | \$9,445 | | | | (\$427,354) |
| 2025/2026 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | \$101,039 | \$150 | | | | (\$416,197) |
| 2026/2027 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | | \$150 | | | | (\$305,201) |
| 2027/2028 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | | \$150 | | | | (\$193,605) |
| 2028/2029 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | | \$150 | | | | (\$82,008) |
| 2029/2030 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | | \$150 | | | | \$29,588 |
| 2030/2031 | \$3,885,100 | \$27,733 | \$107,746 | | \$4,000 | | | | | | \$141,334 |
| Cumulative Total | | | \$2,796,355 | \$226 | \$134,106 | \$5,937,384 | \$2,057,261 | \$425,292 | \$30,000 | \$4,150,000 | \$141,334 |

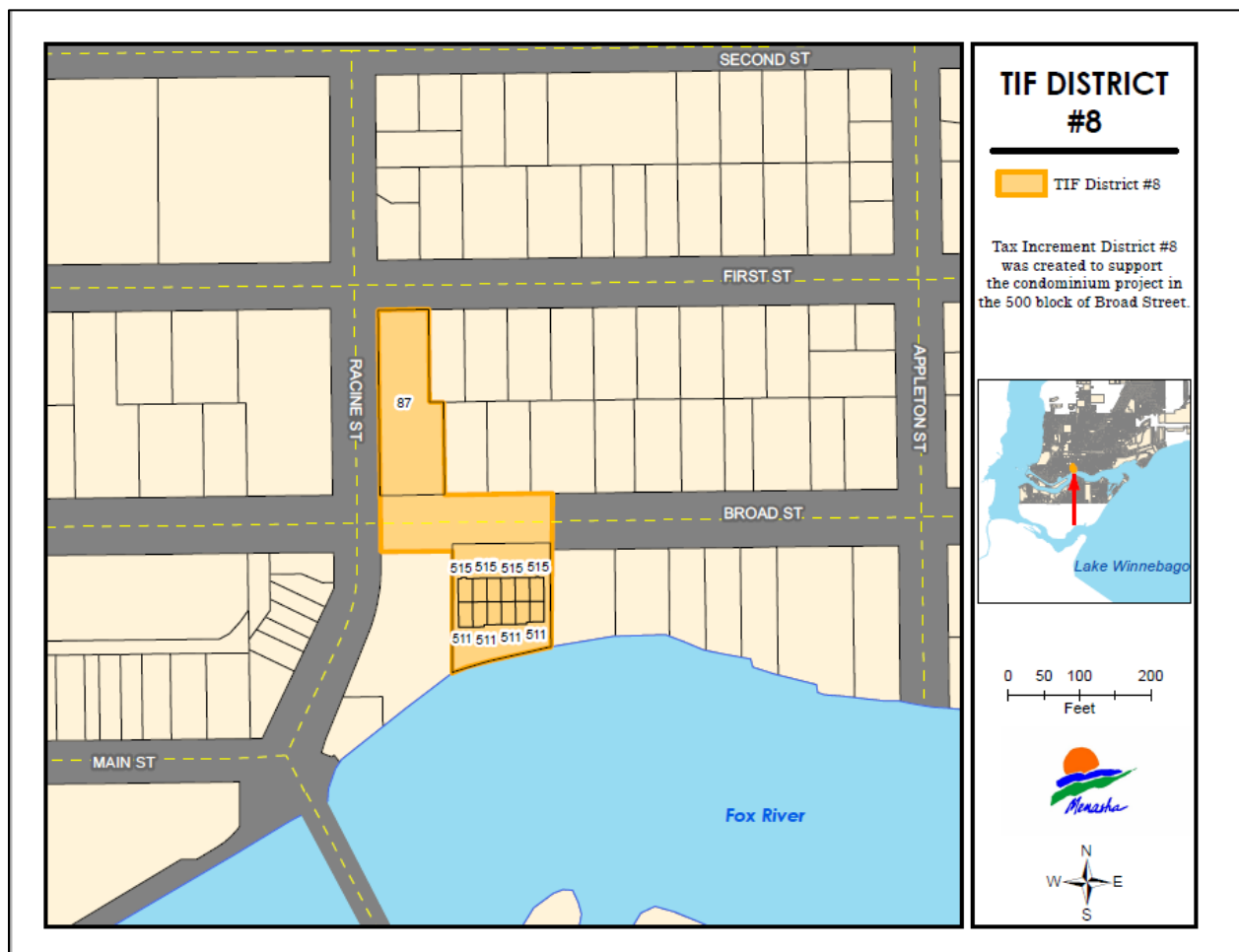
TID Created as of: 7/4/2003
Base Value as of: 1/1/2003
Debt Balance as of: 12/31/2017

\$687,300
\$786,513 (Principal)
\$123,022 (Interest)
\$909,535

Statutory Closing: 7/4/2030
Potential Extension: None
Spending period expires 7/4/2025

CITY OF MENASHA - TIF District 8 (Winnebago County)

Tax Incremental District No. 8 was created in 2004. The district was formed as a blighted-area district to support the Headwater Condominium project located at the 500 block of Broad Street. Project expenditures were used to write-down costs for the construction of the condos including demolition costs, utility relocations, engineering and design costs, development assistance, and streetscape enhancements. The project plan also provided for the acquisition and environmental cleanup of three properties on the east side of Racine Street adjacent to Broad Street and First Street. Two of the properties were comprised of abandoned service stations. With the recent disposition of 87 Racine Street, TID 8 can expect additional increment through the property being placed back on the tax roll and anticipated development in 2018. There have been no amendments to the district to date.



TAX INCREMENTAL FINANCING DISTRICT #8 - Fund 484

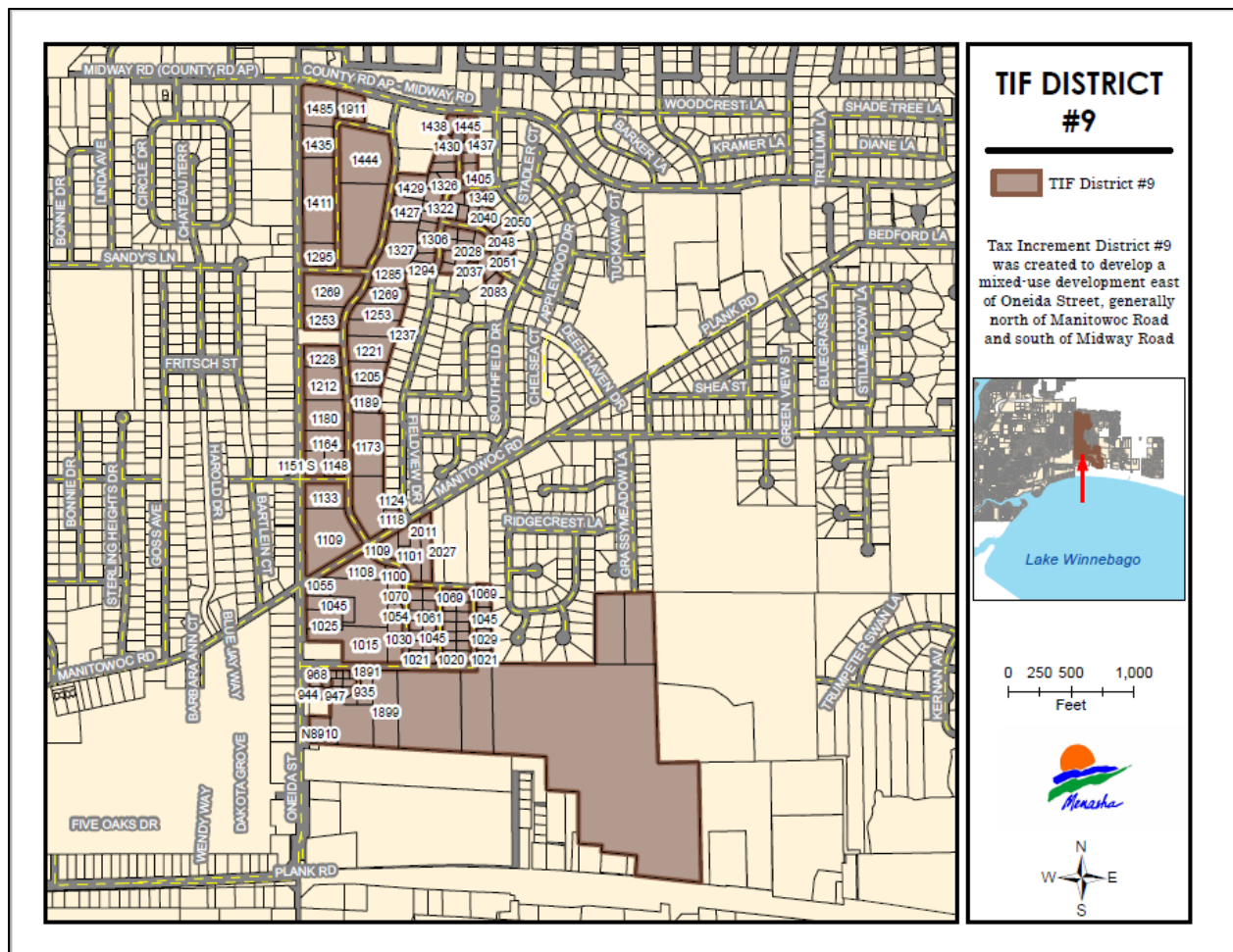
8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Transfer from TID #5 | | NEW BORROWING | END OF YEAR FUND BALANCE |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|-------------------------|-------------|------------------|--------------------------------|
| 2003/2004 | | | \$0 | \$0 | \$454 | \$12,320 | \$1,000 | | | \$965,000 | \$952,134 |
| 2004/2005 | | | \$0 | \$0 | \$12,141 | \$28,740 | \$816,406 | | | | \$119,129 |
| 2005/2006 | | | \$0 | \$0 | \$3,755 | \$40,415 | \$41,917 | | | | \$40,552 |
| 2006/2007 | | | \$23,003 | \$127,368 | \$1,044 | \$51,695 | \$154,183 | | | | (\$13,911) |
| 2007/2008 | | | \$64,685 | | \$1,069 | \$1,024,866 | \$21,826 | | | \$975,000 | (\$19,849) |
| 2008/2009 | | | \$65,948 | \$0 | \$0 | \$90,225 | \$0 | | | | (\$44,126) |
| 2009/2010 | | | \$69,046 | \$0 | \$0 | \$109,111 | \$150 | | | | (\$84,341) |
| 2010/2011 | | | \$75,011 | \$10,091 | \$0 | \$106,622 | \$150 | | | | (\$106,011) |
| 2011/2012 | \$1,813,800 | \$27,198 | \$49,332 | \$0 | \$0 | \$767,138 | \$150 | | | \$660,000 | (\$163,967) |
| 2012/2013 | \$1,794,300 | \$27,877 | \$50,020 | \$0 | \$0 | \$89,485 | \$2,724 | | | | (\$206,157) |
| 2013/2014 | \$720,400 | \$28,207 | \$20,320 | \$0 | \$0 | \$88,410 | \$5,006 | | | | (\$219,252) |
| 2014/2015 | \$1,321,100 | \$28,056 | \$37,065 | \$0 | \$0 | \$87,335 | \$4,409 | | | | (\$333,932) |
| 2015/2016 | \$1,311,200 | \$27,976 | \$36,683 | \$0 | \$0 | \$84,303 | \$5,138 | | | | (\$386,690) |
| 2016/2017 | \$1,308,500 | \$27,897 | \$36,503 | \$0 | \$0 | \$89,413 | \$4,820 | \$502,649 | | | \$48,229 |
| Total as of 2017 | | | \$527,616 | \$137,459 | \$18,463 | \$2,680,079 | \$1,057,879 | \$502,649 | \$0 | \$2,600,000 | \$85,405 |
| 2017/2018 | \$1,376,200 | \$27,733 | \$38,166 | | \$69,790 | \$61,336 | \$9,445 | | | | \$54,767 |
| 2018/2019 | \$1,441,400 | \$27,733 | \$39,975 | | | \$61,167 | \$9,445 | | | | \$24,114 |
| 2019/2020 | \$1,441,400 | \$27,733 | \$39,975 | | | \$61,183 | \$9,445 | | | | (\$6,556) |
| 2020/2021 | \$1,441,400 | \$27,733 | \$39,975 | | | \$61,200 | \$9,445 | | | | (\$37,243) |
| 2021/2022 | \$1,441,400 | \$27,733 | \$39,975 | | | \$61,217 | \$9,445 | | | | (\$71,611) |
| 2022/2023 | \$1,441,400 | \$27,733 | \$39,975 | | | \$64,897 | \$9,445 | | | | (\$103,937) |
| 2023/2024 | \$1,441,400 | \$27,733 | \$39,975 | | | \$62,855 | \$9,445 | | | | (\$136,358) |
| 2024/2025 | \$1,441,400 | \$27,733 | \$39,975 | | | \$62,951 | \$9,445 | | | | (\$127,696) |
| 2025/2026 | \$1,441,400 | \$27,733 | \$39,975 | | | \$61,693 | \$150 | | | | (\$87,872) |
| 2026/2027 | \$1,441,400 | \$27,733 | \$39,975 | | | | \$150 | | | | (\$8,047) |
| 2027/2028 | \$1,441,400 | \$27,733 | \$39,975 | | | | \$150 | | | | (\$8,222) |
| 2028/2029 | \$1,441,400 | \$27,733 | \$39,975 | | | | \$150 | | | | \$31,602 |
| 2029/2030 | \$1,441,400 | \$27,733 | \$39,975 | | | | \$150 | | | | \$71,577 |
| 2030/2031 | \$1,441,400 | \$27,733 | \$39,975 | | | | | | | | \$71,577 |
| 2031/2032 | \$1,441,400 | \$27,733 | \$39,975 | | | | | | | | \$71,577 |
| Cumulative Total | | | \$1,262,887 | \$225,712 | \$3,326,831 | \$4,382,212 | \$1,646,283 | \$502,649 | \$2,600,000 | \$2,072,401 | \$71,577 |

TID Created as of: 11/15/2004 \$484,500
Base Value as of: 1/1/2005 \$477,526 (Principal)
Debt Balance as of: 12/31/2017 \$73,630 (Interest)
\$551,156
Statutory Closing: 11/15/2031

CITY OF MENASHA - TIF District 9 (Calumet County)

Tax Incremental District No. 9 was created in 2004. The district was formed as a mixed-use district to support the development of property on the east side of Oneida Street, south of Midway Road. Project expenditures were used for land acquisition, land assembly, stormwater facilities, recreational trails, and streetscape enhancements. To date, there has been one amendment to the district which took place in 2006. The amendment included a boundary change and provision for development assistance, infrastructure for the Nature's Way housing project, and a sanitary sewer extension to Grassy Meadow Lane.



TAX INCREMENTAL FINANCING DISTRICT #9- Fund 485

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | PROPERTY ACQUISITION /TRAIL/SEWE | NEW BORROWING | END OF YEAR FUND BALANCE | REMAINING LIABILITIES |
|----------------------------------|------------------|-------------------|---------------------|---------------------------|-------------------|---------------------|--------------------|--|------------------|--------------------------------|--------------------------|
| 2003/2004 | | | \$0 | \$0 | \$0 | \$0 | \$1,025,768 | | \$2,315,000 | \$1,289,232 | |
| 2004/2005 | | | \$0 | \$0 | \$168,814 | \$58,101 | \$588,543 | | | \$811,402 | |
| 2005/2006 | | | \$0 | \$0 | \$111,643 | \$81,705 | \$2,194,983 | | \$2,310,000 | \$956,357 | |
| 2006/2007 | | | \$21,502 | \$222,287 | \$35,660 | \$255,869 | \$690,077 | | \$4,665,000 | \$289,860 | |
| 2007/2008 | | | \$69,895 | \$116 | \$103,597 | \$4,846,973 | \$220,203 | | | \$61,292 | |
| 2008/2009 | | | \$242,990 | \$224 | \$644 | \$340,804 | \$78,591 | | | (\$114,245) | |
| 2009/2010 | | | \$361,330 | \$2,235 | \$0 | \$317,028 | \$10,839 | | | (\$78,547) | |
| 2010/2011 | | | \$581,987 | \$1,566 | \$0 | \$314,202 | \$12,261 | | | \$178,543 | |
| 2011/2012 | \$20,870,800 | | \$562,411 | \$1,252 | \$0 | \$2,571,623 | \$42,138 | | \$2,160,000 | \$288,445 | |
| 2012/2013 | \$22,622,000 | | \$626,402 | \$1,328 | \$0 | \$356,536 | \$82,029 | | | \$477,610 | |
| 2013/2014 | \$21,231,500 | \$28,209 | \$598,935 | \$1,217 | \$0 | \$342,974 | \$45,941 | | | \$688,847 | |
| 2014/2015 | \$22,972,300 | \$26,602 | \$611,106 | \$1,018 | \$0 | \$333,272 | \$124,358 | | | \$843,341 | |
| 2015/2016 | \$22,829,400 | \$26,403 | \$602,770 | \$1,316 | \$4,458 | \$335,111 | \$285,445 | | | \$831,329 | |
| 2016/2017 | \$24,331,800 | \$26,321 | \$640,430 | \$1,082 | \$5,845 | \$476,896 | \$186,419 | \$191,344 | | \$624,027 | \$3,739,074 |
| Total as of 2017 | | | \$4,919,757 | \$233,641 | \$430,661 | \$10,631,093 | \$5,587,595 | \$191,344 | \$0 | \$11,450,000 | |
| 2017/2018 | \$37,049,800 | \$26,040 | \$964,791 | | \$5,000 | \$477,380 | \$243,797 | \$630,000 | | \$242,642 | \$3,261,694 |
| 2018/2019 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,485 | \$11,560 | \$940,000 | | (\$191,067) | \$2,784,208 |
| 2019/2020 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,476 | \$150 | | | \$326,644 | \$2,306,733 |
| 2020/2021 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,465 | \$150 | | | \$844,366 | \$1,829,268 |
| 2021/2022 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,454 | \$150 | | | \$1,362,098 | \$1,351,813 |
| 2022/2023 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,443 | \$150 | | | \$1,879,842 | \$874,370 |
| 2023/2024 | \$38,030,800 | \$26,040 | \$990,337 | | \$5,000 | \$477,432 | \$150 | | | \$2,397,597 | \$396,939 |
| 2024/2025 | | | | | | \$198,473 | | | | \$2,199,124 | \$198,466 |
| 2025/2026 | | | | | | \$198,466 | | | | \$2,000,658 | \$0 |
| 2026/2027 | | | | | | | | | | \$2,000,658 | \$0 |
| Cumulative Total | | | \$11,826,569 | \$233,641 | \$465,661 | \$14,370,166 | \$5,843,702 | \$1,761,344 | \$0 | \$11,450,000 | \$2,000,658 |

TID Created as of: 11/15/2004

Base Value as of: 1/1/2005 \$3,458,400

Debt Balance as of: 12/31/2017 \$3,266,439 (Principal)

\$472,639 (Interest)

\$3,739,079

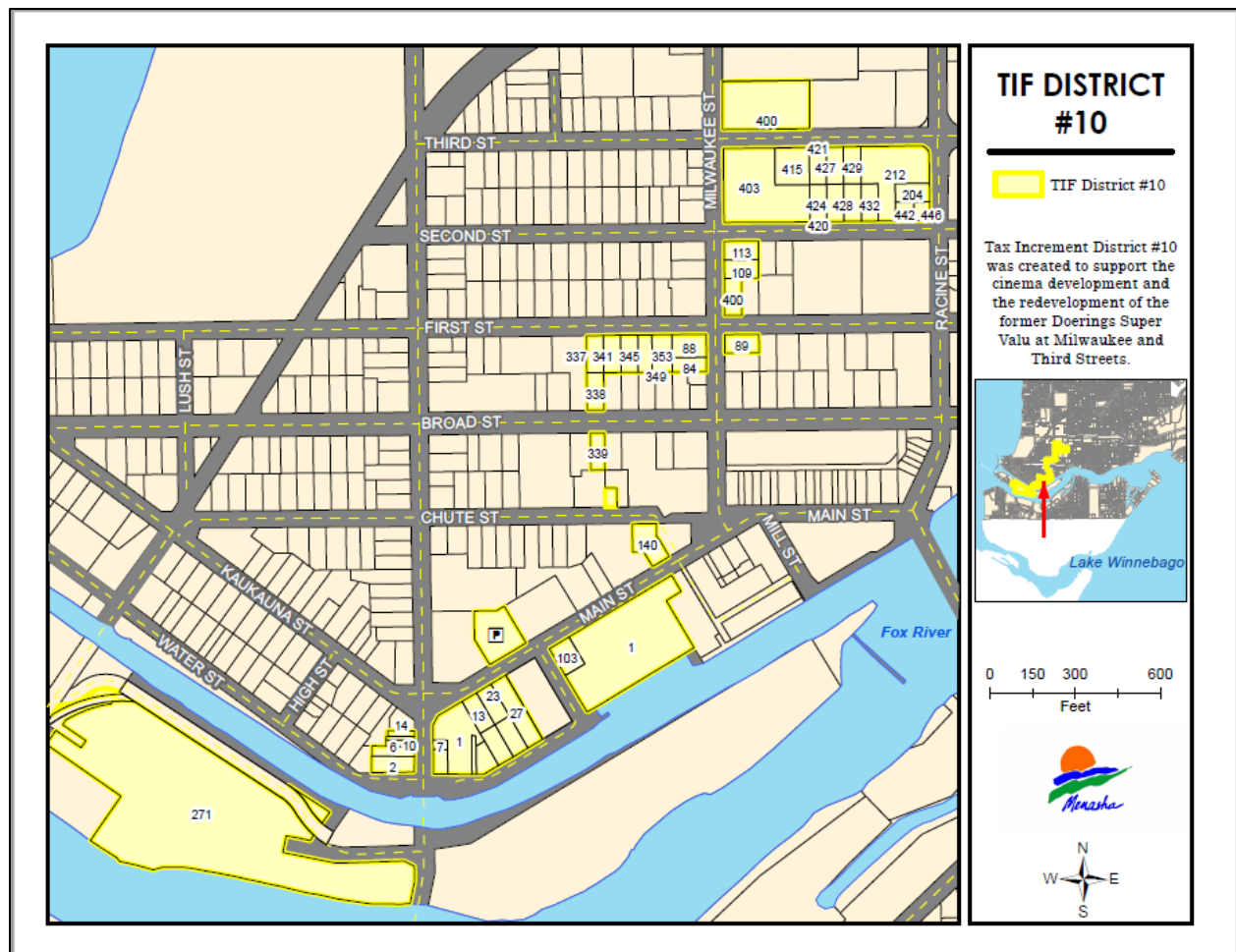
Statutory Closing: 11/15/2024

Potential Extension: None

Spending period expires 11/15/2019

CITY OF MENASHA - TIF District 10 (Winnebago County)

Tax Incremental District No. 10 was created in 2006. The district was formed as a blighted-area district to support the redevelopment of property along the Tayco Street and Third Street corridors. Project expenditures were used for development assistance for a movie theater and grocery store as well as improvements to the Tayco/Water Street corridor. To date, there has been one amendment to the district which took place in 2016. The amendment included language to provide increment for the purpose of housing rehabilitation within a ½ mile radius of the district boundaries. Due to the vacancy of the grocery store, the project end fund balance has decreased since 2016.



TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

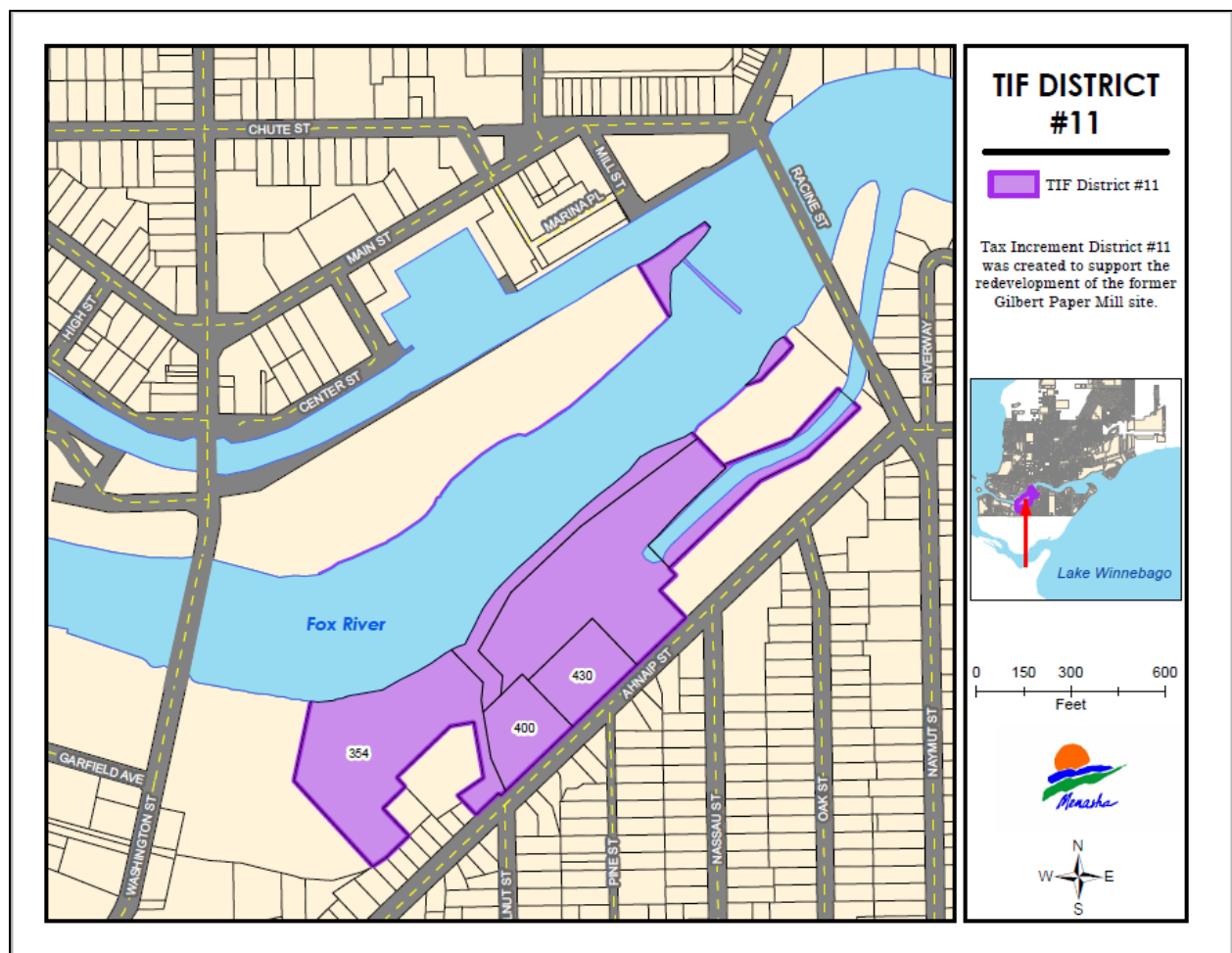
8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | ADVANCE FROM TID #5 | NEW BORROWING | END OF YEAR FUND BALANCE |
|-------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|------------------------|------------------|--------------------------------|
| 2005/2006 | | | \$0 | \$0 | \$0 | \$7,436 | \$366,214 | | \$375,000 | \$1,350 |
| 2006/2007 | | | \$0 | \$0 | \$0 | \$23,563 | \$3,139 | | \$0 | (\$25,352) |
| 2007/2008 | | | \$59,449 | \$12,581 | \$0 | \$34,111 | | | | \$12,567 |
| 2008/2009 | | | \$82,516 | \$10,562 | \$0 | \$34,110 | | | | \$71,535 |
| 2009/2010 | | | \$72,996 | \$10,564 | \$0 | \$34,110 | \$5,506 | | | \$115,469 |
| 2010/2011 | | | \$70,538 | \$9,345 | \$0 | \$409,110 | \$30,480 | \$250,000 | | \$5,762 |
| 2011/2012 | \$1,512,100 | \$27.198 | \$41,126 | \$4,945 | \$0 | \$9,391 | \$12,616 | (\$29,000) | | \$827 |
| 2012/2013 | \$2,263,800 | \$27.877 | \$63,109 | \$11,072 | \$0 | \$0 | \$7,563 | | | \$67,444 |
| 2013/2014 | \$1,397,500 | \$28.207 | \$39,420 | \$28,933 | \$0 | \$0 | \$3,305 | | | \$132,492 |
| 2014/2015 | \$1,743,100 | \$28.056 | \$48,905 | \$20,557 | \$250,000 | \$0 | \$281,119 | | | \$170,835 |
| 2015/2016 | \$2,438,200 | \$27.976 | \$68,212 | \$14,450 | \$0 | \$0 | \$37,668 | (\$221,000) | | \$839 |
| 2016/2017 | \$2,710,100 | \$27.897 | \$75,603 | \$11,390 | \$632 | \$0 | \$12,570 | | | \$75,894 |
| Total as of 2017 | | | \$621,873 | \$134,389 | \$250,632 | \$551,831 | \$754,170 | \$0 | \$375,000 | (\$14,027) |
| 2017/2018 | \$2,249,100 | \$27.733 | \$62,375 | \$650 | \$650 | | \$152,945 | | | \$28,399 |
| 2018/2019 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$70,824 |
| 2019/2020 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$113,250 |
| 2020/2021 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$155,675 |
| 2021/2022 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$198,101 |
| 2022/2023 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$240,526 |
| 2023/2024 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$282,952 |
| 2024/2025 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$325,377 |
| 2025/2026 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$367,803 |
| 2026/2027 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$410,228 |
| 2027/2028 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | \$9,445 | | | \$462,099 |
| 2028/2029 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$513,969 |
| 2029/2030 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$565,840 |
| 2030/2031 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$617,710 |
| 2031/2032 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$669,580 |
| 2032/2033 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$721,451 |
| 2033/2034 | \$1,846,900 | \$27.733 | \$51,220 | | \$650 | | | | | \$721,451 |
| Cumulative Total | | | \$1,503,775 | \$134,389 | \$261,682 | \$551,831 | \$1,001,565 | \$0 | \$375,000 | \$721,451 |

TID Created as of: 6/5/2006
Base Value as of: 1/1/2006 \$9,701,900
Debt Balance as of: 12/31/2017 \$0 (Principal)
\$0 (Interest)
Statutory Closing: 6/5/2033
Potential Extension: None

CITY OF MENASHA - TIF District 11 (Winnebago County)

Tax Incremental District No. 11 was created in 2007. The district was formed as a blighted-area district to support the redevelopment of the former Gilbert Paper Mill site. Project expenditures were used for development assistance for the demolition of the mill, construction of a new office building, as well as renovations to the existing office building and warehouse. Additional projects included infrastructure enhancements including the installation of a recreational trail along the shore, stormwater facilities, and utility relocations. Upcoming projects include engineering costs for the canal and potential costs for the encouragement of development.



TAX INCREMENTAL FINANCING DISTRICT #11 - Fund 489

8/16/2018

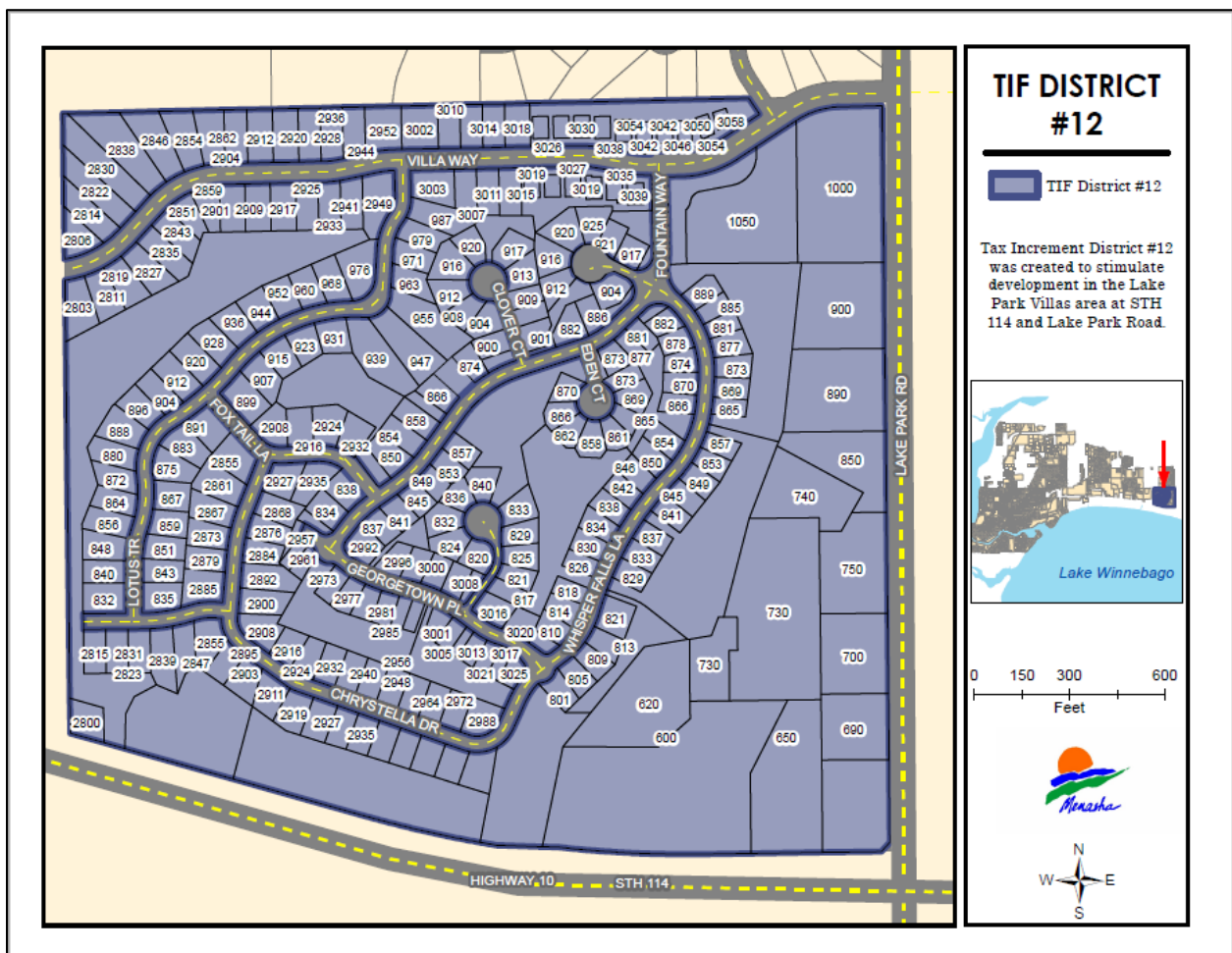
| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | ADVANCE FROM TID #5 | NEW BORROWING | END OF YEAR FUND BALANCE |
|-------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|------------------------|------------------|--------------------------------|
| 2007/2008 | | | \$0 | \$0 | \$0 | \$0 | \$30,175 | | | (\$30,175) |
| 2008/2009 | | | \$25,812 | \$0 | \$0 | \$0 | \$49,509 | | | (\$53,872) |
| 2009/2010 | | | \$45,166 | \$0 | \$20,000 | \$0 | \$68,243 | | | (\$56,949) |
| 2010/2011 | | | \$84,777 | \$0 | \$0 | \$0 | \$74,912 | | | (\$47,084) |
| 2011/2012 | \$2,772,500 | \$27.198 | \$75,406 | \$0 | \$0 | \$0 | \$68,231 | | | (\$39,909) |
| 2012/2013 | \$2,745,200 | \$27.877 | \$76,529 | \$0 | \$0 | \$0 | \$668,345 | | \$786,816 | \$155,091 |
| 2013/2014 | \$2,555,400 | \$28.207 | \$72,081 | \$0 | \$142,003 | \$0 | \$257,842 | | | \$111,333 |
| 2014/2015 | \$2,503,500 | \$28.056 | \$70,239 | \$0 | \$422,210 | \$0 | \$812,335 | | | (\$208,553) |
| 2015/2016 | \$2,935,800 | \$27.976 | \$82,133 | \$269 | \$0 | \$61,974 | \$795,486 | | \$768,634 | (\$214,977) |
| 2016/2017 | \$2,929,100 | \$27.897 | \$81,712 | \$354 | | \$59,562 | \$43,109 | | | (\$235,583) |
| Total as of 2017 | | | \$613,855 | \$623 | \$584,213 | \$121,537 | \$2,868,187 | | \$0 | \$1,555,450 |
| 2017/2018 | \$2,760,200 | \$27.733 | \$76,549 | | | \$58,435 | \$32,147 | | | (\$249,616) |
| 2018/2019 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$259,121) |
| 2019/2020 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$268,626) |
| 2020/2021 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$278,131) |
| 2021/2022 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$287,636) |
| 2022/2023 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$297,141) |
| 2023/2024 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$306,646) |
| 2024/2025 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$316,151) |
| 2025/2026 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$325,656) |
| 2026/2027 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$335,161) |
| 2027/2028 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$344,666) |
| 2028/2029 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$29,147 | | | (\$354,171) |
| 2029/2030 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$150 | | | (\$364,679) |
| 2030/2031 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$150 | | | (\$375,187) |
| 2031/2032 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$150 | | | (\$385,695) |
| 2032/2033 | \$2,815,300 | \$27.733 | \$78,077 | | | \$58,435 | \$150 | | | (\$396,203) |
| 2033/2034 | \$2,815,300 | \$27.733 | \$78,077 | | | | \$150 | | | (\$406,711) |
| 2034/2035 | \$2,815,300 | \$27.733 | \$78,077 | | | | | | | (\$417,219) |
| Cumulative Total | | | | \$623 | \$584,213 | \$1,056,502 | \$3,221,701 | \$0 | \$1,555,450 | (\$120,199) |

TID Created as of: 7/16/2007
Base Value as of: 1/1/2007 \$284,900
Debt Balance as of: 12/31/2017 \$706,605 (Principal)
\$228,360 (Interest)
\$934,965

Statutory Closing: 7/16/2034
Potential Extension

CITY OF MENASHA - TIF District 12 (Calumet County)

Tax Incremental District No. 12 was created in 2011. The district was formed as a mixed-use district to support the development of property near HWY 10/STH 114 and Lake Park Road. Project expenditures were used for land acquisition, engineering, development assistance, land write-down costs, real estate closing costs, and land assembly. Additional projects included infrastructure enhancements such as the installation of recreational trails and walkways, amenities including lighting and signage within the development, streetscape enhancements, and the construction of Community Way. Upcoming project costs include paving of Community Way, ongoing development assistance, and paving of a recreational trail adjacent to HWY10/114.



TAX INCREMENTAL FINANCING DISTRICT #12 - Fund 492

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Transfer to RDA | NEW BORROWING | END OF YEAR FUND BALANCE |
|----------------------------------|------------------|-------------------|---------------------|---------------------------|-------------------|-----------------|--------------------|--------------------|------------------|--------------------------------|
| 2010/2011 | | | \$0 | \$0 | \$0 | \$0 | \$61,635 | | | (\$61,635) |
| 2011/2012 | | | \$0 | \$0 | \$0 | \$0 | \$40,738 | \$270,000 | | (\$372,373) |
| 2012/2013 | (\$1,639,600) | | \$0 | \$150 | \$0 | \$0 | \$4,721 | \$270,000 | | (\$646,944) |
| 2013/2014 | (\$749,000) | | \$0 | \$32 | \$5,000 | \$0 | \$101,342 | \$270,000 | | (\$1,013,254) |
| 2014/2015 | \$7,365,500 | \$26.602 | \$195,936 | \$375 | \$0 | \$0 | \$176,456 | \$270,000 | | (\$1,263,399) |
| 2015/2016 | \$13,202,900 | \$26.403 | \$348,599 | \$573 | \$0 | \$0 | \$205,138 | \$270,000 | | (\$1,389,365) |
| 2016/2017 | \$15,360,100 | \$26.324 | \$404,288 | \$360 | \$0 | \$0 | \$201,203 | \$270,000 | | (\$1,455,920) |
| Total as of 2017 | | | \$948,824 | \$1,490 | \$5,000 | \$0 | \$791,234 | \$1,620,000 | \$0 | |
| 2017/2018 | \$22,665,000 | \$26.040 | \$590,205 | | | \$0 | \$966,296 | \$270,000 | | (\$2,102,011) |
| 2018/2019 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$460,307 | \$270,000 | | (\$1,912,100) |
| 2019/2020 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$521,307 | \$270,000 | | (\$1,783,189) |
| 2020/2021 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$1,493,218) |
| 2021/2022 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$1,203,367) |
| 2022/2023 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$913,457) |
| 2023/2024 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$623,546) |
| 2024/2025 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$333,635) |
| 2025/2026 | \$35,338,100 | \$26.040 | \$920,218 | | | \$0 | \$360,307 | \$270,000 | | (\$43,724) |
| 2026/2027 | \$35,338,100 | \$26.040 | \$920,218 | | | | \$150 | | | \$876,344 |
| 2027/2028 | \$35,338,100 | \$26.040 | \$920,218 | | | | \$150 | | | \$1,796,411 |
| 2028/2029 | \$35,338,100 | \$26.040 | \$920,218 | | | | \$150 | | | \$2,716,479 |
| 2029/2030 | \$35,338,100 | \$26.040 | \$920,218 | | | | \$150 | | | \$3,636,547 |
| 2030/2031 | \$35,338,100 | \$26.040 | \$920,218 | | | | \$150 | | | \$4,556,615 |
| 2031/2032 | \$35,338,100 | \$26.040 | \$920,218 | | | | | | | \$5,476,833 |
| Cumulative Total | | | \$14,422,078 | \$1,490 | \$5,000 | \$0 | \$4,901,736 | \$4,050,000 | \$0 | \$5,476,833 |

TID Created as of: 5/16/2011

Base Value as of: 1/1/2011 \$21,715,600

Debt Balance as of: 12/31/2017 (Principal)
(Interest)

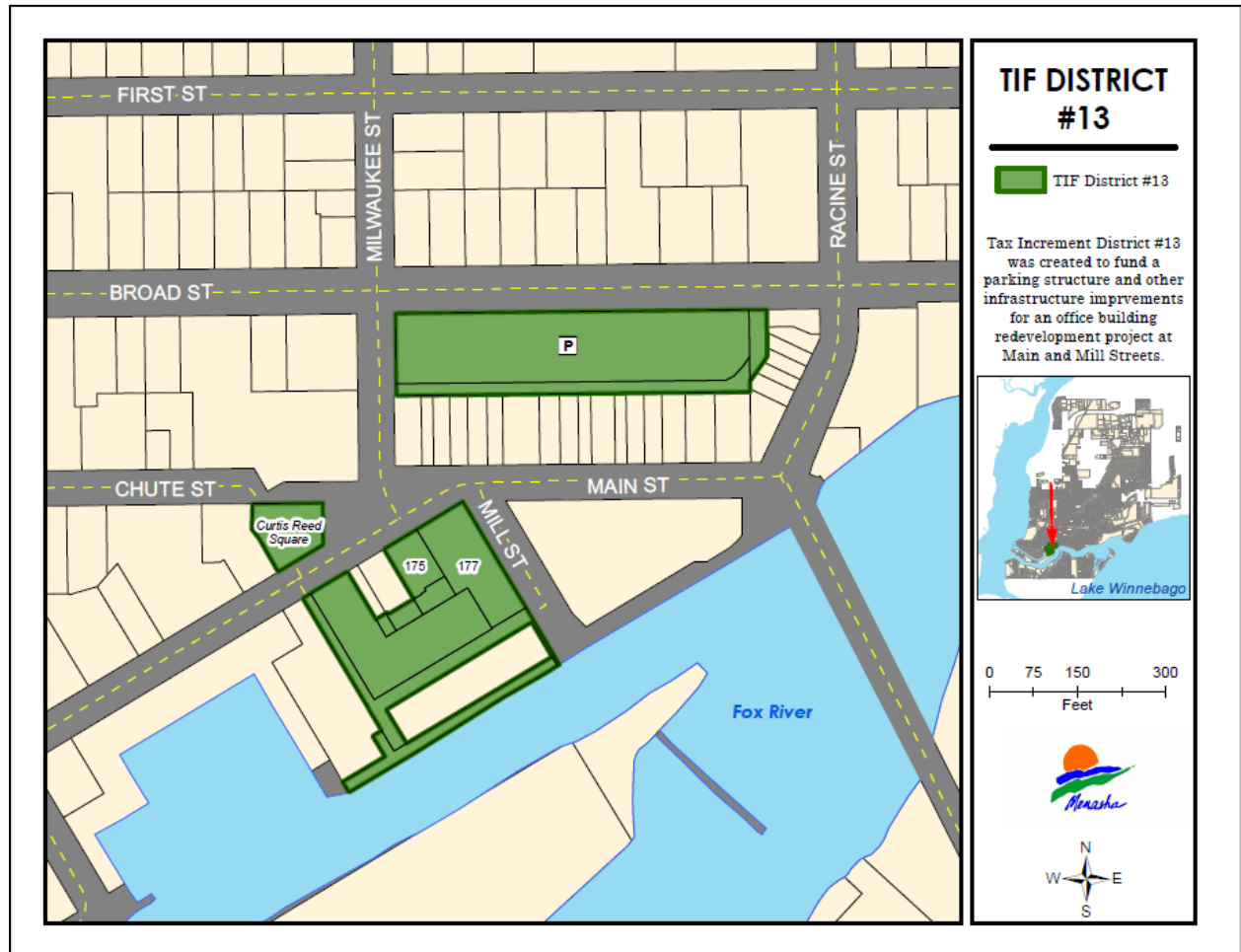
\$0

Statutory Closing: 5/16/2031

Potential Extension: None

CITY OF MENASHA - TIF District 13 (Winnebago County)

Tax Incremental District No. 13 was created in 2015. The district was formed as a blighted area district to support the redevelopment of the Menasha Hotel site and surrounding area, the construction of One Menasha Center, and the development of the Broad Street Parking Ramp. Project costs included development assistance for site acquisition and clearance, utility relocations, and reconstruction of the walkway between the Broad Street Parking Ramp and Main Street business district. Ongoing incentives remain for the ramp and at the termination of the life of the district, the city will assume ownership of the ramp.



TAX INCREMENTAL FINANCING DISTRICT #13 - Fund 493

8/16/2018

| TAX YEAR / COLLECTION YEAR | TAX INCREMENT | TIF (TAX) RATE | TIF AMOUNT | EXEMPT COMPUTER AID | OTHER REVENUES | DEBT SERVICE | OTHER EXPENSES | Developer Incentive | Repay City Advances | Transfer from TID 5 | NEW BORROWING | END OF YEAR FUND BALANCE |
|----------------------------------|------------------|-------------------|---------------|---------------------------|-------------------|-----------------|-------------------|------------------------|------------------------|------------------------|------------------|--------------------------------|
| 2014/2015 | | \$26.602 | \$0 | \$0 | \$0 | \$0 | \$616,612 | \$0 | | \$750,000 | | (\$66,612) |
| 2015/2016 | | \$27.976 | \$0 | \$0 | \$500,000 | \$0 | \$1,415,161 | \$0 | | | \$337,000 | (\$644,832) |
| 2016/2017 | \$5,598,400 | \$27.897 | \$156,176 | \$1,174 | \$0 | \$0 | \$29,720 | \$148,368 | | | | (\$665,569) |
| Total as of 2017 | | | \$156,176 | \$1,174 | \$500,000 | \$0 | \$2,261,552 | \$148,368 | \$0 | \$750,000 | \$337,000 | |
| 2017/2018 | \$14,528,800 | \$27.733 | \$319,731 | | | \$43,545 | \$24,615 | \$303,744 | | | | (\$17,743) |
| 2018/2019 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$763,314) |
| 2019/2020 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$808,885) |
| 2020/2021 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$854,456) |
| 2021/2022 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$900,027) |
| 2022/2023 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$945,598) |
| 2023/2024 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$991,169) |
| 2024/2025 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,036,740) |
| 2025/2026 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,082,312) |
| 2026/2027 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,127,883) |
| 2027/2028 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,173,454) |
| 2028/2029 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,219,025) |
| 2029/2030 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,264,596) |
| 2030/2031 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,310,167) |
| 2031/2032 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,355,738) |
| 2032/2033 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,401,309) |
| 2033/2034 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,446,880) |
| 2034/2035 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,492,451) |
| 2035/2036 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$429,188 | | | | (\$1,538,022) |
| 2036/2037 | \$16,290,100 | \$27.733 | \$451,777 | | | \$43,545 | \$24,615 | \$159,604 | | | | (\$1,314,009) |
| 2037/2038 | \$16,290,100 | \$27.733 | \$451,777 | | | | \$150 | | | | | (\$862,383) |
| 2038/2039 | \$16,290,100 | \$27.733 | \$451,777 | | | | \$150 | | | | | (\$410,756) |
| 2039/2040 | \$16,290,100 | \$27.733 | \$451,777 | | | | \$150 | | | | | \$40,871 |
| 2040/2041 | \$16,290,100 | \$27.733 | \$451,777 | | | | \$150 | | | | | \$492,498 |
| 2041/2042 | \$16,290,100 | \$27.733 | \$451,777 | | | | \$150 | | | | | \$944,125 |
| 2042/2043 | \$16,290,100 | \$27.733 | \$451,777 | | | | | | | | | \$1,395,901 |
| Cumulative Total | | | \$14,770,328 | \$1,174 | \$500,000 | \$870,899 | \$2,754,602 | \$8,337,099 | \$0 | \$750,000 | \$337,000 | \$1,395,901 |

TID Created as of: 7/6/2015

Base Value as of: 1/1/2015 \$248,200

Debt Balance as of: 12/31/2017 (Principal) \$337,000

(Interest) \$54,904

\$391,904

Statutory Closing: 7/6/2042

CITY OF MENASHA
List of Tax Incremental Financing Districts

| TIF District | TIF Creation Date | Expenditure Period in Years | Expenditure Period Ends | Original TIF Life in Years | TIF Statutory or PRESENTLY Extended Closing Date | Possible TIF Life Extension | Possible TIF Future Extension Closing Date | 2016 Tax Increment Valuation (for 2017 Fiscal Year) | Future Tax Increment Valuation Projected | TIF Estimated Fund Balance at 12/31/2017 | Estimated Fund Balance at Maximum Closing Date | Increase in Annual City Tax Levy after TIF Closes | |
|--------------------------------|-------------------|-----------------------------|-------------------------|----------------------------|--|-----------------------------|--|---|--|--|--|---|------------|
| <u>WINNEBAGO COUNTY</u> | | | | | | | | | | | | | |
| Not required to declare | | | | | | | | | | | | | |
| #3 | TIF type | 12/05/1989 | 22 years | 12/05/2011 | 27 years | 12/05/2017 | not available | 12/05/2017 | \$ 1,065,800 | \$ - | \$ (25,437) | \$ - | \$ 9,318 |
| #4 | Blight | 05/19/1997 | 22 years | 05/19/2019 | 27 years | 05/19/2024 | 4 years | 05/19/2028 | \$ 2,125,000 | \$ 2,855,500 | \$ (653,278) | \$ (48,407) | \$ 29,010 |
| #5 | Ind. Use | 09/09/1998 | 18 years | 09/09/2016 | 23 years | 09/09/2021 | not available | 09/09/2021 | \$ 11,282,600 | \$ 10,722,500 | \$ 842,775 | \$ 1,681,361 | \$ 108,935 |
| #6 | Ind. Use | 09/09/1998 | 18 years | 09/09/2016 | 23 years | 09/09/2021 | not available | 09/09/2021 | \$ 14,728,800 | \$ 15,965,000 | \$ 249,231 | \$ 1,383,463 | \$ 162,196 |
| #7 | Blight | 07/04/2003 | 22 years | 07/04/2025 | 27 years | 07/04/2030 | 4 years | 07/04/2034 | \$ 3,662,100 | \$ 3,885,100 | \$ (430,379) | \$ 141,334 | \$ 39,471 |
| | | | | | | | | | | | | | |
| #8 | Blight | 11/15/2004 | 22 years | 11/15/2026 | 27 years | 11/15/2031 | 3 years | 11/15/2034 | \$ 1,308,500 | \$ 1,441,400 | \$ 48,229 | \$ 71,577 | \$ 14,644 |
| #10 | Blight | 06/05/2006 | 22 years | 06/05/2028 | 27 years | 06/05/2033 | 3 years | 06/05/2036 | \$ 2,710,100 | \$ 1,846,900 | \$ 75,894 | \$ 721,451 | \$ 18,764 |
| #11 | Blight | 07/16/2007 | 22 years | 07/16/2029 | 27 years | 07/16/2034 | 3 years | 07/16/2037 | \$ 2,929,100 | \$ 2,815,300 | \$ (235,583) | \$ (120,198) | \$ 28,602 |
| #13 | Blight | 07/06/2015 | 22 years | 07/06/2037 | 27 years | 07/06/2042 | 3 years | 07/06/2045 | \$ 5,598,400 | \$ 16,290,100 | \$ (665,569) | \$ 1,395,901 | \$ 165,499 |
| <u>CALUMET COUNTY</u> | | | | | | | | | | | | | |
| #9 | Mixed Use | 11/15/2004 | 15 years | 11/15/2019 | 20 years | 11/15/2024 | 3 years | 11/15/2027 | \$ 24,331,800 | \$ 38,030,800 | \$ 624,027 | \$ 2,000,658 | \$ 386,374 |
| #12 | Mixed Use | 05/16/2011 | 15 years | 05/16/2026 | 20 years | 05/16/2031 | 3 years | 05/16/2034 | \$ 15,360,100 | \$ 35,338,100 | \$ (1,455,920) | \$ 5,476,833 | \$ 359,018 |
| | | | | | | | | \$ 85,102,300 | \$ 129,190,700 | | | \$ 1,321,831 | |

- CANNOT extend TIF life, if this TIF becomes a "DONOR" TIF District

City Equalized Tax Rate (Winnebago Count) \$ 10.159505
City Equalized Tax Rate (Calumet County) \$ 10.159505

2018 TIF Value Limitation Report

Wisconsin Department of Revenue

| Municipality | TID Co-muni Code | TID No. | Base Year | 2018 TID Current Value | 2018 TID Value Increment | 2018 Total Muni Equalized Value | 5% Test | 7% Test | 12% Test |
|-------------------------|------------------------|------------|--------------|------------------------------|--------------------------------|---------------------------------------|------------|------------|---------------|
| Mazomanie | 13153 | 004 | 2005 | 17,643,100 | 12,059,600 | | | | |
| | 13153 | 005 | 2005 | 6,236,900 | 1,642,300 | | | | |
| Municipal Totals | | | | 23,880,000 | 13,701,900 | 161,092,900 | | | 8.51% |
| Mcfarland | 13154 | 003 | 2004 | 65,428,600 | 38,431,200 | | | | |
| | 13154 | 004 | 2008 | 11,690,700 | 4,107,600 | | | | |
| Municipal Totals | | | | 77,119,300 | 42,538,800 | 936,011,100 | | | 4.54% |
| Medford | 60251 | 005 | 1989 | 6,870,000 | 1,682,100 | | | | |
| | 60251 | 006 | 1996 | 4,006,900 | 2,589,300 | | | | |
| | 60251 | 007 | 1997 | 1,959,600 | 470,700 | | | | |
| | 60251 | 008 | 1997 | 1,803,800 | 1,107,900 | | | | |
| | 60251 | 010 | 1999 | 2,429,100 | 2,188,900 | | | | |
| | 60251 | 011 | 1999 | 4,288,000 | 3,104,000 | | | | |
| | 60251 | 012 | 2000 | 33,198,300 | 30,510,600 | | | | |
| | 60251 | 013 | 2005 | 16,966,900 | 13,584,900 | | | | |
| Municipal Totals | | | | 71,522,600 | 55,238,400 | 300,870,800 | | | 18.36% |
| Menasha | 70251 | 004 | 1997 | 7,051,500 | 2,855,500 | | | | |
| | 70251 | 005 | 1998 | 14,107,400 | 10,722,500 | | | | |
| | 70251 | 006 | 1998 | 21,533,800 | 15,965,000 | | | | |
| | 70251 | 007 | 2003 | 4,572,400 | 3,885,100 | | | | |
| | 70251 | 008 | 2005 | 1,925,900 | 1,441,400 | | | | |
| | 08251 | 009 | 2005 | 41,489,200 | 38,030,800 | | | | |
| | 70251 | 010 | 2006 | 11,548,800 | 1,846,900 | | | | |
| | 70251 | 011 | 2007 | 3,100,200 | 2,815,300 | | | | |
| | 08251 | 012 | 2011 | 57,053,700 | 35,338,100 | | | | |
| | 70251 | 013 | 2015 | 16,538,300 | 16,290,100 | | | | |
| Municipal Totals | | | | 178,921,200 | 129,190,700 | 1,177,560,800 | | | 10.97% |
| Menomonee Falls | 67151 | 004 | 1996 | 111,258,900 | 97,354,400 | | | | |
| | 67151 | 005 | 1999 | 131,403,600 | 114,376,100 | | | | |
| | 67151 | 006 | 2006 | 46,671,900 | 12,844,600 | | | | |
| | 67151 | 007 | 2008 | 21,864,600 | 20,836,500 | | | | |
| | 67151 | 008 | 2008 | 104,763,700 | 95,746,100 | | | | |
| | 67151 | 009 | 2010 | 112,253,500 | 7,548,100 | | | | |
| | 67151 | 010 | 2011 | 57,173,300 | 10,977,200 | | | | |
| | 67151 | 011 | 2011 | 13,974,600 | 2,021,000 | | | | |
| | 67151 | 012 | 2014 | 23,115,300 | 18,031,900 | | | | |
| Municipal Totals | | | | 622,479,400 | 379,735,900 | 5,097,458,000 | | | 7.45% |

*A negative increment is treated as zero increment.

CITY OF MENASHA
TIF District Increments

| | | | | | 2015 Valuation Increase or (Decrease) from previous year | | 2016 Valuation Increase or (Decrease) from previous year | | 2017 Valuation Increase or (Decrease) from previous year | | 2018 Valuation Increase or (Decrease) from previous year |
|---|-----------------|-------------------------------------|--|-------------------------------------|---|-------------------------------------|---|-------------------------------------|---|-------------------------------------|---|
| | Year Created | 1/01/2014 Equalized Valuation | | 1/01/2015 Equalized Valuation | | 1/01/2016 Equalized Valuation | | 1/01/2017 Equalized Valuation | | 1/01/2018 Equalized Valuation | |
| TIF #1 | 1986 | \$ 3,522,400 | | \$ - closed | \$ (3,522,400) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TIF #3 | 1990 | \$ 609,200 | | \$ 1,024,300 | \$ 415,100 | \$ 1,065,800 | \$ 41,500 | \$ 917,200 | \$ (148,600) | \$ - closed | \$ (917,200) |
| TIF #4 | 1997 | \$ 2,670,600 | | \$ 2,076,400 | \$ (594,200) | \$ 2,125,000 | \$ 48,600 | \$ 2,497,000 | \$ 372,000 | \$ 2,855,500 | \$ 358,500 |
| TIF #5 | 1998 | \$ 11,441,200 | | \$ 11,797,700 | \$ 356,500 | \$ 11,282,600 | \$ (515,100) | \$ 11,136,400 | \$ (146,200) | \$ 10,722,500 | \$ (413,900) |
| TIF #6 | 1998 | \$ 15,846,200 | | \$ 13,798,400 | \$ (2,047,800) | \$ 14,728,800 | \$ 930,400 | \$ 15,646,300 | \$ 917,500 | \$ 15,965,000 | \$ 318,700 |
| TIF #7 | 2003 | \$ 3,699,000 | | \$ 3,667,800 | \$ (31,200) | \$ 3,662,100 | \$ (5,700) | \$ 3,780,900 | \$ 118,800 | \$ 3,885,100 | \$ 104,200 |
| TIF #8 | 2005 | \$ 1,321,100 | | \$ 1,311,200 | \$ (9,900) | \$ 1,308,500 | \$ (2,700) | \$ 1,376,200 | \$ 67,700 | \$ 1,441,400 | \$ 65,200 |
| TIF #9 | 2005 | \$ 22,972,300 | | \$ 22,829,400 | \$ (142,900) | \$ 24,331,800 | \$ 1,502,400 | \$ 37,049,800 | \$ 12,718,000 | \$ 38,030,800 | \$ 981,000 |
| TIF #10 | 2006 | \$ 1,743,100 | | \$ 2,438,200 | \$ 695,100 | \$ 2,710,100 | \$ 271,900 | \$ 2,249,100 | \$ (461,000) | \$ 1,846,900 | \$ (402,200) |
| TIF #11 | 2007 | \$ 2,503,500 | | \$ 2,935,800 | \$ 432,300 | \$ 2,929,100 | \$ (6,700) | \$ 2,760,200 | \$ (168,900) | \$ 2,815,300 | \$ 55,100 |
| TIF #12 | 2011 | \$ 7,365,500 | | \$ 13,202,900 | \$ 5,837,400 | \$ 15,360,100 | \$ 2,157,200 | \$ 22,665,000 | \$ 7,304,900 | \$ 35,338,100 | \$ 12,673,100 |
| TIF #13 | 2015 | \$ - | | \$ - | \$ - | \$ 5,598,400 | \$ 5,598,400 | \$ 11,528,800 | \$ 5,930,400 | \$ 16,290,100 | \$ 4,761,300 |
| Total TIF | | \$ 73,694,100 | | \$ 75,082,100 | \$ 1,388,000 | \$ 85,102,300 | \$ 10,020,200 | \$ 111,606,900 | \$ 26,504,600 | \$ 129,190,700 | \$ 17,583,800 |
| Total City | | \$ 999,088,600 | | \$ 1,010,047,700 | | \$ 1,051,001,800 | | \$ 1,117,040,500 | | \$ 1,177,560,800 | |
| TIF % Limit - Actual (Maximum = 12%) | | 7.38% | | 7.43% | | 8.10% | | 9.99% | | 10.97% | |



MEMORANDUM

Date: August 21, 2018

To: Joint Review Board

From: Community Development Department/SS

RE: **Summary of Upcoming Proposals**

Throughout the years, the City has successfully and continuously used Tax Increment Financing to facilitate additional private development throughout the City using funds for infrastructure investment and other eligible projects. Following the closure of TID 3, the City of Menasha has 10 active TIF Districts: 8 within Winnebago County and 2 within Calumet County totaling an additional equalized valuation of \$129,190,700 as of January 1, 2018.

As time progresses the City looks for ways to properly manage our TIF districts to meet the goals of the TIF creation and to ensure healthy districts. Below is a schedule and possible TIF eligible projects that will need to be considered over the next several years to continue to ensure proper TIF management.

- TID 3 – Closure in 2017 – additional increment added onto 2018 tax roll
- TID 4 – Closure in 2024 – Existing negative end fund balance projected – possible sharing from TID 6 including the cost for Main Street Construction and additional downtown amenities
- TID 5 – Possible early closure in 2018 with 1 year extension into 2019 for Affordable Housing Extension
- TID 6 – Closure in 2021 – Possible sharing with TID 4 and TID 11
- TID 7 – Closure in 2030 – additional increment added to the 2031 tax roll
- TID 8 – Closure in 2031 – With recent disposition of 87 Racine St and additional increment due to Future Jimmy John's, possible early closure
- TID 9 – Closure in 2024 – Spending period expires in 2019 – additional 2019 projects include Province Terrace, trail connection, possible land acquisition, and development assistance including sewer extension
- TID 10 – Closure in 2033 – Additional development assistance including the Tayco St Corridor
- TID 11 – Closure in 2034 – Possibly additional amenities and land acquisition
- TID 12 – Closure in 2031 – Continued enhancements and possibly additional development assistance
- TID 13 – Closure in 2042 – On-going incentives

Future TIF Creations: In addition to our existing TIF Districts the City also looks towards areas that may need additional incentives to invest in infrastructure and or private development. Areas that are being concerned or have had shown interest include the Shopko Plaza area, the Whiting Paper area and the Banta Property area.