

***** JOINT REVIEW BOARD MINUTES***
AUGUST 26, 2025**

**SAUKVILLE MUNICIPAL CENTER AND VIA ZOOM
639 E. GREEN BAY AVE., SAUKVILLE, WI 53080**

Village President, Andy Hebein, called the meeting to order at 3:00 p.m.

Administrator, Dawn Wagner, gave the Statement of Public Notice.

Members: Andy Hebein, Village President-present; Donald Clark, Ozaukee County Board Supervisor; Michael McMahon, PW/Saukville-School District, Chad Noel, MATC (via Zoom) and John Ross, Public Member(via Zoom).

Others Present: Dawn Wagner, Julie Friede, Jacob Verhelst, and Greg Johnson - Ehlers (via Zoom)

APPOINTMENTS:

Clark/McMahon made a motion to appoint Ross as Public Member. Motion carried.

Clark/McMahon made a motion to appoint Hebein as Chairperson. Motion carried.

Review Annual PE-300 Report and the performance and status of the Village's active Tax Incremental Districts as Required by Wis. Stat § 66.1105 (4m)(f).

Johnson reviewed the Annual PE-300 Reports for TID #4, TID #5 and TID #6. (See Attached)

It was noted on page 1 of the Annual Tax Incremental District Report for Village of Saukville, WI Tax Incremental District No. 4 there is a typo stating the TID was created on September 5, 2026, should read as September 5, 2006.

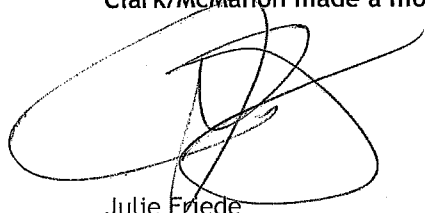
Approve "Resolution #1427 Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement."

McMahon/Clark made a motion to waive the reading of Resolution #1427 Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement. Motion Carried.

McMahon/Clark made a motion to approve Resolution #1427 - Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirement. Motion carried.

ADJOURNMENT

Clark/McMahon made a motion to adjourn. Motion carried at 3:16 p.m.



Julie Friede
Village Clerk

August 26, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Saukville, WI

Tax Incremental District No. 4



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Saukville, Wisconsin Tax Incremental District No. 4

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Incremental District No. 4 (“District”) was created on September 5, 2026 as a mixed-use district. The District was amended in 2007 to subtract territory from the District.

The District’s expenditure period ended on September 5, 2021. The final year of increment collection is 2027.

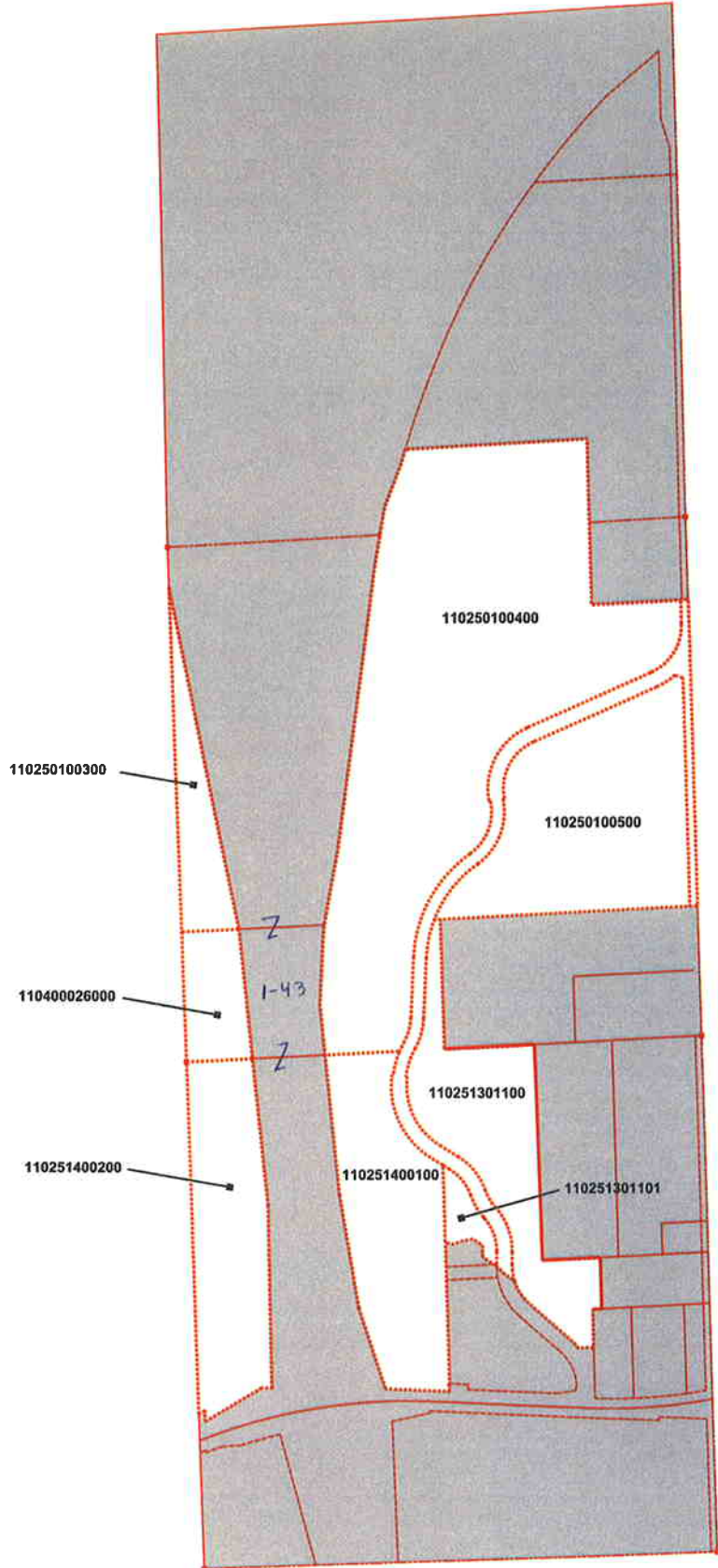
Background Data:	Base Value	\$1,600,100
	Incremental Value (as of January 1, 2025)	\$11,014,400
	Year End Fund Balance (2024)	\$8,175
	Projected Closure (based on current cash flow)	2027

Notes: A pay-as-you go development incentive is payable to a developer. The Village has no obligation to pay any outstanding balance upon termination of the District.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - TID increment projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

VILLAGE OF SAUKVILLE
TID NO. 4
Map Tax Keys - Post Splits
3 parcels to west of I-43 proposed
to be removed from boundary



Village of Saukville, WI

Tax Increment District #4

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	\$1,600,100
Creation Date	September 5, 2006	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2006	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	15 9/5/2021	Tax Exempt Discount Rate	N/A
Extension Eligibility/Years	20 3	Taxable Discount Rate	N/A
Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
11	2016	\$416,800	2017		\$6,436,500	2018	\$20.42	\$131,439
12	2017	\$42,400	2018		\$6,478,900	2019	\$19.53	\$126,510
13	2018	\$320,300	2019		\$6,799,200	2020	\$19.22	\$130,693
14	2019	\$722,300	2020		\$7,521,500	2021	\$17.99	\$135,280
15	2020	\$318,700	2021		\$7,840,200	2022	\$17.52	\$137,363
16	2021	(\$1,995,000)	2022		\$5,845,200	2023	\$16.23	\$94,895
17	2022	\$555,100	2023		\$6,400,300	2024	\$14.96	\$95,761
18	2023	\$6,813,700	2024		\$13,214,000	2025	\$15.18	\$200,633
19	2024	(\$2,199,600)	2025		\$11,014,400	2026	\$14.00	\$154,202
20	2025		2026		\$11,014,400	2027	\$13.93	\$153,431
Totals						Future Value of Increment		\$1,360,206

Village of Saukville, WI

Tax Increment District #4

Cash Flow Projection

Year	Projected Revenues				Expenditures					Balances			Year	
	Tax Increments	Intergov.	Developer Guarantee	Total Revenues	Village Administrative Costs	Village Planning and Development Costs (Kapur)	Capital Outlay	Payments to Ansay	Total Expenditures	Annual	Cumulative ¹	Ansay Costs Outstanding ²		Kapur Balance Remaining
2021														2021
2022	\$137,363	\$3,519	\$81,345	\$222,227	\$11,554	\$0	\$81,345	\$129,488	\$222,387	(\$160)	\$13,453	\$2,260,716	\$9,775	2022
2023	\$94,895	\$3,519		\$98,414	\$12,567	\$0		\$116,400	\$128,967	(\$30,553)	(\$17,260)	\$1,933,483	\$9,775	2023
2024	\$95,761	\$3,519		\$99,280	\$11,950	\$0		\$61,895	\$73,845	\$25,435	\$8,175	\$1,871,588	\$9,775	2024
2025	\$200,633	\$6,192		\$206,824	\$10,000	\$0		\$195,225	\$205,225	\$1,599	\$9,775	\$1,676,363	\$9,775	2025
2026	\$154,202	\$6,192		\$160,393	\$10,000	\$0		\$150,393	\$160,393	\$0	\$9,775	\$1,525,970	\$9,775	2026
2027	\$153,431	\$6,192		\$159,622	\$10,000	\$0		\$159,397	\$169,397	(\$9,775)	\$0	\$1,366,573	\$0	2027
Total	\$836,284	\$29,132	\$81,345	\$946,761	\$66,071	\$0	\$81,345	\$812,798	\$960,214					Total

Notes:

1. 2024 cumulative balance ties to 2024 audit.
2. Ansay balance remaining from \$2,736,536 of eligible costs.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 45181	Municipality SAUKVILLE	County OZAUKEE	Due date 07/01/2025	Report type ORIGINAL	
TID number 004	TID type 6	TID name TID #4	Creation date 09/05/2006	Mandatory termination date 09/05/2026	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-17,261

Section 3 – Revenue	Amount
Tax increment	\$95,762
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$3,519
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$99,281

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$11,950
Professional services	
Interest and fiscal charges	
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Ansay Development	\$61,895
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$73,845

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$8,175
Future costs	\$408,175
Future revenue	\$400,000
Surplus or deficit	\$0

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	\$0	\$0
005	\$9,761,400	\$0	\$703,300	\$10,464,700
006	\$16,600,000	\$0	\$0	\$16,600,000
Total	\$26,361,400	\$0	\$703,300	\$27,064,700

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	\$0	\$635,914,900	0.00	\$2,991,089	\$0
005	\$10,464,700	\$635,914,900	1.65	\$2,991,089	\$49,353
006	\$16,600,000	\$635,914,900	2.61	\$2,991,089	\$78,067
Total	\$27,064,700	\$635,914,900	4.26	\$2,991,089	\$127,420

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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	\$0	\$570,431,500	0.00	\$2,943,869	\$0
2023	005	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883
2023	Total	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Dawn Wagner	Contact title Administrator
Contact email dwagner@village.saukville.wi.us	Contact phone (262) 284-9423

August 26, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Saukville, WI

Tax Incremental District No. 5



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Saukville, Wisconsin Tax Incremental District No. 5

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Incremental District No. 5 (“District”) was created on March 4, 2022 as a mixed-use district.

The District’s expenditure period ends on March 4, 2037. The final year of tax increment collection is 2043.

Background Data:	Base Value	\$31,400
	Incremental Value (as of January 1, 2025)	\$25,508,300
	Year End Fund Balance (2024)	(\$1,503)
	Projected Closure (based on current cash flow)	2043

Notes: A pay-as-you go development incentive is payable to a developer. The Village has no obligation to pay any outstanding balance upon termination of the District.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

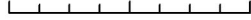
- Attachments:**
- TID Boundary Map
 - TID increment projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

Legend

--- TID #5 Boundary



0 250 500 1,000 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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www.sehinc.com

Project: NEUMA 159540
Print Date: 1/10/2022

Map by: dconstant
Projection:
Source:

TID #5 Boundary
Village of Saukville, WI

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Village of Saukville, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	31,400
District Creation Date	March 4, 2022	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2022	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	15 3/4/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20 2043	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	80% of increment
1 2022	450,100	2023	0	450,100	2024	\$14.96	6,734	5,388
2 2023	10,856,400	2024	0	11,306,500	2025	\$15.18	171,670	137,336
3 2024	14,201,800	2025	0	25,508,300	2026	\$14.00	357,116	285,693
4 2025	0	2026	0	25,508,300	2027	\$13.93	355,331	284,264
5 2026	0	2027	0	25,508,300	2028	\$13.86	353,554	282,843
6 2027	0	2028	0	25,508,300	2029	\$13.79	351,786	281,429
7 2028	0	2029	0	25,508,300	2030	\$13.72	350,027	280,022
8 2029	0	2030	0	25,508,300	2031	\$13.65	348,277	278,622
9 2030	0	2031	0	25,508,300	2032	\$13.59	346,536	277,229
10 2031	0	2032	0	25,508,300	2033	\$13.52	344,803	275,842
11 2032	0	2033	0	25,508,300	2034	\$13.45	343,079	274,463
12 2033	0	2034	0	25,508,300	2035	\$13.38	341,364	273,091
13 2034	0	2035	0	25,508,300	2036	\$13.32	339,657	271,725
14 2035	0	2036	0	25,508,300	2037	\$13.25	337,959	270,367
15 2036	0	2037	0	25,508,300	2038	\$13.18	336,269	269,015
16 2037	0	2038	0	25,508,300	2039	\$13.12	334,587	267,670
17 2038	0	2039	0	25,508,300	2040	\$13.05	332,914	266,332
18 2039	0	2040	0	25,508,300	2041	\$12.99	331,250	265,000
19 2040	0	2041	0	25,508,300	2042	\$12.92	329,594	263,675
20 2041	0	2042	0	25,508,300	2043	\$12.86	327,946	262,357
Totals	25,508,300		0		Future Value of Increment		6,340,453	

Village of Saukville, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances			Year	
	Tax Increments	Developer Payments	Total Revenues	Neumann MRO Payment	Capital Outlay	Planning & Admin.	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2022			0				0	0	0		2022
2023		47,250	47,250		47,250	1,150	48,400	(1,150)	(1,150)		2023
2024	6,734	21,330	28,064	5,388	21,330	1,700	28,418	(353)	(1,503)	7,887,607	2024
2025	171,670		171,670	137,336		20,000	157,336	14,334	12,831	7,887,607	2025
2026	357,116		357,116	236,628		35,000	271,628	85,488	98,319	7,887,607	2026
2027	355,331		355,331	285,693		35,000	320,693	34,637	132,957	7,887,607	2027
2028	353,554		353,554	282,843		35,000	317,843	35,711	168,667	7,841,393	2028
2029	351,786		351,786	281,429		35,000	316,429	35,357	204,025	7,795,205	2029
2030	350,027		350,027	280,022		35,000	315,022	35,005	239,030	7,749,040	2030
2031	348,277		348,277	278,622		35,000	313,622	34,655	273,686	7,702,889	2031
2032	346,536		346,536	277,229		35,000	312,229	34,307	307,993	7,656,747	2032
2033	344,803		344,803	275,842		35,000	310,842	33,961	341,953	7,610,607	2033
2034	343,079		343,079	274,463		35,000	309,463	33,616	375,569	7,564,462	2034
2035	341,364		341,364	273,091		35,000	308,091	33,273	408,842	7,518,305	2035
2036	339,657		339,657	271,725		35,000	306,725	32,931	441,773	7,472,129	2036
2037	337,959		337,959	270,367		35,000	305,367	32,592	474,365	7,425,926	2037
2038	336,269		336,269	269,015		35,000	304,015	32,254	506,619	7,379,689	2038
2039	334,587		334,587	267,670		35,000	302,670	31,917	538,536	7,333,409	2039
2040	332,914		332,914	266,332		35,000	301,332	31,583	570,119	7,287,080	2040
2041	331,250		331,250	265,000		35,000	300,000	31,250	601,369	7,240,693	2041
2042	329,594		329,594	263,675		35,000	298,675	30,919	632,288	7,194,238	2042
2043	327,946		327,946	262,357		35,000	297,357	30,589	662,877	7,147,709	2043
Total	6,340,453	68,580	6,409,033	5,024,726	68,580	652,850	5,746,156				Total

Notes:

1. Village does not have to pay off principal MRO outstanding at the end of TID maximum life.

Projected TID Closure

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
45181	SAUKVILLE	OZAUKEE	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
005	6	TID 5	03/01/2022	03/01/2043	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,150

Section 3 – Revenue	Amount
Tax increment	\$6,734
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name Newman Development	\$21,330
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$28,064

Section 4 – Expenditures	Amount
Capital expenditures	\$21,330
Administration	
Professional services	\$1,550
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	
TID number	
Developer grants	
Developer name Newman	\$5,388
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$28,418

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,504
Future costs	\$9,977,125
Future revenue	\$9,978,629
Surplus or deficit	\$0

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	\$0	\$0
005	\$9,761,400	\$0	\$703,300	\$10,464,700
006	\$16,600,000	\$0	\$0	\$16,600,000
Total	\$26,361,400	\$0	\$703,300	\$27,064,700

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	\$0	\$635,914,900	0.00	\$2,991,089	\$0
005	\$10,464,700	\$635,914,900	1.65	\$2,991,089	\$49,353
006	\$16,600,000	\$635,914,900	2.61	\$2,991,089	\$78,067
Total	\$27,064,700	\$635,914,900	4.26	\$2,991,089	\$127,420

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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	\$0	\$570,431,500	0.00	\$2,943,869	\$0
2023	005	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883
2023	Total	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Dawn Wagner	Contact title Administrator
Contact email dwagner@village.saukville.wi.us	Contact phone (262) 284-9423

August 26, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

Village of Saukville, WI

Tax Incremental District No. 6



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

Saukville, Wisconsin Tax Incremental District No. 6

Purpose: State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary: Tax Incremental District No. 6 (“District”) was created on December 6, 2023 as a mixed-use district.

The District’s expenditure period ends on December 6, 2037. The final year of tax increment collection is 2044.

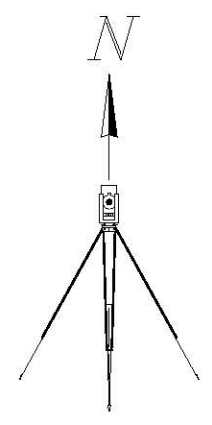
Background Data:	Base Value	\$2,398,100
	Incremental Value (as of January 1, 2025)	\$45,025,900
	Year End Fund Balance (2024)	(\$1,400)
	Projected Closure (based on current cash flow)	2044

Notes: A pay-as-you go development incentive is payable to a developer. The Village has no obligation to pay any outstanding balance upon termination of the District.

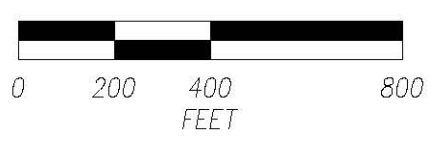
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

- Attachments:**
- TID Boundary Map
 - TID Development Assumptions
 - TID increment projection
 - TID Cash Flow Projection (Detail)
 - State Submittal (DOR Form PE-300)

**TID #6 BOUNDARY
W/ CSM SPLIT**
NORTHERN GATEWAY
VILLAGE OF SAUKVILLE
OZAUKEE COUNTY, WI



SCALE
1" = 400'



NOTE:
PARCELS C, D, AND H
ARE NOT PART OF
TID #4.

PROPOSED TID
BOUNDARY
(TYPICAL)

CSM LOT

EXISTING PARCEL LINE
WITHIN BOUNDARY
(TYPICAL)

Parcel J
ROW

Parcel A
AG

Parcel B
AG

Parcel H
AG

Parcel I
ROW

Parcel C
RES

Parcel D
RES

Parcel G
AG

Parcel E
AG

Parcel F
AG

S.T.H. 33

LOT 2
C.S.M. #2631

LOT 1
C.S.M. #4210

C.S.M. #1038

C.S.M. #1038

LOT 2
C.S.M. #2641

LOT 1
C.S.M. #2641

PARCEL 2
C.S.M. #2943

PARCEL 1
C.S.M. #2943

PARCEL 2
C.S.M. #2943

PARCEL 1
C.S.M. #2943

LOT 1
C.S.M. #2847

LOT 4
C.S.M. #1688

LOT 1
C.S.M. #3425

LOT 1
C.S.M. #2813

LOT 2
C.S.M. #2091

LOT 1
C.S.M. #2091

Village of Saukville, Wisconsin

Tax Incremental District #6

Development Assumptions

Construction Year	Actual	Phase 1							
		Anitas Memory Care	The Daniels (Phase 1)	The Daniels (Phase 2)	Future Residential North Phase	Saukville Homes Step 1 (Land Infrastructure)	Saukville Homes Step 2 (Vertical Construction)	Townhomes 11 units	Townhomes 12 Units
1 2023	19,903,500								
2 2024	25,122,400								
3 2025		11,000,000	4,168,750	3,625,000		2,507,500	4,377,500		
4 2026				10,875,000	4,350,000		4,377,500	1,035,000	4,140,000
5 2027					4,350,000		4,377,500	3,105,000	
6 2028							4,377,500		
7 2029									
8 2030									
9 2031									
10 2032									
11 2033									
12 2034									
13 2035									
14 2036									
15 2037									
16 2038									
17 2039									
18 2040									
19 2041									
20 2042									
Totals	<u>45,025,900</u>	<u>11,000,000</u>	<u>4,168,750</u>	<u>14,500,000</u>	<u>8,700,000</u>	<u>2,507,500</u>	<u>17,510,000</u>	<u>4,140,000</u>	<u>4,140,000</u>

Village of Saukville, Wisconsin

Tax Incremental District #6

Development Assumptions

Phase 2						
Mel's Apartments	Gateway Sports Academy	Hotel	Commercial/Retail	Strip Retail	Annual Total	Construction Year
					19,903,500	2023 1
					25,122,400	2024 2
	6,750,000				32,428,750	2025 3
7,168,750		4,100,000		1,000,000	37,046,250	2026 4
21,506,250		4,100,000		3,000,000	40,438,750	2027 5
			2,000,000		6,377,500	2028 6
			2,000,000		2,000,000	2029 7
					0	2030 8
					0	2031 9
					0	2032 10
					0	2033 11
					0	2034 12
					0	2035 13
					0	2036 14
					0	2037 15
					0	2038 16
					0	2039 17
					0	2040 18
					0	2041 19
					0	2042 20
<u>28,675,000</u>	<u>6,750,000</u>	<u>8,200,000</u>	<u>4,000,000</u>	<u>4,000,000</u>	<u>163,317,150</u>	

Village of Saukville, Wisconsin

Tax Increment District #6

Tax Increment Projection Worksheet - Residential and Commercial

Type of District	Mixed Use		Base Value	2,398,100
District Creation Date	December 6, 2022		Appreciation Factor	
Valuation Date	Jan 1,	2023	Base Tax Rate	
Max Life (Years)	20		Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	15	12/6/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	20	2044	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction	Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	85%
1	2023	19,903,500	2024	0	19,903,500	2025	\$15.18	302,202	256,871
2	2024	25,122,400	2025	0	45,025,900	2026	\$14.00	630,363	535,808
3	2025	32,428,750	2026	0	77,454,650	2027	\$13.93	1,078,943	917,102
4	2026	37,046,250	2027	0	114,500,900	2028	\$13.86	1,587,023	1,348,969
5	2027	40,438,750	2028	0	154,939,650	2029	\$13.79	2,136,780	1,816,263
6	2028	6,377,500	2029	0	161,317,150	2030	\$13.72	2,213,609	1,881,568
7	2029	2,000,000	2030	0	163,317,150	2031	\$13.65	2,229,848	1,895,371
8	2030	0	2031	0	163,317,150	2032	\$13.59	2,218,699	1,885,894
9	2031	0	2032	0	163,317,150	2033	\$13.52	2,207,605	1,876,464
10	2032	0	2033	0	163,317,150	2034	\$13.45	2,196,567	1,867,082
11	2033	0	2034	0	163,317,150	2035	\$13.38	2,185,584	1,857,747
12	2034	0	2035	0	163,317,150	2036	\$13.32	2,174,656	1,848,458
13	2035	0	2036	0	163,317,150	2037	\$13.25	2,163,783	1,839,216
14	2036	0	2037	0	163,317,150	2038	\$13.18	2,152,964	1,830,020
15	2037	0	2038	0	163,317,150	2039	\$13.12	2,142,199	1,820,869
16	2038	0	2039	0	163,317,150	2040	\$13.05	2,131,488	1,811,765
17	2039	0	2040	0	163,317,150	2041	\$12.99	2,120,831	1,802,706
18	2040	0	2041	0	163,317,150	2042	\$12.92	2,110,227	1,793,693
19	2041	0	2042	0	163,317,150	2043	\$12.86	2,099,676	1,784,724
20	2042	0	2043	0	163,317,150	2044	\$12.79	2,089,177	1,775,801
Totals		163,317,150		0		Future Value of Increment		38,172,224	32,446,390

Village of Saukville, Wisconsin

Tax Increment District #6

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures				Balances			Year	
	Tax Increments	Developer Payments	Total Revenues	Developer Incentive Total Payment	Capital Outlay	Conservation and Development	Village Transfer to GF	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2023		308,724	308,724			309,724		309,724	(1,000)	(1,000)		2023
2024		57,890	57,890		57,890	400		58,290	(400)	(1,400)	43,484,290	2024
2025	302,202		302,202	256,871		1,000	45,000	302,871	(670)	(2,070)	43,227,419	2025
2026	630,363		630,363	535,808		1,000	65,000	601,808	28,554	26,485	42,691,610	2026
2027	1,078,943		1,078,943	917,102		1,000	65,000	983,102	95,841	122,326	41,774,509	2027
2028	1,587,023		1,587,023	1,348,969		1,000	65,000	1,414,969	172,053	294,379	40,425,540	2028
2029	2,136,780		2,136,780	1,816,263		1,000	65,000	1,882,263	254,517	548,897	38,609,276	2029
2030	2,213,609		2,213,609	1,881,568		1,000	65,000	1,947,568	266,041	814,938	36,727,709	2030
2031	2,229,848		2,229,848	1,895,371		1,000	65,000	1,961,371	268,477	1,083,415	34,832,338	2031
2032	2,218,699		2,218,699	1,885,894		1,000	65,000	1,951,894	266,805	1,350,220	32,946,444	2032
2033	2,207,605		2,207,605	1,876,464		1,000	65,000	1,942,464	265,141	1,615,361	31,069,980	2033
2034	2,196,567		2,196,567	1,867,082		1,000	65,000	1,933,082	263,485	1,878,846	29,202,898	2034
2035	2,185,584		2,185,584	1,857,747		1,000	65,000	1,923,747	261,838	2,140,683	27,345,151	2035
2036	2,174,656		2,174,656	1,848,458		1,000	65,000	1,914,458	260,198	2,400,882	25,496,693	2036
2037	2,163,783		2,163,783	1,839,216		1,000	65,000	1,905,216	258,567	2,659,449	23,657,478	2037
2038	2,152,964		2,152,964	1,830,020		1,000	65,000	1,896,020	256,945	2,916,394	21,827,458	2038
2039	2,142,199		2,142,199	1,820,869		1,000	65,000	1,886,869	255,330	3,171,724	20,006,589	2039
2040	2,131,488		2,131,488	1,811,765		1,000	65,000	1,877,765	253,723	3,425,447	18,194,824	2040
2041	2,120,831		2,120,831	1,802,706		1,000	65,000	1,868,706	252,125	3,677,572	16,392,117	2041
2042	2,110,227		2,110,227	1,793,693		1,000	65,000	1,859,693	250,534	3,928,106	14,598,425	2042
2043	2,099,676		2,099,676	1,784,724		1,000	65,000	1,850,724	248,951	4,177,057	12,813,701	2043
2044	2,089,177		2,089,177	1,775,801		1,000	65,000	1,841,801	247,377	4,424,434	11,037,900	2044
Total	38,172,224	366,614	38,538,838	32,446,390	57,890	330,124	1,280,000	34,114,404				Total

- Notes:
- 85% of the increment is available to pay the incentive. \$43,484,290 is the project costs eligible for reimbursement.
 - Village not required to payoff any liabilities outstanding at the end of 2044.

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 45181	Municipality SAUKVILLE	County OZAUKEE	Due date 07/01/2025	Report type ORIGINAL	
TID number 006	TID type 6	TID name TID #6	Creation date 12/06/2022	Mandatory termination date 12/06/2043	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,000

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name Ansay	\$57,890
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$57,890

Section 4 – Expenditures	Amount
Capital expenditures	\$57,890
Administration	
Professional services	\$250
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	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$58,290

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,400
Future costs	\$20,784,961
Future revenue	\$20,786,361
Surplus or deficit	\$0

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	\$0	\$0
005	\$9,761,400	\$0	\$703,300	\$10,464,700
006	\$16,600,000	\$0	\$0	\$16,600,000
Total	\$26,361,400	\$0	\$703,300	\$27,064,700

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	\$0	\$635,914,900	0.00	\$2,991,089	\$0
005	\$10,464,700	\$635,914,900	1.65	\$2,991,089	\$49,353
006	\$16,600,000	\$635,914,900	2.61	\$2,991,089	\$78,067
Total	\$27,064,700	\$635,914,900	4.26	\$2,991,089	\$127,420

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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	\$0	\$570,431,500	0.00	\$2,943,869	\$0
2023	005	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883
2023	Total	\$157,000	\$570,431,500	0.03	\$2,943,869	\$883

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Dawn Wagner	Contact title Administrator
Contact email dwagner@village.saukville.wi.us	Contact phone (262) 284-9423