



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
Monday, June 29, 2020 – 1:00 PM

ONLINE CONNECTION

Persons wishing to attend the meeting by connecting online, may connect at the following web site address using the URL:

Join Zoom Meeting

<https://us02web.zoom.us/j/5813630861?pwd=ZkhYbWREdUgwWkJWbjBnejMxczJ2QT09>

Meeting ID: 581 363 0861

Password: 1582

One tap mobile

+13126266799,,5813630861#,,1#,1582# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 581 363 0861

Password: 1582

Annual JRB Public Meeting

Members: Jack Stoskopf, Assistant Superintendent (D.C. Everest School District) (TID 1); Michelle Brown, 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)

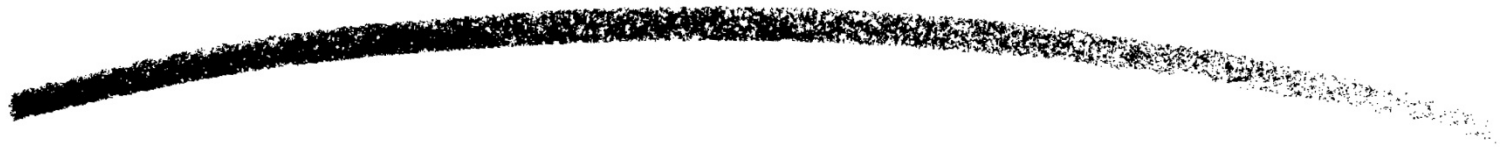
- 1. Call meeting to order:**
 - a. Roll Call
- 2. Public Comment -** *(Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a **three** minute time period, per 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: 6/22/2020

- **NOTE:** Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.



village of
Kronenweller

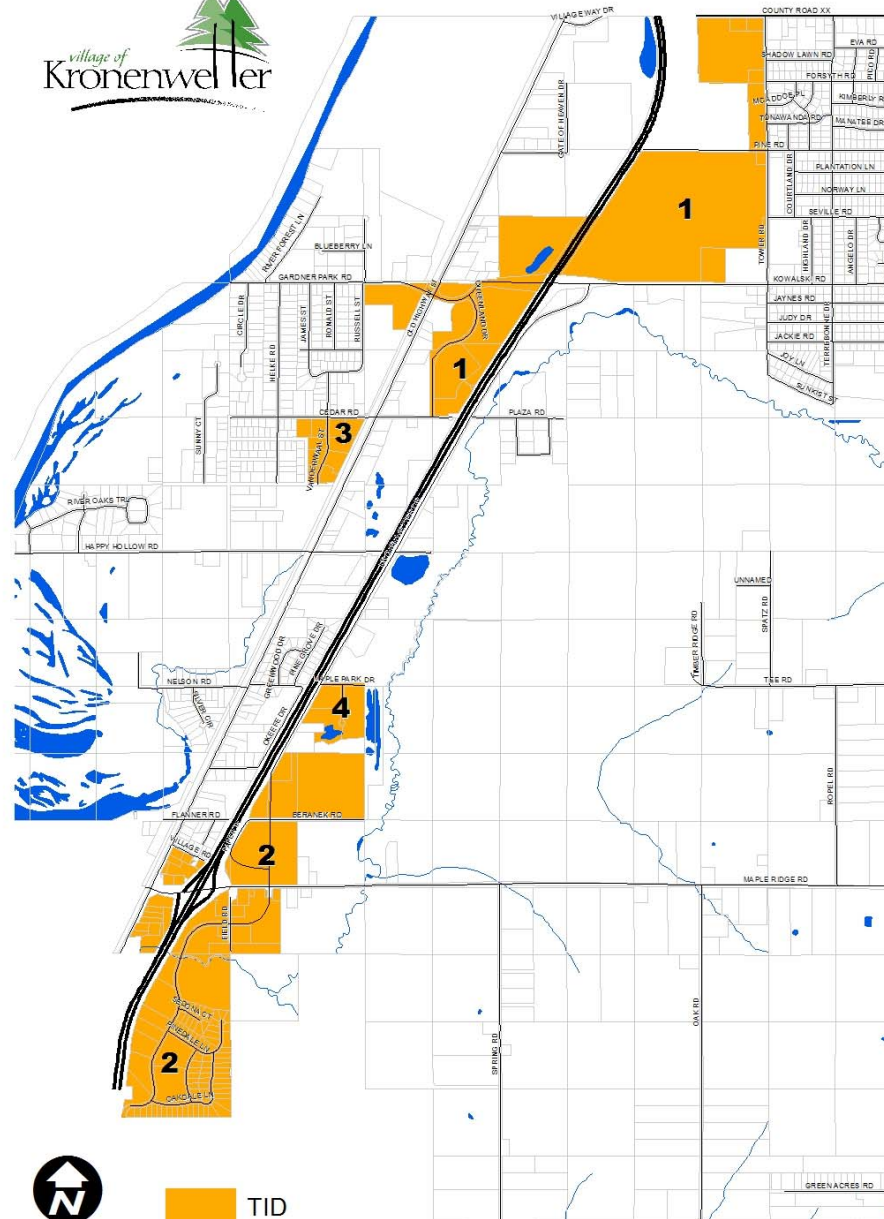


Tax Increment Districts

2019 Annual Report



TID BOUNDARY MAP VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2019



REVENUES	TID 1
Total Revenues to Date:	\$7,048,350
Total TID Borrowing to Date:	\$35,653,896
Total Borrowings and Revenues Combined:	\$42,702,246

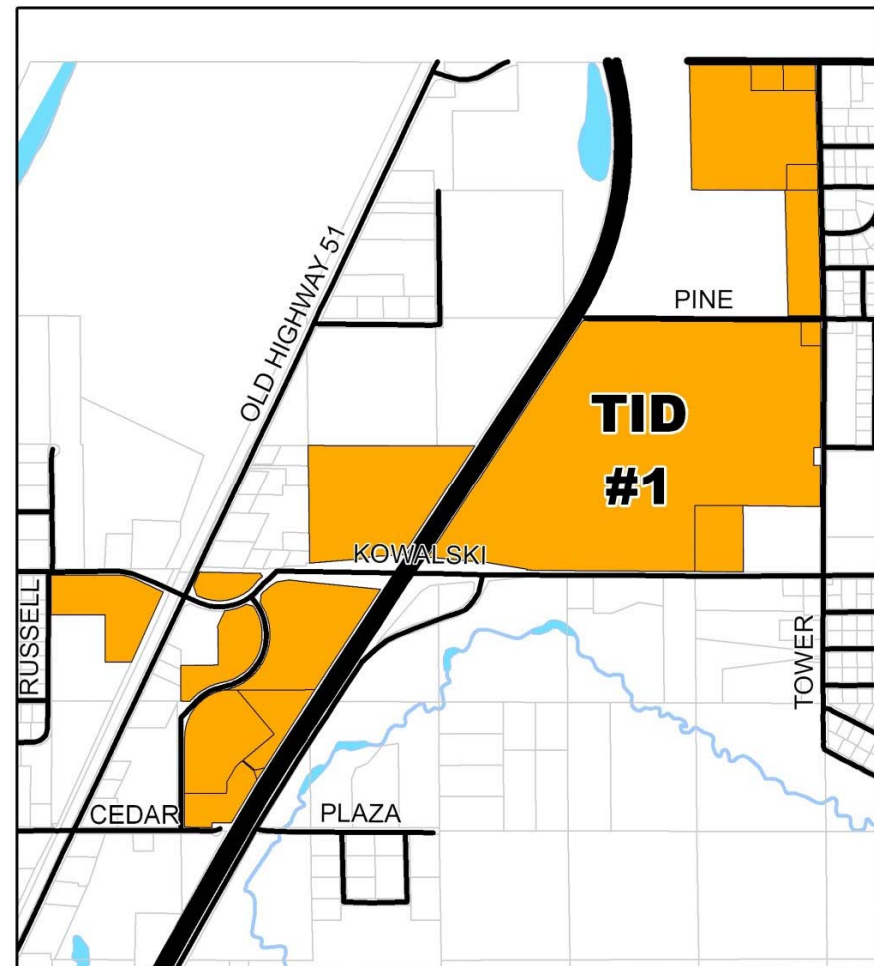
EXPENSES	TID 1
Life to Date Expenses:	\$11,943,801
Total Debt Service Principal Payments Life to Date:	\$26,933,371
Total Debt Service Interest Payments Life to Date:	\$3494,463
Total Expenses and Interest & Principal Payments Combined:	\$42,371,636

CURRENT DEBT	TID 1
Total TID Borrowing to Date:	\$35,653,896
Total Debt Service Payments Life to Date:	\$26,933,371
Current Debt:	\$8,720,524

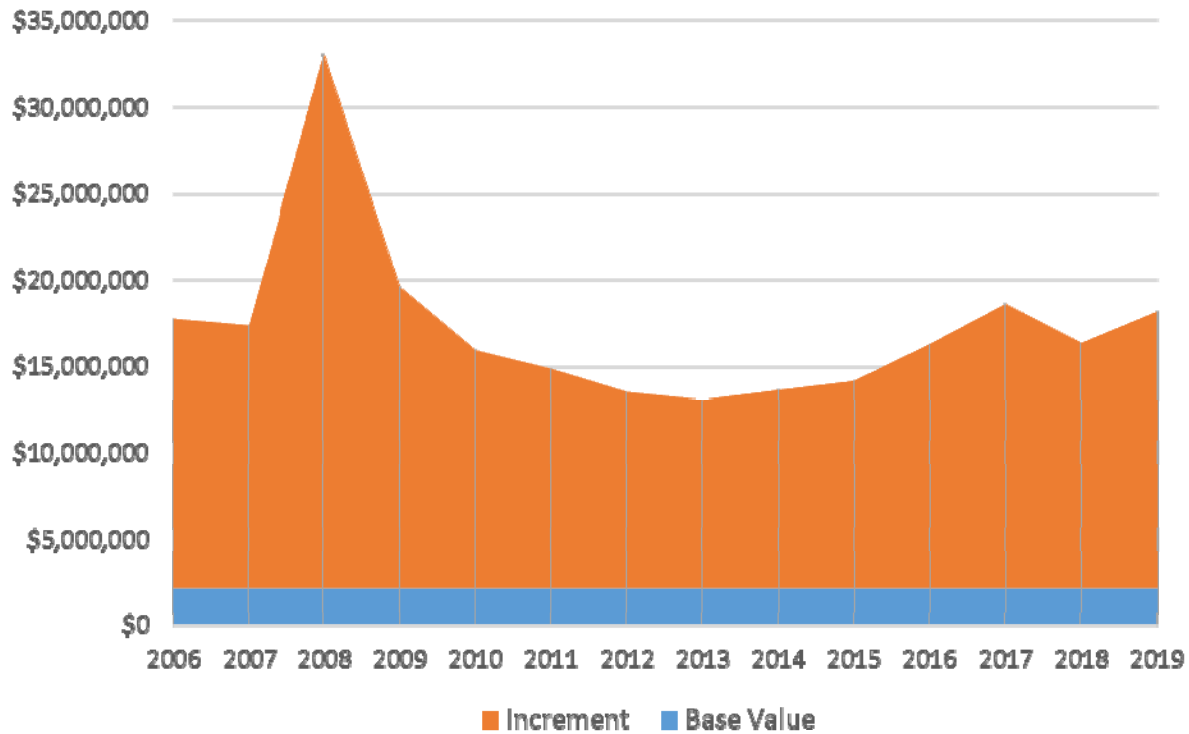
FUND BALANCE	TID 1
December 31, 2019 Fund Balance:	\$330,610
Financial Position:	-\$8,389,914

Tax Increment District #1

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



TID 1 Total Value



Base Value: \$2,262,300

Year	Increment Value	Total Value
2006	\$15,468,600	\$17,730,900
2007	\$15,096,100	\$17,358,400
2008	\$30,836,600	\$33,098,900
2009	\$17,315,800	\$19,578,100
2010	\$13,657,600	\$15,919,900
2011	\$12,590,800	\$14,853,100
2012	\$11,260,600	\$13,522,900
2013	\$10,831,900	\$13,094,200
2014	\$11,367,300	\$13,629,600
2015	\$11,892,600	\$14,154,900
2016	\$14,006,400	\$16,268,700
2017	\$16,319,700	\$18,582,000
2018	\$14,074,100	\$16,336,400
2019	\$15,882,400	\$18,144,700



REVENUES	TID 2
Total Revenues to Date:	\$11,242,431
Total TID Borrowing to Date:	\$27,295,598
Total Borrowings and Revenues Combined:	\$38,538,029

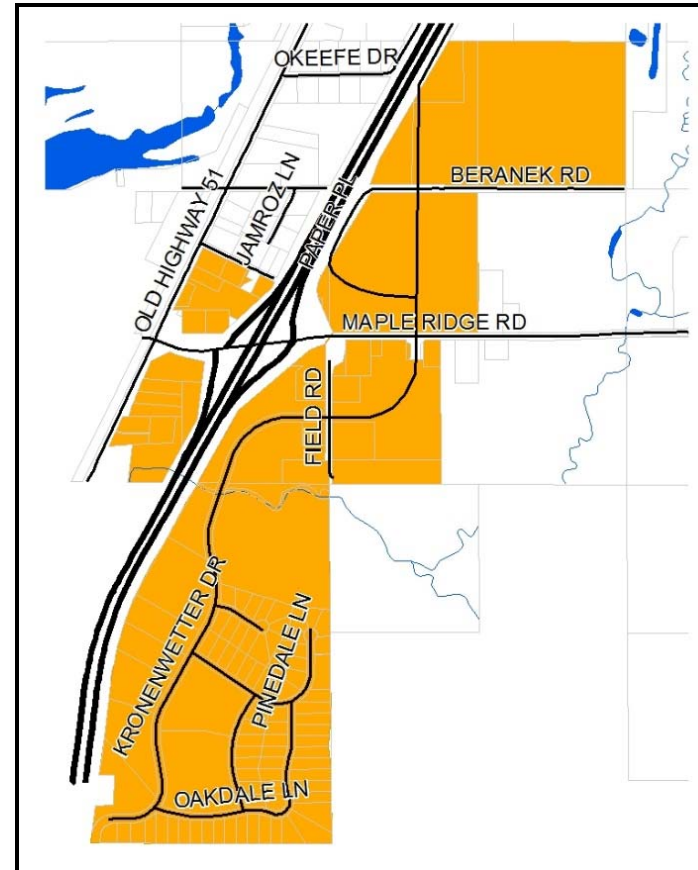
EXPENSES	TID 2
Life to Date Expenses:	\$8,611,278
Total Debt Service Principal Payments Life to Date:	\$24,577,598
Total Debt Service Interest Payments Life to Date:	\$3,209,129
Total Expenses and Interest & Principal Payments Combined:	\$35,953,818

CURRENT DEBT	TID 2
Total TID Borrowing to Date:	\$27,295,598
Total Debt Service Payments Life to Date:	\$24,577,598
Current Debt:	\$2,718,000

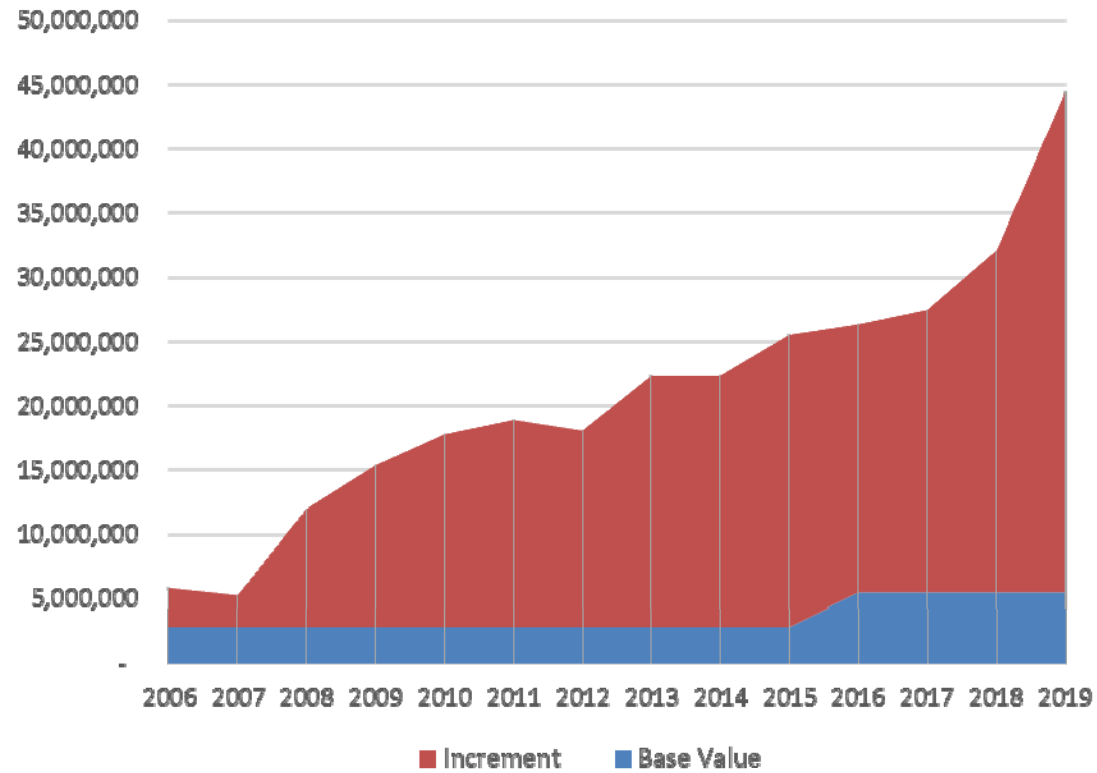
FUND BALANCE	TID 2
December 31, 2019 Fund Balance:	\$2,169,919
Financial Position:	-\$548,081

Tax Increment District #2

- Mixed Use TID
- Created in 2004
- 331.16 acres.
- Adjacent to I-39 with Kronenwetter Dr providing access
- JX Truck Center, Timber Creek, Premier Glade, Village Estates Apartments



TID 2 Total Value



Base Value: \$2,851,400

Year	Increment	Total Value
2006	\$2,911,900	\$5,763,300
2007	\$2,349,000	\$5,200,400
2008	\$9,110,600	\$11,962,000
2009	\$12,469,200	\$15,320,600
2010	\$14,867,100	\$17,718,500
2011	\$15,981,800	\$18,833,200
2012	\$15,153,700	\$18,005,100
2013	\$19,422,900	\$22,274,300
2014	\$19,443,100	\$22,294,500
2015	\$22,608,200	\$25,459,600
2016	\$20,877,500	\$26,276,100
2017	\$21,995,400	\$27,394,000
2018	\$26,607,600	\$32,006,200
2019	\$39,030,600	\$44,475,200



REVENUES	TID 3
Total Revenues to Date:	\$129,725
Total TID Borrowing to Date:	\$64,510
Total Borrowings and Revenues Combined:	\$181,107

EXPENSES	TID 3
Life to Date Expenses:	\$73,209
Total Debt Service Principal Payments Life to Date:	\$64,510
Total Debt Service Interest Payments Life to Date:	\$9,602
Total Expenses and Interest & Principal Payments Combined:	\$133,603

CURRENT DEBT	TID 3
Total TID Borrowing to Date:	\$64,510
Total Debt Service Payments Life to Date:	\$64,510
Current Debt:	\$0.00

FUND BALANCE	TID 3
December 31, 2019 Fund Balance:	\$46,824
Financial Position	\$46,824

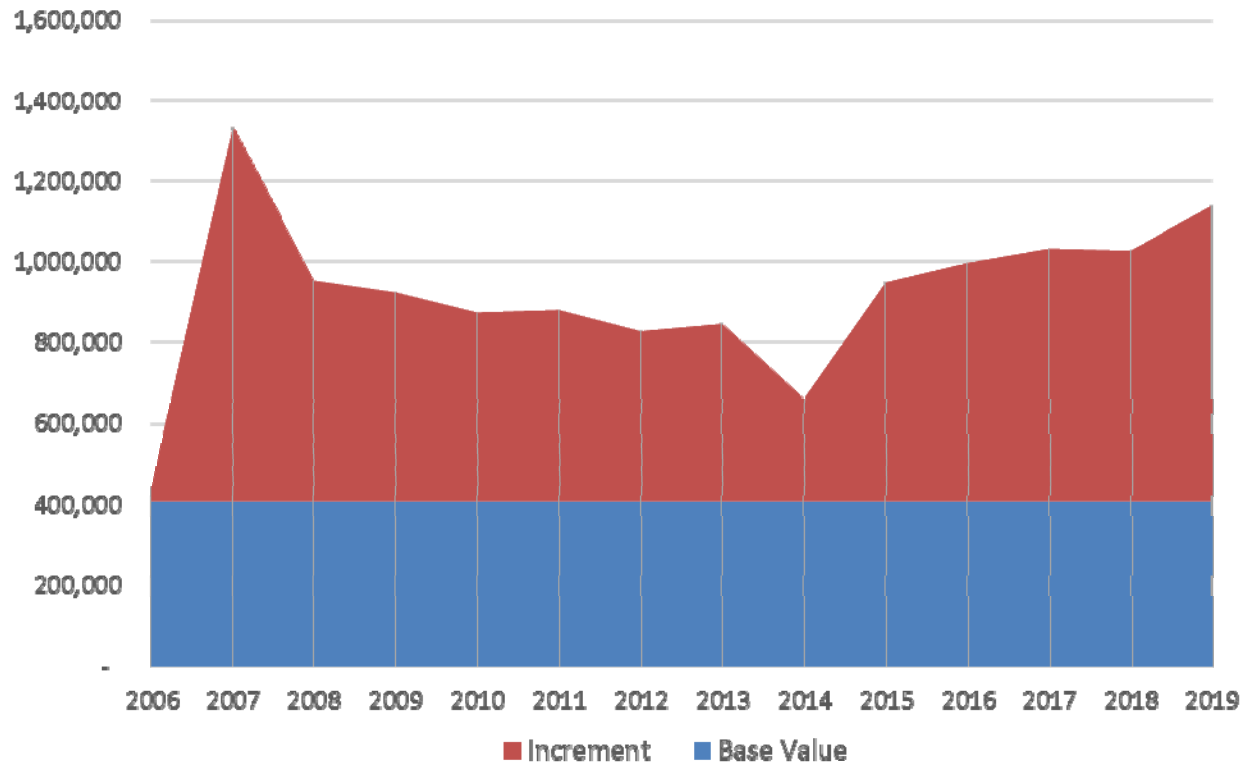
Tax Increment District #3

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



TID 3 Total Value

Base Value: \$405,100



Year	Increment	Total Value
2006	\$39,300	\$444,400
2007	\$929,300	\$1,334,400
2008	\$546,000	\$951,100
2009	\$517,000	\$922,100
2010	\$467,100	\$872,200
2011	\$473,200	\$878,300
2012	\$421,100	\$826,200
2013	\$439,100	\$844,200
2014	\$253,700	\$658,800
2015	\$541,600	\$946,700
2016	\$589,500	\$994,600
2017	\$624,700	\$1,029,800
2018	\$619,600	\$1,024,700
2019	\$731,600	\$1,136,700



REVENUES	TID 4
Total Revenues to Date:	\$1,612,522
Total TID Borrowing to Date:	\$7,982,821
Total Borrowings and Revenues Combined:	\$9,604,343

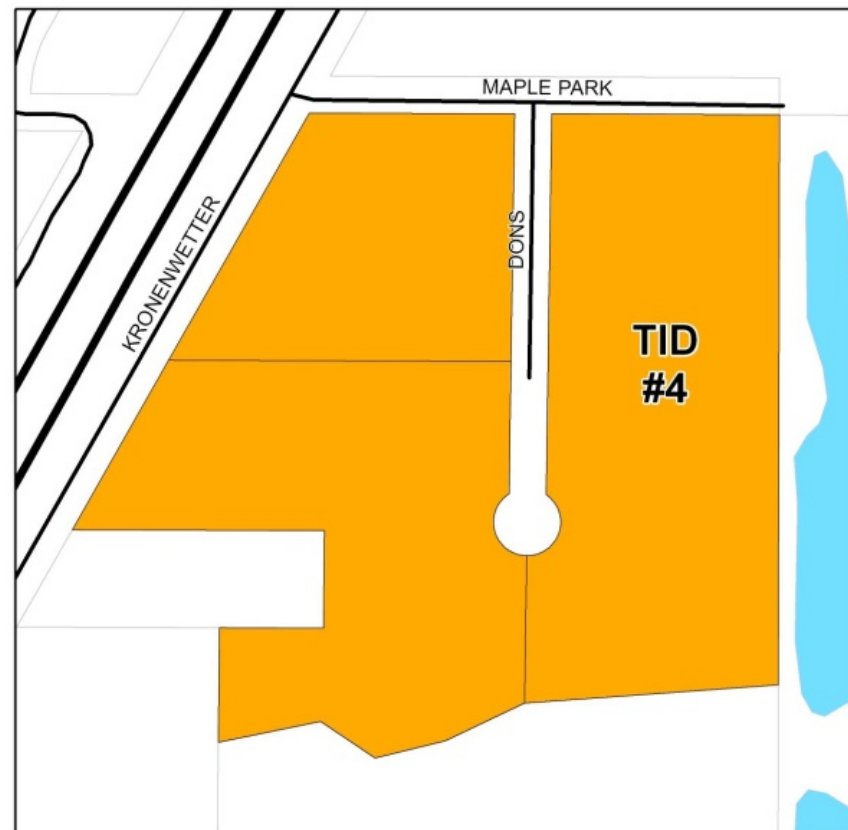
EXPENSES	TID 4
Life to Date Expenses:	\$2,185,117
Total Debt Service Principal Payments Life to Date:	\$6,175,661
Total Debt Service Interest Payments Life to Date:	\$1,189,312
Total Expenses and Interest & Principal Payments Combined:	\$9,438,633

CURRENT DEBT	TID 4
Total TID Borrowing to Date:	\$7,982,821
Total Debt Service Payments Life to Date:	\$6,175,661
Current Debt:	\$1,807,160

FUND BALANCE	TID 4
Dec. 31, 2019 Fund Balance:	\$87,924
Financial Position:	-\$1,719,236

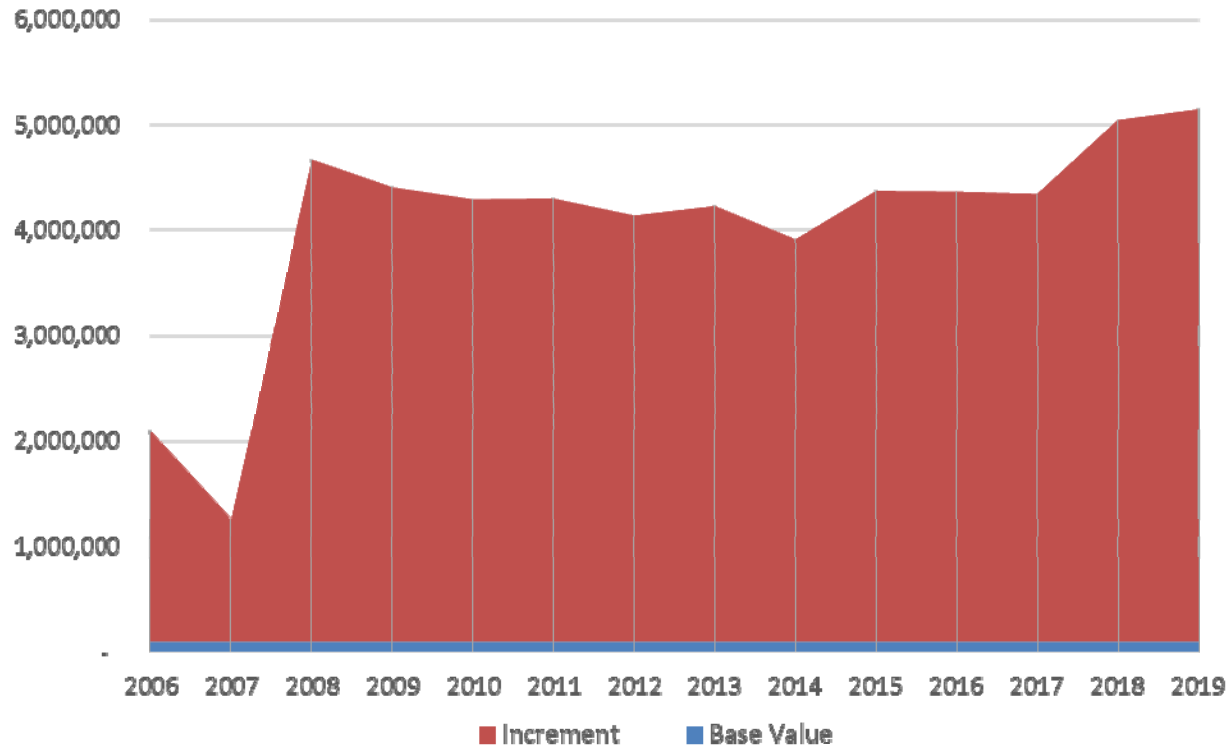
Tax Increment District #4

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



TID 4 Total Value

Base Value: \$106,600



Year	Increment	Total Value
2006	\$1,982,200	\$2,088,800
2007	\$1,146,200	\$1,252,800
2008	\$4,555,800	\$4,662,400
2009	\$4,291,800	\$4,398,400
2010	\$4,177,700	\$4,284,300
2011	\$4,184,500	\$4,291,100
2012	\$4,023,500	\$4,130,100
2013	\$4,114,100	\$4,220,700
2014	\$3,796,400	\$3,903,000
2015	\$4,256,900	\$4,363,500
2016	\$4,250,600	\$4,357,200
2017	\$4,229,200	\$4,335,800
2018	\$4,931,600	\$5,038,200
2019	\$5,034,800	\$5,141,400

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date July 1, 2020	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 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$486,724

Section 3 - Revenue	Amount
Tax increment	\$285,445
Investment income	\$7,663
Debt proceeds	\$1,490,000
Special assessments	\$0
Exempt computer aid	\$568
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Developer name Woods Equipment GTIP	\$44,664
Transfer from other funds source	
Other grants sources	
Source Trailwood Ventures Floodplain Study Donation	\$22,761
Other revenue sources	
Source Personal Property State Aid	\$2,244
Source Debt Premium	\$8,478
Total Revenue (deposits)	\$1,861,823

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$10,675
Professional services	\$37,261
Interest and fiscal charges	\$198,755
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$31,848
Principal on long-term debt	\$1,575,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$1,853,689

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$494,858
Future costs	\$8,983,322
Future revenue	\$8,500,000
Surplus or deficit	\$11,536

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director/Treasurer
Preparer email arichmond@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Alicia Richmond	Contact title Finance Director/Treasurer
Contact email arichmond@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	001
Submission date	06-22-2020 11:00 AM
Confirmation	TIDAR20191978O1592841589199
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date July 1, 2020	Report type ORIGINAL
TID number 002	TID type 99	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,995,634

Section 3 - Revenue	Amount
Tax increment	\$523,315
Investment income	\$39,396
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$41,800
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Developer name Dakota Land Company	\$10,000
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Lamar bill Board Lease I-39	\$1,000
Source Personal Property State Aid	\$3,025
Total Revenue (deposits)	\$618,536

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$170,061
Administration	\$17,896
Professional services	\$69,826
Interest and fiscal charges	\$76,175
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$143
Principal on long-term debt	\$110,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name NA	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$444,251

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$2,169,919
Future costs	\$4,260,849
Future revenue	\$3,175,000
Surplus or deficit	\$1,084,070

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director/Treasurer
Preparer email arichmond@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Alicia Richmond	Contact title Finance Director/Treasurer
Contact email arichmond@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	002
Submission date	06-22-2020 11:06 AM
Confirmation	TIDAR20191978O1592841985181
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date July 1, 2020	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 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$52,862

Section 3 - Revenue	Amount
Tax increment	\$96,993
Investment income	\$1,363
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$675
Sale of property	\$33,761
Allocation from another TID	
Developer guarantees name	
Developer name M&J Marine GTIP	\$3,035
Developer name G3 Industries GTIP	\$10,111
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property State Aid	\$582
Total Revenue (deposits)	\$146,520

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$7,527
Professional services	\$8,042
Interest and fiscal charges	\$45,596
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$143
Principal on long-term debt	\$50,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name N/A	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$111,458

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$87,924
Future costs	\$1,964,869
Future revenue	\$1,260,000
Surplus or deficit	\$-616,945

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director/Treasurer
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	004
Submission date	06-22-2020 11:14 AM
Confirmation	TIDAR20191978O1592842457948
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date July 1, 2020	Report type ORIGINAL
TID number 003	TID type 5	TID name N/A	Creation date 11/03/2004	Mandatory termination date 11/03/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$47,414

Section 3 - Revenue	Amount
Tax increment	\$12,186
Investment income	\$856
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property State Aid	\$86
Total Revenue (deposits)	\$13,128

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$8,145
Professional services	\$5,423
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$13,718

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$46,824
Future costs	\$10,000
Future revenue	\$56,500
Surplus or deficit	\$93,324

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director/Treasurer
Preparer email arichmond@kronenwetter.org	Preparer phone (715) 693-4200
Contact name Alicia Richmond	Contact title Finance Director/Treasurer
Contact email arichmond@kronenwetter.org	Contact phone (715) 693-4200

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
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TID number	003
Submission date	06-22-2020 11:11 AM
Confirmation	TIDAR20191978O1592842258652
Submission type	ORIGINAL