

**JOINT REVIEW BOARD (JRB)
ANNUAL MEETING
VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN**

Date: Monday, June 23, 2025

Time: 10:00 a.m.

Place: Kimberly Municipal Center, 515 W Kimberly Avenue, Kimberly, Wisconsin 54136

Agenda

1. Call to Order.
2. Roll Call.
3. Consideration and Appointment and/or Reaffirmation of Public Member (Jessica Schneider)
4. Election of Chairperson
5. Election of Vice-Chairperson
6. Approval of the Minutes from the June 27, 2024 JRB Meeting.
7. Review the Village of Kimberly PE-300 Municipal Tax Incremental Finance (TIF) 2024 Audits and Annual Report for Tax Increment Finance District Numbers Four, Five and Six.
8. Adjourn.

**Joint Review Board - Kimberly
Jun 23, 2025, 10:00 – 11:30 AM (America/Chicago)**
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JOINT REVIEW BOARD
VILLAGE OF KIMBERLY,
OUTAGAMIE COUNTY, WISCONSIN

JUNE 27, 2024

Chairperson Danielle Block called the meeting to order at 8:32 a.m. Appearing in person was Becky Hansen (KASD). Appearing by teleconference were Amy Van Straten (FVTC), and Michelle Uitenbroek (Outagamie County). Jessica Schneider (VOK) was excused.

Hansen moved, Van Straten seconded the motion to approve the minutes of the June 27, 2023 Joint Review Board meeting. The motion carried 2-0, with Uitenbroek abstaining.

Chairperson Block reported on Tax Incremental District (TID 4). To address the annual review and analysis of the TID 4 donor status, Chairperson Block provided updates within TID 6. Based on the status and renegotiation of key Development Agreements within TID 6, notably the Wilson Place, LLC – East Side Mill Site – Blue at the Trails. The designation of TID 4 donor status to TID 6 was still critical. Hansen explained the importance to all taxing jurisdictions regarding the equalized value and the tax rate. Chairperson Block acknowledged the comment and recommitted to closing TID 4 as soon as additional benchmarks are met in TID 6. There were no further questions or comments.

Chairperson Block reviewed the status of Tax Increment District (TID 5) and the recent infrastructure project along CTH CE and Railroad that had occurred in 2023. All other developments remain stable in TID 5 and the with the potential to close early in 2027.

Chairperson Block reported on the status of development agreements and projects within Tax Incremental District 6 (TID 6). There remain eight development agreements in TID 6. There is one pending amendment to the Wilson Place, LLC – East Side Mill Site – Blue at the Trails development agreement. This amendment would extend the benchmark dates and lower the overall increment and incentive payments related to the proposed development. Festival Foods will open in the Fall of 2024. The Village has completed the majority of major infrastructure projects within the district. The remaining project estimates are being refined and total approximately \$1-\$2 million at this time. Hansen asked for clarification on the incentive payments regarding the Wilson Place amendment. There were no additional comments or questions.

Hansen moved, Van Straten seconded the motion to adjourn. The motion carried by unanimous vote and the Board adjourned at 8:48 a.m.

Respectfully submitted,



Danielle Block
Chair

Village of Kimberly Outagamie County, Wisconsin

MUNICIPAL TAX INCREMENT FINANCE (TIF) ANNUAL REPORT (PE-300) – 2024 Reporting Year TAX INCREMENT FINANCE DISTRICT NUMBERS FOUR, FIVE AND SIX



In accordance with Wisconsin Department of Revenue requirements, the Village of Kimberly will file the 2025 (2024 reporting year) PE-300 Reports, Municipal Tax Increment Finance (TIF) Audits and Annual Reports.

A continuation of this requirement: A standing Joint Review Board must meet by July 1 (or when the report is available) to review each TID's annual report.

This report is being prepared to provide additional information to the overlying taxing jurisdictions who comprise the Joint Review Board. The report covers the actual costs being expended in each TIF District, the financial prognosis of the district (including debt), as well as any planned or contemplated projects.

Sam Schroeder, Community Development Director
June 23, 2025

Village of Kimberly

Directory of Officials

ELECTED OFFICIALS

Village President	Charles Kuen
Village Trustees	Lee Hammen Dave Hietpas Mike Hruzek Tom Gaffney Marcia Trentlage Norb Karner

DEPARTMENT HEADS

Administrator/Director of Public Works	Danielle L. Block
Community Development Director	Sam Schroeder
Chief of Police	Daniel Meister (Fox Valley Metro Police Dept.)
Community Enrichment Director	Holly Femal
Clerk-Treasurer	Jennifer Weyenberg
Fire Chief	Chad Smith
Library Director	Holly Selwitschka
Water Utility Superintendent	Jerry Verstegen (MCO)

JOINT REVIEW BOARD

Outagamie County	Michelle Uitenbroek
Kimberly Area School District	Becky Hansen
Fox Valley Technical College	Amy Van Straten
Village of Kimberly Resident	Jessica Schneider

VILLAGE OF KIMBERLY
ANNUAL TAX INCREMENT FINANCE DISTRICT SUMMARY
2025

TIF District	TIF Type	TIF Creation Date	Expenditure		Original TIF Life in Years	TIF Statutory Closing Date	Final Collection Year	Possible TIF Life Extension	Possible TIF Future Exention Closing Date	2023 Tax Increment Valuation (for 2024 Fiscal)	Future Tax Increment Valuation - 2025	TIF Fund Balance end 2024	TIF Estimated Fund Balance at Expected Closing Date	Expected Closing Year ¹	Last Collection Year	Back on General Tax Levy	Future Increase to Village Tax Base after TIF Closure	
			Period in Years	Expenditure Period Ends														
#4	Blighted	4/11/2005	22 years	4/11/2027	27 years	4/11/2032	2032	3 years	4/11/2035	\$ 15,249,400.00	\$ 15,947,400.00	\$ 20,408.00	\$ 20,408.00	2032	2032	2033	\$ 105,235.30	
#5	Mixed-Use	6/16/2008	15 years	6/16/2023	23 years	6/16/2028	2032 ²	3 years	6/16/2031	\$ 56,368,300.00	\$ 58,928,100.00	\$ 1,771,632.00	\$ 547,198.00	2027	2028	2029	\$ 388,860.64	
#6	Blighted	9/12/2016	22 years	9/12/2038	27 years	9/12/2043	2048	3 years	9/12/2047	\$ 148,873,700.00	\$ 163,928,400.00	\$ 4,801,736.00	\$ 1,105,146.00	2041	2042	2043	\$ 1,081,747.12	
										<u>\$ 220,491,400.00</u>	<u>\$ 238,803,900.00</u>							<u>\$ 1,575,843.06</u>

¹ Add one year if Affordable Houseing Extension is used

² TID 5 was extended 3 years due to adversely being affect by 2013 Wisconsin Act 145

2024 Village Equalized Tax Rate \$ 6.60 44%

2024 Total Equalized Tax Rate \$ 15.09

Tax Increment Finance District Number Four

Tax Increment Finance District Number Four (TID 4) was created on April 11, 2005. It was created specifically to address an abandoned commercial building which had closed approximately eight years earlier (former K-Mart) and had remained vacant ever since.

Due to the location of this commercial building, redevelopment as a viable commercial space was not successful. Its distance from the main commercial corridor for the general area (County Highway CE) or even downtown Kimberly severely hampered these efforts. Further, numerous attempts to redevelop the building for other commercial purposes (including a call center and a warehouse/storage facility) were unsuccessful.

After many months of marketing efforts on behalf of the Village, the only viable project to emerge was redevelopment of the site for residential purposes. This would include complete site demolition (building and parking lot). After negotiations with a developer became serious, the creation of a Tax Incremental Finance District was considered to help assist with the redevelopment.

The commercial building was demolished, the parking lot was stripped, utilities and roads were installed, and the area was transformed into a residential neighborhood of single family attached dwelling units. The need for this alternative type of housing was determined by the developer, and a development agreement was negotiated to protect the community investment and ensure appropriate increment would be generated.

The development has been very successful and today has a value of almost \$15 million, exceeding the value established by the TIF Project Plan approved for development.

In 2018 the Village asked the Joint Review Board to consider the option of making TID 4 a donor TID to TID 6, the Cedars Redevelopment. TID 4 was designated a donor TID in the fall of 2018. On February 22, 2019, the Wisconsin DOR approved the allocation amendment, designating TID 4 a donor TID. The first transfer from TID 4 to TID 6 occurred in 2019, in the amount of \$190,522.

There is no current outstanding debt for TID 4, and an annual increment of approximately \$215,000.

Per Village finances, there is a surplus ending balance of \$20,408. All TID 4 expenditures have been recovered. The increment should remain relatively constant as no other building will occur on the site and no new debt will be incurred.

The mandatory termination year for TID 4 is 2032.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 44141	Municipality KIMBERLY		County OUTAGAMIE	Due date 07/01/2025	Report type ORIGINAL
TID number 004	TID type 2	TID name Kimberly Park Villas	Creation date 04/11/2005	Mandatory termination date 04/11/2032	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$20,408

Section 3 – Revenue	Amount
Tax increment	\$214,879
Investment income	\$524
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$215,403

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$0
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	
TID number 006	\$214,879
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$215,029

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$20,782
Future costs	\$1,959,782
Future revenue	\$1,939,000
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$100	\$100
005	\$0	\$0	\$0	\$0
006	\$8,330,000	\$-112,500	\$15,000	\$8,232,500
Total	\$8,330,000	\$-112,500	\$15,100	\$8,232,600

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$100	\$892,730,500	0.00	\$3,936,691	\$0
005	\$0	\$892,730,500	0.00	\$3,936,691	\$0
006	\$8,232,500	\$892,730,500	0.92	\$3,936,691	\$36,218
Total	\$8,232,600	\$892,730,500	0.92	\$3,936,691	\$36,218

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$36,218	\$0.36218

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$28,900	\$771,052,200	0.00	\$3,821,251	\$0
2023	005	\$0	\$771,052,200	0.00	\$3,821,251	\$0
2023	006	\$17,319,400	\$771,052,200	2.25	\$3,821,251	\$85,978
2023	Total	\$17,348,300	\$771,052,200	2.25	\$3,821,251	\$85,978

Section 7 – Preparer/Contact Information	
Preparer name Danielle Block	Preparer title Administrator
Preparer email dblock@vokimberlywi.gov	Preparer phone (920) 788-7500
Contact name Danielle Block	Contact title Administrator
Contact email dblock@vokimberlywi.gov	Contact phone (920) 788-7500

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Village of Kimberly

Tax Increment District #4

Hypothetical Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TID.....	2.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$15.09
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	2.00%
Data above dashed line are actual	

Background Data					Revenues			DONOR Expenditures			TID Status			Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Transfers to TID #6	Final Audit/ TID Closure Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)										(December 31)				
Base Value \$778,200														
\$15,249,400			\$15,169,200	\$14.84								\$20,408	Per Village Finances	2023
\$15,947,400			\$15,169,200	\$15.09	\$214,753	\$408	\$215,161	\$215,161		\$215,161	\$0	\$20,408		2024
\$15,947,400	\$318,948		\$15,488,148	\$15.09	\$228,903	\$408	\$229,311	\$229,311		\$229,311	\$0	\$20,408		2025
\$16,266,348	\$325,327		\$15,813,475	\$15.09	\$228,903	\$408	\$229,311	\$229,311		\$229,311	\$0	\$20,408		2026
\$16,591,675	\$331,833		\$16,145,308	\$15.09	\$233,716	\$408	\$234,124	\$234,124		\$234,124	\$0	\$20,408		2027
\$16,923,508	\$338,470		\$16,483,779	\$15.09	\$238,625	\$408	\$239,033	\$239,033		\$239,033	\$0	\$20,408		2028
\$17,261,979	\$345,240		\$16,829,018	\$15.09	\$243,633	\$408	\$244,041	\$244,041		\$244,041	\$0	\$20,408		2029
\$17,607,218	\$352,144		\$17,181,163	\$15.09	\$248,740	\$408	\$249,148	\$249,148		\$249,148	\$0	\$20,408		2030
\$17,959,363	\$359,187		\$17,540,350	\$15.09	\$253,950	\$408	\$254,358	\$254,358		\$254,358	\$0	\$20,408		2031
				\$15.09	\$259,264	\$408	\$259,672	\$259,672	\$20,408	\$280,080	(\$20,408)	\$0		2032
					\$2,150,487	\$3,673	\$2,154,161	\$2,154,161	\$20,408	\$2,174,569				

Type of TID: Blight Elimination	
2005	TID Inception (4/11/2005)
2027	Final Year to Incur TIF Related Costs
2032	Maximum Legal Life of TID (27 Years)

Tax Increment Finance District Number Five

Tax Increment Finance District Number Five (TID 5) was created on June 16, 2008. It was created to promote commercial development in the newly annexed section of Emons Acres and the existing Opportunity Business Park, located at the intersection of County Highway CE (CTH CE) and Railroad Street (Emons Acres is located on the Southeast corner of the intersection and Opportunity Business Park is located on the Northwest corner of the intersection). There was interest in commercial development in this area but incentives were necessary to attract large commercial clients to locate or relocate.

U.S. Venture began to spur development with the building of their new corporate headquarters in the southeast corner of the intersection. They also committed to an additional \$2.755 million in development as part of the original development agreement. The U.S. Venture additional \$2.755 million in added value has not occurred. They continue to make a payment in lieu of taxes (PILOT) to support the decrement. In early 2024, U.S. Venture announced they will be relocating their headquarters to Appleton. The Village remains a cooperative partner in attracting a new corporation to this location.

Aspire Senior Living was completed in July of 2017, this was the first phase of their project in Opportunity Business Park. As of January 1, 2022, the development added over \$15 million in assessed value. Under construction today is a second and third phase of this development. No additional incentives or funding were provided.

The Village entered into a cost share agreement with the County in 2018 on the design and construction of an intersection reconstruction at CTH CE and Railroad Street. Design and construction costs at the intersection of CTH CE and Railroad Street is a cost share of 90/5/5 – State (Federal)/County/Village. The intersection reconstruction was completed in 2023.

A development agreement was signed between the Village and Stein's Garden & Home in October of 2020. The agreement includes a pay-go incentive in the amount of 15% of the guaranteed assessed value of \$2,000,000, exclusive of land value. The guaranteed value was to be met by January 1, 2022. Stein's exceed this benchmark, being valued at \$2,498,400 exclusive of land value on January 1, 2022, and maintained this value as of January 1, 2024.

Vandenboom Verstegen Wealth Management is a professional office that was constructed at the SE corner of Kennedy Avenue and Cobblestone Lane. The property was purchased in early 2021 and construction of the building began shortly thereafter. The total development was valued at \$819,600 on January 1, 2023. A developer agreement was executed for the second phase of this development with an upfront incentive of \$90,000 for a two-story expansion on the south end of the building and parking lot enhancements estimated to increase the assessed value by \$450,000.

The overall proforma and the incentive capitalized, the cash flow picture remains stable. As of January 1, 2024, the outstanding GO debt stands at approximately \$3.9 million; annual debt retirement averages about \$480,000 per year; and annual tax increment in 2024 is about \$668,00 and will increase to about \$718,000 in 2025. Based on the current proforma, TID 5 expenditures would be recovered in 2027 and it is anticipated that TID 5 could potentially be retired early.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 44141	Municipality KIMBERLY		County OUTAGAMIE	Due date 07/01/2025	Report type ORIGINAL
TID number 005	TID type 6	TID name Emons TIF	Creation date 06/16/2008	Mandatory termination date 06/16/2031	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,771,632

Section 3 – Revenue	Amount
Tax increment	\$668,537
Investment income	\$14,136
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$41,258
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Developer name US Venture	\$43,291
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$767,222

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$233,041
Administration	\$0
Professional services	\$0
Interest and fiscal charges	\$63,583
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$424,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name Steins	\$32,992
Transfer to other funds	
Other expenditures	
Total Expenditures	\$753,766

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,785,088
Future costs	\$3,710,757
Future revenue	\$6,742,915
Surplus or deficit	\$4,817,246

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$100	\$100
005	\$0	\$0	\$0	\$0
006	\$8,330,000	\$-112,500	\$15,000	\$8,232,500
Total	\$8,330,000	\$-112,500	\$15,100	\$8,232,600

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$100	\$892,730,500	0.00	\$3,936,691	\$0
005	\$0	\$892,730,500	0.00	\$3,936,691	\$0
006	\$8,232,500	\$892,730,500	0.92	\$3,936,691	\$36,218
Total	\$8,232,600	\$892,730,500	0.92	\$3,936,691	\$36,218

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$36,218	\$0.36218

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$28,900	\$771,052,200	0.00	\$3,821,251	\$0
2023	005	\$0	\$771,052,200	0.00	\$3,821,251	\$0
2023	006	\$17,319,400	\$771,052,200	2.25	\$3,821,251	\$85,978
2023	Total	\$17,348,300	\$771,052,200	2.25	\$3,821,251	\$85,978

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Danielle Block	Preparer title Administrator
Preparer email dblock@vokimberlywi.gov	Preparer phone (920) 788-7500
Contact name Danielle Block	Contact title Administrator
Contact email dblock@vokimberlywi.gov	Contact phone (920) 788-7500

DRAFT

Current Status WCS

Village of Kimberly Hypothetical Tax Increment District #5 Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TID.....	2.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$15.09
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	2.00%
Data above dashed line are actual	

Background Data					Revenues			Expenditures				TID Status				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(n)	(j)	(k)	(l)	(m)	(n)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Existing Debt Service	Final Audit/ TID Closure Expenses	TIF Incentives	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)												(December 31)			
	Base Value \$11,345,100															
2023	\$56,368,300		\$2,559,800	\$47,583,000	\$14.84									\$1,771,632	Per Village Finances	2023
2024	\$58,928,100			\$47,583,000	\$15.09	\$668,144	\$35,433	\$703,577	\$487,583		\$32,993	\$520,576	\$183,001	\$1,954,633		2024
2025	\$58,928,100	\$1,178,562		\$48,761,562	\$15.09	\$718,027	\$39,093	\$757,120	\$488,037		\$35,208	\$523,245	\$233,875	\$2,188,508		2025
2026	\$60,106,662	\$1,202,133		\$49,963,695	\$15.09	\$718,027	\$43,770	\$761,798	\$483,054		\$37,579	\$520,633	\$241,165	\$2,429,673		2026
2027	\$61,308,795	\$1,226,176		\$51,189,871	\$15.09	\$735,812	\$48,593	\$784,405	\$482,540		\$37,579	\$520,119	\$264,286	\$2,693,959	Expenditures Recovered	2027
2028	\$62,534,971	\$1,250,699		\$52,440,571	\$15.09	\$753,952	\$53,879	\$807,831	\$881,138		\$37,579	\$918,717	(\$110,885)	\$2,583,074	Expenditures Recovered	2028
2029	\$63,785,671	\$1,275,713		\$53,716,284	\$15.09	\$772,455	\$51,661	\$824,117	\$433,486		\$37,579	\$471,065	\$353,052	\$2,936,126	Expenditures Recovered	2029
2030	\$65,061,384	\$1,301,228		\$55,017,512	\$15.09	\$791,328	\$58,723	\$850,051	\$430,917		\$37,579	\$468,496	\$381,555	\$3,317,681	Expenditures Recovered	2030
2031					\$15.09	\$810,579	\$66,354	\$876,932	\$111,919		\$37,579	\$149,497	\$727,435	\$4,045,116	Expenditures Recovered	2031
2032						\$830,214	\$80,902	\$911,117	\$112,659	\$20,000	\$6,326	\$138,986	\$772,131	\$4,817,246	Expenditures Recovered	2032
						\$6,798,540	\$478,408	\$7,276,948	\$3,911,333	\$20,000	\$300,000	\$4,231,333				
		\$7,434,512	\$2,559,800													

Type of TID: Mixed-Use
 2008 TID Inception (6/16/2008)
 2023 Final Year to Incur TIF Related Costs
 2031 Maximum Legal Life of TID (23 Years - Extended 3 years)
 2032 Final Tax Collection Year

Tax Increment Finance District Number Six

Tax Increment Finance District Number Six (TID 6) was created on September 12, 2016. It was created to develop public infrastructure and offer developer incentives for the development of property formally known as the Kimberly Mill site. The Village of Kimberly proposes to market the property knowing that certain incentives are possible for projects that create sufficient tax base and/or create jobs within the greater community.

TID 6 is a blighted TID. The Village of Kimberly is responsible for all infrastructure design and construction. In December of 2016, the Village purchased the property from the previous developer for approximately \$5 million; making the Village also responsible for site prep, site development planning and developer incentives. The Village continuously refines the proposed project costs and scopes.

In the fall of 2018 the Village bonded for an additional \$6 million for projects and \$3 million for developer incentives. To date bonding for project costs and purchase of the site totals \$22 million. TID 4 was approved as a donor TID to TID 6 in 2019. TID 4 remains a donor to TID 6 which greatly offsets the debt service payment in the earlier years of the district.

In the spring of 2020 the Village completed a Boundary Amendment for TID 6, including the former Shopko and Pick n' Save site area. Three parcels in total were added to the TID 6 boundary, designated as blighted. The Wisconsin Department of Revenue provided recertification of the base value on January 20, 2021. Following the announcement of Festival Foods purchasing the former Shopko site in early Spring of 2022, they officially opened their new location in the Fall of 2024.

As of January 1, 2024, the TID has created an additional \$163.9 million in new valuation. Currently there are eleven signed developer agreements for TID 6 all in various stages.

1. Papermill Estates

In April of 2017, the Village entered into a Development Agreement (DA) with Integrity Construction to develop 49 single family attached dwelling units at the corner of Maes and Main. This development is titled Papermill Estates Planned Unit Development. The developer met the required 10 dwelling units per year. The development was required to assess at \$10,500,000 or greater for tax purposes as of January 1, 2023—the development assessed at approximately \$13 million as of January 1, 2023, meeting that requirement one year ahead of time. The DA includes a pay-as-you-go incentive in the amount of 20% of the total net annual property tax on the development for 20 years, after the first 10 units are constructed. The incentive will conclude after 20 years of grant payments. The developer is subject to PILOT payments if pre-established assessed values are not met per the schedule.

- The pay-as-you-go incentive of \$48,370 will be due June 30, 2025. The incentive is 20% of the total net annual 2023 property tax and will continue through 2040.
- All units were constructed in 2022.

2. Midwest Expansion – Apartments (Ebb and Flow)

In August of 2017, the Village entered into a DA (Apartments) with Midwest Expansion to develop several apartment building projects on several parcels of the Cedars redevelopment property. This DA was amended on August 6, 2018. The DA was amended to increase the total project assessed value from \$18 million to \$40 million. The development includes the construction of two apartment buildings along the riverfront. Construction commenced prior to October 1, 2018 and generated an

increased in assessed value of approximately \$37 million on January 1, 2023. The developer will receive a pay-as-you-go incentive in the form of a grant which will not exceed 20% of the project costs (not to exceed \$8.8 million total grant based on \$44 million in project costs). The DA establishes benchmarks in assessed value, if not met a PILOT payment is required.

- The developer has benchmarks for value creation of \$3 million by 2019, \$15 million by 2020, \$21 million by 2021, \$30 million by 2022, and \$40 million by 2023.
- The developer did not meet the 1/1/2023 benchmark by approximately \$1 million dollars. A 2023 PILOT payment was billed and paid by the developer in 2024. The valuation has since increased.
- Annual incentive payment have been made since 2021.

In August of 2017, the Village entered into a DA (Restaurant Site) with Midwest Expansion to develop a restaurant on an existing tank structure along the riverfront for a total increased assessed value of \$500,000 by April 1, 2019. This DA was amended on August 6, 2018 creating two separate DA's: one for Tank I Apartments and one for a restaurant site.

3. Midwest Expansion – Oasis – Tank I Apartments

This DA includes the construction of a four-story 48-unit riverfront complex on an existing tank structure from the mill site. Developer must maintain at least an assessed value of \$12 million on or before January 1, 2020. Construction began in early fall of 2018. The developer received a grant in the amount of 22% of the project costs (not to exceed \$3,080,000). The DA establishes the minimum assessed value required (\$12 million), if not met a PILOT payment is required.

- The Village made an initial payment of a \$2,300,000 grant to the developer on January 1, 2019.
- Based on the 2020 Assessment Roll the total added value is \$8 million at 60% completion.
- A 2020 PILOT payment was billed to the developer in December of 2020 and paid in full.
- The Village received the PILOT and confirmed the project costs. The remaining incentive payment of \$780,000 was made to the developer at the beginning of 2021. There are no more incentives payable to the developer for this agreement.
- The added value of the development was \$13.3 million on January 1, 2024. This value exceeds the \$12 million minimum per the agreement.

4. Midwest Expansion – Restaurant Site

This DA includes the construction of a restaurant directly to the east of the tank apartments in the old water clarifier building. Developer must maintain at least an assessed value of \$500,000 on or before June 1, 2019. The developer will receive a pay-as-you-go incentive in the form of a grant which will not exceed 20% of the project costs (not to exceed \$100,000). The DA establishes the minimum assessed value required at \$500,000, if not met a PILOT payment is required. **Years after DA execution there has been disagreements with the Army Corp of Engineers in terms of land ownership. The Village has been working diligently to clear this. At this time the development as well as the terms of the DA are in a holding pattern.* The Village and the developer are committed to renegotiating this DA in the best interest of all involved.

5. Midwest Expansion – Mixed Use Site (the Roots)

In February of 2018, the Village entered into a DA (Mixed Use Site) with Midwest Expansion to develop an apartment complex (The Roots) and commercial sites along Papermill Run. Developer must create and maintain an increase in assessed value equal to or greater than \$15 million above the initial assessed value of \$356,000. This creation of value must be complete on or before five years from the

Developer having access to the 14.27-acre property that is filled, compacted and ready for construction. Access to the site occurred on August 1, 2019.

- \$15 million assessed value (above the base value) due date is January 1, 2025. There are also required benchmarks: \$6 million by 2022, \$9 million by 2023 and \$12 million by 2024.
- There are no grant payments or any other incentive payments due to the Developer. As part of the DA, the purchase price of the land was \$1.00 and serves as the incentive to the developer.
- The total assessed improvements on January 1, 2024 (above the base value) is just under \$12 million, falling short of the third benchmark. A PILOT payment of \$6,626 was billed in 2025.
- The fourth benchmark of \$15 million on January 1, 2025 will be analyzed by the Village.
- The Village hopes to spur additional development along the vacant areas of the property along White Cedar and Papermill Run.

6. Rivers Edge of Kimberly LLC – Rivers Edge Subdivision

In May of 2019, the Village entered into a Development Agreement (Rivers Edge Subdivision) with Rivers Edge of Kimberly LLC and Bostad Builders. This DA is for 41 single family homes and two planned unit developments in Rivers Edge Subdivision. The developer purchased the land at a discount price of \$2.41 million dollars for nearly 20 acres of the remaining property in Rivers Edge subdivision.

- The developer must create over \$21 million in value above an initial base value of \$2,809,900 within 5 years.
- The developer has benchmarks for value creation of \$2 million by 2021, \$6 million by 2022, \$12 million by 2023, \$19 million by 2024 and over \$21 million by 2025.
- If the developer meets the required benchmarks they will receive a pay-as-you-go incentive of 20% of the required value, less the land sale grant discount, for a total pay-go incentive amount not to exceed \$3,260,392.
- A PILOT payment is required if the benchmarks are not achieved through the life of the TID.
- The developer has met all required benchmarks as of January 1, 2024.
- With these benchmarks being met, the developer qualified for the first incentive payment in 2023 (for 2021 values). These pay-go incentives will continue annually, as long as the benchmarks are met, until the maximum pay-go incentive amount is met.
- In 2025, the DA was amended to consolidate the ownership on the developer side removing Bostad Builders. Progress continues with several recent land sales and on-going construction.

7. Midwest Expansion – Main Mill Building

In January of 2020, the Village entered into a DA (Main Mill Building) with Midwest Expansion to develop the central riverfront area of the mill site. This DA is for the demolition, site preparation and development of the central riverfront site. The developer anticipates the creation of eateries, bars, mixed-use commercial and/or professional spaces with apartment structures above. The Village administered the demolition contract in 2020. After the demolition, the Village transferred the property to the developer. Per the DA, the developer must commence construction of the projects on or before January 1, 2022. **Years after DA execution there has been disagreements with the Army Corp of Engineers in terms of land ownership. The Village has been working diligently to clear this. At this time the development as well as the terms of the DA are in a holding pattern.* The Village and the developer are committed to renegotiating this DA in the best interest of all involved.

8. Wilson Place, LLC – East Side Mill Site (The Blues)

In April of 2022, the Village entered into a DA (East Side Mill Site) with Wilson Place, LLC to develop the east riverfront area of the mill site. This DA is for the site preparation and development of the east

riverfront site. The developer anticipates the creation of 31 structures ranging from 28-unit condominiums, urban lofts, townhomes and single-family owner occupied dwelling units. The development will also include the construction of public roadways, public and private sidewalks/multi-modal paths and a regional stormwater pond. The developer must commence construction of the projects within 45 days of the Village's substantial completion of initial infrastructure. An amendment to the development agreement was reviewed and approved in the summer of 2024 to adjust the dates and benchmarks based on market conditions and construction costs related to the development.

Initial values had placed the following terms:

- The developer must create \$50 million in value above an initial base value of \$1,314,800 by January 1, 2030.
- The developer has benchmarks for value creation of \$4.6 million by 2025, \$13.9 million by 2026, \$23.4 million by 2027, \$34 million by 2028, \$43.5 million by 2029, \$47.8 million by 2030, and \$50 million by 2031.
- If the developer meets the required benchmarks they will receive a pay-as-you-go incentive of 20% of the assessed value (above the base), not to exceed \$18,000,000.
- As part of this DA, the Village committed to the installation of public infrastructure, roadways, sidewalks, riverfront multi-modal path and construction of the regional storm water pond in an amount of approximately \$3,368,000.
- In 2024, the developer constructed four single family units, one two family unit and commenced the construction of one two family unit and one three family unit. It is likely further discussion will be taking place to analyze and strategize this development moving forward.

9. Club House Estates, LLC – Clubhouse Wine Bar

In January of 2025, the Village entered into a DA with Club House Estates, LLC for the redevelopment of the former Clubhouse located at 345 N Main Street. The Developer envisions converting the first floor back into a vibrant public space with a wine venue and unique atmosphere leaning on the history of the building and the community. Per the DA, the development must generate a minimum value of \$750,000 by January 1, 2026. Upon completion, the developer would be subject to an annual pay as you go incentive not to exceed 80% of the annual tax increment generated and a total maximum incentive of \$60,800 over the life of the district.

10. Mader Investments, LLC – Footworks Dance Company

In April of 2025, the Village entered into a DA with Mader Investment, LLC for the sale and development of the east half of the vacant Kimberly Avenue lots. This development will be the new home of Footworks Dance Company. No incentive will be provided, however, instead of selling the full piece of property, the Village will construct, own and maintain a public parking lot west of the alley to support the new development of Footworks as well as the surrounding businesses. A minimum guaranteed assessed value of \$500,000.00 was included.

11. Stage Investments, LLC – Clubhouse Lane Pond Lots

In April of 2025, the Village entered into a DA with Stage Investments, LLC for the sale and development of one of the vacant Clubhouse Lane Pond Lots with an option for the second. A zero lot line duplex would be constructed on each lot with an estimated end value between \$400K-\$500K per unit.

The attached TID 6 proforma projections.

Village staff and the Community Development Authority has been refining the additional project costs associated with infrastructure, storm water management, environmental coordination and the remaining site prep per the visioning plans and current Development Agreements. Future projects for the Village include: construction of roadways, completion of storm water management pond plantings, linear parkways, public overlooks, and the completion of environmental engineering and remaining parcel closures from WDNR. These costs will be incurred from 2024 to 2027, totaling approximately \$1 to \$2 million (project estimates are currently being refined).

The Village issued a bond in the fall of 2022 for capital projects in the amount of \$4,915,700.

The proforma for TID 6 will continue to be updated to illustrate the latest Development Agreements, incentives, financial audit, assessed values, tax increment, investment proceeds, transfers from Donor TID 4 and current debt. As of January 1, 2024, outstanding debt is approximately \$28 million. Annual debt service, incentives and annual tax increment will be shown on the proforma. There is a balance of \$7 million in the TID 6 Sinking Fund, which is designated for debt service. There is a balance available in the TID 6 Project Fund of approximately \$1.3 million, which is designated for project costs listed above.

Overall, TID 6 is showing negative balances anticipated between years 2028 and 2038. This coupled with the renegotiation of the Wilson Place Development Agreement puts the TID into a position of requiring TID 4 to be a continued donor until such time construction increment values are met during 2024 through 2032.

The mandatory termination date for TID 6 is September 12, 2043.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 44141	Municipality KIMBERLY		County OUTAGAMIE	Due date 07/01/2025	Report type ORIGINAL
TID number 006	TID type 2	TID name Kimberly Mill Site	Creation date 09/12/2016	Mandatory termination date 09/12/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$4,801,736

Section 3 – Revenue	Amount
Tax increment	\$1,935,601
Investment income	\$42,555
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
TID number 004	\$214,879
Developer guarantees	
Developer name Midwest Expansion - Apartments	\$39,889
Transfer from other funds	
Source TID 6 Project Fund	\$7,508,705
Grants	
Other revenue	
Source Licenses & Permits	\$10,010
Total Revenue (deposits)	\$9,751,639

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 4 – Expenditures		Amount
Capital expenditures		\$1,667,283
Administration		\$19,920
Professional services		\$104,265
Interest and fiscal charges		\$937,795
DOR fees		\$150
Discount on long-term debt		\$0
Debt issuance costs		\$0
Principal on long-term debt		\$910,000
Environmental costs		\$776,413
Real property assembly costs		\$0
Allocation to another TID		
Developer grants		
Developer name	Midwest Expansion DA Restaurant	\$0
Developer name	Midwest Expansion DA Apartments	\$376,677
Developer name	Integrity Construction Papermill Estates	\$39,018
Developer name	Rivers Edge of Kimberly LLC	\$82,522
Transfer to other funds		
Other expenditures		
Name	Utilities, Maintenance, Streets, Parks	\$33,130
Total Expenditures		\$4,947,173

Section 5 – Ending Balance		Amount
TID fund balance at end of year		\$9,606,202
Future costs		\$70,965,084
Future revenue		\$77,467,934
Surplus or deficit		\$16,109,052

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$100	\$100
005	\$0	\$0	\$0	\$0
006	\$8,330,000	\$-112,500	\$15,000	\$8,232,500
Total	\$8,330,000	\$-112,500	\$15,100	\$8,232,600

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$100	\$892,730,500	0.00	\$3,936,691	\$0
005	\$0	\$892,730,500	0.00	\$3,936,691	\$0
006	\$8,232,500	\$892,730,500	0.92	\$3,936,691	\$36,218
Total	\$8,232,600	\$892,730,500	0.92	\$3,936,691	\$36,218

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$36,218	\$0.36218

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$28,900	\$771,052,200	0.00	\$3,821,251	\$0
2023	005	\$0	\$771,052,200	0.00	\$3,821,251	\$0
2023	006	\$17,319,400	\$771,052,200	2.25	\$3,821,251	\$85,978
2023	Total	\$17,348,300	\$771,052,200	2.25	\$3,821,251	\$85,978

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Danielle Block	Preparer title Administrator
Preparer email dblock@vokimberlywi.gov	Preparer phone (920) 788-7500
Contact name Danielle Block	Contact title Administrator
Contact email dblock@vokimberlywi.gov	Contact phone (920) 788-7500

DRAFT

Current Status WCS

Village of Kimberly Hypothetical Tax Increment District #6 - Current Status Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TID.....	2.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$15.09
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	2.00%

Year	Background Data					RECIPIENT Revenues					Expenditures						TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Transfers from Donor TID #4	DSRF Revenue	Total Revenues	Existing CDA Debt Service	Existing GO Debt Service	TIF Incentives	Final Audit/ TID Closure Costs	Village Payments	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)	(1)															(December 31)			
	Base Value																			
2017	\$13,918,500																			
2020	\$18,519,100																			
2023	\$148,873,700			\$145,409,300	\$14.84															2023
2024	\$163,928,400		\$5,765,000	\$151,174,300	\$15.09	\$1,934,462	\$96,035	\$229,310	\$2,807	\$2,262,614	\$276,383	\$1,571,413	\$518,520		\$350,000	\$2,716,316	(\$453,702)	\$4,348,034	Per Village Finances	2024
2025	\$169,693,400	\$3,393,868	\$3,500,000	\$158,068,168	\$15.09	\$2,194,226	\$86,961	\$229,311	\$2,807	\$2,513,305	\$276,990	\$1,717,370	\$694,100		\$350,000	\$3,038,460	(\$525,155)	\$3,822,879		2025
2026	\$176,587,268	\$3,531,745	\$10,900,000	\$172,499,913	\$15.09	\$2,281,220	\$76,458	\$229,311	\$2,807	\$2,589,796	\$277,190	\$2,059,653	\$763,695		\$350,000	\$3,450,537	(\$860,741)	\$2,962,138		2026
2027	\$191,019,013	\$3,820,380	\$23,900,000	\$200,220,294	\$15.09	\$2,385,249	\$59,243	\$234,124	\$2,807	\$2,681,422	\$277,190	\$2,257,014	\$805,947		\$350,000	\$3,690,150	(\$1,008,728)	\$1,953,410		2027
2028	\$218,739,394	\$4,374,788	\$6,900,000	\$211,495,081	\$15.09	\$2,603,024	\$39,068	\$239,033	\$2,807	\$2,883,932	\$276,691	\$3,362,797	\$902,523		\$350,000	\$4,892,010	(\$2,008,078)	(\$54,668)		2028
2029	\$230,014,181	\$4,600,284	\$6,700,000	\$222,795,365	\$15.09	\$3,021,324	\$0	\$244,041	\$2,807	\$3,268,172	\$275,980	\$2,391,398	\$1,156,035		\$350,000	\$4,173,413	(\$905,241)	(\$959,909)		2029
2030	\$241,314,465	\$4,826,289	\$14,500,000	\$242,121,654	\$15.09	\$3,191,461	\$0	\$249,148	\$2,807	\$3,443,416	\$279,708	\$2,395,972	\$1,222,431		\$350,000	\$4,248,111	(\$804,695)	(\$1,764,604)		2030
2031	\$260,640,754	\$5,212,815	\$3,500,000	\$250,834,470	\$15.09	\$3,361,982	\$0	\$254,358	\$2,807	\$3,619,147	\$277,988	\$2,395,860	\$1,294,863		\$350,000	\$4,318,710	(\$699,564)	(\$2,464,168)		2031
2032	\$269,353,570	\$5,387,071	\$2,000,000	\$258,221,541	\$15.09	\$3,653,616	\$0	\$259,672	\$2,807	\$3,916,094	\$276,044	\$2,395,529	\$1,469,907		\$350,000	\$4,491,480	(\$575,386)	(\$3,039,554)		2032
2033	\$276,740,641	\$5,534,813		\$263,756,354	\$15.09	\$3,785,092	\$0		\$2,807	\$3,787,899	\$278,876	\$1,544,781	\$1,512,159		\$350,000	\$3,685,816	\$102,083	(\$2,937,471)		2033
2034	\$282,275,454	\$5,645,509		\$269,401,863	\$15.09	\$3,896,563	\$0		\$2,807	\$3,899,370	\$276,260	\$1,545,297	\$1,536,303		\$350,000	\$3,707,860	\$191,510	(\$2,745,961)		2034
2035	\$287,920,963	\$5,758,419		\$275,160,282	\$15.09	\$3,980,083	\$0		\$2,807	\$3,982,890	\$278,210	\$1,542,588	\$1,669,095		\$350,000	\$3,839,892	\$142,998	(\$2,602,964)		2035
2036	\$293,679,382	\$5,873,588		\$281,033,870	\$15.09	\$4,065,274	\$0		\$2,807	\$4,068,081	\$279,700	\$1,542,363	\$1,640,383		\$350,000	\$3,812,445	\$255,635	(\$2,347,328)		2036
2037	\$299,552,970	\$5,991,059		\$287,024,929	\$15.09	\$4,152,169	\$0		\$2,807	\$4,154,975	\$275,730	\$1,543,406	\$1,737,766		\$350,000	\$3,906,902	\$248,073	(\$2,099,255)		2037
2038	\$305,544,029	\$6,110,881		\$293,135,810	\$15.09	\$4,240,801	\$0		\$2,807	\$4,243,608	\$276,530		\$1,544,466		\$350,000	\$2,170,996	\$2,072,612	(\$26,644)		2038
2039	\$311,654,910	\$6,233,098		\$299,368,908	\$15.09	\$4,331,206	\$0		\$2,807	\$4,334,013	\$276,870		\$1,544,466		\$350,000	\$2,171,336	\$2,162,677	\$2,136,033		2039
2040	\$317,888,008	\$6,357,760		\$305,726,668	\$15.09	\$4,423,419	\$42,721		\$2,807	\$4,468,947	\$276,530		\$1,544,466		\$350,000	\$2,170,996	\$2,297,951	\$4,433,984		2040
2041	\$324,245,768	\$6,484,915		\$312,211,583	\$15.09	\$4,517,477	\$88,680		\$2,807	\$4,608,963	\$275,720		\$1,544,466		\$350,000	\$2,170,186	\$2,438,777	\$6,872,761	Expenditures Recovered	2041
2042	\$330,730,683	\$6,614,614		\$318,826,197	\$15.09	\$4,613,415	\$137,455		\$2,807	\$4,753,677	\$279,440		\$1,543,096		\$350,000	\$2,172,536	\$2,581,141	\$9,453,903	Expenditures Recovered	2042
2043					\$15.09	\$4,711,273	\$189,078		\$283,467	\$5,183,818	\$277,455		\$1,244,105		\$350,000	\$1,871,560	\$3,312,258	\$12,766,160	Expenditures Recovered	2043
2044						\$4,811,087	\$255,323			\$5,066,411			\$1,703,519	\$20,000		\$1,723,519	\$3,342,892	\$16,109,052	Expenditures Recovered	2044
		\$95,751,897	\$77,665,000			\$76,154,424	\$1,071,021	\$2,168,310	\$336,793	\$79,730,548	\$5,545,484	\$28,265,439	\$27,592,309	\$20,000	\$7,000,000	\$68,423,232				

Type of TID: Blighted
 2016 TID Inception (9/12/2016)
 2038 Final Year to Incur TIF Related Costs
 2043 Maximum Legal Life of TID (27 Years)
 2044 Final Tax Collection Year

(1) Figures per Village estimates.