



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 29, 2022 – 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

Duane Gau, Interim Community Development Director
Posted: 6/22/2022

➤ **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.

➤ Page 1 of 1



Tax Increment Districts

2021 Annual Report

[illegible]



| REVENUES | TID 1 |
|--|---------------------|
| Total Revenues to Date: | \$7,772,275 |
| Total TID Borrowing to Date: | \$38,166,750 |
| Total Borrowings and Revenues Combined: | \$45,939,025 |

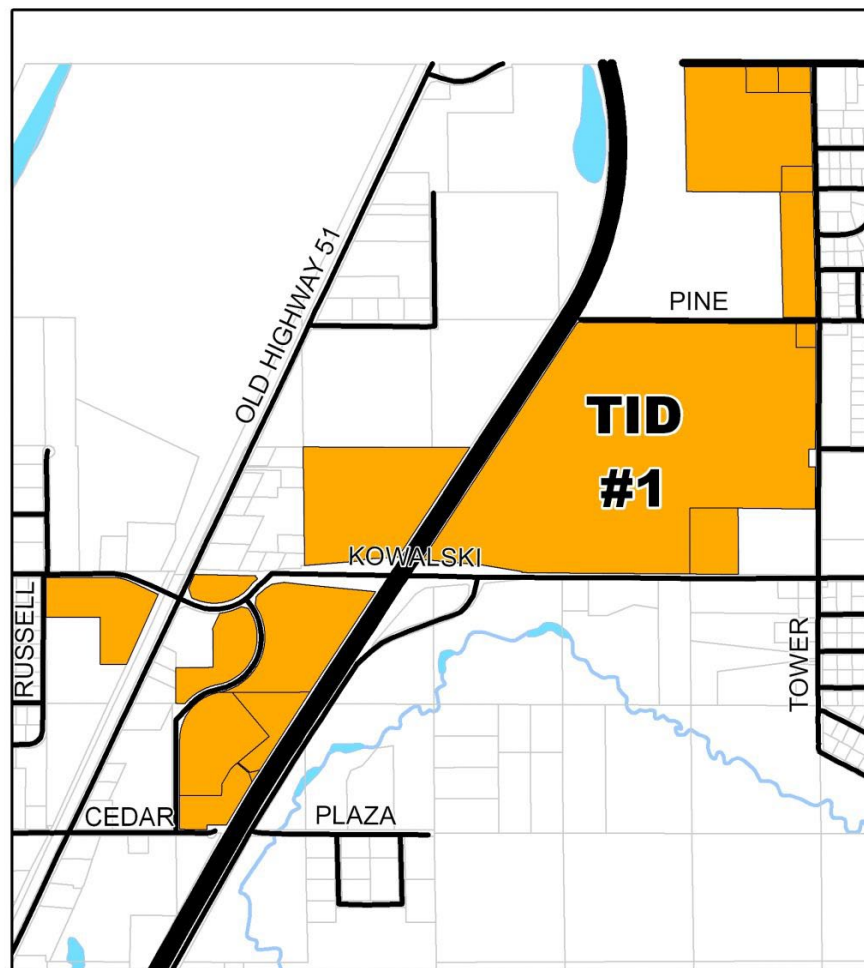
| EXPENSES | TID 1 |
|---|---------------------|
| Life to Date Expenses: | \$12,343,256 |
| Total Debt Service Principal Payments Life to Date: | \$32,683,212 |
| Total Debt Service Interest Payments Life to Date: | \$3,805,522 |
| Total Expenses and Interest & Principal Payments Combined: | \$48,831,990 |

| CURRENT DEBT | TID 1 |
|---|--------------------|
| Total TID Borrowing to Date: | \$38,166,750 |
| Total Debt Service Payments Life to Date: | \$32,683,212 |
| Current Debt: | \$5,483,538 |

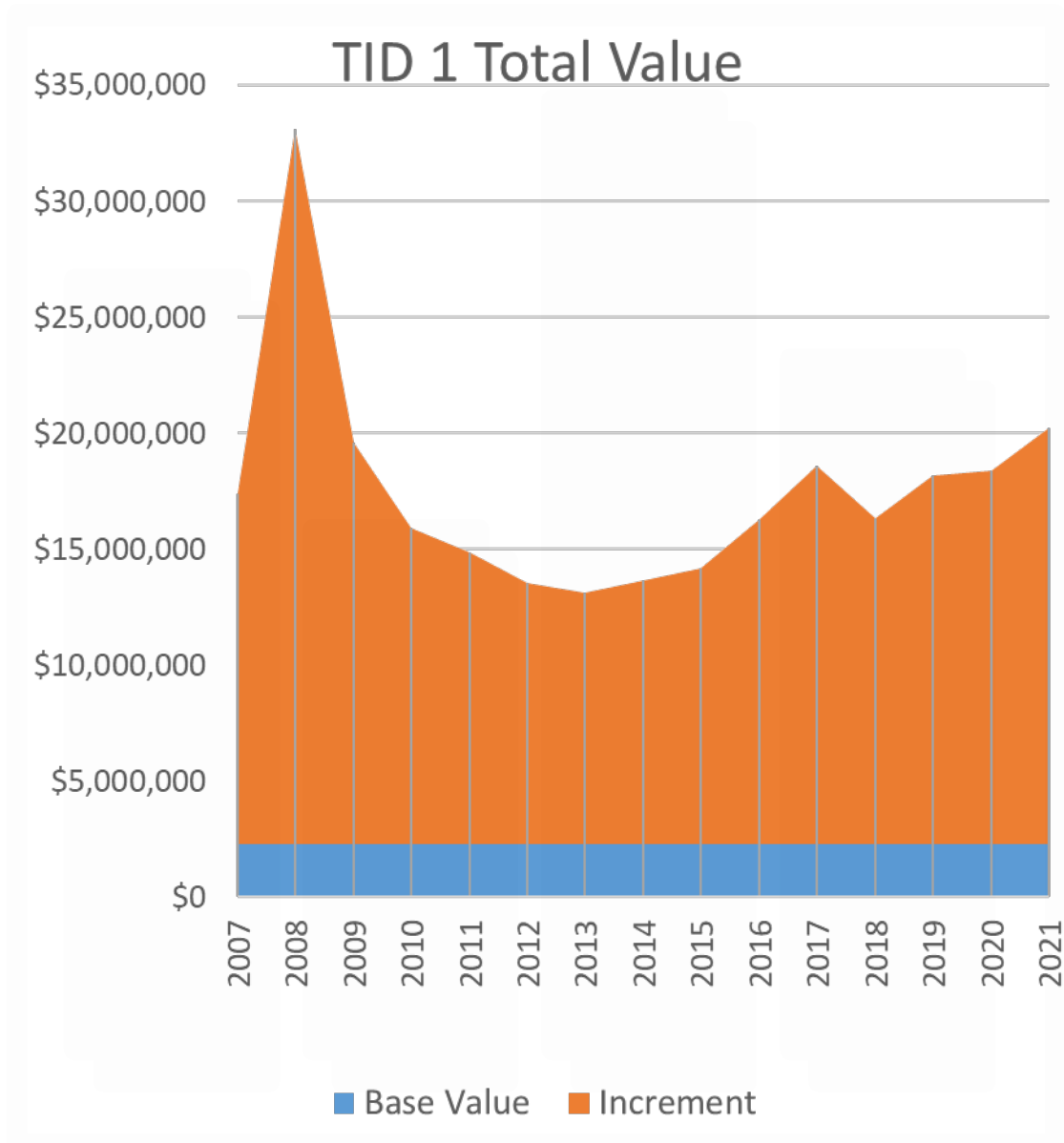
| FUND BALANCE | TID 1 |
|---------------------------------|---------------------|
| December 31, 2020 Fund Balance: | -\$2,408,043 |
| Financial Position: | -\$8,376,503 |

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



| 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 |
| 2021 | \$15,716,500 | \$17,978,800 |

[illegible]

All Financials as of December 31, 2021



| REVENUES | TID 2 |
|--|---------------------|
| Total Revenues to Date: | \$12,946,621 |
| Total TID Borrowing to Date: | \$27,295,598 |
| Total Borrowings and Revenues Combined: | \$40,242,219 |

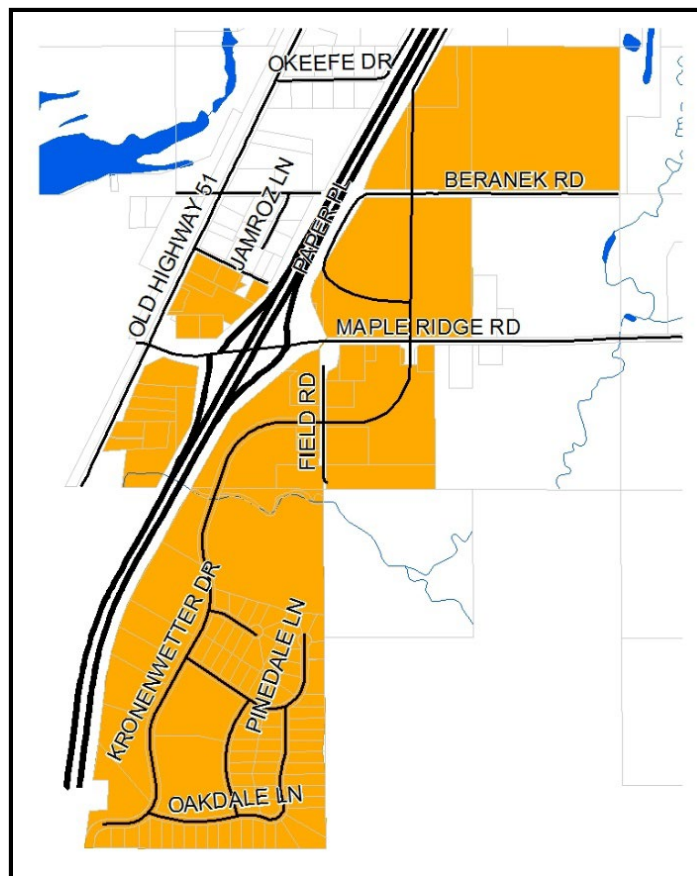
| EXPENSES | TID 2 |
|---|---------------------|
| Life to Date Expenses: | \$10,037,931 |
| Total Debt Service Principal Payments Life to Date: | \$27,295,598 |
| Total Debt Service Interest Payments Life to Date: | \$3,322,892 |
| Total Expenses and Interest & Principal Payments Combined: | \$40,656,421 |

| CURRENT DEBT | TID 2 |
|---|--------------|
| Total TID Borrowing to Date: | \$27,295,598 |
| Total Debt Service Payments Life to Date: | \$27,295,598 |
| Current Debt: | \$0 |

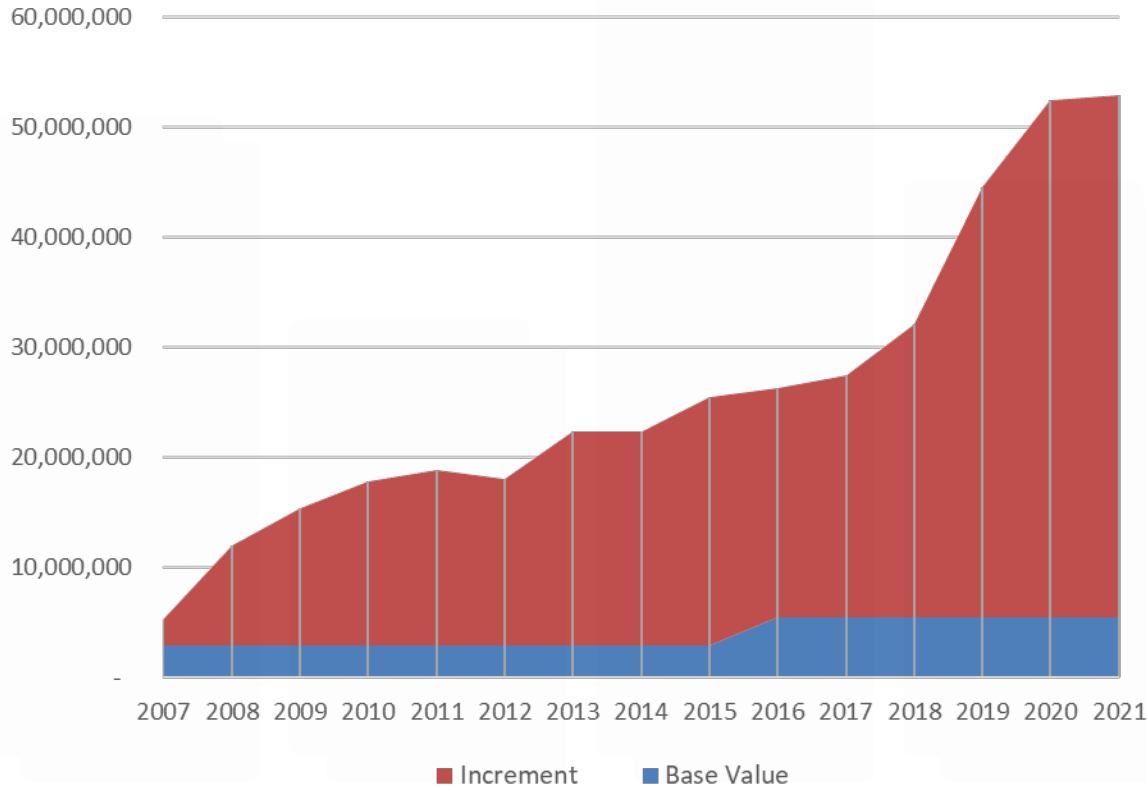
| FUND BALANCE | TID 2 |
|---------------------------------|-------------------|
| December 31, 2020 Fund Balance: | -\$200,956 |
| Financial Position: | -\$414,202 |

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



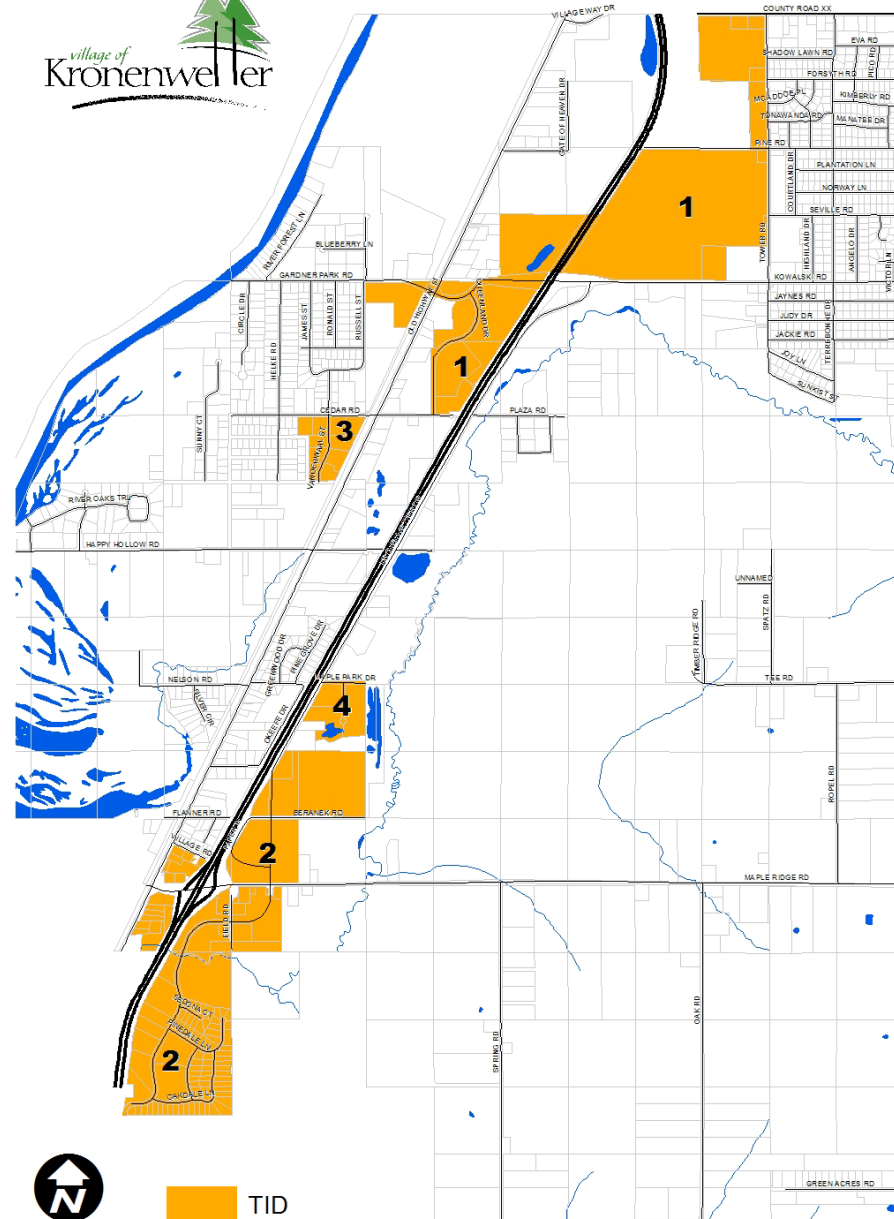
Base Value: \$5,398,600

| 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 |
| 2021 | \$42,083,800 | \$47,482,400 |



TID BOUNDARY MAP

VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2021



| REVENUES | TID 3 |
|--|------------------|
| Total Revenues to Date: | \$159,346 |
| Total TID Borrowing to Date: | \$64,510 |
| Total Borrowings and Revenues Combined: | \$223,856 |

| EXPENSES | TID 3 |
|---|------------------|
| Life to Date Expenses: | \$75,685 |
| 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: | \$148,561 |

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

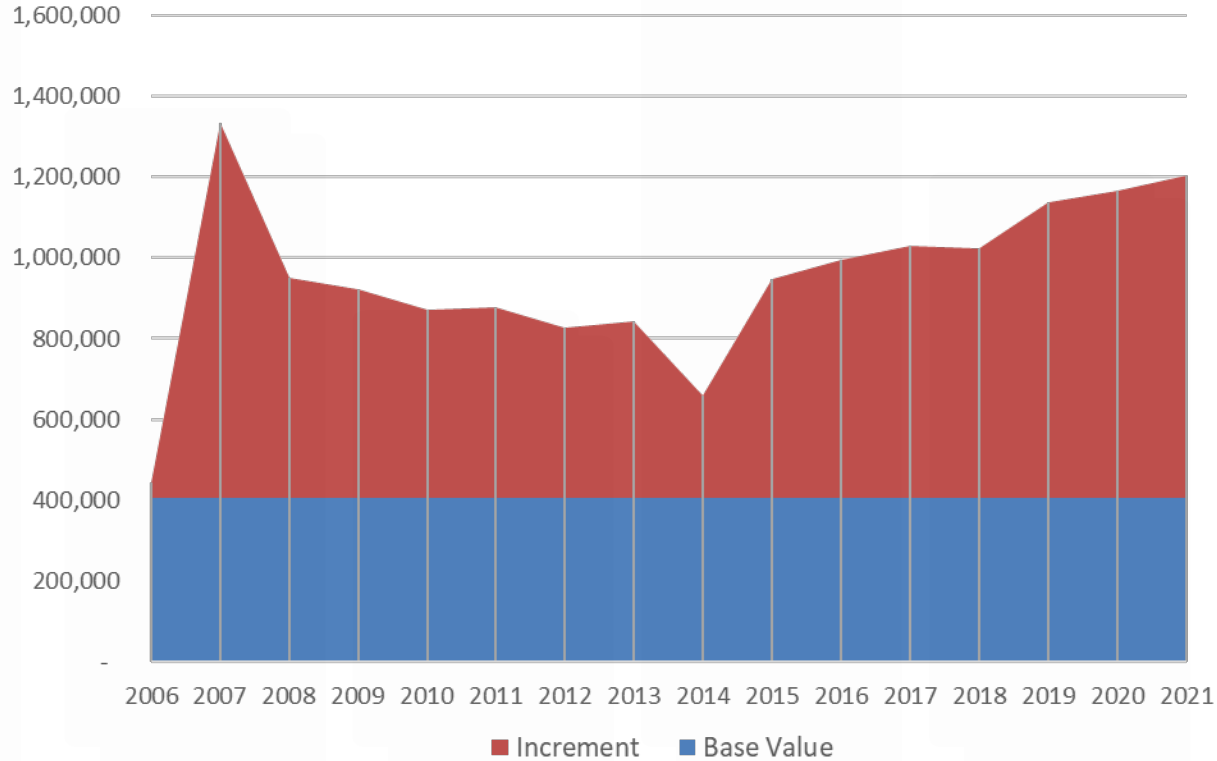
| FUND BALANCE | TID 3 |
|---------------------------------|-----------------|
| December 31, 2020 Fund Balance: | \$73,969 |
| Financial Position | \$75,295 |

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



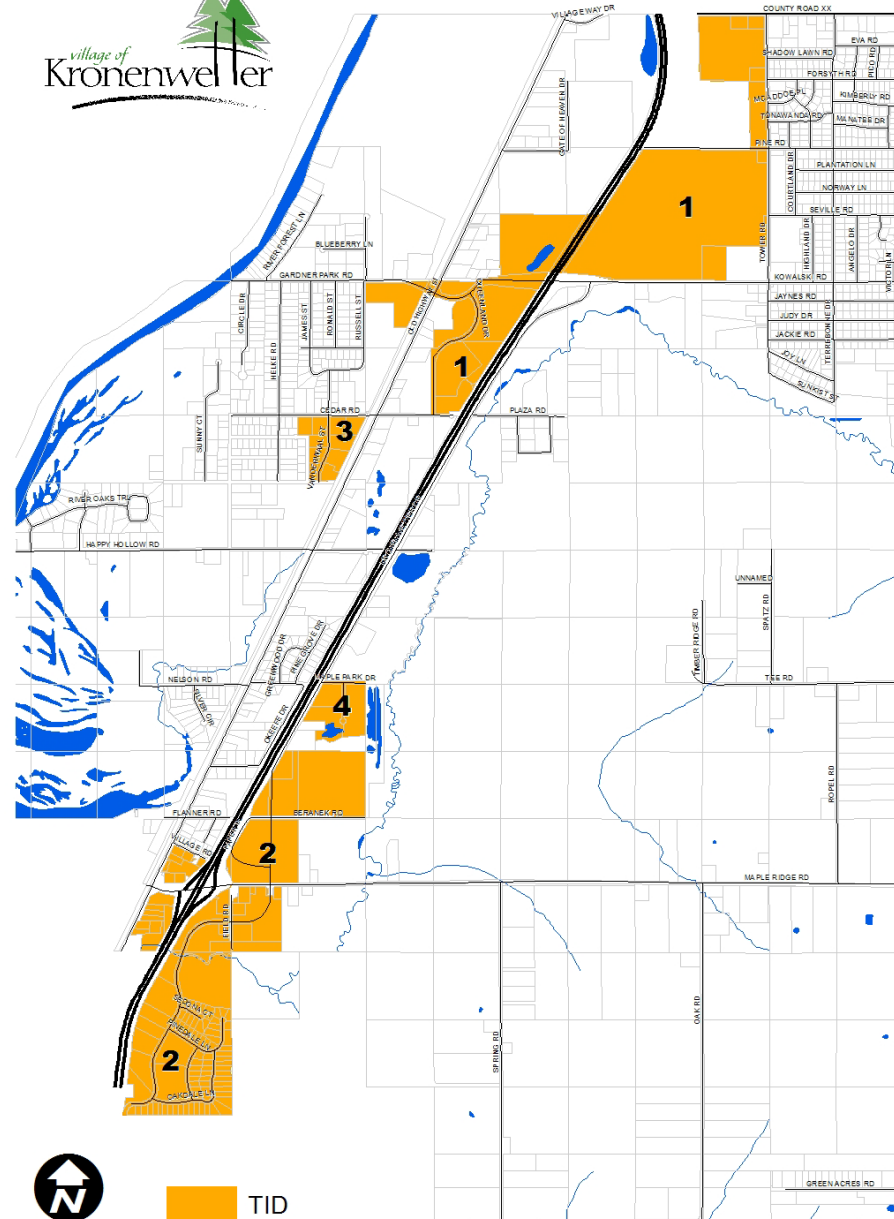
Base Value: \$405,100

| 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 |
| 2021 | \$606,500 | \$1,056,600 |



TID BOUNDARY MAP

VILLAGE OF KRONENWETTER



All Financials as of
December 31, 2021



| REVENUES | TID 4 |
|--|---------------------|
| Total Revenues to Date: | \$2,125,423 |
| Total TID Borrowing to Date: | \$9,567,821 |
| Total Borrowings and Revenues Combined: | \$11,693,244 |

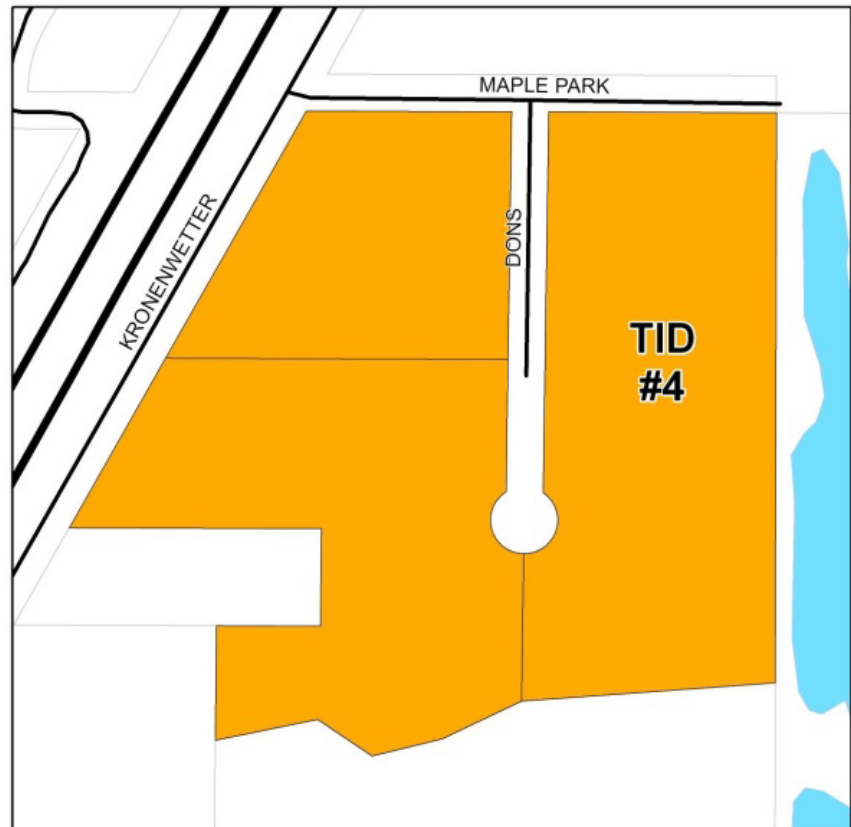
| EXPENSES | TID 4 |
|---|--------------------|
| Life to Date Expenses: | \$2,323,298 |
| Total Debt Service Principal Payments Life to Date: | \$7,982,821 |
| Total Debt Service Interest Payments Life to Date: | \$1,276,493 |
| Total Expenses and Interest & Principal Payments Combined: | \$4,582,612 |

| CURRENT DEBT | TID 4 |
|---|--------------------|
| Total TID Borrowing to Date: | \$9,567,821 |
| Total Debt Service Payments Life to Date: | \$7,982,821 |
| Current Debt: | \$1,585,002 |

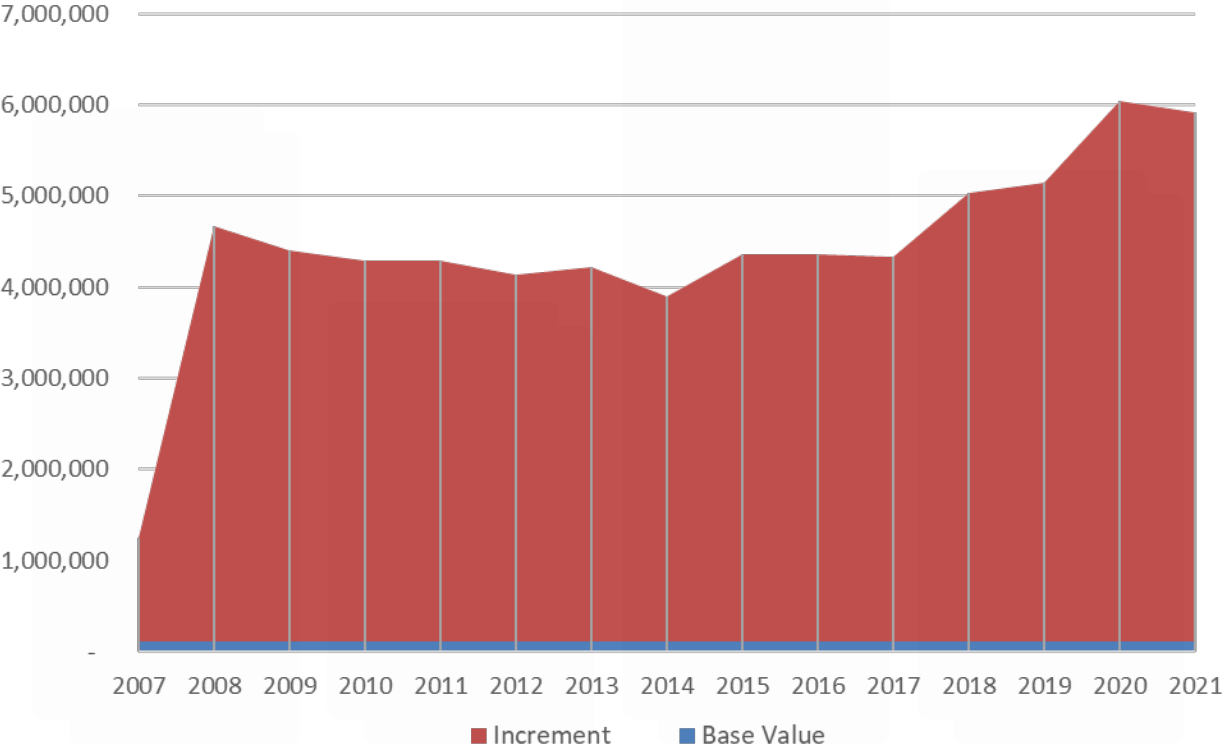
| FUND BALANCE | TID 4 |
|-----------------------------|---------------------|
| Dec. 31, 2020 Fund Balance: | \$214,777 |
| Financial Position: | -\$1,474,368 |

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 |
| 2021 | \$5,815,900 | \$5,921,500 |

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 1 - Municipality and TID | | | | | |
|----------------------------------|-------------------------------------|------------------------|------------------------------------|---|---|
| Co-muni code 37145 | Municipality KRONENWETTER | | County MARATHON | Due date 07/01/2022 | 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 | \$528,031 |

| Section 3 - Revenue | Amount |
|---|--------------------|
| Tax increment | \$313,672 |
| Investment income | \$3,422 |
| Debt proceeds | \$0 |
| Special assessments | \$0 |
| Shared revenue | \$568 |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Developer name Woods Equipment | \$47,535 |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Source Loan Proceeds 2021A and 2021B GO Bonds | \$2,210,000 |
| Source Premium on Debt - 2021A and 2021B GO Bonds | \$299,233 |
| Total Revenue (deposits) | \$2,874,430 |

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|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 4 - Expenditures | Amount |
|---|--------------------|
| Capital expenditures | \$0 |
| Administration | \$6,747 |
| Professional services | \$720 |
| Interest and fiscal charges | \$116,004 |
| DOR fees | \$150 |
| Discount on long-term debt | \$0 |
| Debt issuance costs | \$59,799 |
| Principal on long-term debt | \$3,182,000 |
| 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 | |
| Name Personal Property Aid - 2019 Recast | \$2,244 |
| Name Debt Service - Principal Refinance | \$2,442,840 |
| Total Expenditures | \$5,810,504 |

| Section 5 - Ending Balance | Amount |
|--|---------------------|
| TID fund balance at end of year | \$-2,408,043 |
| Future costs | \$5,378,075 |
| Future revenue | \$8,399,531 |
| Surplus or deficit | \$613,413 |

| Section 6 - Preparer/Contact Information | |
|---|---|
| Preparer name Roger Habeck | Preparer title Finance Director/Treasurer |
| Preparer email rhabeck@kronenwetter.org | Preparer phone (715) 693-4200 |
| Contact name Roger Habeck | Contact title Finance Director/Treasurer |
| Contact email rhabeck@kronenwetter.org | Contact phone (715) 693-4200 |

| | | |
|-------------------------------|------------------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
| Submission Information | | |
| Co-muni code | 37145 | |
| TID number | 001 | |
| Submission date | 06-29-2022 08:57 AM | |
| Confirmation | TIDAR20211978O1656437973273 | |
| Submission type | ORIGINAL | |

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| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 1 - Municipality and TID | | | | | |
|----------------------------------|-------------------------------------|------------------------|------------------------------------|---|---|
| Co-muni code 37145 | Municipality KRONENWETTER | | County MARATHON | Due date 07/01/2022 | 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 | \$1,574,062 |

| Section 3 - Revenue | Amount |
|---|------------------|
| Tax increment | \$864,178 |
| Investment income | \$6,616 |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$43,766 |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Source Lamar Advertising of Central Wisconsin - Misc | \$1,000 |
| Total Revenue (deposits) | \$915,560 |

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| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
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| Section 4 - Expenditures | Amount |
|--|--------------------|
| Capital expenditures | \$11,500 |
| Administration | \$11,366 |
| Professional services | \$16,355 |
| Interest and fiscal charges | \$40,413 |
| DOR fees | \$150 |
| Discount on long-term debt | |
| Debt issuance costs | \$750 |
| Principal on long-term debt | \$2,608,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name NA | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Name Bank Investment Fees | \$2,044 |
| Total Expenditures | \$2,690,578 |

| Section 5 - Ending Balance | Amount |
|--|---------------------|
| TID fund balance at end of year | \$-200,956 |
| Future costs | \$1,528,595 |
| Future revenue | \$11,902,280 |
| Surplus or deficit | \$10,172,729 |

| Section 6 - Preparer/Contact Information | |
|---|---|
| Preparer name Roger Habeck | Preparer title Finance Director/Treasurer |
| Preparer email rhabeck@kronenwetter.org | Preparer phone (715) 693-4200 |
| Contact name Roger Habeck | Contact title Finance Director/Treasurer |
| Contact email rhabeck@kronenwetter.org | Contact phone (715) 693-4200 |

| | | |
|-------------------------------|------------------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
| Submission Information | | |
| Co-muni code | 37145 | |
| TID number | 002 | |
| Submission date | 06-29-2022 09:03 AM | |
| Confirmation | TIDAR20211978O1656452758909 | |
| Submission type | ORIGINAL | |

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| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
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| Section 1 - Municipality and TID | | | | | |
|----------------------------------|-------------------------------------|------------------------|------------------------------------|---|---|
| Co-muni code 37145 | Municipality KRONENWETTER | | County MARATHON | Due date 07/01/2022 | 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 | \$60,013 |

| Section 3 - Revenue | Amount |
|-----------------------------|-----------------|
| Tax increment | \$14,002 |
| Investment income | \$208 |
| Debt proceeds | \$0 |
| Special assessments | \$0 |
| Shared revenue | \$982 |
| Sale of property | \$0 |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$15,192 |

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| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
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| Section 4 - Expenditures | Amount |
|-------------------------------------|----------------|
| Capital expenditures | |
| Administration | \$966 |
| Professional services | \$120 |
| 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 | \$1,236 |

| Section 5 - Ending Balance | Amount |
|--|------------------|
| TID fund balance at end of year | \$73,969 |
| Future costs | \$16,068 |
| Future revenue | \$197,483 |
| Surplus or deficit | \$255,384 |

| Section 6 - Preparer/Contact Information | |
|---|---|
| Preparer name Roger Habeck | Preparer title Finance Director/Treasurer |
| Preparer email rhabeck@kronenwetter.org | Preparer phone (715) 693-4200 |
| Contact name Roger Habeck | Contact title Finance Director/Treasurer |
| Contact email rhabeck@kronenwetter.org | Contact phone (715) 693-4200 |

| | | |
|-------------------------------|------------------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
| Submission Information | | |
| Co-muni code | 37145 | |
| TID number | 003 | |
| Submission date | 06-29-2022 09:07 AM | |
| Confirmation | TIDAR20211978O1656453477885 | |
| Submission type | ORIGINAL | |

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| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 1 - Municipality and TID | | | | | |
|----------------------------------|-------------------------------------|------------------------|------------------------------------|---|---|
| Co-muni code 37145 | Municipality KRONENWETTER | | County MARATHON | Due date 07/01/2022 | 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 | \$105,440 |

| Section 3 - Revenue | Amount |
|---------------------------------|--------------------|
| Tax increment | \$109,217 |
| Investment income | \$141 |
| Debt proceeds | \$1,585,000 |
| Special assessments | \$0 |
| Shared revenue | \$817 |
| Sale of property | \$69,025 |
| Allocation from another TID | |
| Developer guarantees | |
| Developer name M&J Marine | \$2,481 |
| Developer name G3 | \$11,341 |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Source Premium on Debt | \$164,051 |
| Total Revenue (deposits) | \$1,942,073 |

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 4 - Expenditures | Amount |
|--|--------------------|
| Capital expenditures | |
| Administration | \$946 |
| Professional services | \$137 |
| Interest and fiscal charges | \$32,946 |
| DOR fees | \$150 |
| Discount on long-term debt | \$0 |
| Debt issuance costs | \$27,475 |
| 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 | |
| Name Payment to Refunding Bond Agent | \$13,922 |
| Name Debt Service - Principal Refinance | \$1,707,160 |
| Total Expenditures | \$1,832,736 |

| Section 5 - Ending Balance | Amount |
|--|--------------------|
| TID fund balance at end of year | \$214,777 |
| Future costs | \$1,812,266 |
| Future revenue | \$1,610,115 |
| Surplus or deficit | \$12,626 |

| Section 6 - Preparer/Contact Information | |
|---|---|
| Preparer name Roger Habeck | Preparer title Finance Director/Treasurer |
| Preparer email rhabeck@kronenwetter.org | Preparer phone (715) 693-4200 |
| Contact name Roger Habeck | Contact title Finance Director/Treasurer |
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| | | |
|-------------------------------|------------------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2021 WI Dept of Revenue |
| Submission Information | | |
| Co-muni code | 37145 | |
| TID number | 004 | |
| Submission date | 06-29-2022 09:10 AM | |
| Confirmation | TIDAR20211978O1656455471859 | |
| Submission type | ORIGINAL | |