



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
Wednesday, June 30, 2020 – 12:00 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

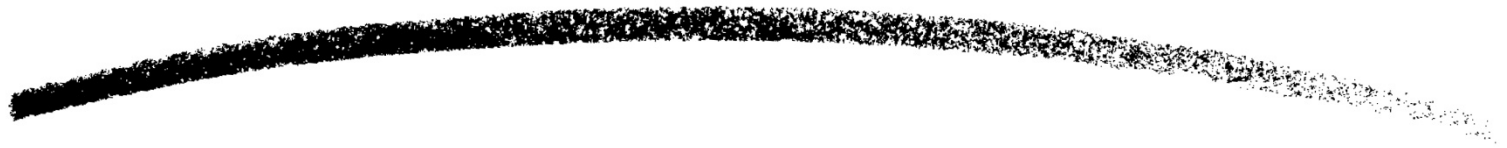
Members: Matthew Spets, Assistant Superintendent of Business/Personnel Services (D.C. Everest School District) (TID 1); Michelle Brown, Business Manager (Mosinee School District) (TID 2-4); Roxanne Lutgen, Vice President of Finance and Chief Financial Officer (Northcentral Technical College); Kristi 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



village of
Kronenweller

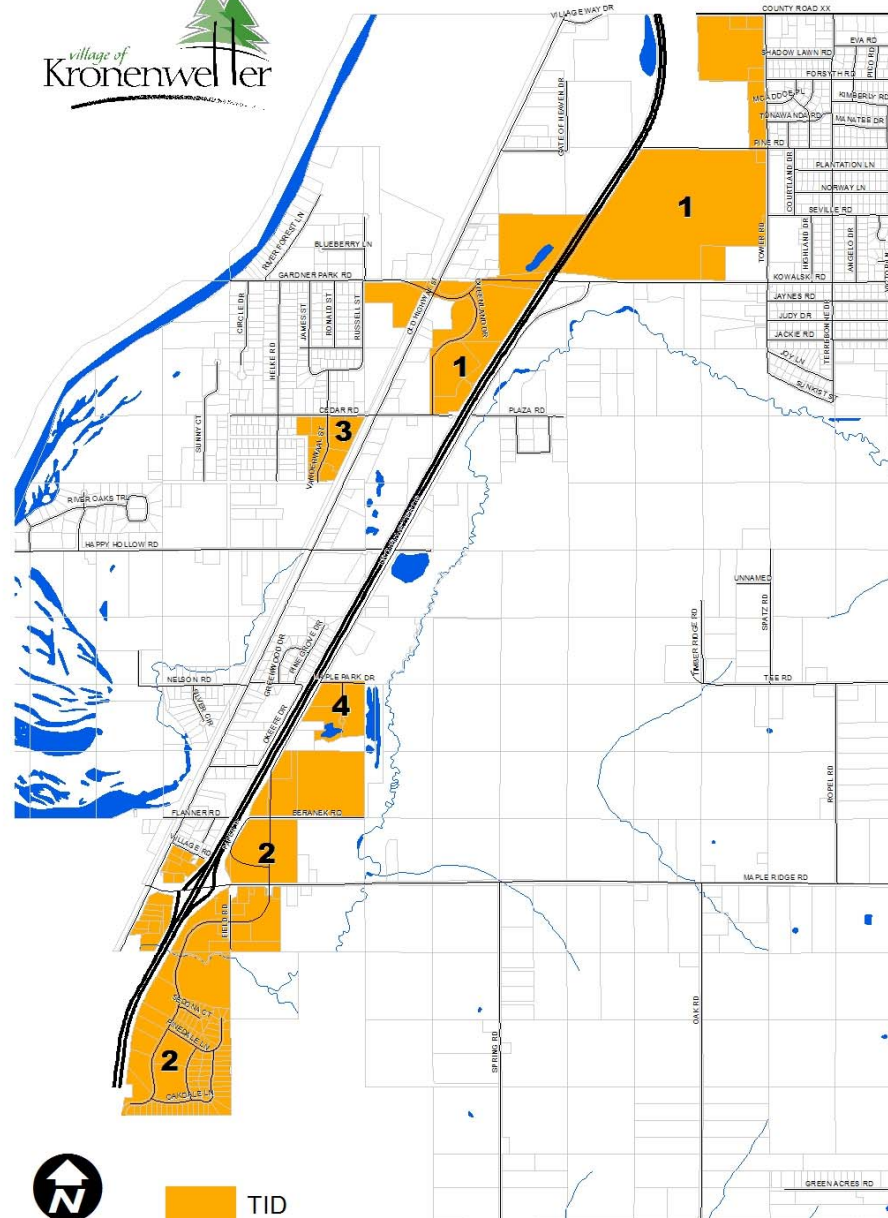


Tax Increment Districts

2020 Annual Report



TID BOUNDARY MAP VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2020



REVENUES	TID 1
Total Revenues to Date:	\$7,407,078
Total TID Borrowing to Date:	\$35,657,517
Total Borrowings and Revenues Combined:	\$43,064,595

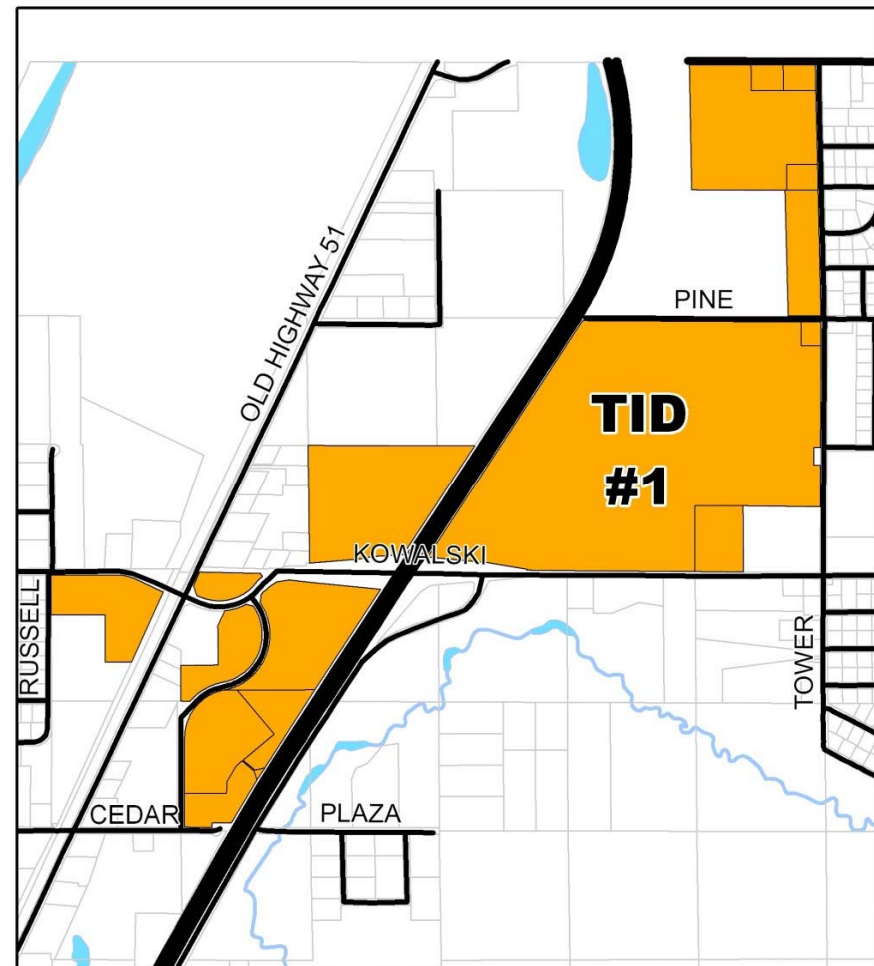
EXPENSES	TID 1
Life to Date Expenses:	\$12,273,596
Total Debt Service Principal Payments Life to Date:	\$27,058,372
Total Debt Service Interest Payments Life to Date:	\$3,689,518
Total Expenses and Interest & Principal Payments Combined:	\$43,021,486

CURRENT DEBT	TID 1
Total TID Borrowing to Date:	\$35,657,517
Total Debt Service Payments Life to Date:	\$27,058,372
Current Debt:	\$8,599,146

FUND BALANCE	TID 1
December 31, 2020 Fund Balance:	\$528,032
Financial Position:	-\$8,071,115

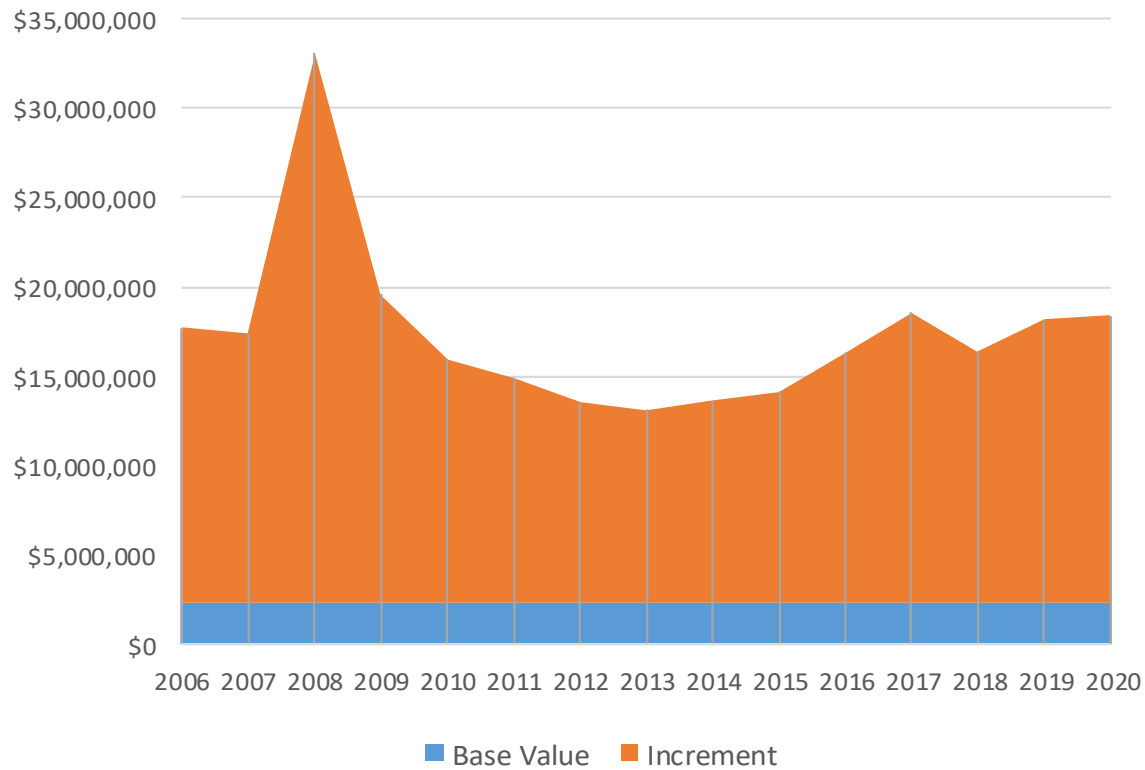
Tax Increment District #1

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



Base Value: \$2,262,300

TID 1 Total Value



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
2020	\$16,140,500	\$18,402,800



REVENUES	TID 2
Total Revenues to Date:	\$12,031,061
Total TID Borrowing to Date:	\$27,295,598
Total Borrowings and Revenues Combined:	\$39,326,659

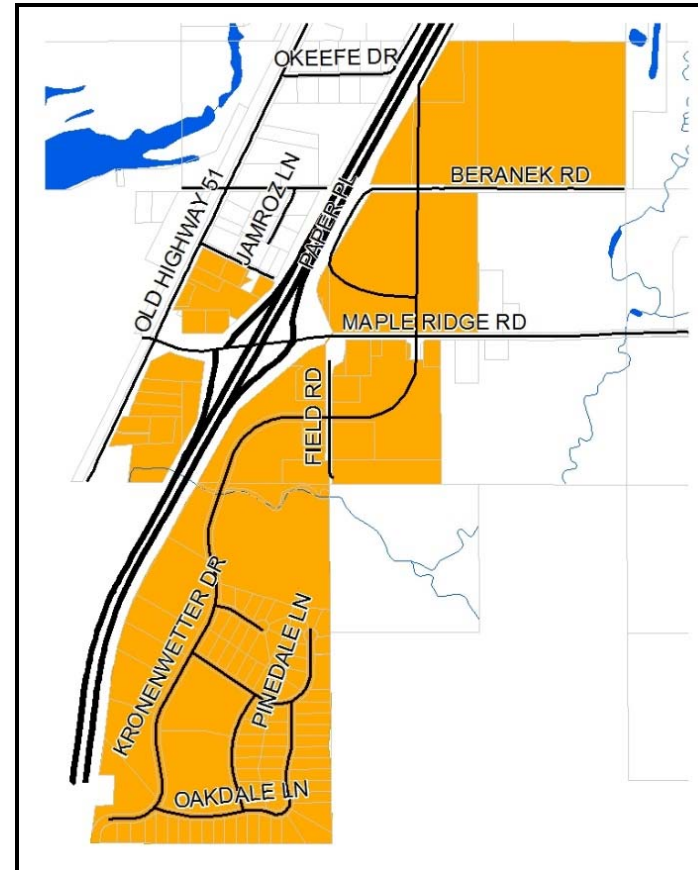
EXPENSES	TID 2
Life to Date Expenses:	\$9,995,766
Total Debt Service Principal Payments Life to Date:	\$24,687,598
Total Debt Service Interest Payments Life to Date:	\$3,282,479
Total Expenses and Interest & Principal Payments Combined:	\$37,965,843

CURRENT DEBT	TID 2
Total TID Borrowing to Date:	\$27,295,598
Total Debt Service Payments Life to Date:	\$27,970,077
Current Debt:	\$2,608,000

FUND BALANCE	TID 2
December 31, 2020 Fund Balance:	\$1,574,063
Financial Position:	-\$1,033,938

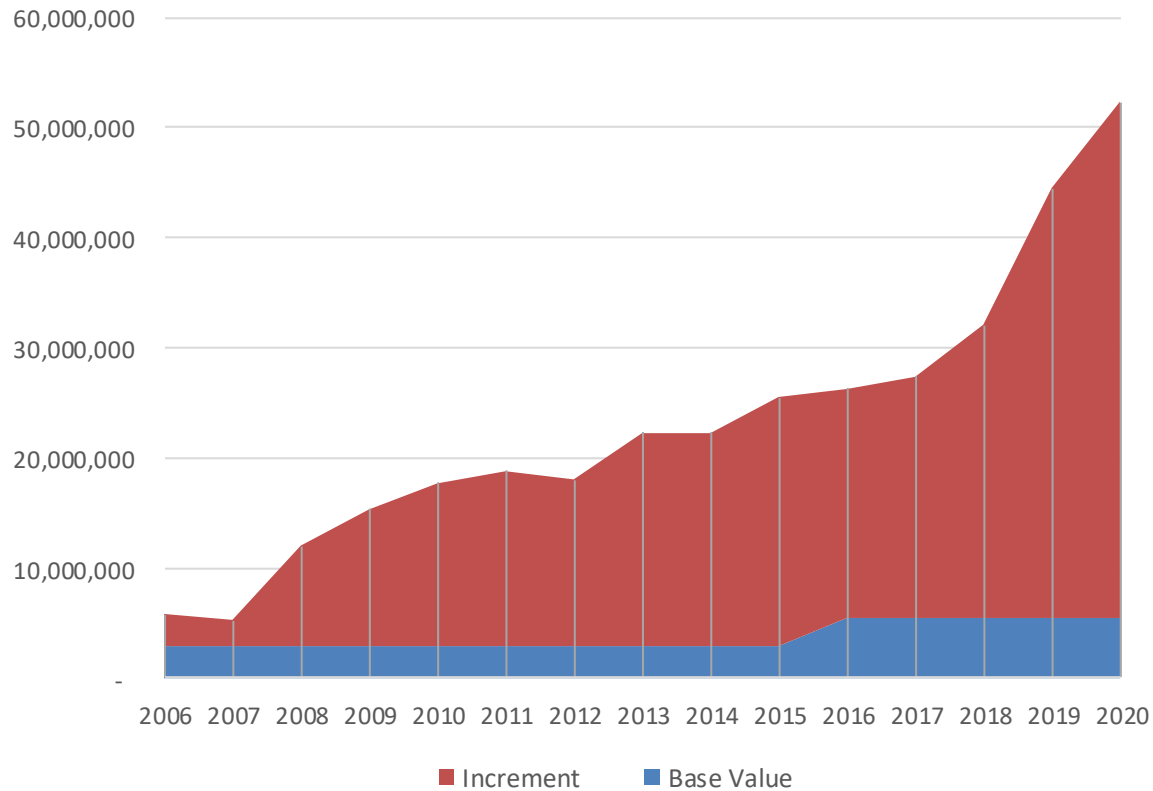
Tax Increment District #2

- 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: \$5,398,600



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
2020	\$46,944,100	\$52,342,700



REVENUES	TID 3
Total Revenues to Date:	\$144,154
Total TID Borrowing to Date:	\$64,510
Total Borrowings and Revenues Combined:	\$208,663

EXPENSES	TID 3
Life to Date Expenses:	\$74,449
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:	\$148,560

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, 2020 Fund Balance:	\$60,014
Financial Position	\$60,014

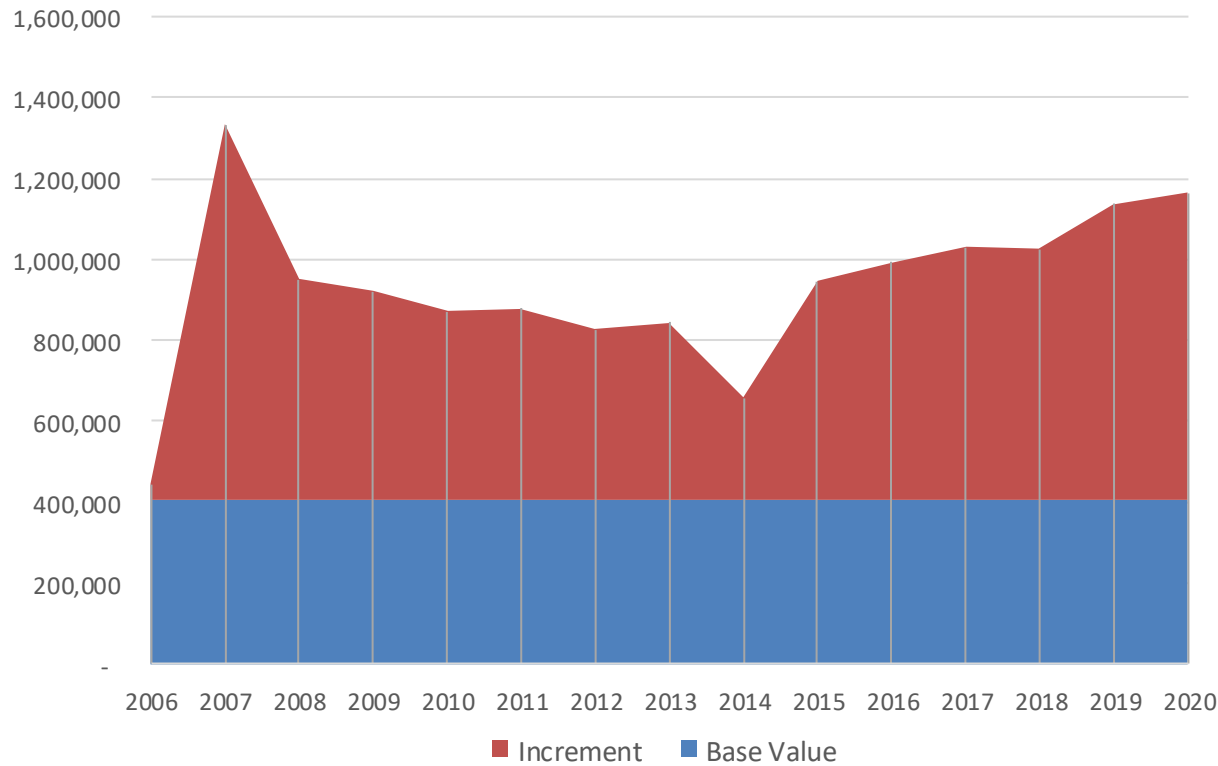
Tax Increment District #3

- 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
2020	\$760,600	\$1,165,700



REVENUES	TID 4
Total Revenues to Date:	\$1,768,350
Total TID Borrowing to Date:	\$7,982,821
Total Borrowings and Revenues Combined:	\$9,751,171

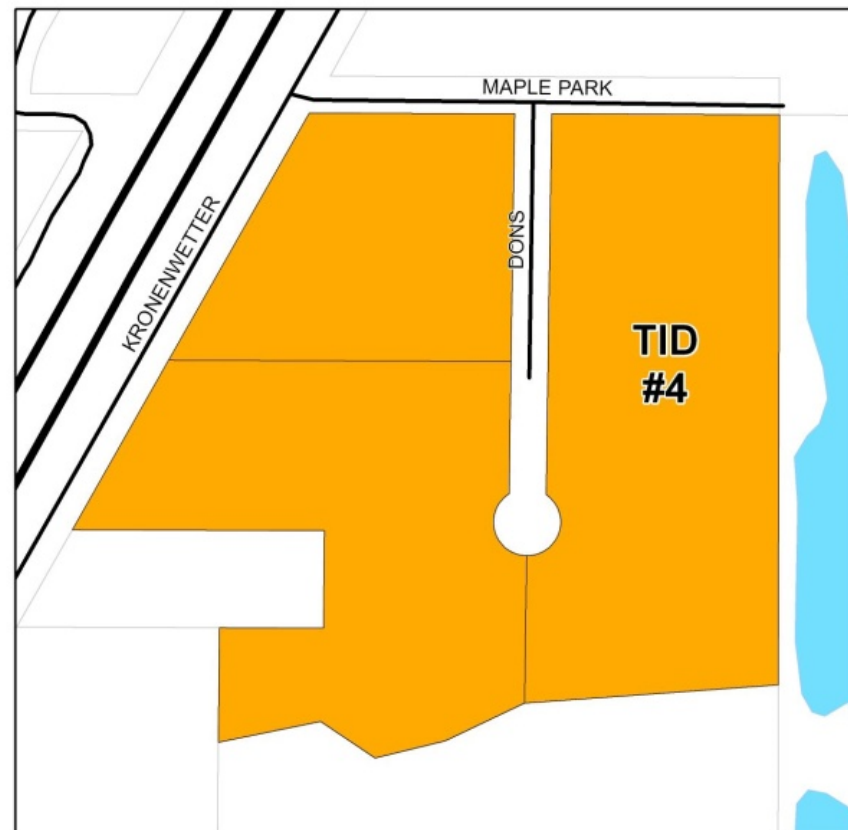
EXPENSES	TID 4
Life to Date Expenses:	\$2,280,668
Total Debt Service Principal Payments Life to Date:	\$6,225,661
Total Debt Service Interest Payments Life to Date:	\$1,243,547
Total Expenses and Interest & Principal Payments Combined:	\$9,749,876

CURRENT DEBT	TID 4
Total TID Borrowing to Date:	\$7,982,821
Total Debt Service Payments Life to Date:	\$6,225,661
Current Debt:	\$1,757,160

FUND BALANCE	TID 4
Dec. 31, 2020 Fund Balance:	\$105,442
Financial Position:	-\$1,651,718

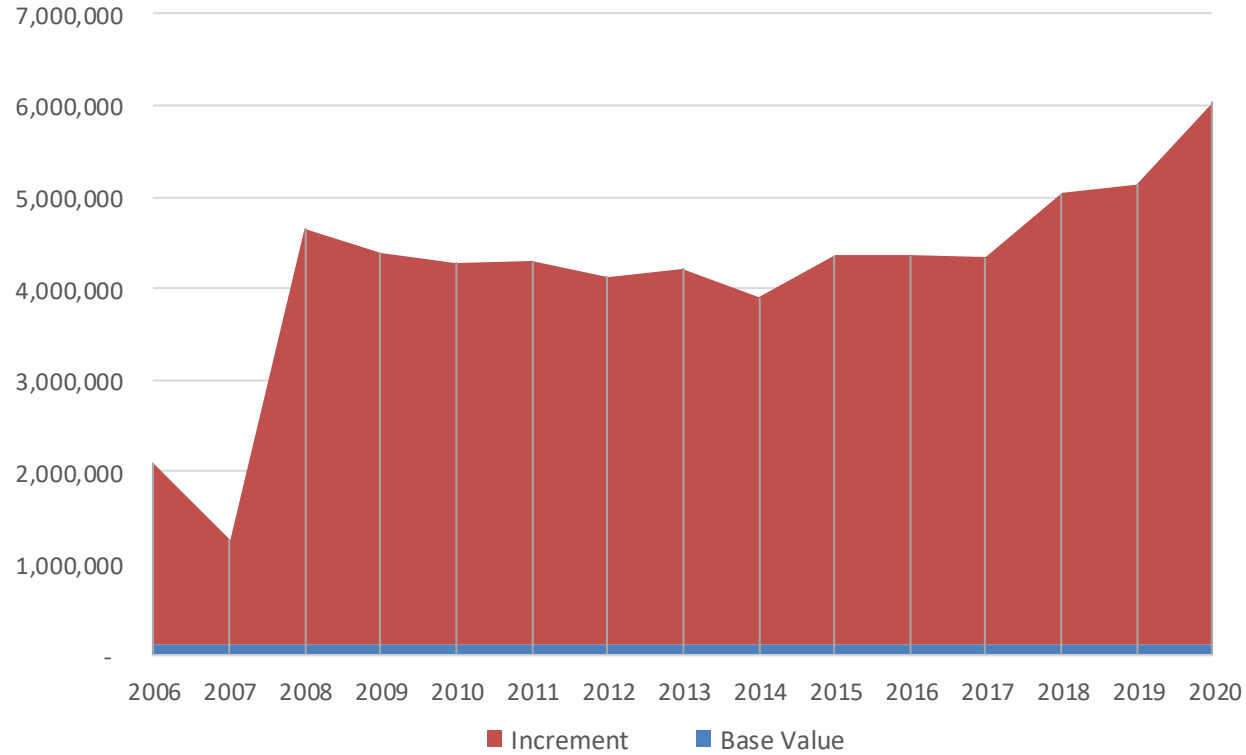
Tax Increment District #4

- 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
2020	\$5,932,900	\$6,039,500

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/01/2021	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	\$494,857

Section 3 - Revenue	Amount
Tax increment	\$318,154
Investment income	\$4,949
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$568
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Developer name Woods Equipment	\$43,536
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$367,207

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$6,083
Professional services	\$856
Interest and fiscal charges	\$201,331
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$612
Principal on long-term debt	\$125,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$334,032

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$528,032
Future costs	\$8,546,739
Future revenue	\$7,153,000
Surplus or deficit	\$-865,707

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director
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	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	001
Submission date	06-04-2021 01:05 PM
Confirmation	TIDAR20201978O1622829898697
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/01/2021	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	\$2,169,920

Section 3 - Revenue	Amount
Tax increment	\$727,516
Investment income	\$15,819
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$44,295
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Bill Board Lease Lamar Advertising	\$1,000
Total Revenue (deposits)	\$788,630

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$916,745
Administration	\$12,493
Professional services	\$35,812
Interest and fiscal charges	\$73,287
DOR fees	\$150
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
Allocation to another TID	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Fund Park Fund - Bike Path	\$236,000
Other expenditures	
Total Expenditures	\$1,384,487

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,574,063
Future costs	\$4,029,162
Future revenue	\$2,580,000
Surplus or deficit	\$124,901

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director
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	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	002
Submission date	06-04-2021 01:10 PM
Confirmation	TIDAR20201978O1622830233093
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/01/2021	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	\$46,825

Section 3 - Revenue	Amount
Tax increment	\$13,637
Investment income	\$257
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$534
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$14,428

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$974
Professional services	\$115
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,239

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$60,014
Future costs	\$6,000
Future revenue	\$39,000
Surplus or deficit	\$93,014

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director
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	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	003
Submission date	06-04-2021 01:13 PM
Confirmation	TIDAR20201978O1622830385124
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 37145	Municipality KRONENWETTER		County MARATHON	Due date 07/01/2021	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	\$87,924

Section 3 - Revenue	Amount
Tax increment	\$93,847
Investment income	\$695
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$1,037
Sale of property	\$1,000
Allocation from another TID	
Developer guarantees	
Developer name M&J Marine	\$3,246
Developer name G3 Industries	\$13,243
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$113,068

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$1,001
Professional services	\$115
Interest and fiscal charges	\$44,284
DOR fees	\$150
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
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$95,550

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$105,442
Future costs	\$1,847,549
Future revenue	\$1,313,000
Surplus or deficit	\$-429,107

Section 6 - Preparer/Contact Information	
Preparer name Alicia Richmond	Preparer title Finance Director
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	2020 WI Dept of Revenue
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Submission Information	
Co-muni code	37145
TID number	004
Submission date	06-04-2021 01:16 PM
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Submission type	ORIGINAL