



AGENDA  
City of Milton  
Joint Review Board Meeting  
Tuesday, August 13, 2019  
3:00 PM  
MILTON CITY HALL  
Conference Room, 710 S. Janesville Street

1. Call Meeting to Order
2. Approval of Agenda
3. Consideration and Appointment of the Joint Review Board's Public Member (Nate Bruce)
4. Discussion of Joint Review Board Responsibilities
5. Review of Tax Incremental Finance District, Annual Reports and Financial Statements

Documents:

[TID 6 ANNUAL REPORT - 2018.PDF](#)  
[TID 6 FINANCIAL STATEMENT ANALYSIS.PDF](#)  
[TID 6 2019 STATEMENT OF CHANGES IN TID VALUE.PDF](#)  
[TID 7 ANNUAL REPORT - 2018.PDF](#)  
[TID 7 FINANCIAL STATEMENT ANALYSIS.PDF](#)  
[TID 7 2019 STATEMENT OF CHANGES IN TID VALUE.PDF](#)  
[TID 8 ANNUAL REPORT - 2018.PDF](#)  
[TID 9 ANNUAL REPORT - 2018.PDF](#)  
[TID 9 FINANCIAL STATEMENT ANALYSIS.PDF](#)  
[TID 9 2019 STATEMENT OF CHANGES IN TID VALUE.PDF](#)  
[TID 10 FINANCIAL STATEMENT ANALYSIS.PDF](#)  
[TID 10 2019 STATEMENT OF CHANGES IN TID VALUE.PDF](#)

6. Discussion and Possible Action Regarding the 2019 Joint Review Board Annual Meeting Resolution

Documents:

[2019 ANNUAL MEETING RESOLUTION.PDF](#)

7. Motion to Adjourn

\*\*Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

\*\*Notice is hereby given that a majority of the Common Council may be present at this meeting at the above mentioned date and time to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex

rel. *Badke v. Greendale Village Bd.*, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

Posted by Leanne Schroeder, August 9, 2019 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Municipality/TID					
Co-muni code <b>53257</b>	Municipality <b>MILTON</b>		County <b>ROCK</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>4</b>	TID name <b>INDUSTRIAL PARK</b>	Creation date <b>01-21-2003</b>	Mandatory termination date <b>01-21-2026</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	<b>\$750,957</b>

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	<b>No</b>
Allocation from another TID	<b>Allocation amount</b>
N/A	<b>\$0</b>
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
Developer guarantee name	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
Transfer from other fund source	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
Other grant sources	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
Other revenue sources	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
Tax increment	<b>\$1,005,561</b>
Investment income	<b>\$2,482</b>
Debt proceeds	<b>\$730,000</b>
Special assessments	
Exempt computer aid	<b>\$7,486</b>
Sale of property	
<b>Total Revenue (deposits)</b>	<b>\$1,745,529</b>

Section 3. Expenditures	
<b>Developer grant name</b>	<b>Developer grant amount</b>
UNITED ETHANOL	\$38,849
PUTMAN PKWY 1 CORP	\$240,000
<b>Subtotal developer grant amount</b>	<b>\$278,849</b>
<b>Does this TID allocate funds to another TID?</b>	Yes
<b>Allocation to another TID</b>	<b>Allocation amount</b>
008	\$5,000
<b>Subtotal allocation to another TID</b>	<b>\$5,000</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
REAL ESTATE COMMISSION FOR SALE OF LAND	\$16,949
<b>Subtotal other expenditures amount</b>	<b>\$16,949</b>
<b>Capital expenditures</b>	<b>\$95,805</b>
<b>Administration</b>	<b>\$1,536</b>
<b>Professional services</b>	<b>\$10,500</b>
<b>Interest and fiscal charges</b>	<b>\$135,780</b>
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	<b>\$286</b>
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	<b>\$1,278,000</b>
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$1,822,705</b>

Section 4. Ending Balance	
<b>TID fund balance at end of fiscal year</b>	<b>\$673,781</b>
<b>Future costs</b>	<b>\$7,125,255</b>
<b>Future revenue</b>	<b>\$7,771,656</b>
<b>Surplus or deficit</b>	<b>\$1,320,182</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Preparer/Contact Information</b>	
-------------------------------------	--

Preparer name <b>Daniel Nelson</b>	Preparer title <b>Finance Director/Treasurer</b>
Preparer email <b>dnelson@milton-wi.gov</b>	Preparer phone <b>(608) 868-6900</b>
Contact name <b>Daniel Nelson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>dnelson@milton-wi.gov</b>	Contact phone <b>(608) 868-6900</b>

<b>Submission Information</b>	
-------------------------------	--

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>53257</b>
TID number	<b>006</b>
Recording time	<b>06-17-2019 02:58 PM</b>
Confirmation	<b>TIDAR201853257O1560799010613</b>
Submission type	<b>ORIGINAL</b>

**City of Milton**

**TID #6 Budget**

Termination Year: 1/21/2026

	Actual 2018	Actual 2019	Approved Budget 2019	2020	2021	2022	2023	2024	2025	2026
<b>TID #6</b>										
<i>Revenue</i>										
Tax increment	1,005,561	917,383	917,301	896,318	941,597	946,241	946,241	946,241	946,241	946,241
Computer aid	7,486	7,668	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Debt issued	730,000	-	-	-	-	-	-	-	-	-
Sale of property	-	100	-	-	-	-	-	-	-	-
Rent	-	1	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Other	2,482	-	-	60,000	-	-	-	-	-	-
	<u>1,745,529</u>	<u>925,152</u>	<u>925,301</u>	<u>964,318</u>	<u>949,597</u>	<u>954,241</u>	<u>954,241</u>	<u>954,241</u>	<u>954,241</u>	<u>954,241</u>
<i>Expenses</i>										
Engineering & Admin	65,726	17,667	50,000	100,000	50,000	-	-	-	-	-
Economic development pmts	295,798	-	132,222	155,000	165,000	165,000	165,000	75,000	75,000	-
Public land purchase	1,500	-	-	-	-	-	-	-	-	-
Street construction	16,132	-	-	-	-	-	-	-	-	-
Debt service	1,438,549	739,628	-	-	-	-	-	-	-	-
2016B GO Bonds (2023 call)			228,763	274,563	313,013	331,906	322,938	412,913	446,470	473,995
2016A CDA Lease Bonds (2023 call)			171,190	183,743	180,863	177,703	184,193	175,384	171,383	162,160
2017 Taxable Bank Note			217,630	217,660	217,510	216,195	-	-	-	-
2018 Note with Blackhawk			150,370	152,180	148,932	150,626	171,972	-	-	-
Utility extension (fiber, water/sewer, etc.)	-	-	200,000	-	-	-	-	-	-	-
Commissions	-	-	-	-	-	-	-	-	-	-
Transfer to other funds	5,000	-	-	-	-	-	-	-	-	-
Transfer to TID #7	-	-	-	-	-	-	-	-	-	-
Transfer to TID #10	-	60,000	60,000	100,000	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
	<u>1,817,705</u>	<u>757,295</u>	<u>1,210,175</u>	<u>1,183,146</u>	<u>1,075,318</u>	<u>1,041,430</u>	<u>844,103</u>	<u>663,297</u>	<u>692,853</u>	<u>636,155</u>
Revenue less expenses	<u>(72,176)</u>	<u>167,857</u>	<u>(284,874)</u>	<u>(218,828)</u>	<u>(125,721)</u>	<u>(87,189)</u>	<u>110,138</u>	<u>290,944</u>	<u>261,388</u>	<u>318,086</u>
Beginning year fund balance	750,959	678,783	678,783	393,909	175,081	49,360	(37,829)	72,309	363,253	624,641
Ending fund balance	<u>678,783</u>	<u>846,640</u>	<u>393,909</u>	<u>175,081</u>	<u>49,360</u>	<u>(37,829)</u>	<u>72,309</u>	<u>363,253</u>	<u>624,641</u>	<u>942,727</u>

**2019 Statement of Changes in TID Value**  
**Wisconsin Department of Revenue**  
**Equalization Bureau**

County        53        Rock  
 City            257       Milton  
 TID #          006       TID Type - Industrial post-95  
 School District 3612    Sch D of Milton

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$13,668,100	93.51%	\$14,616,700		\$14,616,700
Manufacturing Real Estate			\$22,780,700		\$22,780,700
Manufacturing Personal Property			\$4,315,400		\$4,315,400
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			\$44,000		\$44,000
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$174,600
<b>Current Year TID Value</b>					
					\$41,931,400
<b>2003 TID Base Value</b>					
					\$3,330,300
<b>TID Increment Value</b>					
					\$38,601,100

\* Municipal Assessor's final values filed on 06/04/2019

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2018 TID Value	2019 TID Value	Dollar Change	% Change
\$41,001,800	\$41,931,400	\$929,600	2

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Municipality/TID					
Co-muni code <b>53257</b>	Municipality <b>MILTON</b>		County <b>ROCK</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>
TID number <b>007</b>	TID type <b>2</b>	TID name <b>MERCHANT ROW</b>	Creation date <b>06-07-2004</b>	Mandatory termination date <b>06-07-2031</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$45,874</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$94,883</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	<b>\$1,245</b>
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$96,128</b>



Section 3. Expenditures	
<b>Developer grant name</b>	<b>Developer grant amount</b>
FACADE GRANTS	\$4,800
<b>Subtotal developer grant amount</b>	<b>\$4,800</b>
<b>Does this TID allocate funds to another TID?</b>	<b>No</b>
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$35,777</b>
<b>Administration</b>	
<b>Professional services</b>	
<b>Interest and fiscal charges</b>	<b>\$15,683</b>
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	<b>\$64</b>
<b>Principal on long-term debt</b>	<b>\$30,000</b>
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$86,324</b>
Section 4. Ending Balance	
<b>TID fund balance at end of fiscal year</b>	<b>\$55,678</b>
<b>Future costs</b>	<b>\$703,367</b>
<b>Future revenue</b>	<b>\$945,272</b>
<b>Surplus or deficit</b>	<b>\$297,583</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Preparer/Contact Information</b>	
-------------------------------------	--

Preparer name <b>Daniel Nelson</b>	Preparer title <b>Finance Director/Treasurer</b>
Preparer email <b>dnelson@milton-wi.gov</b>	Preparer phone <b>(608) 868-6900</b>
Contact name <b>Daniel Nelson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>dnelson@milton-wi.gov</b>	Contact phone <b>(608) 868-6900</b>

<b>Submission Information</b>	
-------------------------------	--

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>53257</b>
TID number	<b>007</b>
Recording time	<b>06-17-2019 03:14 PM</b>
Confirmation	<b>TIDAR201853257O1560801889857</b>
Submission type	<b>ORIGINAL</b>

City of Milton  
TID #7 Budget  
Termination Year: 6/7/2031

	Actual 2018	Actual 2019	Approved Budget 2019	2020	2021	2022	2023	2024	2025	2026
<b>TID #7</b>										
<i>Revenue</i>										
Tax increment	94,883	118,069	118,059	132,024	132,024	132,024	132,024	132,024	132,024	132,024
Computer aid	1,245	1,276	100	100	100	100	100	100	100	100
Debt issued	-	-	-	-	-	-	-	-	-	-
Transfer from TID #6	-	-	-	-	-	-	-	-	-	-
Sale of property	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
	<u>96,128</u>	<u>119,345</u>	<u>118,159</u>	<u>132,124</u>	<u>132,124</u>	<u>132,124</u>	<u>132,124</u>	<u>132,124</u>	<u>132,124</u>	<u>132,124</u>
<i>Expenses</i>										
Engineering & Admin	35,777	2,517	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Economic development pmts	4,800	23,000	50,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Debt service	45,748	109,216								
2016B GO Bonds (2023 call)			76,188	79,788	72,963	71,400	70,481	-	-	-
2016A CDA Lease Bonds (2023 call)			35,648	35,168	34,628	43,933	43,083	37,231	36,383	35,473
Street construction	-	-	-	-	-	-	-	-	-	-
Transfer to general fund	-	-	-	-	-	-	-	-	-	-
	<u>86,325</u>	<u>134,733</u>	<u>163,836</u>	<u>121,956</u>	<u>114,591</u>	<u>122,333</u>	<u>120,564</u>	<u>44,231</u>	<u>43,383</u>	<u>42,473</u>
Revenue less expenses	<u>9,803</u>	<u>(15,388)</u>	<u>(45,677)</u>	<u>10,168</u>	<u>17,533</u>	<u>9,791</u>	<u>11,560</u>	<u>87,893</u>	<u>88,741</u>	<u>89,651</u>
Beginning year fund balance	45,874	55,677	55,677	10,000	20,168	37,701	47,492	59,052	146,945	235,686
Ending Fund Balance	<u>55,677</u>	<u>40,289</u>	<u>10,000</u>	<u>20,168</u>	<u>37,701</u>	<u>47,492</u>	<u>59,052</u>	<u>146,945</u>	<u>235,686</u>	<u>325,337</u>

**2019 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        53        Rock  
 City            257        Milton  
 TID #          007        TID Type - Blight post-95  
 School District 3612    Sch D of Milton

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$13,412,900	93.51%	\$14,343,800		\$14,343,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$90,500		-\$90,500
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					
					\$14,253,300
<b>2004 TID Base Value</b>					
					\$8,567,500
<b>TID Increment Value</b>					
					\$5,685,800

\* Municipal Assessor's final values filed on 06/04/2019

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2018 TID Value	2019 TID Value	Dollar Change	% Change
\$13,415,900	\$14,253,300	\$837,400	6

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Municipality/TID					
Co-muni code <b>53257</b>	Municipality <b>MILTON</b>		County <b>ROCK</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>
TID number <b>008</b>	TID type <b>2</b>	TID name <b>PARKVIEW</b>	Creation date <b>07-17-2007</b>	Mandatory termination date <b>07-17-2034</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$93,951</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>Yes</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
006	\$5,000
<b>Subtotal allocation from another TID amount</b>	<b>\$5,000</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$0</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	<b>\$16,896</b>
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$21,896</b>

Section 3. Expenditures	
<b>Developer grant name</b>	<b>Developer grant amount</b>
NONE	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	<b>No</b>
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$7,296</b>
<b>Administration</b>	
<b>Professional services</b>	
<b>Interest and fiscal charges</b>	<b>\$1,406</b>
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	<b>\$100,000</b>
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$108,702</b>
Section 4. Ending Balance	
<b>TID fund balance at end of fiscal year</b>	<b>\$7,145</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>\$7,145</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Preparer/Contact Information</b>	
Preparer name <b>Daniel Nelson</b>	Preparer title <b>Finance Director/Treasurer</b>
Preparer email <b>dnelson@milton-wi.gov</b>	Preparer phone <b>(608) 868-6900</b>
Contact name <b>Daniel Nelson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>dnelson@milton-wi.gov</b>	Contact phone <b>(608) 868-6900</b>

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>53257</b>
TID number	<b>008</b>
Recording time	<b>06-17-2019 03:26 PM</b>
Confirmation	<b>TIDAR201853257O1560803185841</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Municipality/TID					
Co-muni code <b>53257</b>	Municipality <b>MILTON</b>	County <b>ROCK</b>	Due date <b>07-01-2019</b>	Report type <b>ORIGINAL</b>	
TID number <b>009</b>	TID type <b>5</b>	TID name <b>INDUSTRIAL PARK OVERLAY</b>	Creation date <b>07-19-2016</b>	Mandatory termination date <b>07-19-2036</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$-14,285</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant amount</b>
<b>Subtotal other grant source amount</b>	<b>\$0</b>
<b>Other revenue sources</b>	<b>Other revenue amount</b>
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
<b>Tax increment</b>	<b>\$400</b>
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Exempt computer aid</b>	
<b>Sale of property</b>	
<b>Total Revenue (deposits)</b>	<b>\$400</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
N/A	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	<b>No</b>
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund name</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure name</b>	<b>Other expenditure amount</b>
<b>Subtotal other expenditures amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	
<b>Administration</b>	
<b>Professional services</b>	<b>\$9,150</b>
<b>Interest and fiscal charges</b>	
<b>DOR fees</b>	
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Total Expenditures</b>	<b>\$9,150</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-23,035</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>\$-23,035</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2018 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Preparer/Contact Information</b>	
-------------------------------------	--

Preparer name <b>Daniel Nelson</b>	Preparer title <b>Finance Director/Treasurer</b>
Preparer email <b>dnelson@milton-wi.gov</b>	Preparer phone <b>(608) 868-6900</b>
Contact name <b>Daniel Nelson</b>	Contact title <b>Finance Director/Treasurer</b>
Contact email <b>dnelson@milton-wi.gov</b>	Contact phone <b>(608) 868-6900</b>

<b>Submission Information</b>	
-------------------------------	--

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	<b>53257</b>
TID number	<b>009</b>
Recording time	<b>06-17-2019 03:30 PM</b>
Confirmation	<b>TIDAR201853257O1560803432001</b>
Submission type	<b>ORIGINAL</b>

City of Milton  
TID #9 Budget  
Termination Year: 7/19/2036

	2018	2019	Approved Budget 2019	2020	2021	2022	2023	2024	2025	2026
<b>TID #9</b>										
<i>Revenue</i>										
Tax increment	400	27,844	1,422	198,375	209,985	309,831	309,831	309,831	309,831	309,831
Debt issued	-	-	-	-	-	-	-	-	-	-
Sale of property	-	-	-	-	-	-	-	-	-	-
Rent	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
	<u>400</u>	<u>27,844</u>	<u>1,422</u>	<u>198,375</u>	<u>209,985</u>	<u>309,831</u>	<u>309,831</u>	<u>309,831</u>	<u>309,831</u>	<u>309,831</u>
<i>Expenses</i>										
Engineering & Admin	9,150	150	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Economic development pmnts	-	-	-	-	-	-	-	-	-	-
Public land purchase	-	-	-	-	-	-	-	-	-	-
Street construction	-	-	-	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-	-	-
Utility extension (fiber, water/sewer, etc.)	-	-	-	-	-	-	-	-	-	-
Commissions	-	-	-	-	-	-	-	-	-	-
Transfer to TID #10	-	-	-	-	135,000	-	-	-	-	-
Transfer to other funds	-	-	-	60,000	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
	<u>9,150</u>	<u>150</u>	<u>-</u>	<u>75,000</u>	<u>150,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>
Revenue less expenses	<u>(8,750)</u>	<u>27,694</u>	<u>1,422</u>	<u>123,375</u>	<u>59,985</u>	<u>294,831</u>	<u>294,831</u>	<u>294,831</u>	<u>294,831</u>	<u>294,831</u>
Beginning year fund balance	(14,285)	(23,035)		4,659	128,034	188,019	482,850	777,681	1,072,512	1,367,343
Ending fund balance	<u>(23,035)</u>	<u>4,659</u>		<u>128,034</u>	<u>188,019</u>	<u>482,850</u>	<u>777,681</u>	<u>1,072,512</u>	<u>1,367,343</u>	<u>1,662,174</u>

**2019 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        53        Rock  
 City            257       Milton  
 TID #          009       TID Type - Industrial Post-04  
 School District 3612    Sch D of Milton

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$8,000,600	93.51%	\$8,555,900		\$8,555,900
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$173,300		\$173,300
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$11,200		-\$11,200
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					
					\$8,718,000
<b>2016 TID Base Value</b>					
					\$174,700
<b>TID Increment Value</b>					
					\$8,543,300

\* Municipal Assessor's final values filed on 06/04/2019

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

<b>2018 TID Value</b>	<b>2019 TID Value</b>	<b>Dollar Change</b>	<b>% Change</b>
\$1,318,100	\$8,718,000	\$7,399,900	561

**City of Milton**  
**TID #10 Budget**  
Termination Year: 8/7/2045

	Actual 2018	Actual 2019	Approved Budget 2019	Projections												
				2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>TID #10</b>																
<i>Revenue</i>																
Tax increment	-	-	-	32,348	39,314	271,514	389,936	447,986	506,036	564,086	622,136	680,186	738,236	796,286	854,336	912,386
Debt issued	-	1,225,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sale of property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer from TID #6	-	60,000	-	100,000	-	-	-	-	-	-	-	-	-	-	-	
Transfer from TID #9	-	-	-	-	135,000	-	-	-	-	-	-	-	-	-	-	
Assessment Collected	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	-	1,285,000	-	232,348	174,314	271,514	389,936	447,986	506,036	564,086	622,136	680,186	738,236	796,286	854,336	912,386
<i>Expenses</i>																
Engineering & Admin	20,073	5,150	-	-	-	-	-	-	-	-	-	-	-	-	-	
Redhawk Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Redhawk Subdivision (4+ phase)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sports Complex	-	60,174	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkview Apartments	438	3,395	-	-	-	-	-	-	-	-	-	-	-	-	-	
Economic development pmts	-	-	-	20,000	-	-	200,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000
Debt service	-	-	-	49,765	93,919	92,132	144,450	219,575	218,319	216,900	215,319	218,494	-	-	-	
Utility extension (fiber, water/sewer, etc.)	-	1,225,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer to other funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	25,000	-	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	
	20,511	1,318,719	-	104,765	128,919	127,132	379,450	506,575	505,319	503,900	502,319	505,494	287,000	287,000	287,000	
Revenue less expenses	(20,511)	(33,719)	-	127,583	45,395	144,382	10,486	(58,589)	717	60,186	119,817	174,692	451,236	509,286	567,336	625,386
Beginning year fund balance	-	(20,511)	-	(54,230)	73,353	118,748	263,130	273,616	215,027	215,744	275,930	395,747	570,439	1,021,675	1,530,961	2,098,297
Ending fund balance	(20,511)	(54,230)	-	73,353	118,748	263,130	273,616	215,027	215,744	275,930	395,747	570,439	1,021,675	1,530,961	2,098,297	2,723,683

At this point, we have not run the analysis through the year 2045 as there is no outstanding obligations to show at this point

**2019 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County	53	Rock	Special District - 1	None
City	257	Milton	Special District - 2	None
TID #	010	TID Type - Reh/Cons post-95	Special District - 3	None
School District	3612	Sch D of Milton	Union High	None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$17,000,300	93.51%	\$18,180,200		\$18,180,200
Manufacturing Real Estate			\$3,020,700		\$3,020,700
Manufacturing Personal Property			\$946,400		\$946,400
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			\$0		\$0
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<hr/>					
Current Year TID Value					\$22,147,300
2018 TID Base Value					\$20,754,200
TID Increment Value					\$1,393,100

\* Municipal Assessor's final values filed on 06/04/2019

\*\* Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

<b>2018 TID Value</b>	<b>2019 TID Value</b>	<b>Dollar Change</b>	<b>% Change</b>
\$20,754,200	\$22,147,300	\$1,393,100	7

**JOINT REVIEW BOARD  
RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND  
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT  
CITY OF MILTON**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

- Tax Incremental District No. 6
- Tax Incremental District No. 7
- Tax Incremental District No. 8
- Tax Incremental District No. 9; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on August 13, 2019 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this 13<sup>th</sup> day of August, 2019.

**Joint Review Board**

**Representing**

\_\_\_\_\_

Rock County

\_\_\_\_\_

Milton School District

\_\_\_\_\_

Blackhawk Technical College District

\_\_\_\_\_

City of Milton

\_\_\_\_\_

Public Member