

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, January 14, 2020**  
**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 August 21, 2018 – Calumet County Joint Review Board, Appleton School District
2. Minutes of August 21, 2018 – Calumet County Joint Review Board, Menasha School District
3. Minutes of April 2, 2019 – Winnebago County Joint Review Board

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

**E. ACTION/DISCUSSION ITEMS**

1. Tax Increment Districts 2018 Annual Report Accept and Place on File-Calumet County Joint Review Board, Appleton School District
2. Tax Increment Districts 2018 Annual Report Accept and Place on File-Calumet County Joint Review Board, Menasha School District
3. Tax Increment Districts 2018 Annual Report Accept and Place on File-Winnebago County Joint Review Board
4. Summary of Upcoming Menasha Development

**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  
August 21, 2018  
DRAFT MINUTES**

---

**A. CALL TO ORDER**

The meeting was called to order at 2:01 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), Amy Van Straten (Fox Valley Technical College), and Scott Francis (Public Member).

**MEMBERS EXCUSED:**

**OTHERS PRESENT:** CDD Schroeder, AP Stephenson, ASD Jacobs, and FM Jennifer Sassman.

**C. MINUTES TO APPROVE**

1. **Minutes of September 28, 2017 Calumet County Joint Review Board, Appleton School District**  
Dan DeBonis made a motion to approve the minutes from September 28, 2017. The motion was seconded by Don Hietpas. The motion carried
2. **Minutes of September 28, 2017 Calumet County Joint Review Board, Menasha School District**  
Dan DeBonis made a motion to approve the minutes from September 28, 2017. The motion was seconded by Brian Adesso. The motion carried
3. **Minutes of September 28, 2017 Winnebago County Joint Review Board**  
Mark Harris made a motion to approve the minutes from September 28, 2017. The motion was seconded by Scott Francis. The motion carried

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

1. No one spoke.

**E. ACTION ITEMS**

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

CDD Schroeder and ASD Jacobs presented and reviewed the Tax Increment Districts 2017 Annual Report. They gave a summary and explanation of the cash flow projections for all of the City's 10 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 2017 Annual TIF Report.

1. **Tax Increment District 2017 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**  
Motion by Dan DeBonis, seconded by Don Hietpas, to accept and place the Tax Increment District 2017 Annual Report on file. The motion carried.
2. **Tax Increment District 2017 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**  
Motion by Dan DeBonis, seconded by Brian Adesso, to accept and place the Tax Increment District 2017 Annual Report on file. The motion carried.
3. **Tax Increment District 2017 Annual Report Acceptance and Place on File- Calumet Joint Review Board, Appleton School District**  
Motion by Mark Harris, seconded by Brian Adesso, to accept and place the Tax Increment District 2017 Annual Report on file. The motion carried.
4. **Summary of Upcoming Proposals**  
CDD Schroeder went over a number of upcoming proposals for the TIF districts in the near future. Items discussed are as follows:
  1. Spacing the TIF closures out so they are not all closing at once.
  2. Closing TIF 5 and using a one year extension into 2019 to create an affordable housing program
  3. Possibility of using TID 6 as a donor to TIF 4 and TIF 11With the current plan, all TIFs are expected to be at a breakeven or positive position before their closure.

## **F. ADJOURNMENT**

Motion by Dan DeBonis, seconded by Don Hietpas, to adjourn Calumet County Joint Review Board, Appleton School District at 3:08 PM.

Motion by Dan DeBonis, seconded by Brian Adesso, to adjourn Calumet County Joint Review Board, Menasha School District at 3:08PM.

Motion by Mark Harris, seconded by Scott Francis, to adjourn Winnebago County Joint Review Board at 3:08 PM.

The motion carried.

*Minutes respectfully submitted by AP Stephenson*

**CITY OF MENASHA**  
**Winnebago County Joint Review Board**  
**City Hall – 100 Main Street, Room 132**  
**April 2, 2019**  
**DRAFT MINUTES**

---

**A. CALL TO ORDER**

The meeting was called to order by Mayor Merkes at 2:01 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

MEMBERS PRESENT: Mayor Merkes (City of Menasha), Brian Adesso (Menasha Joint School District), Mark Harris (Winnebago County), Amy Van Straten (Fox Valley Technical College), and Scott Francis (Public Member).

MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, AP Stephenson, Peter Jungbacker (Alexander and Bishop LLC) Greg Johnson (Ehlers), Jonathan Schatz (Ehlers), Sandra Dabill-Taylor (545 Broad Street), ASD Jacobs, and Chris Coakley (CCoekley Relocation Systems).

**C. MINUTES TO APPROVE**

**1. Minutes of January 8, 2019 Winnebago County Joint Review Board**

Brian Adesso made a motion to approve the minutes from the Joint Review Board meeting on January 8, 2019. The motion was seconded by Amy Van Straten. The motion carried.

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

Sandra Dabill-Taylor (545 Broad Street): Spoke against the creation of TIF No.14 and the following topics:

- The “but for” clause.
- The role of TIF districts.
- The businesses located in the commercial corridor along 441.

Peter Jungbacker (Alexander and Bishop LLC): Spoke in favor of the creation of TIF No.14 and the following topics:

- The need for investment on 1750 Appleton Road.
- The nature of the business climate in the Fox Cities.
- What could happen if TIF No.14 is not created.
- The “but for” clause.

**E. ACTION/DISCUSSION ITEMS**

**1. Review the Public Record, Planning Documents, Plan Commission Resolution Adopting the Project Plan, and the Resolution Passed by the Common Council Approving the Creation Tax Increment District No.14**

CDD Schroeder gave an update on the creation of TIF No.14 and spoke on the following topics:

- The need for reinvestment in the TIF No.14 area.
- The state of Shopko.
- Valuation of the TIF.
- Proposed projects within TIF No.14.

**2. Consideration of the City of Menasha Joint Review Board – Winnebago County Resolution 1-19 Approving Tax Incremental District No. 14 Creation**

Mark Harris made a motion to approve Tax incremental District No.14. The motion was seconded by Amy Van Straten. The motion carried.



### **3. Tax Increment District No. 5 Closure Update**

ASD Jacobs gave an update on the closure of TIF No. 5 and discussed the following topics:

- The housing program, Strong Neighborhoods Menasha.
- The financial state of TIF No. 5.
- Projects within TIF No. 5.
- How the remaining funds will be dispersed amongst the taxing entities for TIF No 5.

No action was taken.

### **F. ADJOURNMENT**

Amy Van Straten made a motion to adjourn the meeting at 2:48 PM. The motion was seconded by Mark Harris. The motion carried.

*Minutes respectfully submitted by AP Stephenson.*



**CITY OF MENASHA**

MENASHA, WISCONSIN

# **TAX INCREMENT DISTRICTS 2018 ANNUAL REPORT**

For the year ending December 31, 2018

**City of Menasha**  
**Tax Increment Districts - 2018 Annual Report**

---

**Table of Contents**

Executive Summary.....	1
CITY OF MENASHA - TIF District 4 (Winnebago County).....	4
CITY OF MENASHA - TIF District 5 (Winnebago County).....	6
CITY OF MENASHA - TIF District 6 (Winnebago County).....	8
CITY OF MENASHA - TIF District 7 (Winnebago County).....	10
CITY OF MENASHA - TIF District 8 (Winnebago County).....	12
CITY OF MENASHA - TIF District 9 (Calumet County).....	14
CITY OF MENASHA - TIF District 10 (Winnebago County).....	16
CITY OF MENASHA - TIF District 11 (Winnebago County).....	18
CITY OF MENASHA - TIF District 12 (Calumet County).....	20
CITY OF MENASHA - TIF District 13 (Winnebago County).....	22
CITY OF MENASHA - TIF District 14 (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 2018 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 2018. 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**

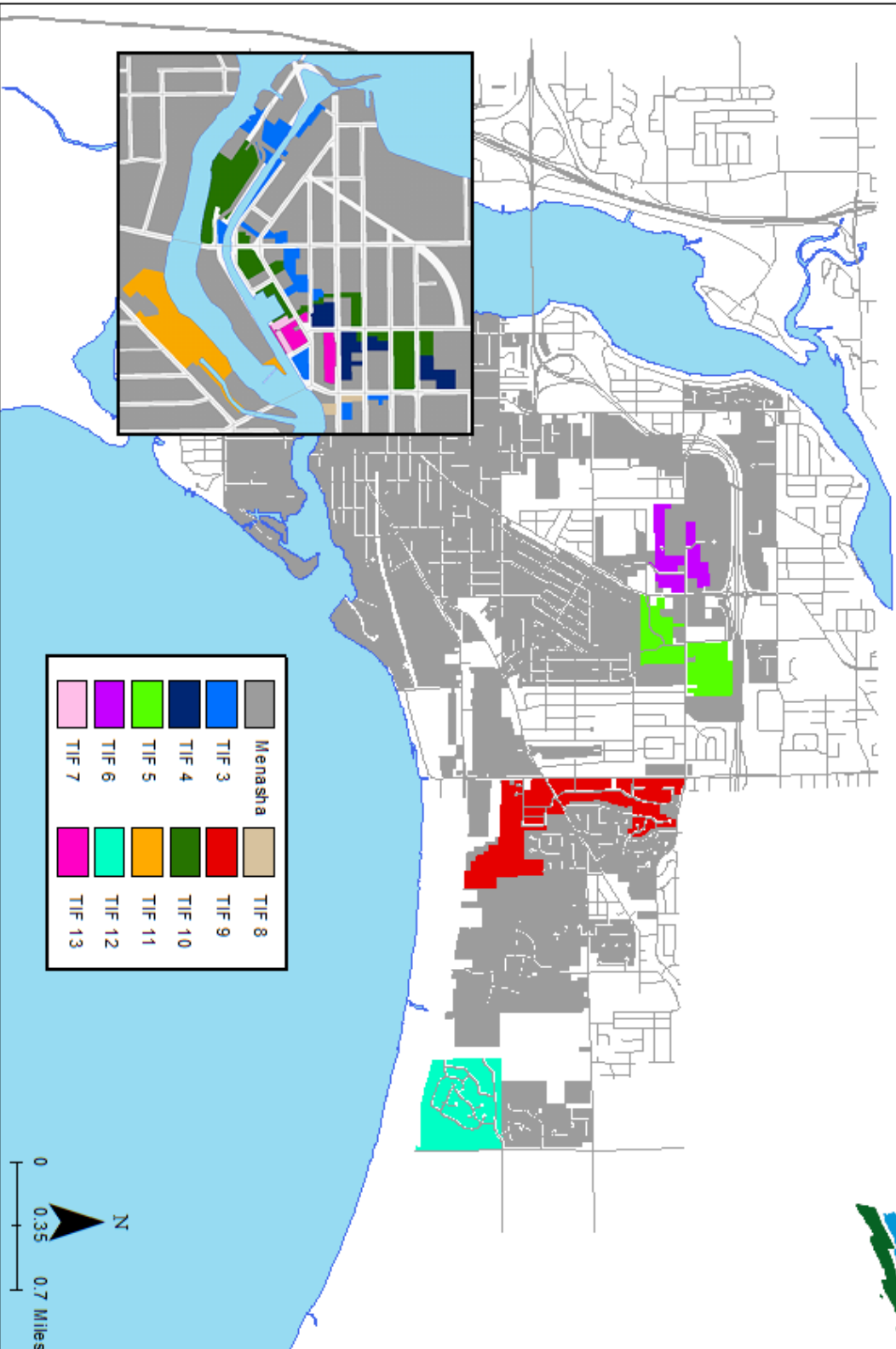
- **TID 4** was created in 1997 and has a statutory closing date of 2024. This TIF has not performed as originally projected. However, with the reassessment and added Tax Increment, the district is projected to close with a positive fund balance.
- **TID 5** was created in 1998 and has a statutory closing date of 2021. Due to the success of this TIF, the City has closed this TID early utilizing the last year's increment to create an affordable housing program called Strong Neighborhoods Menasha that is now available in 2020. This program is designed to tackle the continued need for quality affordable housing and the aging housing stock of the City while providing a benefit to the community as a whole and all taxing jurisdictions.
- **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 was 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 and may be able to be closed a year early.
- **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 positive fund balance.
- **TID 8** was created in 2004 and has a statutory closing date of 2031. TID 8 was a recipient of excess increment from TID 5. With the disposition of the City owned lot at 87 Racine Street creating new development with the Jimmy Johns, and the reassessment to market values of the headwater condominiums, this TID is now considered healthy and will close with a positive fund balance. With the new Racine Street bridge projected over the next few years, this District is a possible source to fund some public improvements in this area to assist in holding property values and attract new development in the vicinity.

- **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. With new development interest in the TID 10 vicinity, it is possible to look at further projects costs such as land acquisition, infrastructure and/or further development assistance. 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 valuation of the development project has exceeded estimates and therefore is a strong TID with a projected positive fund balance at closing.
- **TID 14** was created in 2019 and has a statutory closing date of 2047. TID 14 was created to spur new development and redevelopment within one of Menasha primary northern gateways along HWY 47 and HWY 441. This TID is a “pay-as-you-go” TID and will provide ongoing incentives included in the project plan. Full values have yet to be determined at this time for future TID Increment.

#### **Menasha’s 2 active TIDs within Calumet County**

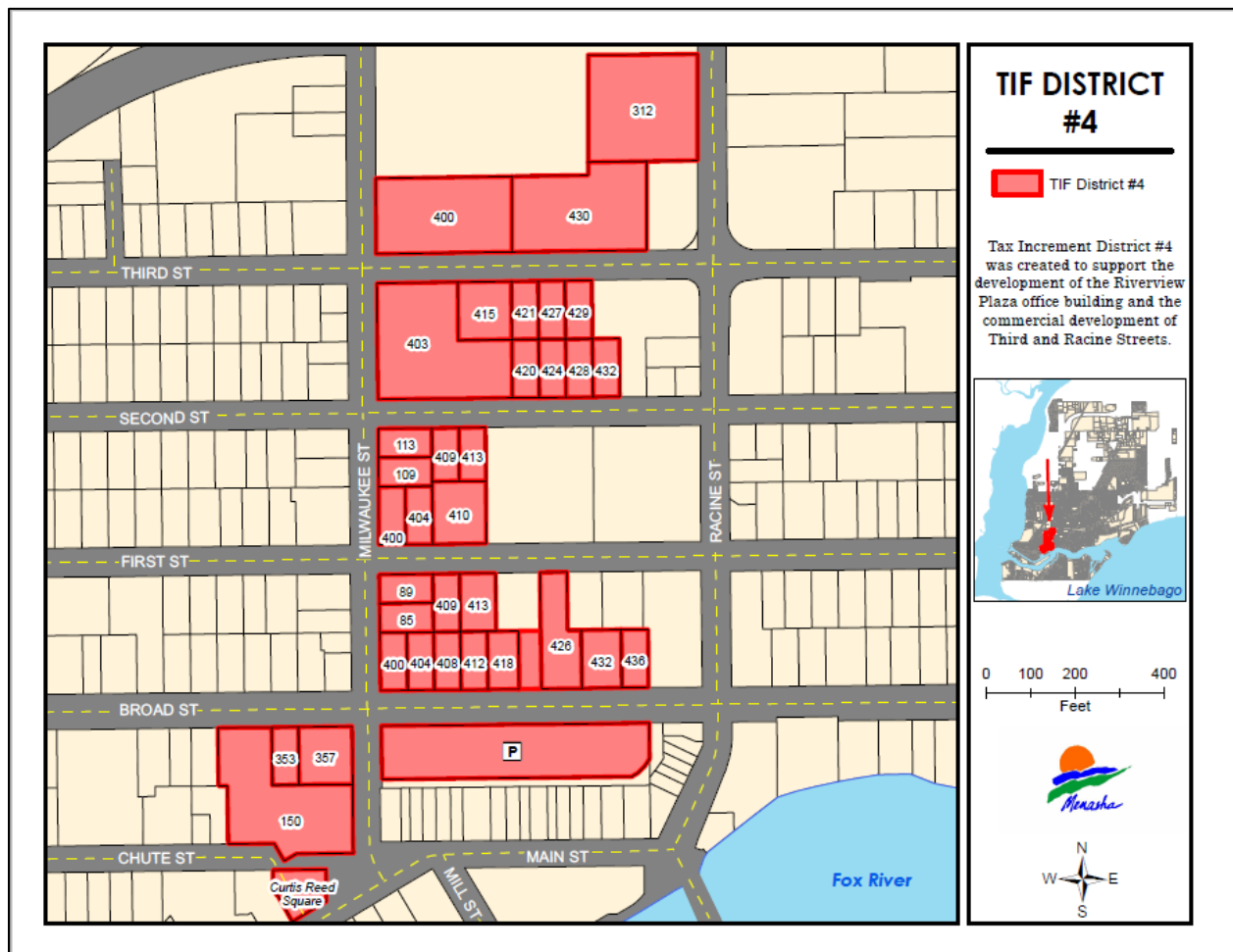
- **TID 9** was created in 2004 and has a statutory closing date of 2024. It is a well performing TID with a projected positive fund balance that was utilized for additional project plan activities. It is projected to close with a positive fund balance.
- **TID 12** was created in 2011 and has a statutory 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 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 square 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. Changed from past projections, this TID has a positive projected end fund balance with statutory closing in 2024.



TAX INCREMENTAL FINANCING DISTRICT #4 - Fund 456

11/14/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES			NEW BORROWING	END OF YEAR FUND BALANCE
1996/1997			\$0	\$0	\$14,466	\$0	\$391,335			\$1,301,000	\$364,131
1997/1998			\$0	\$0	\$24,290	\$54,531	\$406,041			\$86,000	\$33,843
1998/1999			\$37,464	\$0	\$5,259	\$56,138	\$91,110			\$106,500	\$29,158
1999/2000			\$109,269	\$104,268	\$27,711	\$161,817	\$46,963			\$16,500	\$78,126
2000/2001			\$120,621	\$114,104	\$10,619	\$1,335,018	\$361,106			\$1,814,340	\$435,152
2001/2002			\$157,966	\$18,878	\$85,235	\$221,416	\$429,282			\$10,161	\$57,234
2002/2003			\$159,506	\$88,114	\$2,849	\$126,234	\$110,136				\$70,193
2003/2004			\$184,283	\$94,202	\$18,877	\$339,116	\$187,245				\$1,794
2004/2005			\$119,192	\$21,950	\$4,293	\$169,831	\$89,809				(\$51,811)
2005/2006			\$184,391	\$8,828	\$56,688	\$231,285	\$32,428				(\$65,611)
2006/2007			\$182,781	\$8,341	\$23,788	\$174,614	\$1,962				(\$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	\$21.198	\$79,745	\$2,124	\$121	\$164,553	\$1,930				(\$198,416)
2012/2013	\$2,896,900	\$21.817	\$80,758	\$2,690	\$107	\$163,619	\$2,001				(\$280,543)
2013/2014	\$2,112,800	\$28.207	\$59,596	\$1,101	\$107	\$161,439	\$3,305				(\$389,883)
2014/2015	\$2,610,600	\$28.056	\$74,927	\$1,148	\$109	\$155,359	\$3,844				(\$472,902)
2015/2016	\$2,016,400	\$21.916	\$58,090	\$2,014	\$107	\$146,411	\$3,983				(\$563,145)
2016/2017	\$2,125,000	\$21.897	\$59,280	\$1,763	\$114	\$146,411	\$4,820				(\$653,278)
2017/2018	\$2,491,000	\$21.133	\$69,250	\$1,189	\$170	\$0	\$9,445				(\$591,514)
Total as of 2018			\$2,417,093	\$484,631	\$437,120	\$4,473,668	\$2,791,191	\$0	\$0	\$3,334,501	
2018/2019	\$2,855,500	\$21.157	\$71,546	\$2,401	\$150		\$9,820				(\$521,231)
2019/2020	\$3,158,400	\$26.921	\$101,119	\$2,585	\$150		\$150				(\$417,473)
2020/2021	\$3,758,400	\$26.921	\$101,119		\$150		\$150				(\$316,294)
2021/2022	\$3,758,400	\$26.921	\$101,119		\$150		\$150				(\$215,115)
2022/2023	\$3,758,400	\$26.921	\$101,119		\$150		\$150				(\$113,936)
2023/2024	\$3,758,400	\$26.921	\$101,119		\$150		\$150				(\$12,751)
2024/2025	\$3,758,400	\$26.921	\$101,119		\$150						\$88,572
Cumulative Total			\$3,101,713	\$489,617	\$438,170	\$4,473,668	\$2,801,761	\$0	\$0	\$3,334,501	\$88,572

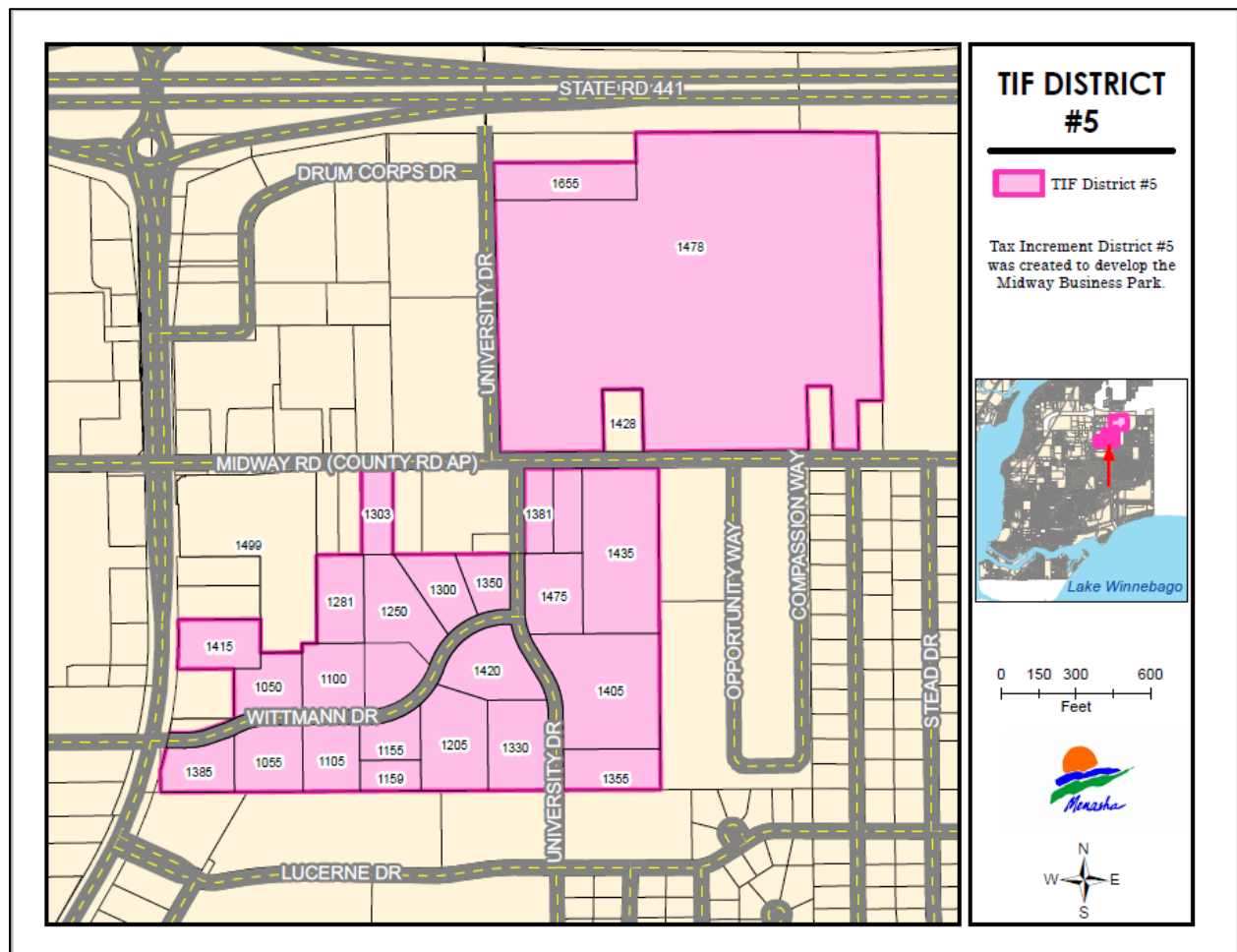
TID Created as of: 5/19/1997  
Base Value as of: 1/1/1997 \$4,196,000  
Debt Balance as of: 12/31/2018 \$0 (Principal)  
\$0 (Interest)  
\$0

Statutory Closing: 5/19/2024  
Potential Extension: None



## 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, the City has closed this early, placing increment back on the tax rolls and supporting affordable housing within the community.



TAX INCREMENTAL FINANCING DISTRICT #5 - Fund 457

1/6/2020

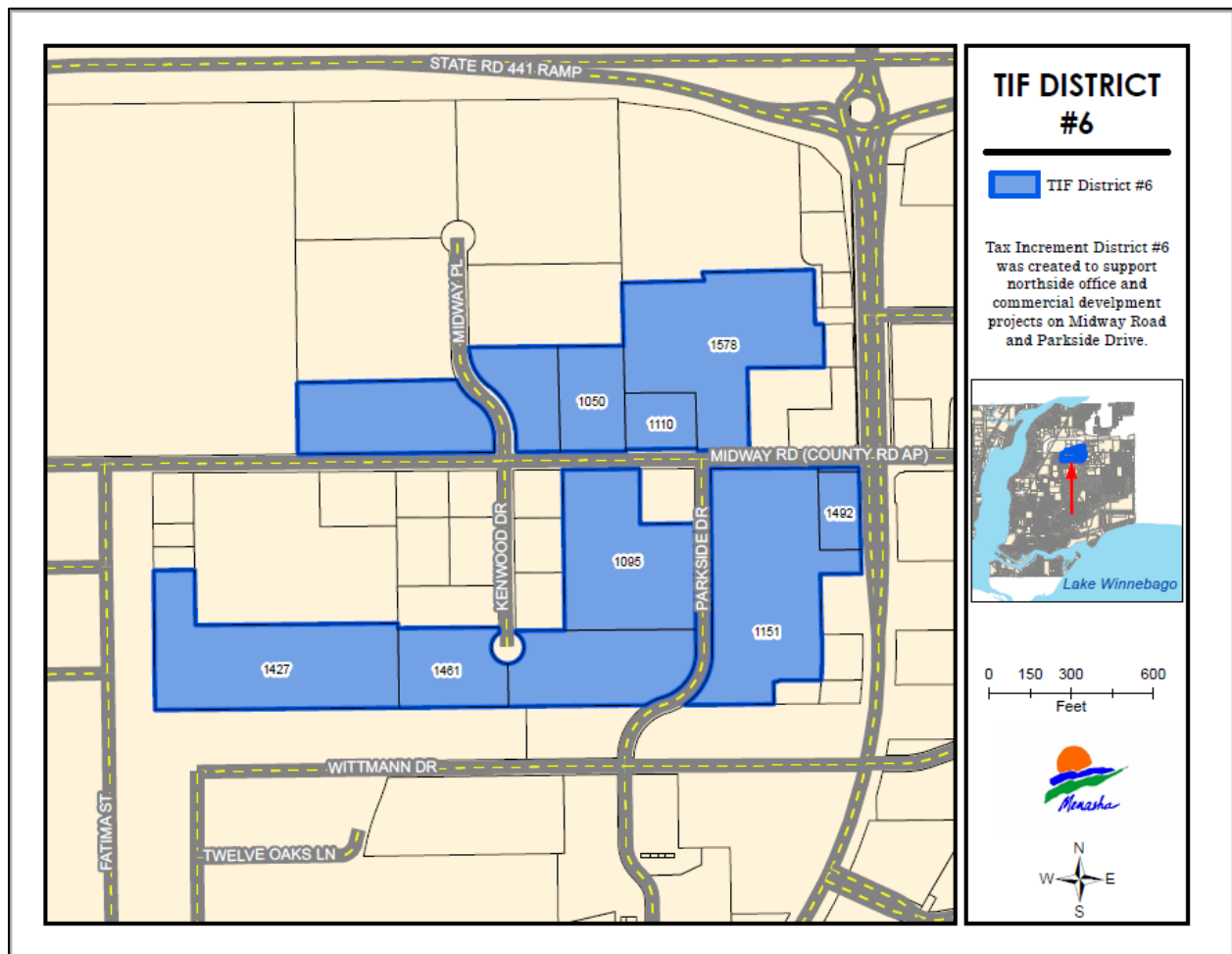
TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	TRANS TO STRONG NEIGHBOR HOODS PROGRAM	TRANS TO DEBT SERVICE FUND	PAYMENTS TO OTHER TAXING ENTITIES	DONOR TO TID #7	DONOR TO TID #8	ADVANCE TO TID #10	DONOR TO TID #13	DONOR TO TID #3	NEW BORROWING	END OF YEAR			
																	FUND BALANCE	(\$)		
1987/1988			\$0	\$0	\$18,961	\$52,150	\$411,392										\$1,160,000	\$647,297	(\$68,122)	
1988/1989			\$0	\$0	\$132,348	\$233,798	\$170,331											\$1,160,000	\$647,297	\$375,516
1989/2000			\$0	\$0	\$132,348	\$233,798	\$170,331												\$647,297	\$375,516
2000/2001			\$0	\$0	\$54,825	\$795,393	\$56,465										\$775,000	\$353,483	\$353,483	
2001/2002			\$20,672	\$664	\$158,618	\$99,774	\$710,165										\$1,209,000	\$932,498	\$1,209,000	
2002/2003			\$29,770	\$690	\$142,003	\$161,803	\$56,102										\$1,840,000	\$2,727,056	\$2,727,056	
2003/2004			\$87,748	\$3,935	\$168,284	\$1,558,113	\$1,407,363										\$985,000	\$1,006,547	\$1,006,547	
2004/2005			\$98,177	\$2,876	\$156,958	\$263,180	\$1,295,075										\$1,300,000	\$1,006,503	\$1,006,503	
2005/2006			\$154,948	\$4,071	\$442,206	\$1,054,867	\$105,352										\$0	\$447,309	\$0	
2006/2007			\$135,756	\$7,864	\$565,965	\$703,453	\$0										\$453,741	\$0	\$453,741	
2007/2008			\$263,713	\$6,755	\$123,658	\$1,310,245	\$1,225										\$765,000	\$301,400	\$301,400	
2008/2009			\$290,472	\$161,558	\$659,357	\$648,876	\$414,597										\$249,294	\$249,294	\$249,294	
2009/2010			\$256,913	\$162,040	\$89,576	\$390,801	\$20,973										\$446,050	\$446,050	\$446,050	
2010/202011			\$272,424	\$163,588	\$184,855	\$420,017	\$5,524										\$391,376	\$391,376	\$391,376	
2011/2012			\$10,510,200	\$27,198	\$285,855	\$178,891	\$154,286	\$1,537,069	\$2,867								\$1,170,000	\$856,472	\$856,472	
2012/2013			\$10,350,000	\$27,877	\$288,809	\$253,953	\$1,171,958	\$235,591	\$10,146								\$0	\$2,134,454	\$2,134,454	
2013/2014			\$10,510,800	\$28,207	\$296,480	\$296,124	\$608	\$1,415,855	\$13,463								\$0	\$1,188,638	\$1,188,638	
2014/2015			\$1,441,200	\$28,056	\$320,998	\$457,071	\$0	\$265,500	\$12,228								\$750,000	\$920,931	\$920,931	
2015/2016			\$1,797,700	\$27,976	\$330,058	\$584,678	\$6,853	\$271,902	\$10,782								\$0	\$820,802	\$820,802	
2016/2017			\$1,282,600	\$27,897	\$314,746	\$546,567	\$10,178	\$276,719	\$150								\$0	\$842,775	\$842,775	
2017/2018			\$1,136,400	\$27,733	\$308,848	\$554,602	\$22,600	\$164,785	\$150								\$0	\$1,563,890	\$1,563,890	
Total as of 2018					\$3,756,387	\$3,395,927	\$4,274,077	\$11,903,681	\$4,746,482	\$3,149							\$0	\$750,000	\$732,500	(\$0)
2018/2019			\$27,157	\$291,189	\$370,559	\$5,000	\$3,749										\$0	\$750,000	\$732,500	(\$0)
Cumulative Total					\$4,047,576	\$3,966,486	\$4,279,077	\$12,292,652	\$4,749,631	\$712,063	\$175,000	\$1,057,356	\$425,292	\$502,649	\$0	\$750,000	\$732,500	\$9,204,000	(\$0)	

TID Created as of: 9/9/1998  
Base Value as of: 1/1/1998 \$3,384,900  
Debt Balance as of: 12/31/2018 \$470,609 (Principal)  
\$12,461 (Interest)  
\$483,070

Statutory Closing: 9/9/2021  
Potential Extension: 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. The City is projected to possibly close this TID early similar to TID 5 with potential for additional funding to support affordable housing.



## TAX INCREMENTAL FINANCING DISTRICT #6 - Fund 471

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/P 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	\$188,390	\$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			\$298,917	\$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			\$273,007	\$5,578	\$0	\$390,875	\$5,504				(\$346,676)	
2010/2011			\$348,538	\$1,922	\$0	\$381,138	\$10,315				(\$387,689)	
2011/2012	\$15,914,400	\$27,198	\$432,840	\$3,694	\$0	\$1,979,865	\$10,330			\$1,800,000	(\$141,330)	
2012/2013	\$16,133,000	\$27,877	\$449,744	\$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				\$10,480	
2014/2015	\$15,846,200	\$28,056	\$444,586	\$2,329	\$0	\$333,715	\$14,667				\$112,014	
2015/2016	\$13,798,400	\$27,976	\$386,031	\$3,329	\$708	\$329,571	\$8,881				\$159,486	
2016/2017	\$14,728,800	\$27,897	\$410,884	\$2,558	\$1,906	\$325,451	\$151				\$249,231	
2017/2018	\$15,646,300	\$27,733	\$433,922	\$2,595	\$6,150	\$329,571	\$150				\$363,177	
<b>Total as of 2018</b>			\$6,013,739	\$177,009	\$110,025	\$8,730,634	\$4,931,961		\$0	\$7,785,000		
2018/2019	\$15,965,000	\$27,157	\$433,558	\$6,222	\$5,000	\$217,107	\$150				\$590,701	
2019/2020	\$19,039,300	\$26,921	\$512,552	\$7,662	\$5,000	\$217,112	\$150				\$898,653	
2020/2021	\$19,039,300	\$26,921	\$512,552		\$5,000	\$217,117	\$150				\$1,198,939	
2021/2022	\$19,039,300	\$26,921	\$512,552		\$5,000	\$104,227					\$1,612,264	
<b>Cumulative Total</b>			\$7,984,954	\$130,893	\$130,025	\$9,486,197	\$4,932,411		\$0	\$0	\$7,785,000	\$1,612,264

TID Created as of: 9/9/1998

Base Value as of: 1/1/1998 \$5,568,800

Debt Balance as of: 12/31/2018 (\$709,816 (Principal)

\$45,746 (Interest)

\$755,563

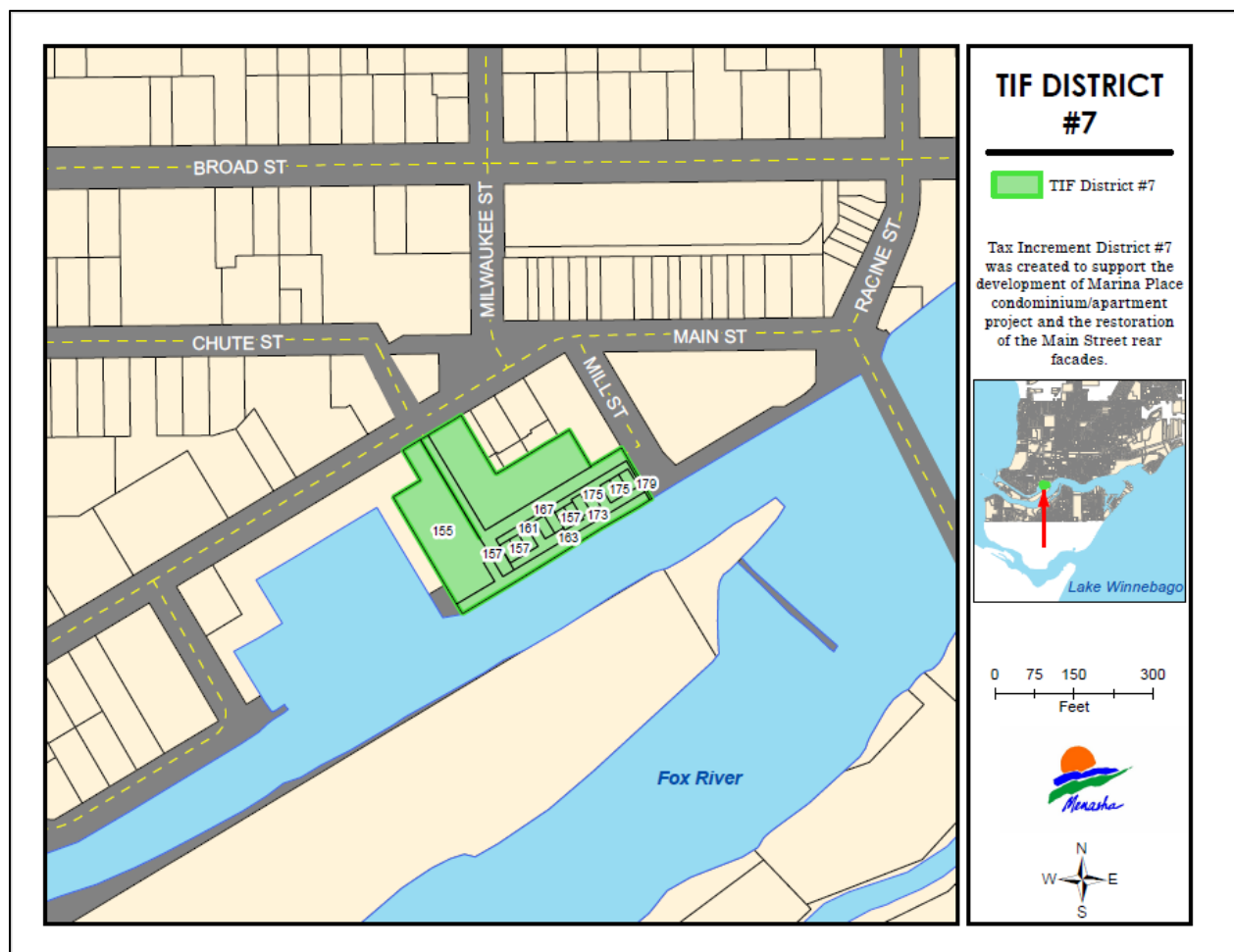
Statutory Closing: 9/9/2021

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

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AD/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	TRANSFER FROM TID #5	TRANSFER IN TIF POOLING	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
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				(\$173,256)	
2006/2007			\$161,234	\$0	\$0	\$154,795	\$0				(\$166,816)	
2007/2008			\$98,127	\$112	\$21,225	\$1,942,880	\$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				(\$277,749)	
2010/2011			\$108,498	\$0	\$3,500	\$180,565	\$150				(\$346,462)	
2011/2012	\$3,744,000	\$27.198	\$101,829	\$0	\$3,500	\$127,675	\$150			\$1,100,000	(\$418,158)	
2012/2013	\$3,670,700	\$27.877	\$102,329	\$0	\$3,501	\$190,720	\$2,001				(\$504,449)	
2013/2014	\$3,391,600	\$28.207	\$95,667	\$0	\$3,500	\$186,895	\$3,306	\$109,710			(\$485,772)	
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	\$27.897	\$102,160	\$0	\$4,000	\$189,605	\$4,820	\$170,000			(\$430,379)	
2017/2018	\$3,780,900	\$27.733	\$104,857	\$0	\$4,000	\$101,023	\$180,758				(\$603,304)	\$808,512
<b>Total as of 2018</b>			\$1,395,653	\$226	\$82,106	\$5,128,872	\$2,157,709	\$425,292	\$30,000	\$4,750,000		
2018/2019	\$3,885,100	\$27.157	\$105,507	\$661	\$4,000	\$101,087	\$9,820				(\$603,843)	\$707,425
2019/2020	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,081	\$17,135				(\$595,023)	\$606,344
2020/2021	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,074	\$10,635				(\$579,698)	\$505,270
2021/2022	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,068	\$10,635				(\$564,363)	\$404,202
2022/2023	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,061	\$10,635				(\$549,024)	\$303,141
2023/2024	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,054	\$10,635				(\$533,677)	\$202,086
2024/2025	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,047	\$10,635				(\$518,323)	\$101,039
2025/2026	\$4,570,300	\$26.921	\$123,036		\$4,000	\$101,039	\$150				(\$492,477)	\$0
2026/2027	\$4,570,300	\$26.921	\$123,036		\$4,000		\$150				(\$365,591)	\$0
2027/2028	\$4,570,300	\$26.921	\$123,036		\$4,000		\$150				(\$238,705)	\$0
2028/2029	\$4,570,300	\$26.921	\$123,036		\$4,000		\$150				(\$114,819)	\$0
2029/2030	\$4,570,300	\$26.921	\$123,036		\$4,000		\$150				\$15,067	\$0
2030/2031	\$4,570,300	\$26.921	\$123,036		\$4,000						\$142,103	\$0
<b>Cumulative Total</b>			\$2,977,590	\$1,087	\$134,106	\$5,937,384	\$2,238,589	\$425,292	\$30,000	\$4,750,000	\$142,103	\$0

TID Created as of: 7/4/2003

Base Value as of: 1/1/2003 \$687,300

Debt Balance as of: 12/31/2018

\$709,085 (Principal)  
\$99,427 (Interest)  
\$808,512

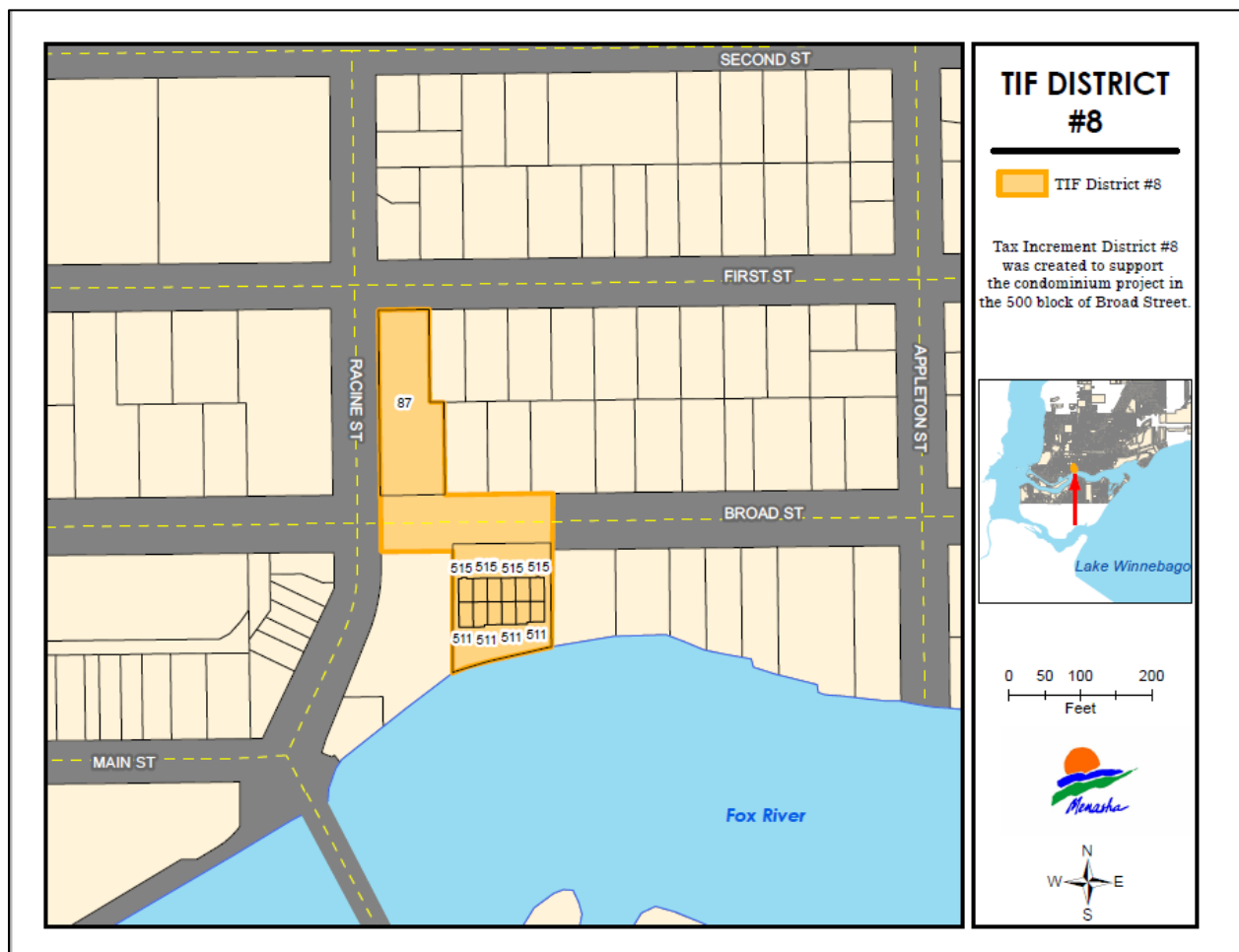
Statutory Closing: 7/4/2030

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

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Transfer from TID #5	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004			\$0	\$0	\$454	\$12,320	\$1,000		\$965,000	\$952,134	
2004/2005			\$0	\$0	\$12,141	\$28,740	\$816,406			\$719,129	
2005/2006			\$0	\$0	\$3,755	\$40,415	\$41,917			\$49,552	
2006/2007			\$23,003	\$127,368	\$1,044	\$51,685	\$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			\$75,011	\$10,091	\$0	\$106,622	\$150			(\$106,011)	
2011/2012	\$1,813,800	\$27,198	\$49,332	\$0	\$0	\$767,138	\$150		\$680,000	(\$163,967)	
2012/2013	\$1,794,300	\$27,877	\$50,020	\$0	\$0	\$89,485	\$2,124			(\$206,157)	
2013/2014	\$720,400	\$28,207	\$20,320	\$0	\$0	\$88,410	\$5,006			(\$279,252)	
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	
2017/2018	\$1,376,200	\$27,733	\$38,166	\$0	\$70,850	\$61,336	\$9,445			\$86,465	
<b>Total as of 2018</b>			\$565,782	\$137,459	\$89,313	\$2,741,415	\$1,067,324	\$502,649	\$0	\$2,600,000	
2018/2019	\$1,441,400	\$27,157	\$39,144	\$313	\$1,200	\$61,167	\$9,820			\$56,135	\$428,653
2019/2020	\$3,590,700	\$26,921	\$96,664			\$61,183	\$10,635			\$80,981	\$367,470
2020/2021	\$3,590,700	\$26,921	\$96,664			\$61,200	\$10,635			\$105,811	\$306,270
2021/2022	\$3,590,700	\$26,921	\$96,664			\$61,217	\$10,635			\$130,623	\$245,054
2022/2023	\$3,590,700	\$26,921	\$96,664			\$61,235	\$10,635			\$155,418	\$183,819
2023/2024	\$3,590,700	\$26,921	\$96,664			\$61,253	\$10,635			\$180,194	\$122,566
2024/2025	\$3,590,700	\$26,921	\$96,664			\$61,273	\$10,635			\$204,951	\$61,293
2025/2026	\$3,590,700	\$26,921	\$96,664			\$61,293	\$10,635			\$229,687	\$0
2026/2027	\$3,590,700	\$26,921	\$96,664				\$150			\$326,201	\$0
2027/2028	\$3,590,700	\$26,921	\$96,664				\$150			\$422,716	\$0
2028/2029	\$3,590,700	\$26,921	\$96,664				\$150			\$519,230	\$0
2029/2030	\$3,590,700	\$26,921	\$96,664				\$150			\$615,744	\$0
2030/2031	\$3,590,700	\$26,921	\$96,664				\$150			\$712,259	\$0
2031/2032	\$3,590,700	\$26,921	\$96,664							\$808,923	\$0
<b>Cumulative Total</b>			\$1,999,335	\$228,285	\$3,321,748	\$4,383,514	\$1,654,988	\$502,649	\$2,600,000	\$7,148,872	\$0

TID Created as of: 11/15/2004

Base Value as of: 1/1/2005 \$484,500

Debt Balance as of: 12/31/2018 \$430,516 (Principal)

\$59,304 (Interest)

\$489,820

Statutory Closing: 11/15/2031

Potential Extension: None

Spending period expires 11/15/2026



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

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	PROVINCE TRAIL GRANT	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			\$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			\$956,357	
2006/2007			\$21,502	\$222,287		\$35,660	\$255,869	\$690,077			\$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			\$888,847	
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	
2017/2018	\$37,049,800	\$26,040	\$964,791	\$1,098		\$18,572	\$477,380	\$65,809	\$55,287		\$1,010,013	
<b>Total as of 2018</b>			\$5,084,549	\$234,739		\$449,233	\$11,108,473	\$5,653,404	\$246,630	\$11,450,000		
2018/2019	\$38,030,800	\$24,836	\$944,542	\$1,800	\$109,949	\$15,000	\$477,485	\$17,935	\$2,341,050	\$2,438,457	\$1,573,342	\$5,222,665
2019/2020	\$36,087,400	\$24,236	\$874,617	\$2,538		\$15,000	\$477,466	\$12,929			\$1,975,092	\$4,745,190
2020/2021	\$36,087,400	\$24,236	\$874,617			\$15,000	\$477,465	\$150			\$2,387,094	\$4,267,725
2021/2022	\$36,087,400	\$24,236	\$874,617			\$15,000	\$477,454	\$150			\$2,799,106	\$3,790,270
2022/2023	\$36,087,400	\$24,236	\$874,617			\$15,000	\$477,443	\$150			\$3,211,130	\$3,312,827
2023/2024	\$36,087,400	\$24,236	\$874,617			\$15,000	\$477,432	\$150			\$3,623,165	\$2,835,396
2024/2025							\$198,473				\$3,424,692	\$2,636,923
2025/2026							\$198,466				\$3,226,226	\$2,438,457
2026/2027											\$787,769	\$0
<b>Cumulative Total</b>			\$11,202,174	\$239,077	\$109,949	\$539,233	\$16,808,623	\$5,684,868	\$2,587,680	\$13,888,457	\$7,877,769	

TID Created as of: 11/15/2004

Base Value as of: 1/1/2005

Debt Balance as of: 12/31/2018

\$3,458,400  
 \$2,891,356 (Principal)  
 \$370,342 (Interest)  
 \$3,261,698

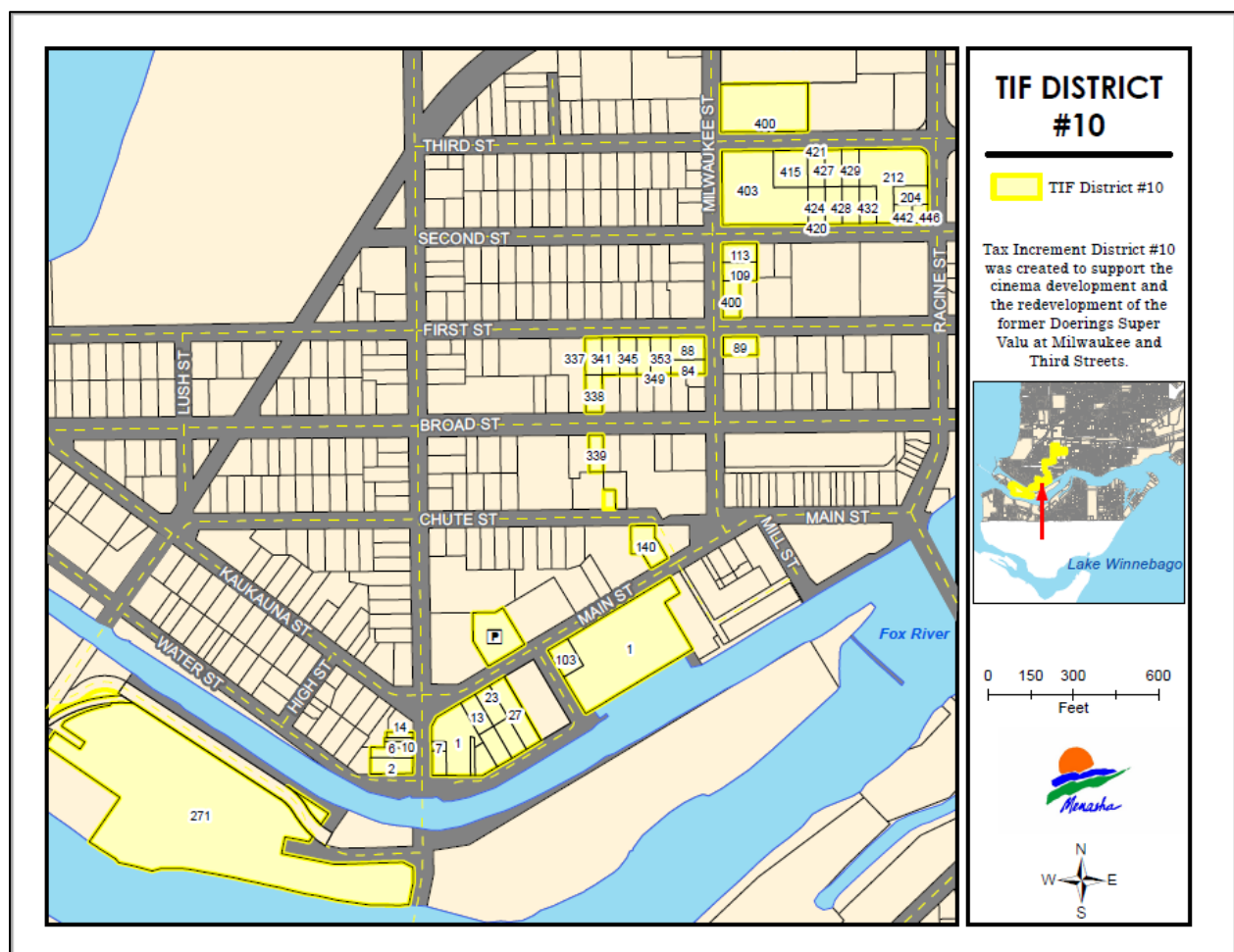
Statutory Closing: 11/15/2024

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. In 2019, the City was able to fill the former grocery store stabilizing the decreasing valuation and securing taxable property for the long term within this property and district.



# TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	DEVELOPER INCENTIVE	ADVANCE FROM TID #5	NEW BORROWING	END OF YEAR FUND BALANCE
2006/2006			\$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					\$11,535
2009/2010			\$72,996	\$10,554	\$0	\$34,110	\$5,506		\$250,000		\$115,469
2010/2011			\$70,538	\$9,345	\$0	\$409,110	\$30,480		(\$29,000)		\$5,762
2011/2012	\$1,512,100	\$21.198	\$41,126	\$4,945	\$0	\$9,391	\$12,616				\$827
2012/2013	\$2,263,800	\$21.817	\$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	\$21,976	\$68,212	\$14,450	\$0	\$0	\$31,658		(\$221,000)		\$839
2016/2017	\$2,710,100	\$21,897	\$75,603	\$11,390	\$632	\$0	\$12,570				\$75,894
2017/2018	\$2,249,100	\$21.733	\$62,375	\$11,558	\$2,194	\$0	\$188,705				(\$36,685)
<b>Total as of 2018</b>			\$684,248	\$145,947	\$252,826	\$551,831	\$942,815		\$0	\$375,000	
2018/2019	\$1,846,900	\$21.157	\$50,156	\$12,350	\$2,000	\$0	\$26,334			\$421,500	\$422,987
2019/2020	\$2,414,500	\$26,921	\$66,615	\$15,694	\$2,000		\$326,768	\$15,502			\$165,026
2020/2021	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			\$223,007
2021/2022	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			\$265,485
2022/2023	\$2,474,500	\$26,921	\$66,615		\$2,000	\$421,500	\$10,635	\$15,502			(\$113,537)
2023/2024	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			(\$71,058)
2024/2025	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			(\$28,580)
2025/2026	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			\$13,898
2026/2027	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			\$56,377
2027/2028	\$2,474,500	\$26,921	\$66,615		\$2,000		\$10,635	\$15,502			\$114,357
2028/2029	\$2,474,500	\$26,921	\$66,615		\$2,000						\$182,973
2029/2030	\$2,474,500	\$26,921	\$66,615		\$2,000						\$251,568
2030/2031	\$2,474,500	\$26,921	\$66,615		\$2,000						\$320,203
2031/2032	\$2,474,500	\$26,921	\$66,615		\$2,000						\$388,879
2032/2033	\$2,474,500	\$26,921	\$66,615		\$2,000						\$457,434
2033/2034	\$2,474,500	\$26,921	\$66,615		\$2,000						\$526,050
<b>Cumulative Total</b>			\$1,733,634	\$173,990	\$284,826	\$973,331	\$1,381,056	\$139,518	\$0	\$796,500	\$526,050

TID Created as of: 6/5/2006  
Base Value as of: 1/1/2006 \$9,701,900  
Debt Balance as of: 12/31/2018 \$0 (Principal)

\$0 (Interest)

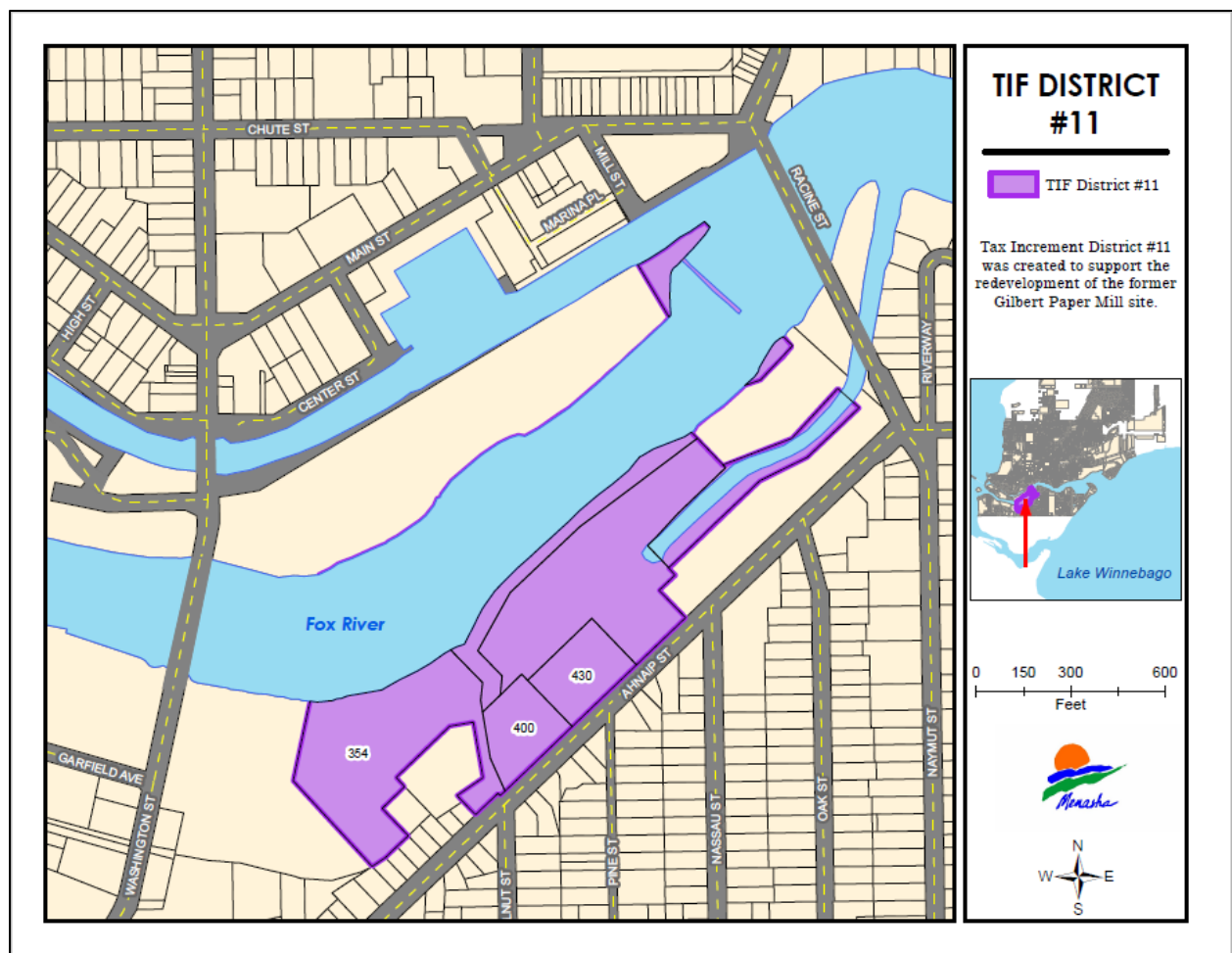
Statutory Closing: 6/5/2033  
Potential Extension: None

Spending period expires 6/5/2028



## 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

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Developer Incentive	ADVANCE FROM TID #5	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2007/2008			\$0	\$0	\$0	\$0	\$30,175	\$38,978			(\$30,179)	
2008/2009			\$25,812	\$0	\$0	\$0	\$10,531	\$68,093			(\$56,949)	
2009/2010			\$45,166	\$0	\$20,000	\$0	\$150	\$70,624			(\$47,084)	
2010/2011			\$84,777	\$0	\$0	\$0	\$4,288	\$68,081			(\$39,909)	
2011/2012	\$2,772,500	\$27,198	\$75,406	\$0	\$0	\$0	\$150	\$663,692		\$786,816	\$155,091	
2012/2013	\$2,745,200	\$27,877	\$76,529	\$0	\$0	\$0	\$4,653	\$198,757			\$111,333	
2013/2014	\$2,555,400	\$28,207	\$72,081	\$0	\$142,003	\$0	\$59,085	\$16,230			(\$208,553)	
2014/2015	\$2,503,500	\$28,056	\$70,239	\$0	\$422,210	\$0	\$796,105	\$16,870		\$768,634	(\$214,917)	
2015/2016	\$2,935,800	\$27,976	\$82,133	\$269	\$0	\$61,974	\$778,616	\$17,271			(\$235,583)	
2016/2017	\$2,929,100	\$27,897	\$81,712	\$354	\$0	\$59,562	\$25,838	\$17,587			(\$247,223)	
2017/2018	\$2,760,200	\$27,733	\$76,549	\$360	\$0	\$58,435	\$12,527	\$1,176,183	\$0	\$1,555,450	(\$263,386)	\$818,095
<b>Total as of 2018</b>			\$690,404	\$993	\$584,213	\$179,972	\$1,722,117	\$17,995			(\$337,145)	\$759,659
2018/2019	\$2,815,300	\$27,157	\$76,455	\$997	\$0	\$58,435	\$17,185	\$18,000			(\$340,399)	\$642,789
2019/2020	\$3,259,100	\$26,921	\$87,737	\$368		\$58,435	\$65,429	\$18,000			(\$342,026)	\$525,918
2020/2021	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$345,583)	\$467,483
2021/2022	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$346,907)	\$409,047
2022/2023	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$348,534)	\$350,612
2023/2024	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$350,161)	\$292,177
2024/2025	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$351,789)	\$233,741
2025/2026	\$3,259,100	\$26,921	\$87,737			\$58,435	\$12,929	\$18,000			(\$322,636)	\$175,306
2026/2027	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150				(\$293,484)	\$116,871
2027/2028	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150				(\$264,331)	\$58,435
2028/2029	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150				(\$147,592)	\$0
2029/2030	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150				(\$59,855)	\$0
2030/2031	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150					\$0
2031/2032	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150					\$0
2032/2033	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150					\$0
2033/2034	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150					\$0
2034/2035	\$3,259,100	\$26,921	\$87,737			\$58,435	\$150					\$0
<b>Cumulative Total</b>			\$2,170,657	\$2,347	\$584,213	\$1,056,502	\$1,941,842	\$1,374,178	\$0	\$1,555,450	(\$59,855)	\$0

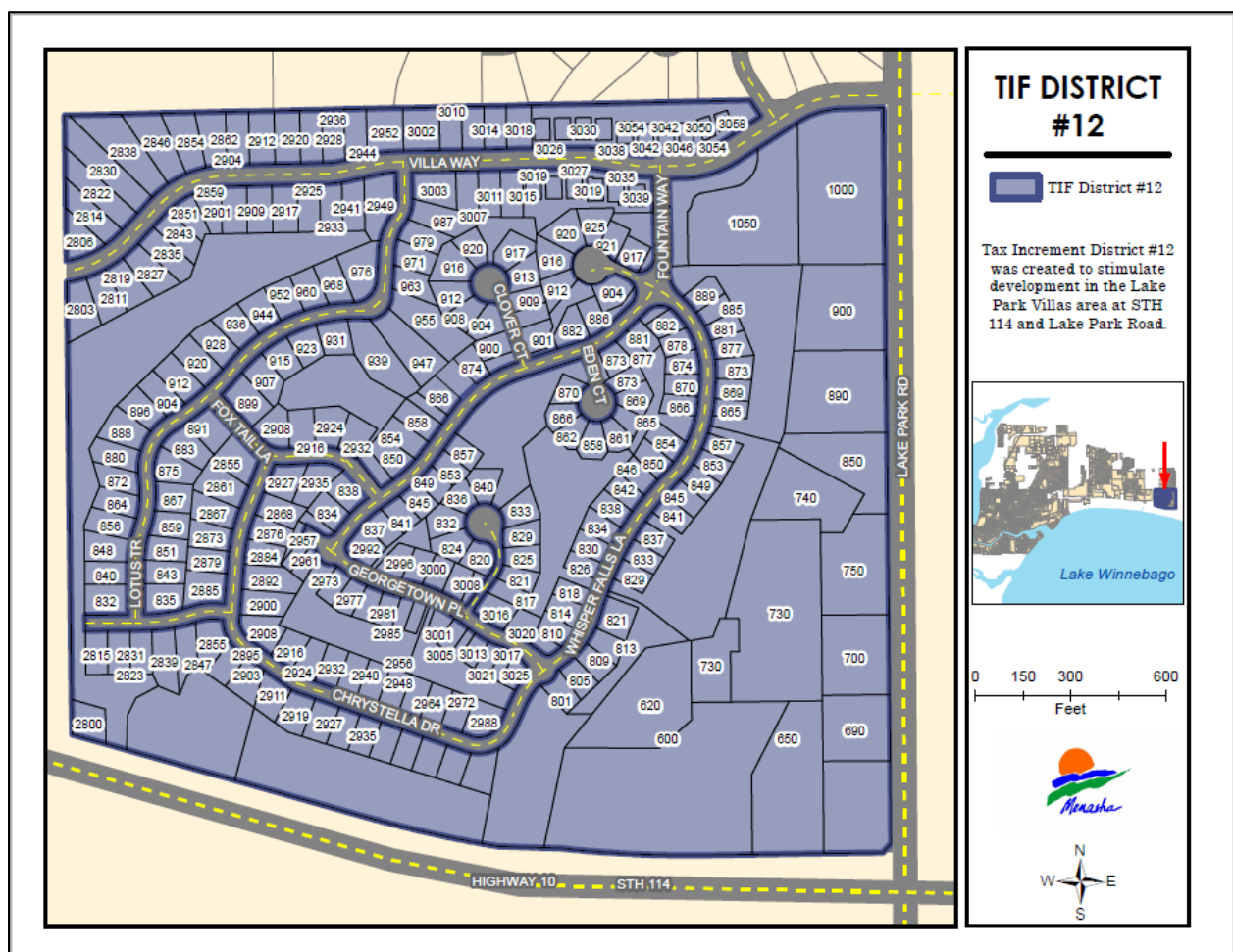
TID Created as of: 7/16/2007 \$294,900  
Base Value as of: 1/1/2007 \$672,901 (Principal)  
Debt Balance as of: 12/31/2018 \$203,629 (Interest)  
\$876,530

Statutory Closing: 7/16/2034  
Potential Extension

Spending Period Expires 7/16/2029

## 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. In 2019, the City completed the installation of Community Way supporting additional development growth and traffic circulation in the overall development in addition to continuing ongoing development assistance.



# TAX INCREMENTAL FINANCING DISTRICT #12 - Fund 492

11/6/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	Transfer to RDA	Developer Incentive	NEW BORROWING	END OF YEAR FUND BALANCE
2010/2011			\$0	\$0	\$0	\$0	\$61,635				(\$61,635)
2011/2012			\$0	\$0	\$0	\$0	\$40,138	\$270,000			(\$312,373)
2012/2013	(\$1,639,600)		\$0	\$150	\$0	\$0	\$4,121	\$270,000			(\$646,944)
2013/2014	(\$749,000)		\$0	\$32	\$5,000	\$0	\$101,342	\$270,000			(\$1,013,254)
2014/2015	\$1,365,500		\$195,936	\$375	\$0	\$0	\$125,533	\$270,000	\$50,923		(\$1,263,399)
2015/2016	\$13,202,900	\$26,602	\$348,599	\$573	\$0	\$0	\$121,249	\$270,000	\$83,889		(\$1,389,365)
2016/2017	\$15,360,100	\$26,321	\$404,288	\$360	\$0	\$0	\$106,119	\$270,000	\$95,085		(\$1,455,920)
2017/2018	\$22,665,000	\$26,040	\$590,205	\$366	\$0	\$0	\$260,843	\$270,000	\$408,025	\$354,888	(\$1,449,329)
<b>Total as of 2018</b>			<b>\$1,539,029</b>	<b>\$1,856</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$822,181</b>	<b>\$1,890,000</b>	<b>\$637,921</b>	<b>\$354,888</b>	
2018/2019	\$35,336,100	\$24,836	\$871,666	\$788	\$0	\$0	\$319,110	\$270,000	\$471,899	\$431,419	(\$1,200,466)
2019/2020	\$40,542,700	\$24,236	\$982,596	\$748		\$185,176	\$140,238	\$278,100	\$616,811		(\$1,431,446)
2020/2021	\$40,542,700	\$24,236	\$982,596			\$192,255	\$38,682	\$286,443	\$616,811		(\$1,589,042)
2021/2022	\$40,542,700	\$24,236	\$982,596			\$0	\$38,682	\$295,036	\$616,811		(\$1,556,915)
2022/2023	\$40,542,700	\$24,236	\$982,596			\$0	\$38,682	\$303,887	\$616,811		(\$1,533,759)
2023/2024	\$40,542,700	\$24,236	\$982,596			\$0	\$38,682	\$313,004	\$616,811		(\$1,519,661)
2024/2025	\$40,542,700	\$24,236	\$982,596			\$0	\$38,682	\$322,394	\$616,811		(\$1,514,952)
2025/2026	\$40,542,700	\$24,236	\$982,596			\$0	\$38,682	\$332,066	\$616,811		(\$1,519,916)
2026/2027	\$40,542,700	\$24,236	\$982,596			\$431,419	\$150				(\$968,889)
2027/2028	\$40,542,700	\$24,236	\$982,596				\$150				\$13,557
2028/2029	\$40,542,700	\$24,236	\$982,596				\$150				\$996,002
2029/2030	\$40,542,700	\$24,236	\$982,596				\$150				\$1,978,448
2030/2031	\$40,542,700	\$24,236	\$982,596				\$150				\$2,960,894
2031/2032	\$40,542,700	\$24,236	\$982,596								\$3,943,489
<b>Cumulative Total</b>			<b>\$15,190,438</b>	<b>\$3,392</b>	<b>\$5,000</b>	<b>\$808,850</b>	<b>\$1,514,371</b>	<b>\$4,290,930</b>	<b>\$5,427,497</b>	<b>\$786,307</b>	<b>\$3,943,489</b>

TID Created as of: 5/16/2011

Base Value as of: 1/1/2011

Debt Balance as of: 12/31/2018

\$21,715,600  
**\$354,888** (Principal)  
 \$354,888 (Interest)

Statutory Closing: 5/16/2031

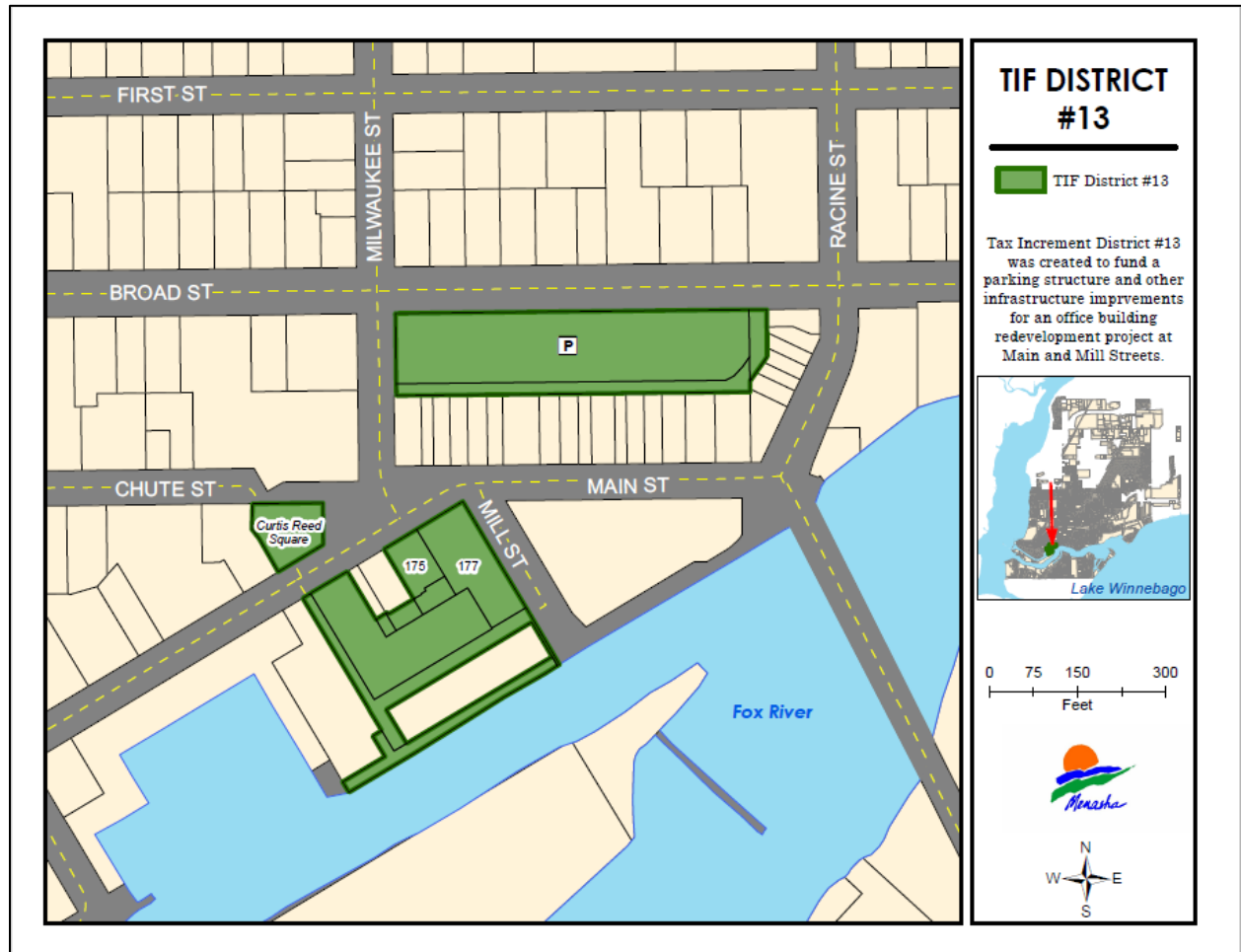
Potential Extension: None

Spending Period Expires: 5/16/2026



## 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

11/5/2019

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP 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	\$66,672	\$750,000		\$750,000		(\$66,672)
2015/2016		\$27.976	\$0	\$0	\$500,000	\$0	\$288,316	\$1,126,845			\$337,000	(\$644,832)
2016/2017	\$5,598,400	\$27.987	\$156,176	\$1,174	\$0	\$0	\$29,720	\$148,368				(\$665,569)
2017/2018	\$11,528,800	\$27.733	\$319,731	\$1,192	\$0	\$43,545	\$24,615	\$303,744				(\$716,551)
<b>Total as of 2018</b>			\$475,907	\$2,366	\$500,000	\$43,545	\$409,322	\$2,326,957	\$0	\$750,000	\$337,000	(\$759,120)
2018/2019	\$16,290,100	\$27.157	\$442,387	\$3,846	\$0	\$43,545	\$24,990	\$420,268				(\$808,886)
2019/2020	\$16,879,100	\$26.921	\$454,398	\$1,930		\$43,545	\$27,085	\$435,463				(\$860,581)
2020/2021	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$912,276)
2021/2022	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$963,972)
2022/2023	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$1,015,667)
2023/2024	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$1,067,362)
2024/2025	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$1,119,058)
2025/2026	\$16,879,100	\$26.921	\$454,398			\$43,545	\$27,085	\$435,463				(\$1,171,753)
2026/2027	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,224,448)
2027/2028	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,277,143)
2028/2029	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,329,838)
2029/2030	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,382,533)
2030/2031	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,435,228)
2031/2032	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,487,923)
2032/2033	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,540,618)
2033/2034	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,593,313)
2034/2035	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,646,008)
2035/2036	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,698,703)
2036/2037	\$16,879,100	\$26.921	\$454,398				\$27,085	\$435,463				(\$1,751,398)
2037/2038	\$16,879,100	\$26.921	\$454,398				\$150					(\$1,804,093)
2038/2039	\$16,879,100	\$26.921	\$454,398				\$150					(\$1,856,788)
2039/2040	\$16,879,100	\$26.921	\$454,398				\$150					(\$1,909,483)
2040/2041	\$16,879,100	\$26.921	\$454,398				\$150					(\$1,962,178)
2041/2042	\$16,879,100	\$26.921	\$454,398				\$150					(\$2,014,873)
2042/2043	\$16,879,100	\$26.921	\$454,398									(\$2,067,568)
<b>Cumulative Total</b>			\$11,823,845	\$8,142	\$500,000	\$391,904	\$922,582	\$9,819,473	\$0	\$750,000	\$337,000	\$2,285,018

TID Created as of: 7/6/2015

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

Debt Balance as of: 12/31/2018 \$305,642 (Principal)

\$42,717 (Interest)

\$348,359

Statutory Closing: 7/6/2042

Potential Extension: None

## CITY OF MENASHA - TIF District 14 (Winnebago County)

Tax Incremental District No. 14 was created in 2019. The district was formed as a rehabilitation – conservation district to spur new development and redevelopment within one of Menasha primary northern gateways along HWY 47 and HWY 441. This TID is a “pay-as-you-go” TID and will provide ongoing incentives included in the project plan.

