

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

**Thursday, September 28, 2017**  
**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. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

**D. ACTION ITEMS**

1. Tax Increment Districts 2016 Annual Report Accept and Place on File-Calumet County Joint Review Board, Appleton School District
2. Tax Increment Districts 2016 Annual Report Accept and Place on File-Calumet County Joint Review Board, Menasha School District
3. Tax Increment Districts 2016 Annual Report Accept and Place on File-Winnebago County Joint Review Board

**E. 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**

MENASHA, WISCONSIN

# **TAX INCREMENT DISTRICTS 2016 ANNUAL REPORT**

For the year ending December 31, 2016

City of Menasha  
Tax Increment Districts - 2016 Annual Report

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## **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 2016 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 2016. Below please find a brief summary of the Menasha TIDs within each county.

### **Menasha's 9 active TIDs within Winnebago County**

- **TID 3** was created in 1989 and has a statutory closing that was extended by one year to 2017. It will close at the end of the year with a zero or possibly a small positive fund balance.
- **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. It is projected to close with a positive fund balance, but remains a donor to multiple underperforming TIDs.
- **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. 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. The TID should realize a zero fund balance at closing.
- **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.

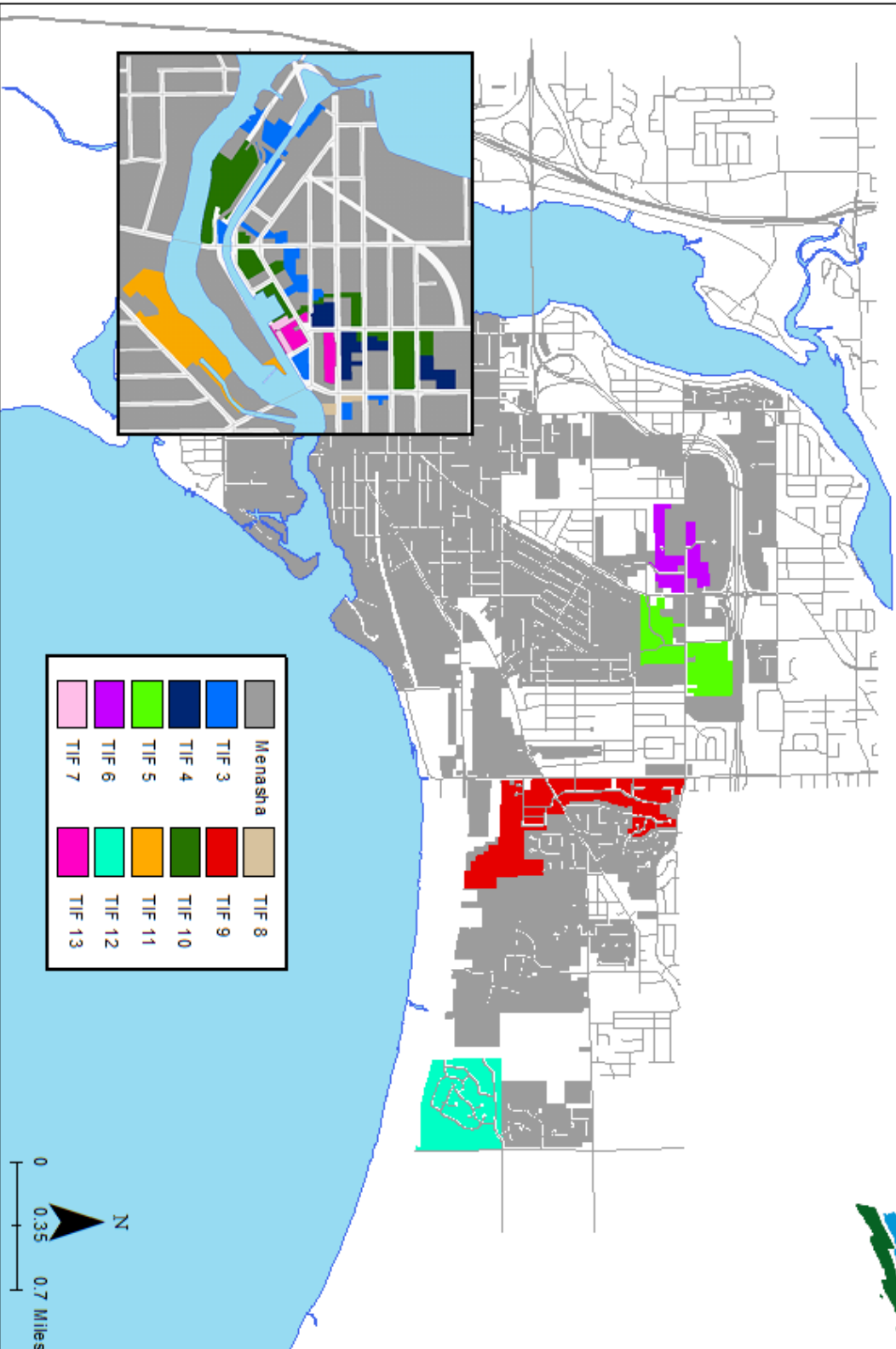
- **TID 11** was created in 2007 and has a statutory closing date of 2034. It is performing sufficiently as-is and should see significant increases in increment following development of the former Gilbert Paper property. It is projected to close with a positive or zero fund balance, with additional development 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.

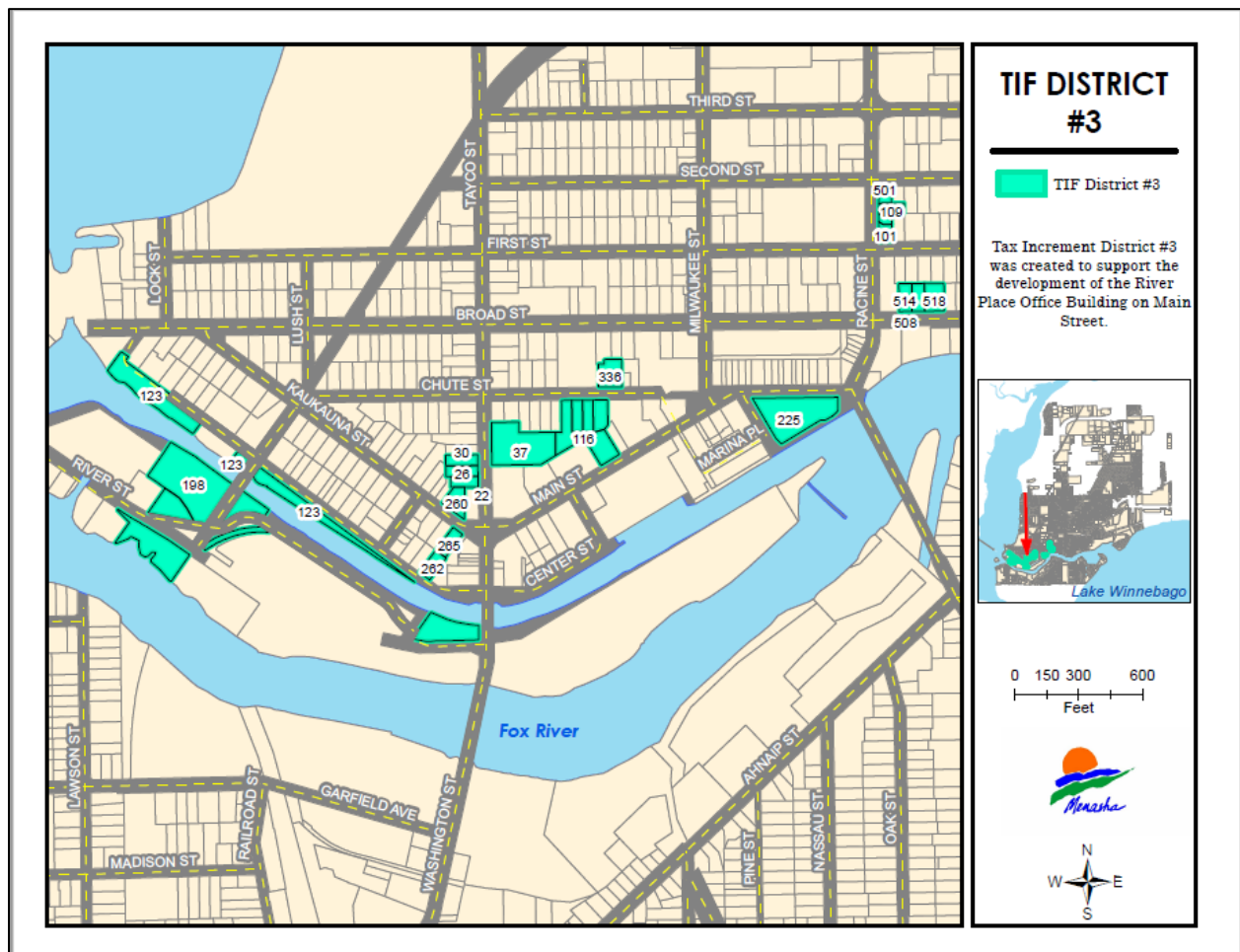
CITY OF MENASHA							
List of Tax Incremental Financing Districts							
TIF District	TIF Creation Date	TIF Statutory or Extended Closing Date	2015 Tax Increment Valuation (for 2016 Fiscal Year)	Future Tax Increment Valuation Projected	TIF Estimated Fund Balance at 12/31/2016	TIF Estimated Fund Balance at Maximum Closing Date	Future Increase in Annual City Tax Levy after TIF Closes
#3	12/05/1989	12/31/2017	\$ 1,024,300	\$ 917,200	\$ (29,823)	\$ 42,330	\$ 9,418
#4	05/19/1997	05/19/2024	\$ 2,076,400	\$ 2,497,700	\$ (563,144)	\$ (171,647)	\$ 25,648
#5	09/09/1998	09/09/2021	\$ 11,797,700	\$ 11,136,400	\$ 920,801	\$ 1,270,804	\$ 114,356
#6	09/09/1998	09/09/2021	\$ 13,798,400	\$ 15,646,300	\$ 159,485	\$ 1,342,723	\$ 160,666
#7	07/04/2003	07/04/2030	\$ 3,667,800	\$ 3,780,900	\$ (512,116)	\$ -	\$ 38,825
#8	11/15/2004	11/15/2031	\$ 1,311,200	\$ 1,376,200	\$ (386,691)	\$ -	\$ 14,132
#9	11/15/2004	11/15/2024	\$ 22,829,400	\$ 37,049,800	\$ 831,329	\$ 2,430,331	\$ 399,236
#10	06/05/2006	06/05/2033	\$ 2,438,200	\$ 2,249,100	\$ 839	\$ 994,925	\$ 23,095
#11	07/16/2007	07/16/2034	\$ 2,935,800	\$ 2,760,200	\$ (214,977)	\$ (81,042)	\$ 28,343
#12	05/16/2011	05/16/2031	\$ 13,202,900	\$ 22,665,000	\$ (1,367,978)	\$ 1,300,462	\$ 244,230
#13	07/06/2015	07/06/2042	\$ -	\$ 15,458,300	\$ (644,832)	\$ 1,425,790	\$ 158,736
			<u>\$ 75,082,100</u>	<u>\$ 115,537,100</u>			<u>\$ 1,216,685</u>

# 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.



## TAX INCREMENTAL FINANCING DISTRICT #3 - Fund 208

8/16/2017

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			\$960,000	\$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			\$117,792	\$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	\$1,255			\$0	\$65,713
1999/2000			\$99,479	\$60,958	\$0	\$124,418	\$0				\$169,657
2000/2001			\$102,051	\$94,137	\$0	\$92,244	\$0				\$259,024
2001/2002			\$101,984	\$104,170	\$0	\$116,787	\$0				\$285,986
2002/2003			\$104,012	\$83,677	\$0	\$160,727	\$0				\$227,899
2003/2004			\$105,837	\$76,551	\$0	\$240,475	\$0				\$0
2004/2005			\$106,555	\$77,347	\$0	\$194,902	\$101,038	\$115,861			\$19,307
2005/2006			\$108,675	\$162,690	\$22,654	\$393,600	\$924,726			\$1,005,000	\$367,252
2006/2007			\$106,170	\$297,315	\$361,388	\$282,450	\$95,864			\$860,000	\$412,645
2007/2008			\$102,841	\$205,616	\$9,691	\$1,117,900	\$14,855				\$235,090
2008/2009			\$54,066	\$251	\$3,207	\$235,079	\$0				\$99,847
2009/2010			\$56,879	\$171	\$1,297	\$193,440	\$150				(\$36,613)
2010/2011			\$23,242	\$1,866	\$647	\$162,065	\$150				(\$314,367)
2011/2012	\$715,200	\$27.196	\$19,452	\$4,968	\$0	\$166,315	\$150				(\$473,489)
2012/2013	\$637,300	\$27.877	\$17,766	\$3,365	\$0	\$169,060	\$150				(\$621,580)
2013/2014	\$220,500	\$28.207	\$6,220	\$3,258	\$0	\$172,329	\$150				(\$29,823)
2014/2015	\$609,200	\$28.056	\$17,092	\$4,027	\$0	\$169,060	\$150				
2015/2016	\$1,024,300	\$27.976	\$28,656	\$3,080	\$0	\$172,329	\$150				
<b>Total as of 2016</b>			\$2,093,712	\$1,183,447	\$633,855	\$5,137,325	\$2,415,151	\$115,861		\$732,500	\$2,995,000
2016/2017	\$1,065,800	\$27.976	\$29,817	\$16,671	\$3,155	\$0	\$0				\$19,820
2017/2018	\$917,200	\$27.976	\$25,660			\$0	\$3,150				\$42,330
<b>Cumulative Total</b>			\$2,149,189	\$1,200,118	\$637,010	\$5,137,325	\$2,418,301	\$115,861	\$732,500	\$2,995,000	\$42,330

TID Created as of: 12/5/1989

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

Debt Balance as of: 12/31/2016

(Principal)  
(Interest)

\$0

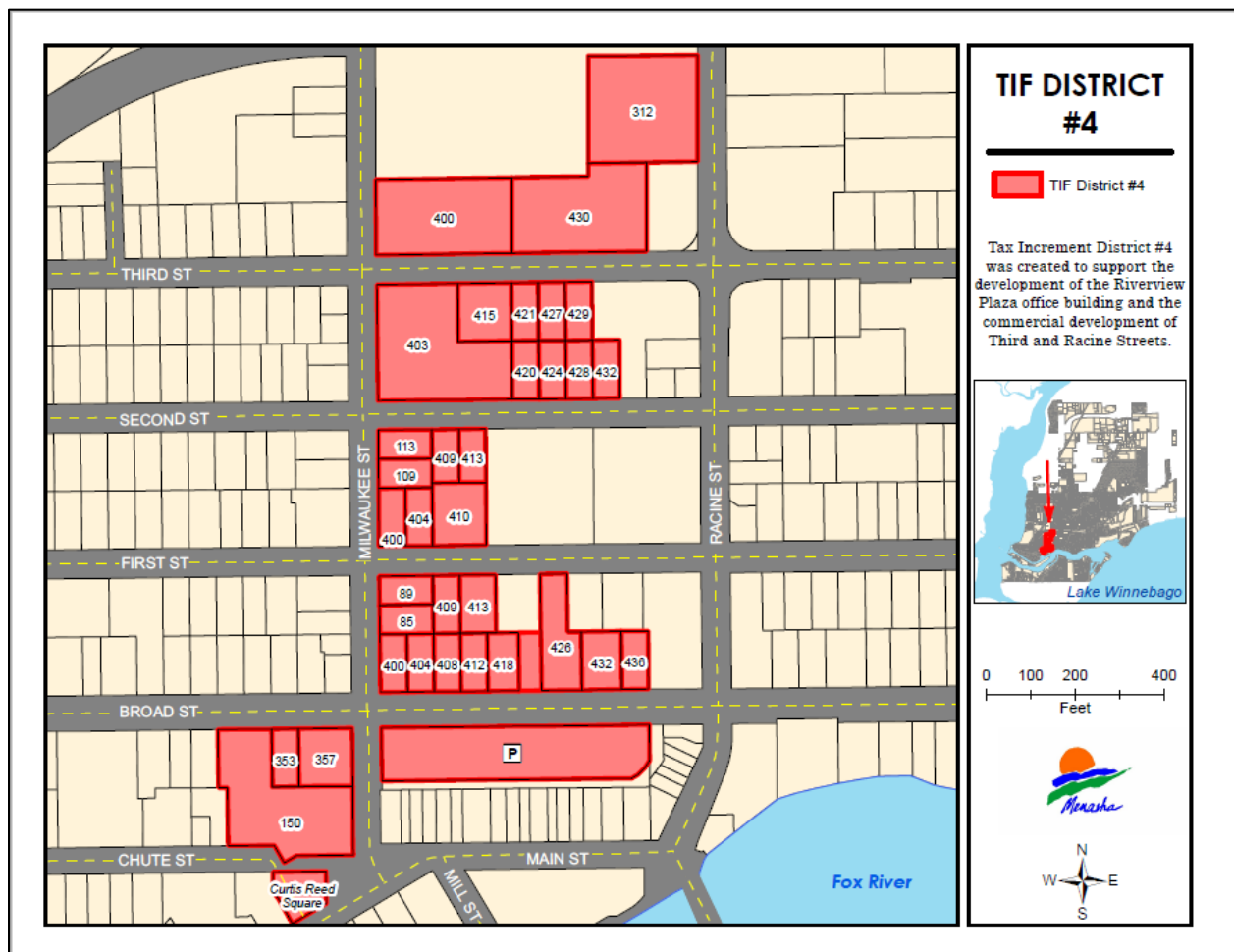
Statutory Closing: 12/5/2016

Extended to 12/31/17



## 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.



TAX INCREMENTAL FINANCING DISTRICT #4 - Fund 456

8/16/2017

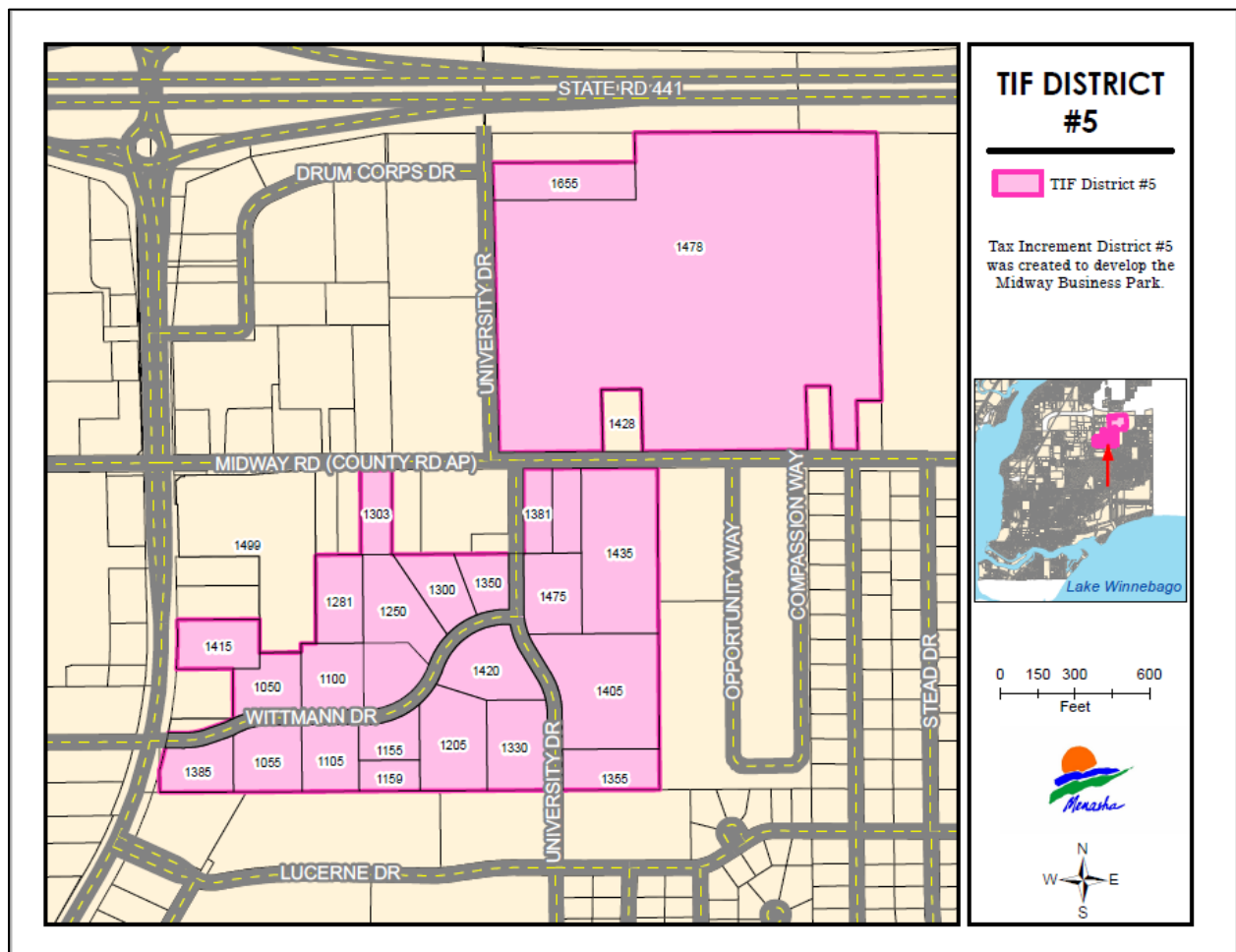
TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES				NEW BORROWING	END OF YEAR FUND BALANCE
1996/1997			\$0	\$0	\$14,466	\$0	\$931,335				\$1,301,000	\$384,131
1997/1998			\$0	\$0	\$24,290	\$54,531	\$406,047				\$86,000	\$33,843
1998/1999			\$37,464	\$0	\$5,259	\$56,738	\$97,170				\$106,500	\$23,158
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	\$65,235	\$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	\$170,354	\$30,000					(\$32,125)
2008/2009			\$172,294	\$4,028	\$395	\$170,954	\$0					(\$26,262)
2009/2010			\$167,358	\$1,800	\$134	\$171,254	\$150					(\$28,474)
2010/2011			\$84,484	\$1,386	\$123	\$171,294	\$150					(\$113,925)
2011/2012	\$2,832,000	\$27.198	\$79,745	\$2,124	\$121	\$166,333	\$150					(\$198,418)
2012/2013	\$2,896,900	\$27.877	\$80,758	\$2,690	\$107	\$165,530	\$150					(\$280,543)
2013/2014	\$2,112,800	\$28.207	\$59,596	\$1,701	\$107	\$170,594	\$150					(\$389,883)
2014/2015	\$2,670,600	\$28.056	\$74,927	\$1,148	\$109	\$159,053	\$150					(\$472,902)
2015/2016	\$2,076,400	\$27.976	\$58,090	\$2,014	\$108	\$150,304	\$150					(\$563,144)
Total as of 2016			\$2,288,563	\$481,079	\$436,836	\$4,366,390	\$2,737,733	\$0		\$0	\$3,334,501	(\$563,144)
2016/2017	\$2,125,000	\$27.976	\$59,450	\$1,763	\$108	\$150,304	\$150					(\$652,277)
2017/2018	\$2,497,700	\$27.976	\$69,876		\$108	\$3,833	\$150					(\$586,276)
2018/2019	\$2,497,700	\$27.976	\$69,876		\$108	\$3,833	\$150					(\$520,275)
2019/2020	\$2,497,700	\$27.976	\$69,876				\$150					(\$450,550)
2020/2021	\$2,497,700	\$27.976	\$69,876				\$150					(\$380,824)
2021/2022	\$2,497,700	\$27.976	\$69,876				\$150					(\$311,098)
2022/2023	\$2,497,700	\$27.976	\$69,876				\$150					(\$241,373)
2023/2024	\$2,497,700	\$27.976	\$69,876				\$150					(\$171,647)
Cumulative Total			\$2,837,143	\$482,842	\$437,160	\$4,524,360	\$2,738,933	\$0		\$0	\$3,334,501	(\$171,647)

TID Created as of: 5/19/1997  
Base Value as of: 1/1/1997 \$4,196,000  
Debt Balance as of: 12/31/2016 \$142,205 (Principal)  
\$4,266 (Interest)  
\$146,471

Statutory Closing: 5/19/2024

## 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.



## TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

9/16/2017

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 #13	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	\$647,122	
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	\$56,485						\$775,000	\$353,483	
2001/2002			\$20,672	\$664	\$158,618	\$99,774	\$710,165						\$1,209,000	\$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	\$1,558,113	\$1,407,363						\$985,000	\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$283,180	\$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	\$565,955	\$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	\$414,597						\$765,000	\$349,294	
2009/2010			\$256,913	\$88,576	\$88,576	\$390,801	\$20,973							\$446,050	
2010/2011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524			\$250,000				\$391,376	
2011/2012	\$10,510,200	\$27.198	\$285,855	\$178,891	\$164,285	\$1,537,069	\$26,867						\$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	\$285,500	\$12,228	\$18,048						\$920,931	\$13,345,300
2015/2016	\$11,797,700	\$27.976	\$330,058	\$584,678	\$6,853	\$271,902	\$10,783	\$727,534						\$732,500	\$920,801
<b>Total as of 2016</b>			\$3,132,793	\$2,294,758	\$4,241,299	\$11,468,077	\$4,746,183	\$255,292	\$0	\$0	\$750,000	\$732,500	\$9,204,000	\$920,801	
2016/2017	\$11,282,600	\$27.976	\$315,648	\$546,567		\$276,719	\$150	\$169,640	\$127,974					\$1,208,532	\$1,183,358
2017/2018	\$11,136,400	\$27.976	\$311,557			\$189,094	\$150	\$99,759	\$407,223					\$843,864	\$507,282
2018/2019	\$11,136,400	\$27.976	\$311,557			\$189,094	\$150							\$986,177	\$338,188
2019/2020	\$11,136,400	\$27.976	\$311,557			\$189,094	\$150							\$1,128,491	\$169,094
2020/2021	\$11,136,400	\$27.976	\$311,557			\$189,094	\$150							\$1,270,804	\$0
<b>Cumulative total</b>			\$4,694,670	\$2,841,325	\$4,241,299	\$12,423,172	\$4,746,333	\$524,691	\$535,197	\$0	\$750,000	\$732,500	\$9,204,000	\$1,270,804	

TID Created as of: 9/9/1998

Base Value as of: 1/1/1998 \$3,384,900

Debt Balance as of: 12/31/2016 \$888,442 (Principal)

\$84,854 (Interest)

\$953,095

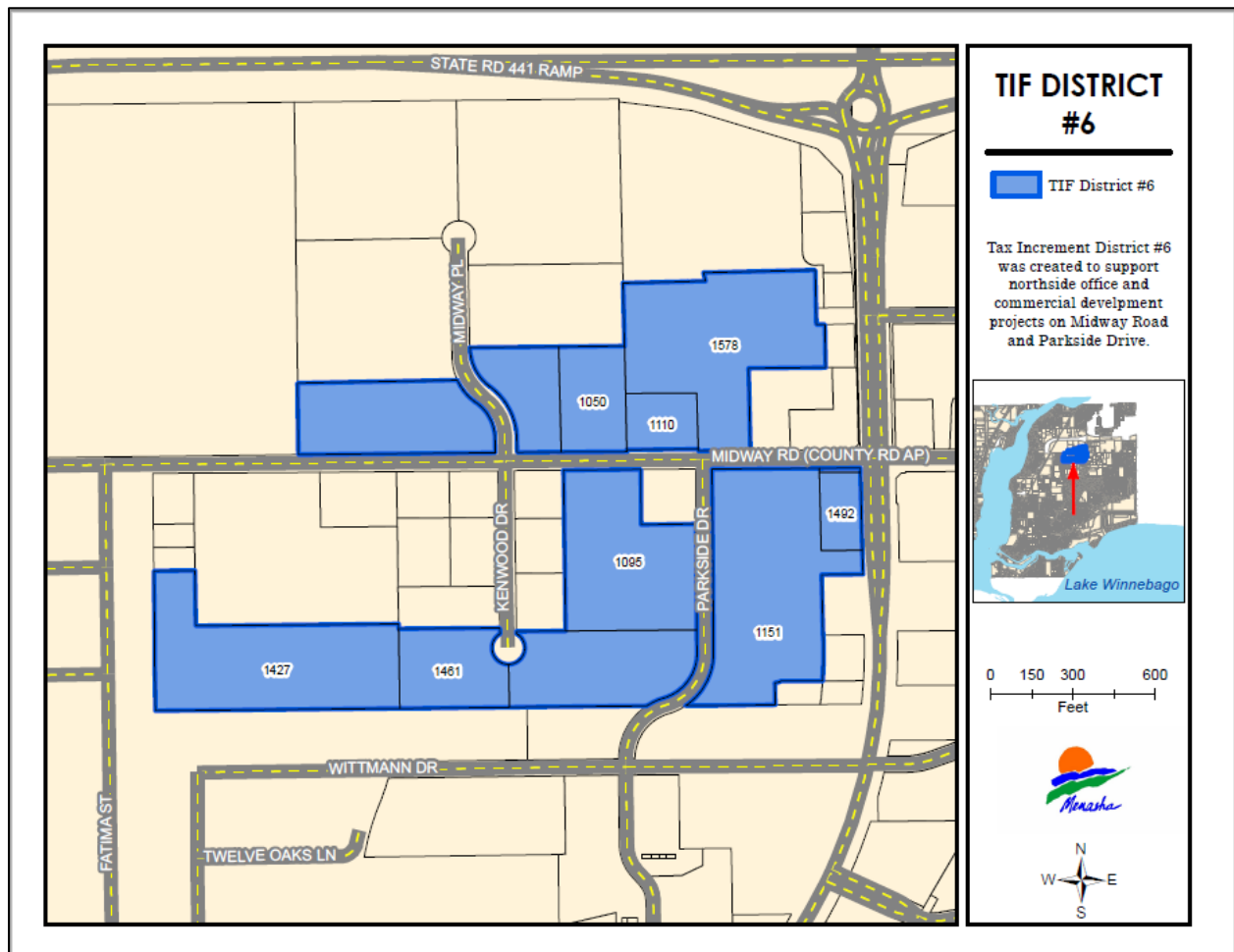
Statutory Closing: 9/9/2021

Potential Extension: None

Spending period ended 9/9/16

## 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

8/16/2017

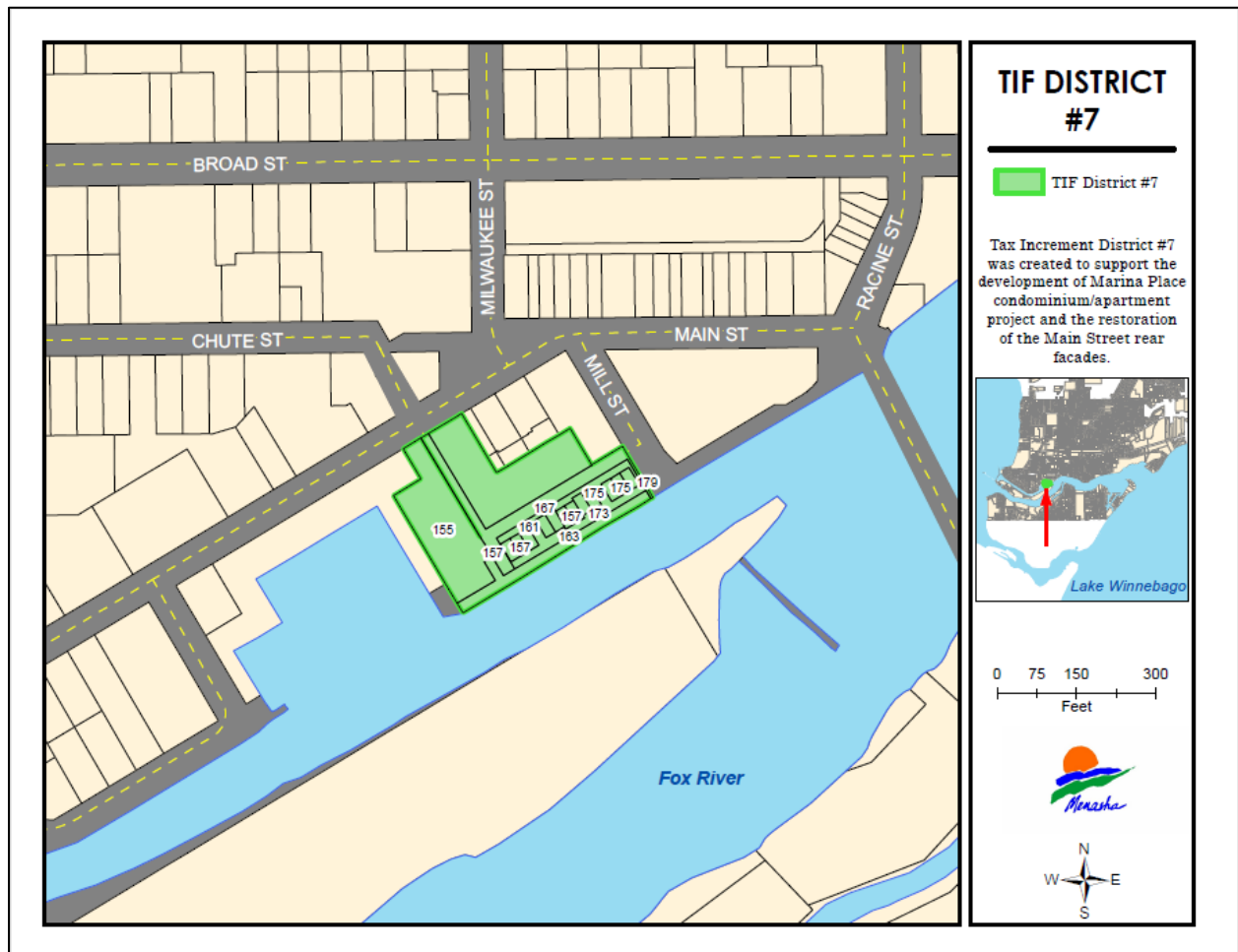
TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES				NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
1998/1999			\$0	\$0	\$14,585	\$0	\$243,576				\$540,000	\$371,009	
1999/2000			\$74,254	\$0	\$18,957	\$25,422	\$77,946					\$300,852	
2000/2001			\$147,626	\$1,206	\$18,933	\$188,300	\$61,278				\$570,000	\$788,949	
2001/2002			\$306,967	\$11,121	\$17,334	\$212,720	\$1,095,915				\$700,000	\$515,736	
2002/2003			\$208,917	\$36,924	\$18,775	\$254,479	\$3,055,067				\$3,015,000	\$575,806	
2003/2004			\$277,642	\$9,097	\$8,746	\$1,575,246	\$288,873				\$1,160,000	\$167,172	
2004/2005			\$264,044	\$6,648	\$3,928	\$285,478	\$21,137					\$135,177	
2005/2006			\$264,069	\$4,214	\$4	\$356,164	\$64,505					\$17,205)	
2006/2007			\$265,264	\$7,194	\$0	\$342,660	(\$55,113)					(\$32,294)	
2007/2008			\$258,015	\$6,715	\$0	\$347,057	\$0					(\$114,621)	
2008/2009			\$265,444	\$5,161	\$0	\$384,800	\$0					(\$228,816)	
2009/2010			\$273,001	\$5,518	\$0	\$390,875	\$5,504					(\$346,676)	
2010/2011			\$348,539	\$1,922	\$0	\$391,138	\$10,315					(\$387,669)	
2011/2012	\$15,914,400	\$27,198	\$432,840	\$3,694	\$0	\$1,979,985	\$10,330				\$1,800,000	(\$141,330)	
2012/2013	\$16,133,000	\$27,877	\$419,744	\$4,000	\$0	\$345,160	\$14,297					(\$47,043)	
2013/2014	\$14,604,500	\$28,207	\$411,951	\$2,784	\$0	\$342,714	\$14,488					\$10,490	
2014/2015	\$15,846,200	\$28,056	\$444,586	\$2,329	\$0	\$330,730	\$14,661					\$112,014	
2015/2016	\$13,798,400	\$27,976	\$386,031	\$3,329	\$708	\$333,716	\$8,891					\$159,485	
<b>Total as of 2016</b>			\$4,782,902	\$108,527	\$101,262	\$7,742,898	\$4,922,779	\$0		\$0	\$7,785,000	\$159,485	
2016/2017	\$14,728,800	\$27,976	\$412,060	\$2,568		\$328,883	\$150					\$244,070	\$1,089,352
2017/2018	\$15,646,300	\$27,976	\$437,721			\$328,883	\$150					\$351,758	\$759,469
2018/2019	\$15,646,300	\$27,976	\$437,721			\$218,414	\$150					\$570,915	\$541,055
2019/2020	\$15,646,300	\$27,976	\$437,721			\$218,414	\$150					\$790,072	\$322,641
2020/2021	\$15,646,300	\$27,976	\$437,721			\$104,227	\$150					\$1,008,229	\$104,227
2021/2022	\$15,646,300	\$27,976	\$437,721									\$1,342,723	\$0
<b>Cumulative Total</b>			\$7,383,567	\$111,085	\$101,262	\$9,162,133	\$4,923,529	\$0		\$0	\$7,785,000	\$1,342,723	\$0

TID Created as of: 9/9/1998  
Base Value as of: 1/1/1998 \$5,568,800  
Debt Balance as of: 12/31/2016 \$1,300,815 (Principal)  
\$118,419 (Interest)  
\$1,419,234

Statutory Closing: 9/9/2021  
Potential Extension: None  
Spending period ended 9/6/16

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 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

8/16/2017

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Transfer from TIF #5	Transfer in TIF Pooling	NEW BORROWING	END OF YEAR FUND BALANCE
2001/2002			\$0	\$0	\$0	\$0	\$4,890			\$1,330,000	(\$4,890)
2002/2003			\$0	\$0	\$5,158	\$28,205	\$464,471			\$560,000	\$837,592
2003/2004			\$0	\$0	\$2,904	\$59,643	\$1,010,718				\$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	\$1,760,000	(\$102,767)
2008/2009			\$100,881	\$114	\$3,500	\$143,833	\$60,000				(\$202,105)
2009/2010			\$105,137	\$0	\$3,500	\$184,128	\$149				(\$277,745)
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	\$27.877	\$102,329	\$0	\$3,501	\$191,971	\$150				(\$504,449)
2013/2014	\$3,391,600	\$28.207	\$95,667	\$0	\$3,500	\$190,060	\$151	\$109,710			(\$465,772)
2014/2015	\$3,699,000	\$28.056	\$103,780	\$0	\$4,000	\$192,364	\$151	\$18,048			(\$552,458)
2015/2016	\$3,667,800	\$27.976	\$102,612	\$0	\$4,000	\$193,654	\$150	\$127,534			(\$512,116)
<b>Total as of 2016</b>			\$1,188,636	\$226	\$74,105	\$4,850,777	\$1,959,598	\$255,292	\$30,000	\$4,750,000	(\$512,116)
2016/2017	\$3,662,100	\$27.976	\$102,453			\$193,438	\$150	\$169,640			(\$433,611)
2017/2018	\$3,780,900	\$27.976	\$105,774			\$101,243	\$150	\$99,759			(\$329,470)
2018/2019	\$3,780,900	\$27.976	\$105,774			\$136,188	\$150				(\$360,033)
2019/2020	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$355,597)
2020/2021	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$351,160)
2021/2022	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$346,723)
2022/2023	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$342,287)
2023/2024	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$337,850)
2024/2025	\$3,780,900	\$27.976	\$105,774			\$101,188	\$150				(\$333,413)
2025/2026	\$3,780,900	\$27.976	\$105,774			\$97,355	\$150				(\$325,143)
2026/2027	\$3,780,900	\$27.976	\$105,774			\$97,355	\$150				(\$316,874)
2027/2028	\$3,780,900	\$27.976	\$105,774				\$150				(\$211,249)
2028/2029	\$3,780,900	\$27.976	\$105,774				\$150				(\$105,625)
2029/2030	\$3,780,900	\$27.976	\$105,774				\$150				(\$0)
<b>Cumulative Total</b>			\$2,666,157	\$226	\$74,105	\$6,083,481	\$1,961,638	\$524,691	\$30,000	\$4,750,000	(\$0)

TIF Created as of: 7/4/2003

Base Value as of: 1/1/2003

Debt Balance as of: 12/31/2016

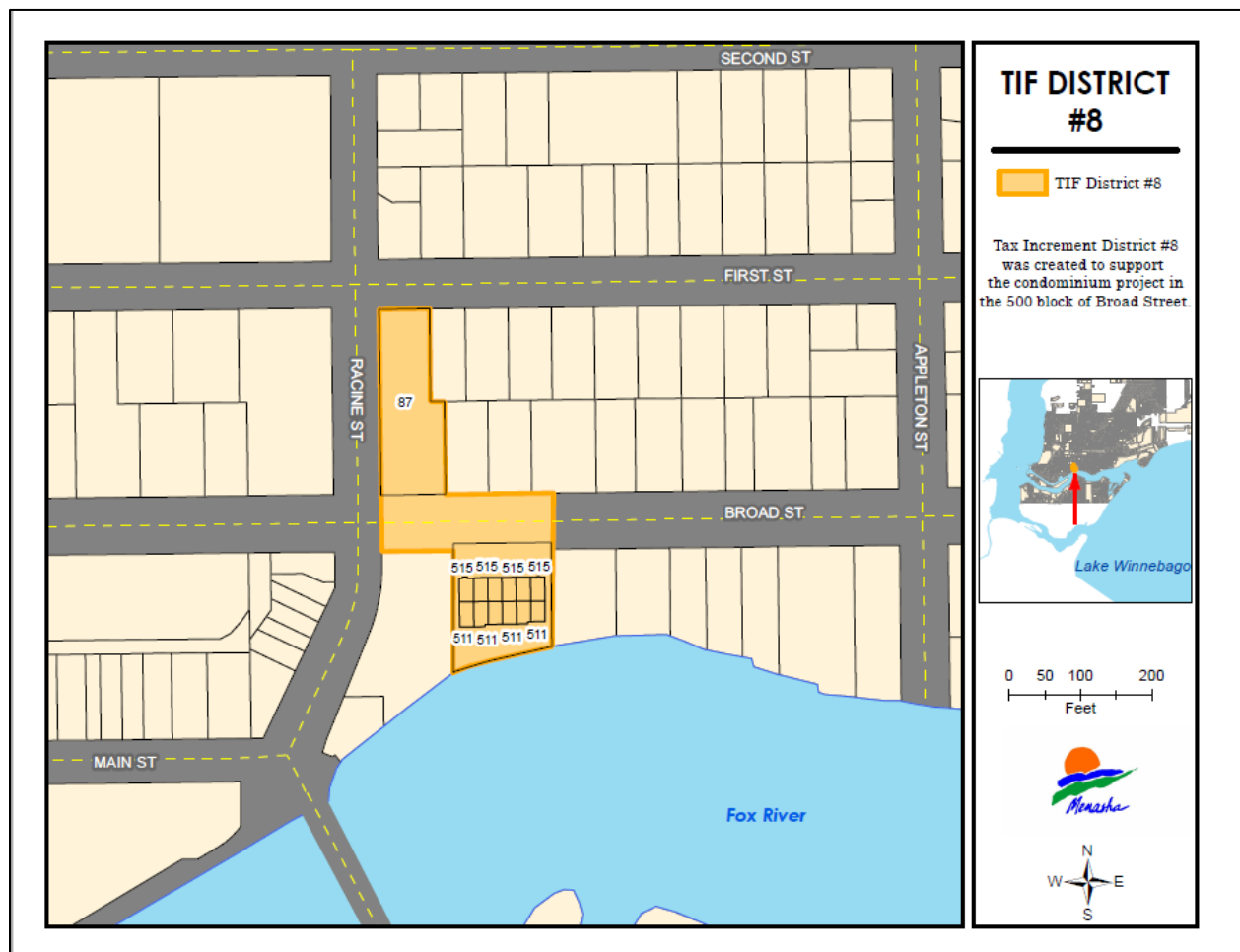
\$687,300  
 \$942,784 (Principal)  
 \$220,368 (Interest)  
 \$1,163,152

Statutory Closing: 7/4/2030



## 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. There have been no amendments to the district to date.



# TAX INCREMENTAL FINANCING DISTRICT #8 - Fund 484

8/16/2017

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	\$26,740	\$616,406			\$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	\$0	\$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			\$75,071	\$10,091	\$0	\$106,622	\$150			(\$106,011)
2011/2012	\$1,613,800	\$27.198	\$49,332	\$0	\$0	\$767,138	\$150		\$660,000	(\$163,967)
2012/2013	\$1,794,300	\$27.877	\$50,020	\$0	\$0	\$91,336	\$873			(\$206,157)
2013/2014	\$720,400	\$28.207	\$20,320	\$0	\$0	\$91,565	\$1,851			(\$279,252)
2014/2015	\$1,321,100	\$28.056	\$37,065	\$0	\$0	\$91,029	\$715			(\$333,932)
2015/2016	\$1,311,200	\$27.976	\$36,683	\$0	\$0	\$88,136	\$1,306			(\$386,691)
<b>Total as of 2016</b>			<b>\$491,113</b>	<b>\$137,459</b>	<b>\$18,463</b>	<b>\$2,593,199</b>	<b>\$1,040,527</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$386,691)</b>
2016/2017	\$1,308,500	\$27.976	\$36,607			\$103,246	\$150	\$127,974		(\$325,506)
2017/2018	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150	\$407,223		\$57,822
2018/2019	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			\$33,927
2019/2020	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			\$10,032
2020/2021	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$13,864)
2021/2022	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$37,759)
2022/2023	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$61,654)
2023/2024	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$85,550)
2024/2025	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$109,445)
2025/2026	\$1,376,200	\$27.976	\$38,501			\$62,246	\$150			(\$133,340)
2026/2027	\$1,376,200	\$27.976	\$38,501			\$58,413	\$150			(\$153,402)
2027/2028	\$1,376,200	\$27.976	\$38,501				\$150			(\$115,052)
2028/2029	\$1,376,200	\$27.976	\$38,501				\$150			(\$76,701)
2029/2030	\$1,376,200	\$27.976	\$38,501				\$150			(\$38,351)
2030/2031	\$1,376,200	\$27.976	\$38,501				\$150			(\$0)
<b>Cumulative Total</b>			<b>\$1,204,187</b>	<b>\$155,922</b>	<b>\$3,333,534</b>	<b>\$4,357,848</b>	<b>\$1,577,974</b>	<b>\$535,197</b>	<b>\$2,600,000</b>	<b>\$1,164,466</b>

TID Created as of: 11/15/2004

Base Value as of: 1/1/2005

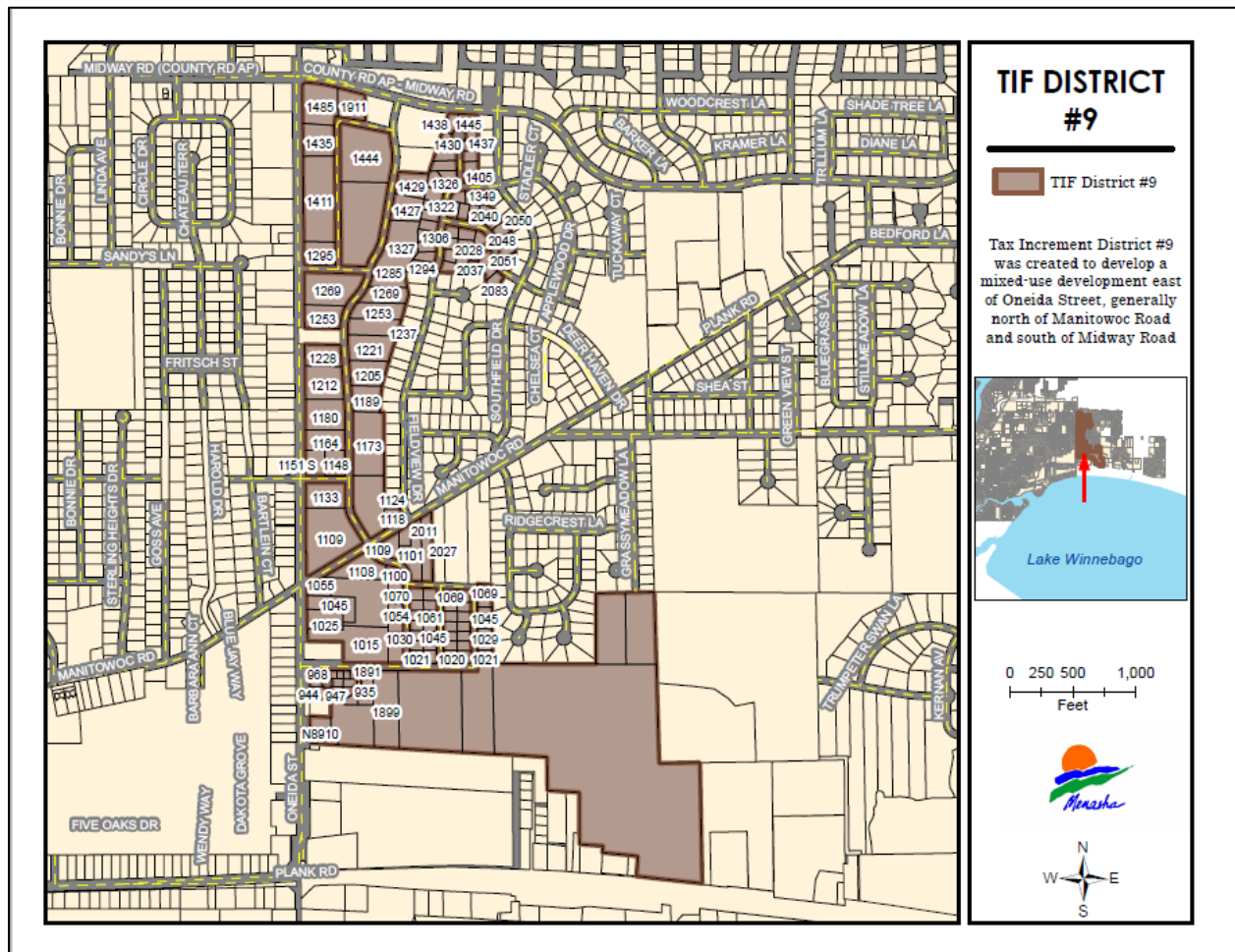
Debt Balance as of: 12/31/2016

\$484,500	(Principal)
\$551,671	
\$131,871	(Interest)
<u>\$683,541</u>	

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

8/16/2017

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	\$1,299,232	
2004/2005			\$0	\$0	\$168,814	\$58,107	\$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	\$255,889	\$690,077			\$288,860	
2007/2008			\$69,895	\$116	\$103,597	\$4,846,973	\$220,203		\$4,665,000	\$61,292	
2008/2009			\$242,900	\$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	\$508,935	\$1,217	\$0	\$342,974	\$45,941			\$688,847	
2014/2015	\$22,972,300	\$28,602	\$611,106	\$1,018	\$0	\$333,272	\$124,358			\$893,341	
2015/2016	\$22,829,400	\$26,403	\$602,770	\$1,316	\$4,458	\$335,111	\$285,445			\$831,329	
<b>Total as of 2016</b>			<b>\$4,279,328</b>	<b>\$232,559</b>	<b>\$424,816</b>	<b>\$10,154,197</b>	<b>\$5,401,176</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,450,000</b>	<b>\$831,329</b>
2016/2017	\$24,331,800	\$26,403	\$642,433	\$1,082	\$4,300	\$470,111	\$320,951			\$688,082	\$3,864,282
2017/2018	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150	\$1,240,000		(\$43,953)	\$3,394,171
2018/2019	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$464,013	\$2,924,061
2019/2020	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$971,978	\$2,453,950
2020/2021	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$1,479,943	\$1,983,940
2021/2022	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$1,987,909	\$1,513,729
2022/2023	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$2,495,874	\$1,043,618
2023/2024	\$37,049,800	\$26,403	\$978,226			\$470,111	\$150			\$3,003,839	\$573,508
2024/2025						\$191,169				\$2,812,670	\$382,339
2025/2026						\$191,169				\$2,621,501	\$191,169
2026/2027						\$191,169				\$2,430,331	\$0
<b>Cumulative Total</b>			<b>\$11,768,341</b>	<b>\$233,641</b>	<b>\$429,116</b>	<b>\$14,488,590</b>	<b>\$5,723,177</b>	<b>\$1,240,000</b>	<b>\$0</b>	<b>\$11,450,000</b>	<b>\$2,430,331</b>

TID Created as of: 11/15/2004

Base Value as of: 1/1/2005

Debt Balance as of: 12/31/2016

\$3,458,400  
\$3,612,095 (Principal)  
\$722,357 (Interest)  
\$4,334,392

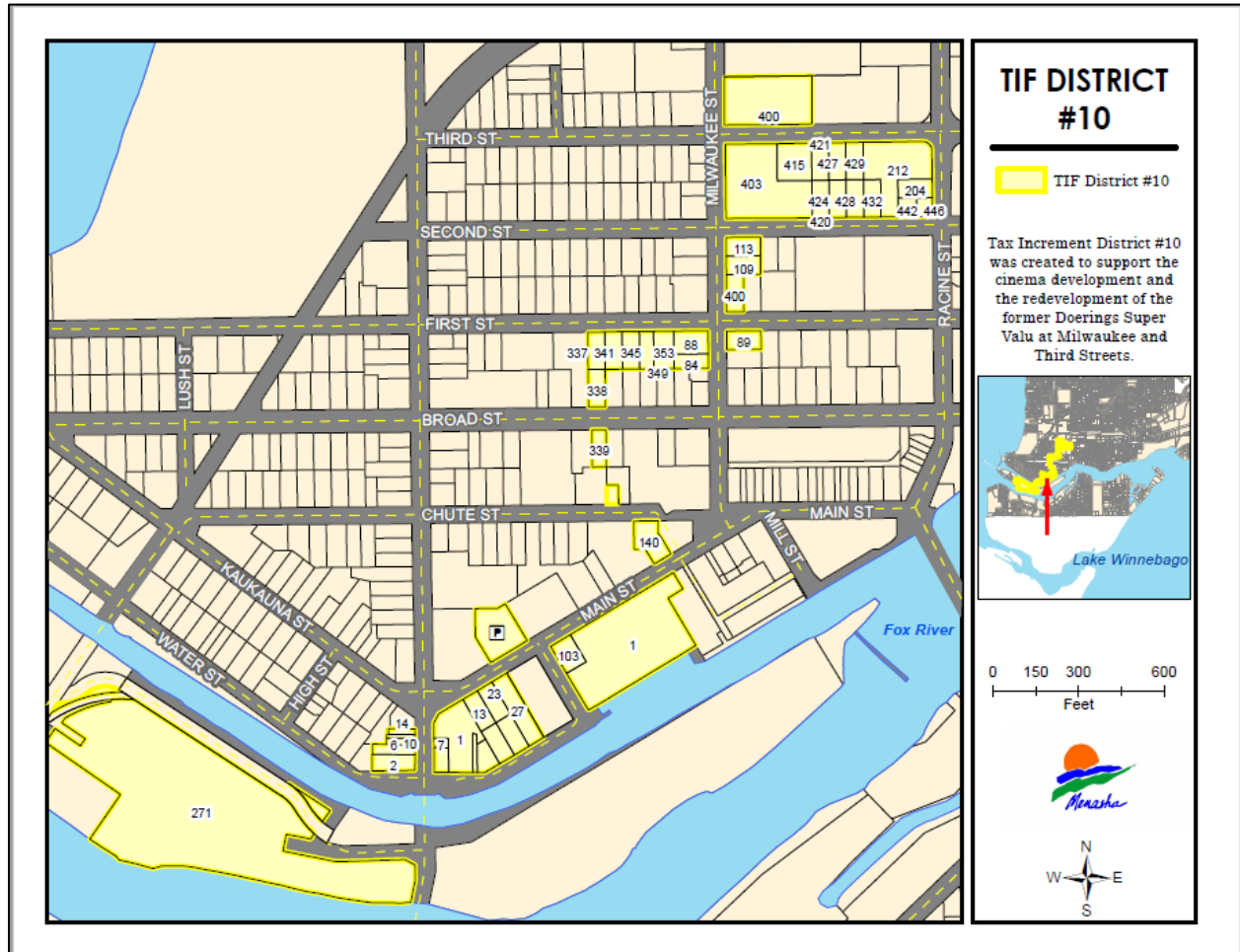
Statutory Closing: 11/15/2024

Potential Extension: None

Spending period ends 11/15/19

## 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.





# TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

8/16/2017

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	\$10,554	\$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			\$132,482
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	\$31,658	(\$221,000)		\$839
<b>Total as of 2016</b>			<b>\$546,270</b>	<b>\$122,999</b>	<b>\$250,000</b>	<b>\$551,831</b>	<b>\$741,600</b>	<b>\$0</b>	<b>\$375,000</b>	<b>\$839</b>
2016/2017	\$2,710,100	\$27.976	\$75,819	\$11,390			\$118,983			(\$30,935)
2017/2018	\$2,249,100	\$27.976	\$62,922				\$3,983			\$28,004
2018/2019	\$2,249,100	\$27.976	\$62,922				\$3,983			\$86,943
2019/2020	\$2,249,100	\$27.976	\$62,922				\$3,983			\$145,982
2020/2021	\$2,249,100	\$27.976	\$62,922				\$3,983			\$204,827
2021/2022	\$2,249,100	\$27.976	\$62,922				\$3,983			\$263,760
2022/2023	\$2,249,100	\$27.976	\$62,922				\$3,983			\$322,698
2023/2024	\$2,249,100	\$27.976	\$62,922				\$3,983			\$381,637
2024/2025	\$2,249,100	\$27.976	\$62,922				\$3,983			\$440,576
2025/2026	\$2,249,100	\$27.976	\$62,922				\$3,983			\$499,515
2026/2027	\$2,249,100	\$27.976	\$62,922				\$3,983			\$558,454
2027/2028	\$2,249,100	\$27.976	\$62,922				\$3,983			\$617,393
2028/2029	\$2,249,100	\$27.976	\$62,922							\$680,315
2029/2030	\$2,249,100	\$27.976	\$62,922							\$743,237
2030/2031	\$2,249,100	\$27.976	\$62,922							\$806,159
2031/2032	\$2,249,100	\$27.976	\$62,922							\$869,087
2032/2033	\$2,249,100	\$27.976	\$62,922							\$932,003
2033/2034	\$2,249,100	\$27.976	\$62,922							\$994,925
<b>Cumulative Total</b>			<b>\$1,691,762</b>	<b>\$134,389</b>	<b>\$250,000</b>	<b>\$551,831</b>	<b>\$904,396</b>	<b>\$0</b>	<b>\$375,000</b>	<b>\$994,925</b>

TID Created as of: 6/5/2006

Base Value as of: 1/1/2006

\$9,701,900

Debt Balance as of: 12/31/2016

\$0

(Principal)

\$0

(Interest)

\$0

Statutory Closing:

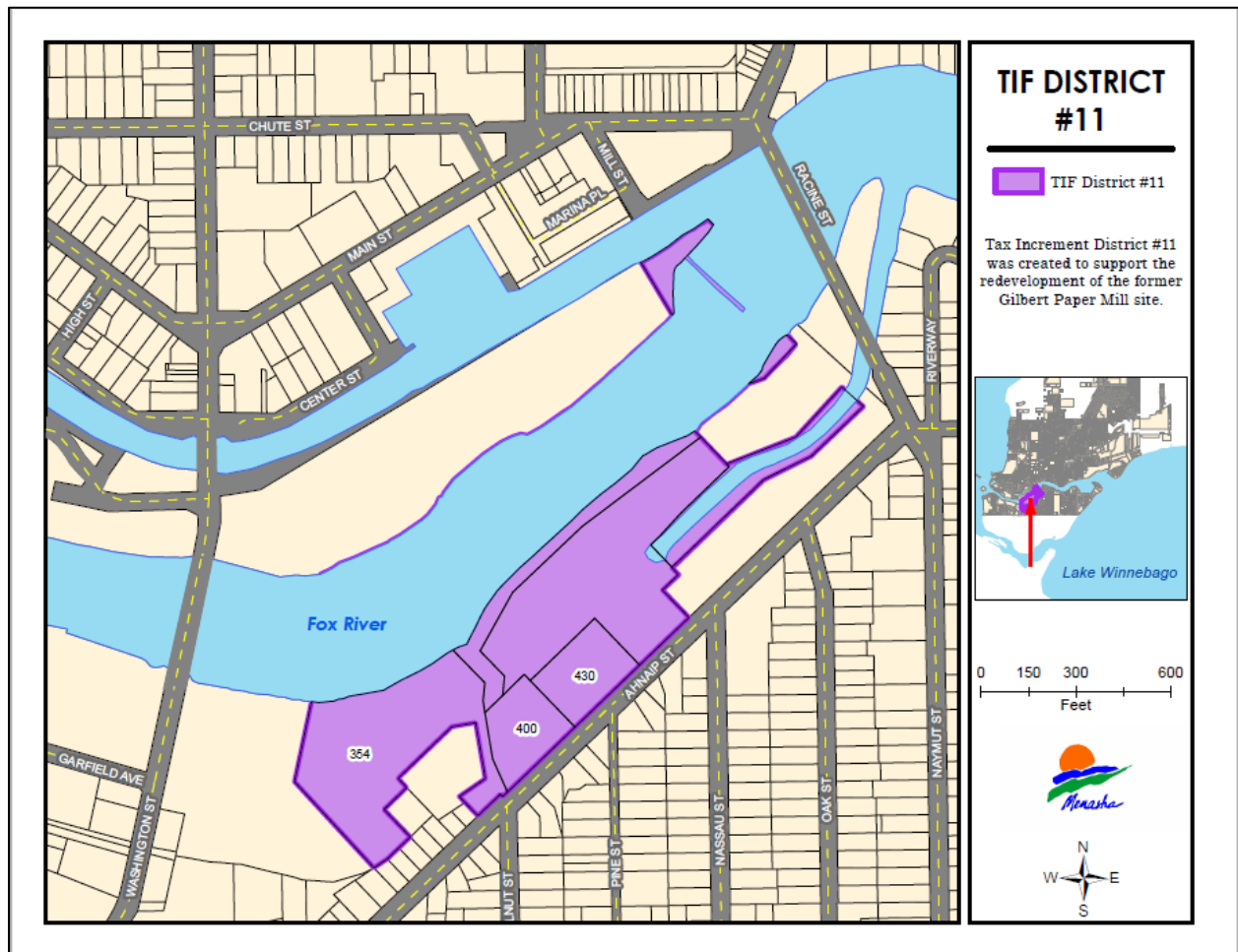
6/5/2033

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

8/16/2017

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)
<b>Total as of 2016</b>			\$532,143	\$269	\$584,213	\$61,974	\$2,825,078	\$0	\$1,555,450	(\$214,977)
2016/2017	\$2,929,100	\$27.976	\$81,946	\$354		\$59,562	\$41,344			(\$233,584)
2017/2018	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$240,132)
2018/2019	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$246,679)
2019/2020	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$253,227)
2020/2021	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$259,774)
2021/2022	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$266,322)
2022/2023	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$272,869)
2023/2024	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$279,417)
2024/2025	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$285,964)
2025/2026	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$292,511)
2026/2027	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$299,058)
2027/2028	\$2,760,200	\$27.976	\$77,221			\$59,562	\$24,206			(\$305,606)
2028/2029	\$2,760,200	\$27.976	\$77,221			\$59,562	\$17,421			(\$305,368)
2029/2030	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$287,869)
2030/2031	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$270,351)
2031/2032	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$252,842)
2032/2033	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$235,333)
2033/2034	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$158,263)
2034/2035	\$2,760,200	\$27.976	\$77,221			\$59,562	\$150			(\$81,042)
<b>Cumulative Total</b>			\$2,004,062	\$623	\$584,213	\$1,074,530	\$3,150,859	\$0	\$1,555,450	(\$81,042)

TID Created as of: 7/16/2007

Base Value as of: 1/1/2007

Debt Balance as of: 12/31/2016

\$284,900  
\$738,821 (Principal)  
\$273,738 (Interest)  
\$1,012,559

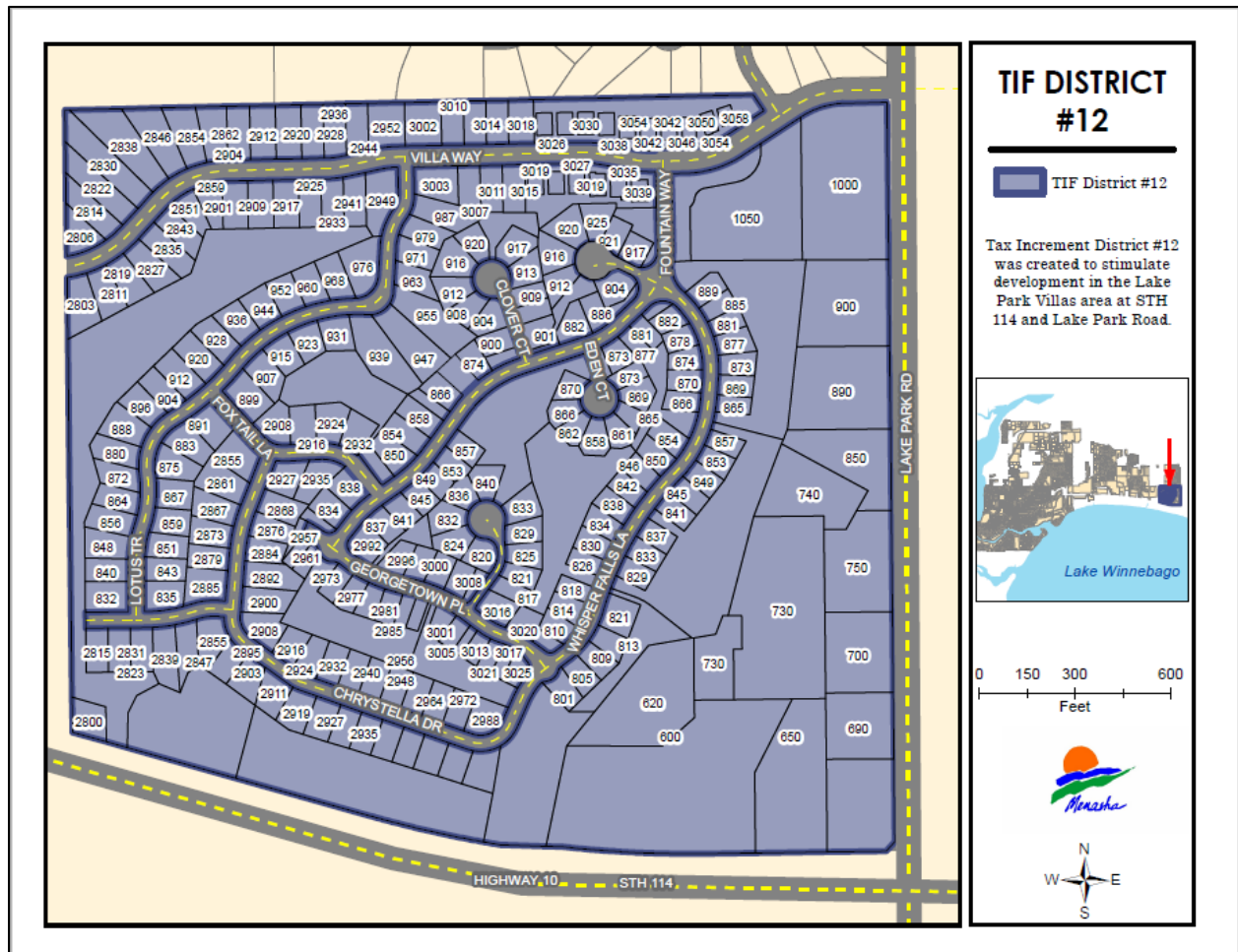
Statutory Closing: 7/16/2034

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

8/16/2017

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	\$270,000		(\$61,635)
2011/2012			\$0	\$0	\$0	\$0	\$40,738	\$270,000		(\$32,373)
2012/2013	(\$1,639,600)		\$0	\$150	\$0	\$4,510	\$211	\$270,000		(\$646,944)
2013/2014	(\$749,000)		\$0	\$32	\$5,000	\$20,298	\$81,044	\$270,000		(\$1,013,254)
2014/2015	\$7,365,500	\$26.602	\$195,936	\$375	\$0	\$22,089	\$154,367	\$270,000		(\$1,263,399)
2015/2016	\$13,202,900	\$26.403	\$348,599	\$573	\$0	\$19,034	\$184,717	\$270,000		(\$1,387,978)
<b>Total as of 2016</b>			\$544,535	\$1,130	\$5,000	\$65,931	\$522,712	\$1,350,000	\$0	(\$1,387,978)
2016/2017	\$15,360,100	\$26.403	\$405,557	\$360		\$19,034	\$196,483	\$270,000		(\$1,467,578)
2017/2018	\$22,665,000	\$26.403	\$598,430			\$19,034	\$776,150	\$270,000		(\$1,934,332)
2018/2019	\$22,665,000	\$26.403	\$598,430			\$19,034	\$421,150	\$270,000		(\$2,046,086)
2019/2020	\$22,665,000	\$26.403	\$598,430			\$19,034	\$482,150	\$270,000		(\$2,218,841)
2020/2021	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,230,595)
2021/2022	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,242,349)
2022/2023	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,254,104)
2023/2024	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,265,858)
2024/2025	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,277,612)
2025/2026	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,289,366)
2026/2027	\$22,665,000	\$26.403	\$598,430			\$19,034	\$321,150	\$270,000		(\$2,301,120)
2027/2028	\$22,665,000	\$26.403	\$598,430				\$150			(\$1,092,807)
2028/2029	\$22,665,000	\$26.403	\$598,430				\$150			(\$494,527)
2029/2030	\$22,665,000	\$26.403	\$598,430				\$150			\$103,752
2030/2031	\$22,665,000	\$26.403	\$598,430				\$150			\$702,032
2031/2032	\$22,665,000	\$26.403	\$598,430							\$1,300,462
<b>Cumulative Total</b>			\$9,926,537	\$1,490	\$5,000	\$256,271	\$4,326,295	\$4,050,000	\$0	\$1,300,462

TID Created as of: 5/16/2011

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

Debt Balance as of: 12/31/2016

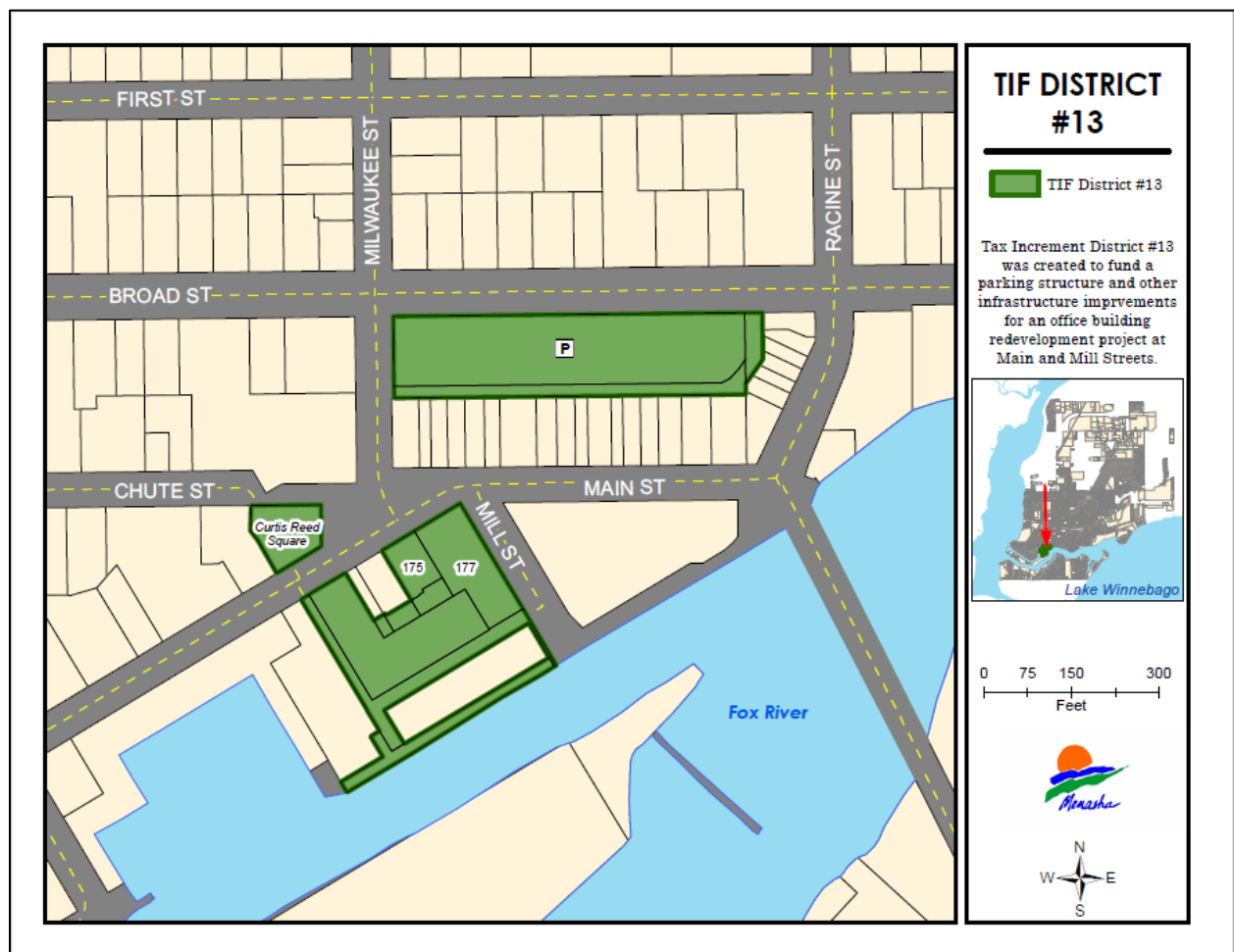
(Principal)  
(Interest)

\$0

Statutory Closing: 5/16/2031

### 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

8/18/2017

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	\$12,409	\$804,263	\$0		\$750,000		(\$66,672)
2015/2016		\$27.976	\$0	\$0	\$500,000	\$18,473	\$1,396,688	\$0			\$337,000	(\$644,932)
<b>Total as of 2016</b>			\$0	\$0	\$500,000	\$30,882	\$2,200,950	\$0	\$0	\$750,000	\$337,000	(\$644,932)
2016/2017	\$5,598,400	\$27.976	\$156,821	\$1,174		\$19,923	\$150	\$148,790				(\$655,900)
2017/2018	\$11,528,800	\$27.976	\$322,530			\$63,468	\$150	\$306,403				(\$703,392)
2018/2019	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$745,386)
2019/2020	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$787,381)
2020/2021	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$829,376)
2021/2022	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$871,371)
2022/2023	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$913,366)
2023/2024	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$955,361)
2024/2025	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$997,356)
2025/2026	\$15,458,300	\$27.976	\$432,461			\$63,468	\$150	\$410,838				(\$1,039,351)
2026/2027	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,037,800)
2027/2028	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,036,250)
2028/2029	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,034,700)
2029/2030	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,033,150)
2030/2031	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,031,600)
2031/2032	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,030,050)
2032/2033	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,028,500)
2033/2034	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,026,950)
2034/2035	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,025,400)
2035/2036	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,023,850)
2036/2037	\$15,458,300	\$27.976	\$432,461			\$19,923	\$150	\$410,838				(\$1,022,300)
2037/2038	\$15,458,300	\$27.976	\$432,461				\$150	\$145,929				(\$735,017)
2038/2039	\$15,458,300	\$27.976	\$432,461				\$150					(\$303,606)
2039/2040	\$15,458,300	\$27.976	\$432,461				\$150					\$128,705
2040/2041	\$15,458,300	\$27.976	\$432,461				\$150					\$561,017
2041/2042	\$15,458,300	\$27.976	\$432,461				\$150					\$993,328
2042/2043	\$15,458,300	\$27.976	\$432,461									\$1,425,790
<b>Cumulative Total</b>			\$11,290,686	\$1,174	\$500,000	\$841,169	\$2,204,850	\$8,407,050	\$0	\$750,000	\$337,000	\$1,425,790

TID Created as of: 7/6/2015  
Base Value as of: 1/1/2015 \$248,200  
Debt Balance as of: 12/31/2016 \$337,000 (Principal)  
\$54,904 (Interest)  
\$391,904

Statutory Closing: 7/6/2042