



OFFICIAL NOTICE AND AGENDA

Kronenwetter Joint Review Board (JRB)

Public Meeting for TID #1-4

Kronenwetter Municipal Center

Board/Court Room (Lower Level)

1582 Kronenwetter Drive, Kronenwetter WI 54455

Tuesday, June 19, 2018 – 8:00 AM

Annual JRB Public Meeting

Members: Jack Stoskopf, Assistant Superintendent (D.C. Everest School District) (*TID 1*); Brent Zimmerman, Business Manager (Mosinee School District) (*TID 2-4*); Roxanne Lutgen, Vice President of Finance and Chief Financial Officer (Northcentral Technical College); Kristi Palmer, Finance Director (Marathon County); Chris Voll, President (Village); Terry Radtke (Public Member)

1. **Call meeting to order:**
 - a. Roll Call
2. **Public Comment** - (*Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a **three** minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments*)
3. **Presentation and Discussion:** Annual Tax Increment District Update (TID# 1-4)
4. **Adjournment**

Randy Fifrick, Community Development Director
Posted: 6/15/2018



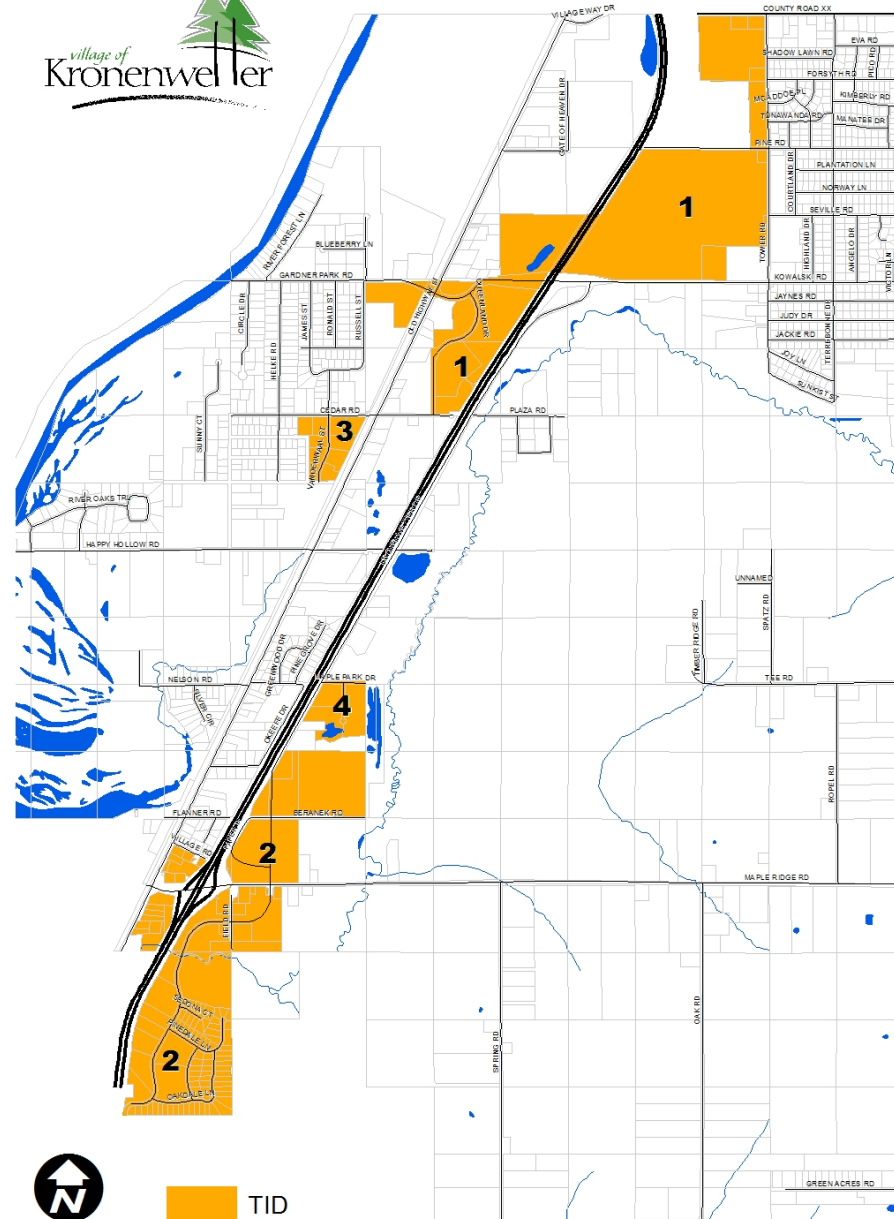
Tax Increment Districts

2017 Annual Report



TID BOUNDARY MAP

VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2017



REVENUES	TID 1
Total Revenues to Date:	\$6,289,794.77
Total TID Borrowing to Date:	\$34,163,896.41
Total Borrowings and Revenues Combined:	\$40,453,691.18

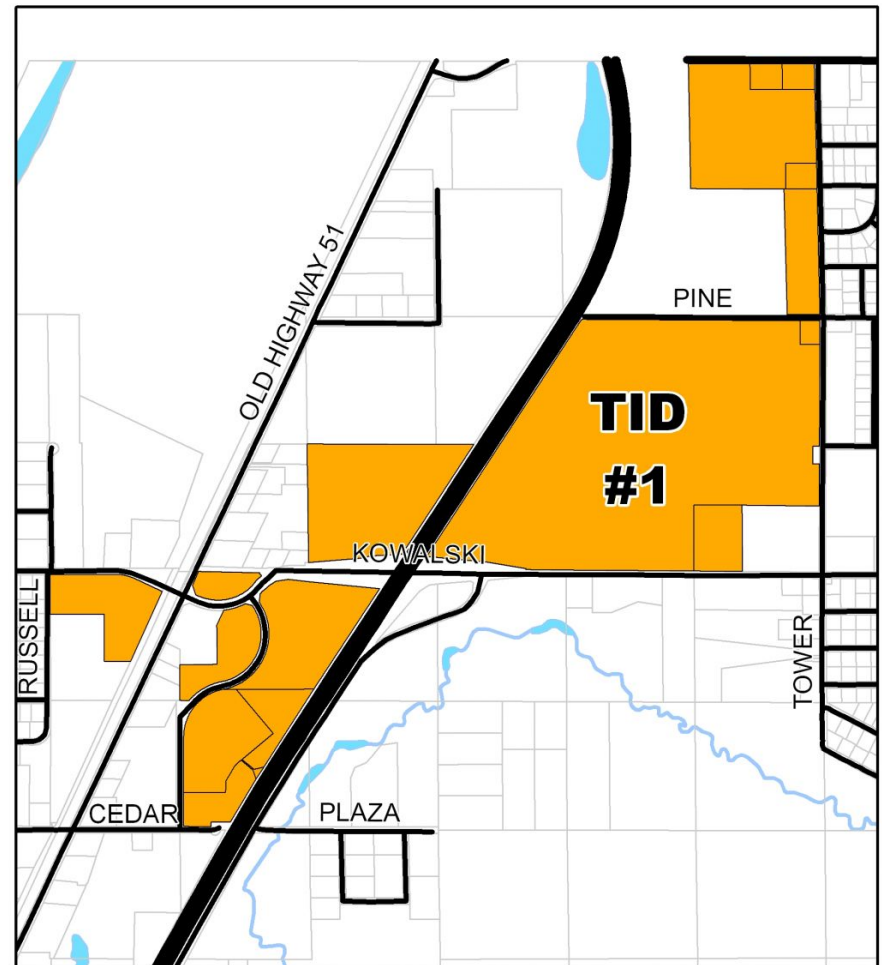
EXPENSES	TID 1
Life to Date Expenses:	\$11,835,487.97
Total Debt Service Payments Life to Date:	\$25,233,371.50
Total Debt Service Interest Payments Life to Date:	\$3,107,346.50
Total Expenses and Interest & Principal Payments Combined:	\$40,176,205.97

CURRENT DEBT	TID 1
Total TID Borrowing to Date:	\$34,163,896.41
Total Debt Service Payments Life to Date:	\$25,233,371.50
Current Debt:	\$8,930,524.91

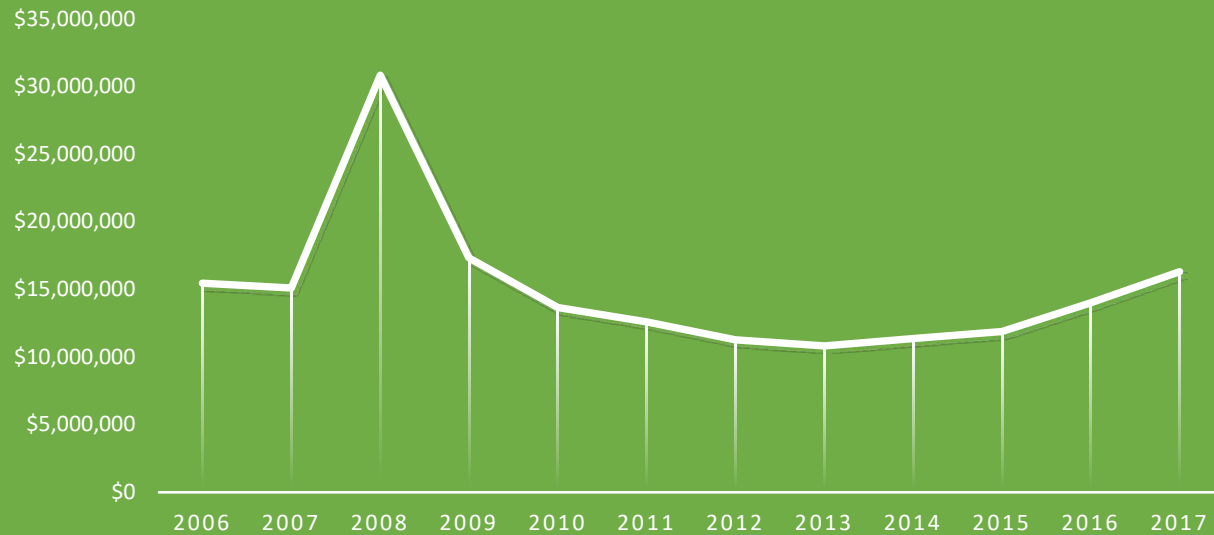
FUND BALANCE	TID 1
Total Borrowings and Revenues Combined:	\$40,453,691.18
Total Expenses and Interest & Principal Payments Combined:	\$40,176,205.97
Total Borrowing & Rev over Total Expenses:	\$277,485.21

Tax Increment District #1

- Industrial TID
- Created: 2004
- 388.22 Acres
- Adjacent to I-39 & Kowalski Road
- Woods Equipment & Wausau Tile



TOTAL INCREMENT VALUE OVER TIME



Year	Total Increment Value
2006	\$15,468,600
2007	\$15,096,100
2008	\$30,836,600
2009	\$17,315,800
2010	\$13,657,600
2011	\$12,590,800
2012	\$11,260,600
2013	\$10,831,900
2014	\$11,367,300
2015	\$11,892,600
2016	\$14,006,400
2017	\$16,319,700

Opportunities:

- Severely Distressed Status
- Large Amount of Vacant Land



REVENUES	TID 2
Total Revenues to Date:	\$10,089,999.62
Total TID Borrowing to Date:	\$27,295,598.10
Total Borrowings and Revenues Combined:	\$37,385,597.72

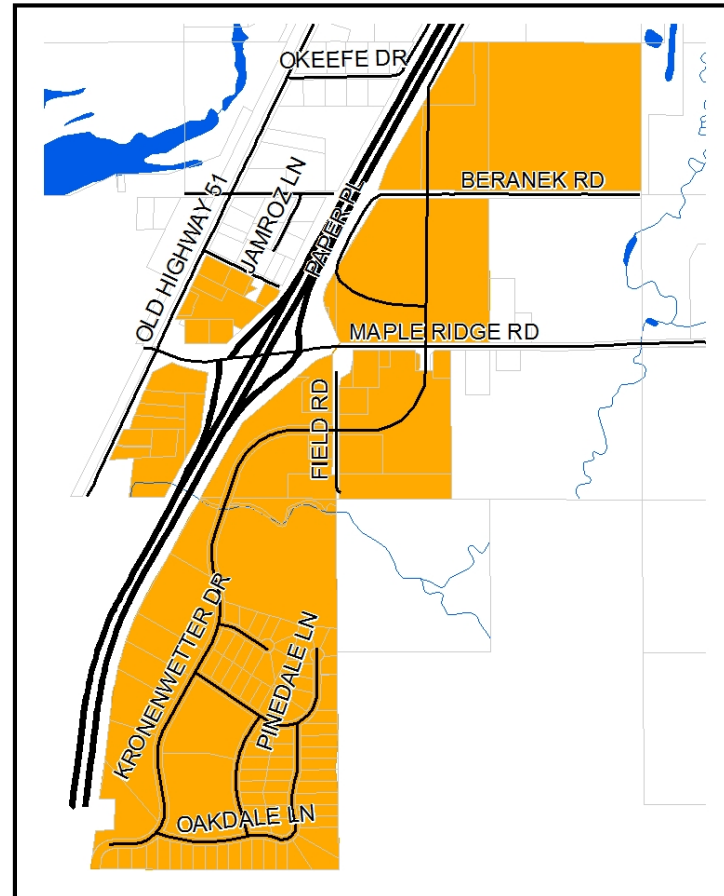
EXPENSES	TID 2
Life to Date Expenses:	\$8,236,337.41
Total Debt Service Payments Life to Date:	\$24,357,598.10
Total Debt Service Interest Payments Life to Date:	\$2,054,093.09
Total Expenses and Interest & Principal Payments Combined:	\$35,648,028.60

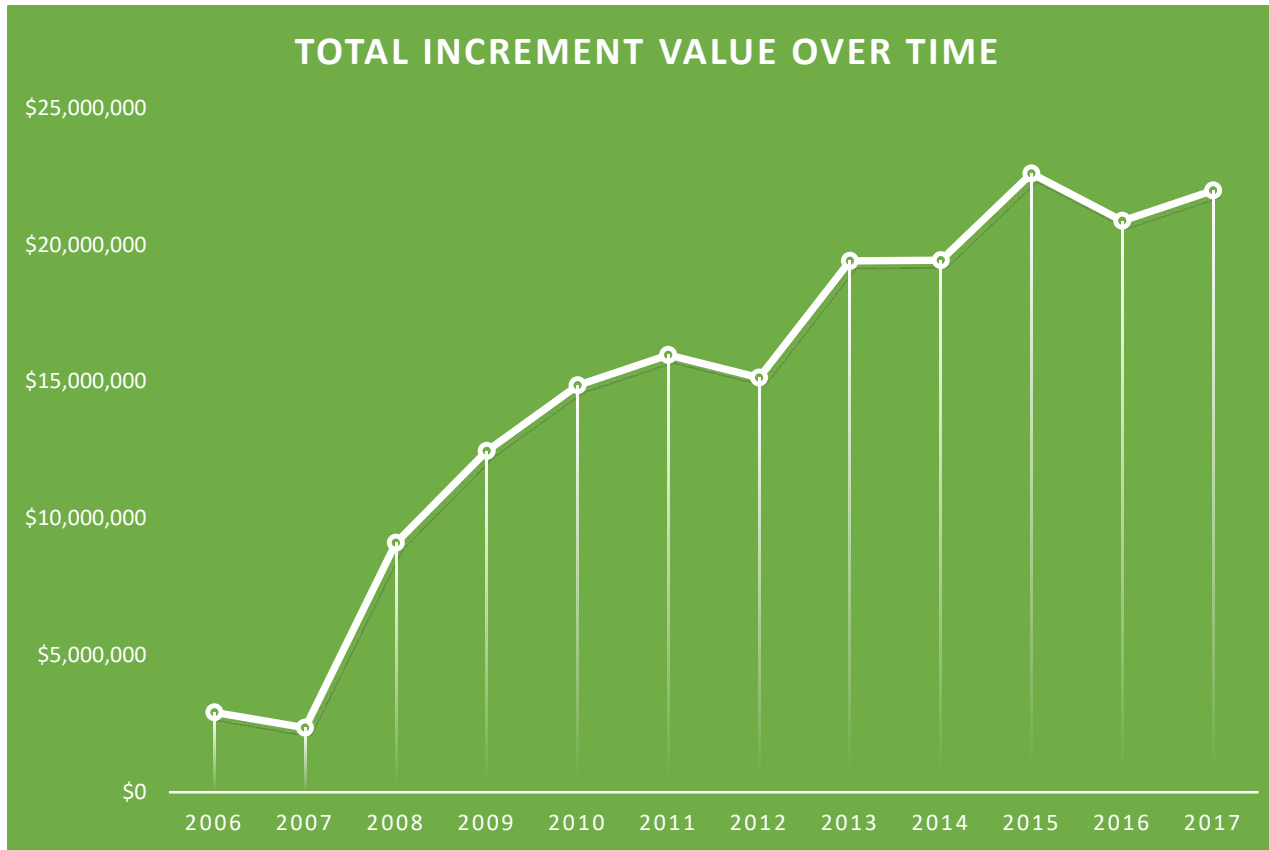
CURRENT DEBT	TID 2
Total TID Borrowing to Date:	\$27,295,598.10
Total Debt Service Payments Life to Date:	\$24,357,598.10
Current Debt:	\$2,938,000.00

FUND BALANCE	TID 2
Total Borrowings and Revenues Combined:	\$37,385,597.72
Total Expenses and Interest & Principal Payments Combined:	\$35,648,028.60
Total Borrowing & Rev over Total Expenses:	\$1,737,569.12

Tax Increment District #2

- Mixed Use TID
- Created in 2004 and amended in 2005
- 200.21 acres.
- Adjacent to I-39 with Kronenwetter Dr providing access
- JX Truck Center, Timber Creek Apartments, Premier Glade Apartments





Year	Total Increment Value
2006	\$2,911,900
2007	\$2,349,000
2008	\$9,110,600
2009	\$12,469,200
2010	\$14,867,100
2011	\$15,981,800
2012	\$15,153,700
2013	\$19,422,900
2014	\$19,443,100
2015	\$22,608,200
2016	\$20,877,500
2017	\$21,995,400

Opportunities:

- Premier Glade Kronenwetter Project
- New Single Family Home Construction
- Village Owned Industrial Land
- Former Wausau Paper Properties
- Maple Ridge Interchange
- TID #2 Could Become a Donor to TID #4



REVENUES	TID 3
Total Revenues to Date:	\$103,579.17
Total TID Borrowing to Date:	\$64,509.60
Total Borrowings and Revenues Combined:	\$168,088.77

EXPENSES	TID 3
Life to Date Expenses:	\$57,883.08
Total Debt Service Payments Life to Date:	\$64,509.60
Total Debt Service Interest Payments Life to Date:	\$9,601.87
Total Expenses and Interest & Principal Payments Combined:	\$131,994.55

CURRENT DEBT	TID 3
Total TID Borrowing to Date:	\$64,509.60
Total Debt Service Payments Life to Date:	\$64,509.60
Current Debt:	\$0.00

FUND BALANCE	TID 3
Total Borrowings and Revenues Combined:	\$168,088.77
Total Expenses and Interest & Principal Payments Combined:	\$131,994.55
Total Borrowing & Rev over Total Expenses:	\$36,094.22

Tax Increment District #3

- Industrial TID
- Created in 2004
- 36.67 acres
- Located south of Cedar Road and east of Old Highway 51.
- Dayton Freight



TOTAL INCREMENT VALUE OVER TIME



Year	Total Increment Value
2006	\$39,300
2007	\$929,300
2008	\$546,000
2009	\$517,000
2010	\$467,100
2011	\$473,200
2012	\$421,100
2013	\$439,100
2014	\$253,700
2015	\$541,600
2016	\$589,500
2017	\$624,700

Opportunities:

- Stark Lawn Care
- Positive Cash Flow
- Vacant Land
- Opportunity for Infrastructure Investment



REVENUES	TID 4
Total Revenues to Date:	\$1,397,509.21
Total TID Borrowing to Date:	\$7,982,820.90
Total Borrowings and Revenues Combined:	\$9,380,330.11

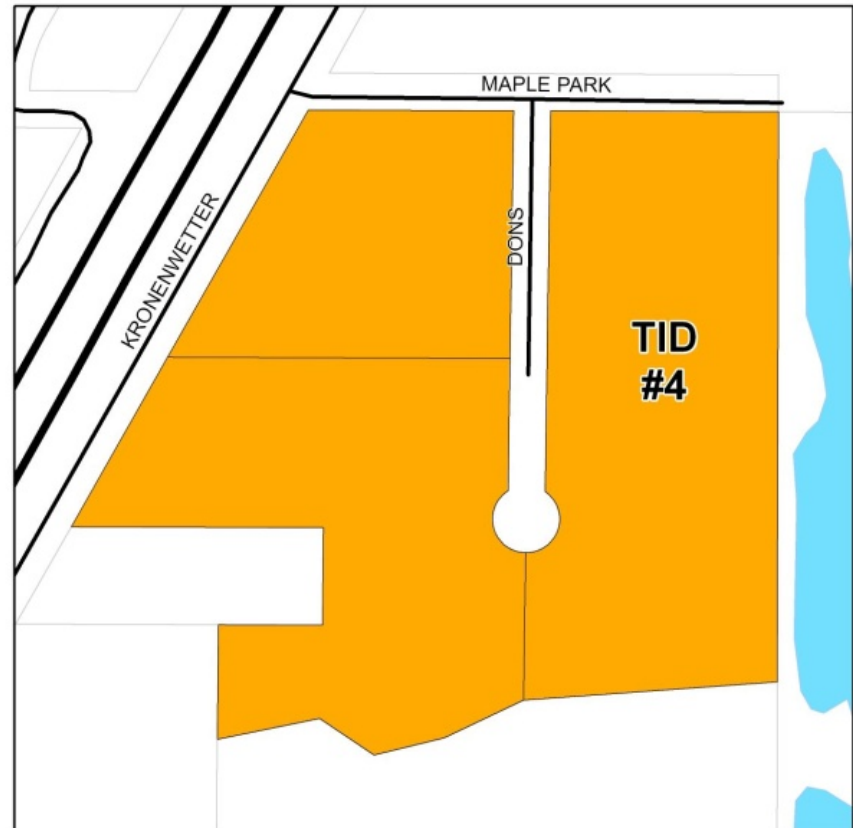
EXPENSES	TID 4
Life to Date Expenses:	\$2,165,958.15
Total Debt Service Payments Life to Date:	\$6,075,660.90
Total Debt Service Interest Payments Life to Date:	\$1,096,869.62
Total Expenses and Interest & Principal Payments Combined:	\$9,338,488.67

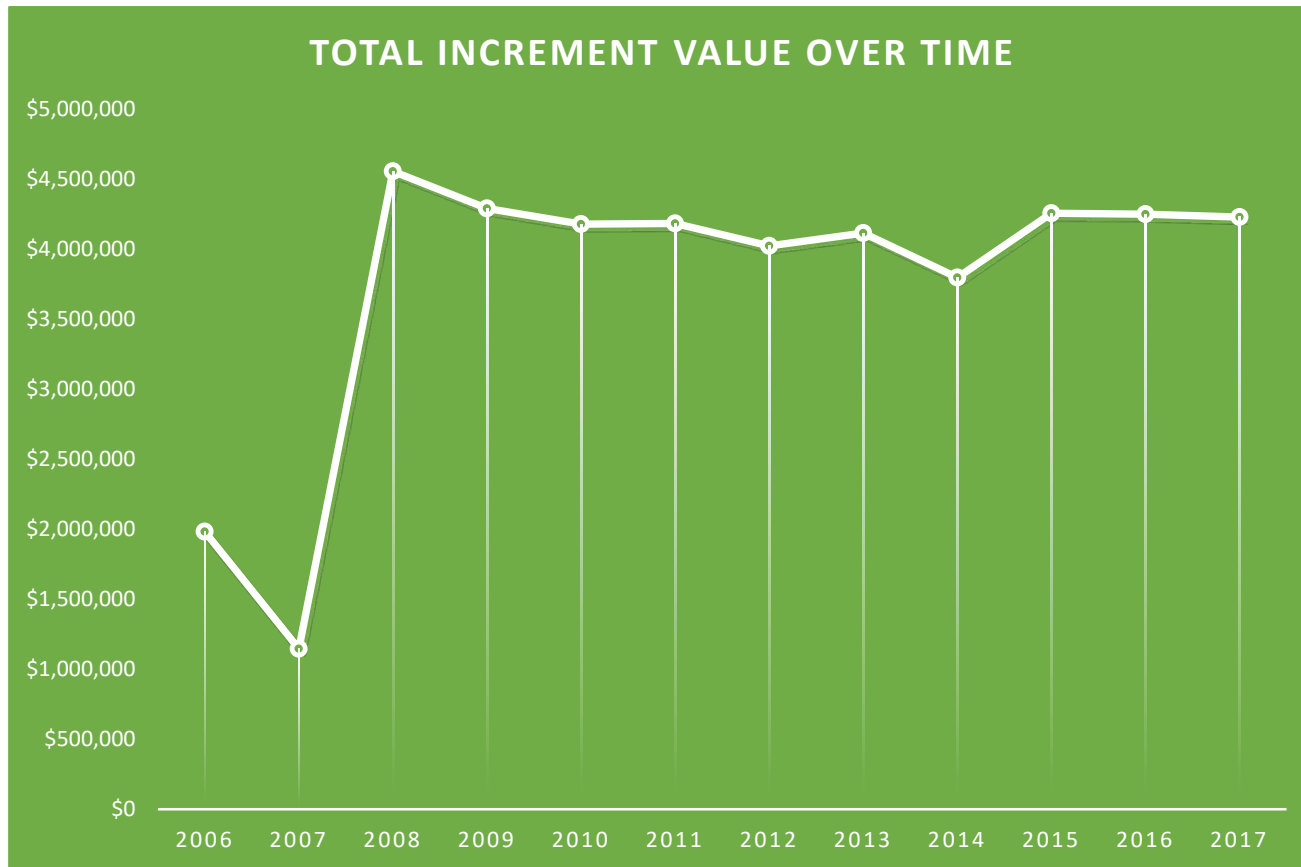
CURRENT DEBT	TID 4
Total TID Borrowing to Date:	\$7,982,820.90
Total Debt Service Payments Life to Date:	\$6,075,660.90
Current Debt:	\$1,907,160.00

FUND BALANCE	TID 4
Total Borrowings and Revenues Combined:	\$9,380,330.11
Total Expenses and Interest & Principal Payments Combined:	\$9,338,488.67
Total Borrowing & Rev over Total Expenses:	\$41,841.44

Tax Increment District #4

- Industrial TID
- Created in 2004
- 32.69 acres
- Adjacent to I-39 with access from Kronenwetter Drive.
- M&J Marine, G3 Industries





Year	Total Increment Value
2006	\$1,982,200
2007	\$1,146,200
2008	\$4,555,800
2009	\$4,291,800
2010	\$4,177,700
2011	\$4,184,500
2012	\$4,023,500
2013	\$4,114,100
2014	\$3,796,400
2015	\$4,256,900
2016	\$4,250,600
2017	\$4,229,200

Opportunities:

- Distressed Designation
- Potential for TID #2 to Become Donor to TID #4

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-02-2018	Report type ORIGINAL
TID number 001	TID type 5S	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2044	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$443,847

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Woods Equip Guaranteed Tax Increment Payment	\$42,652
Wausau Tile Guaranteed Tax Increment Payment	\$10,574
Subtotal developer guarantee amount	\$53,226
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$281,203
Investment income	\$1,314
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$546
Miscellaneous revenue	\$0
Sale of property	\$0
Total Revenue (deposits)	\$336,289

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$0
Administration	\$10,451
Professional services	\$3,538
Interest and fiscal charges	\$193,879
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$125,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$332,868

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$447,268
Future costs	\$9,250,922
Future revenue	\$9,045,000
Surplus or deficit	\$241,346

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Emily Ley	Preparer title Finance Director/Treasurer
Preparer email eley@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Emily Ley	Contact title Finance Director/Treasurer
Contact email eley@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-02-2018	Report type ORIGINAL
TID number 002	TID type 6	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2024	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$1,122,729

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$394,084
Investment income	\$8,042
Debt proceeds	\$0
Special assessments	\$29,027
Exempt computer aid	\$40,221
Miscellaneous revenue	\$1,000
Sale of property	\$453,644
Total Revenue (deposits)	\$926,018

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$60,522
Administration	\$15,136
Professional services	\$13,614
Interest and fiscal charges	\$81,400
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$110,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$280,672

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$1,768,075
Future costs	\$3,355,748
Future revenue	\$3,045,000
Surplus or deficit	\$1,457,327

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-02-2018	Report type ORIGINAL
TID number 003	TID type 5	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2024	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$27,687

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$11,127
Investment income	\$121
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Miscellaneous revenue	\$0
Sale of property	\$0
Total Revenue (deposits)	\$11,248

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$0
Administration	\$1,349
Professional services	\$1,535
Interest and fiscal charges	\$0
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$2,884

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$36,051
Future costs	\$259,000
Future revenue	\$294,000
Surplus or deficit	\$71,051

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Municipality/TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07-02-2018	Report type ORIGINAL
TID number 004	TID type 5D	TID name N/A	Creation date 11-03-2004	Mandatory termination date 11-03-2034	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$35,863

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
G3 Guaranteed Tax Increment Payment	\$24,294
Polzer Holdings Guaranteed Tax Increment Paym	\$4,565
Subtotal developer guarantee amount	\$28,859
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$80,234
Investment income	\$159
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$649
Miscellaneous revenue	\$0
Sale of property	\$0
Total Revenue (deposits)	\$109,901

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
N/A	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund source	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure source	Other expenditure source amount
Subtotal other expenditures source amount	\$0
Capital expenditures	\$2,898
Administration	\$1,562
Professional services	\$1,535
Interest and fiscal charges	\$47,971
DOR fees	\$0
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$50,000
Environmental costs	\$0
Real property assembly costs	\$0
Total Expenditures	\$103,966

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$41,798
Future costs	\$2,119,126
Future revenue	\$1,870,000
Surplus or deficit	\$-207,328

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