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AGENDA

CITY OF BERLIN JOINT REVIEW BOARD
ANNUAL TAX INCREMENTAL DISTRICT REVIEW
WEDNESDAY, JULY 8, 2020 at 10:00 a.m.
CITY OF BERLIN CITY HALL
108 N. CAPRON STREET
2ND FLOOR CONFERENCE ROOM

1. Roll Call to order
2. Consideration and appointment of the Joint Review Board's public member (if changed)
3. Review and approval of June 19, 2019 Joint Review Board minutes.
4. Annual Review of Tax Incremental Districts
5. Adjourn

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108 N. Capron Street
PO Box 272
Berlin, WI 54923
(920) 361-5400

DATE: June 15, 2020

TO: Joint Review Board Members

FROM: Jodie Olson, City Administrator

RE: Annual Tax Incremental District Review

The City of Berlin is calling for a Joint Review Board meeting to fulfill the annual requirement of meeting to review TID status. The meeting should be completed in less than 1 hour.

Due to the fact that the City of Berlin has TIDs in two counties (Green Lake and Waushara) we will have representation from both counties; however, the Waushara County representative will only act on items relating to TID #10 and the Green Lake County representative will act on all other TIDs. This method keeps us from having two separate Joint Review Board meetings.

The meeting will be held at City Hall, 108 N. Capron Street, 2nd floor conference room at 10:00 a.m. on Wednesday, July 8, 2020. Board members can also attend via telephone as well. If you would like to attend by phone, please e-mail me the number you would like to be reached at.

Enclosed is a copy of the agenda & public notice as well as supporting documentation as outlined below:

1. **Annual Review:**
    a. Updated Cash Flow Proforma Analysis for each current active TID
    b. 2019 Audited Fund Balance report
    c. TID Annual Report Form PE-300 for each TID

If you have any questions about the duties of the Joint Review Board or want to discuss anything prior to the meeting, you may contact me at (920)-361-5400 or e-mail me at jolson@cityofberlin.net.

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108 N. Capron Street PO Box 272
Berlin, WI 54923
(920) 361-5400

JOINT REVIEW BOARD MEETING
WEDNESDAY, JUNE 19 2019 10:00 A.M.
CITY OF BERLIN CITY HALL - 108 N. CAPRON STREET
2ND FLOOR CONFERENCE ROOM

The Wednesday, June 19, 2019 Joint Review Board Meeting was called to order at 10:00 a.m. by Jodie Olson, City of Berlin Administrator.

Roll call present: City of Berlin Administrator-Jodie Olson, Green Lake County Board Member-Dennis Mulder, Waushara County Board Member-Bob Civic, Moraine Park Technical College Board Member-Laurie Schelter (via telephone), Public Member-Ed Marks. Absent: Berlin Area School District-Bob Eidahl.

Mulder moved to reappoint Ed Marks as the At-Large Public Member. Civic seconded the motion, which carried by voice vote.

Marks nominated Jodie Olson as chairperson of the Joint Review Board. No other nominations. Marks moved to appoint Jodie Olson as Chair of the Joint Review Board. Mulder seconded the motion, which carried by voice vote.

An annual review of all City of Berlin TID districts was held by the Board including: TIDs#01E, 02E, 9, 10, 14, & 15.

Dennis Mulder moved to adjourn at 10:15 a.m. Ed Marks seconded the motion which carried by voice vote.

X Jodie Olson

Jodie Olson, City of Berlin Administrator

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 24206	Municipality BERLIN		County GREEN LAKE	Due date July 1, 2020	Report type AMENDED
TID number 001E	TID type 8	TID name RIPON AWARD JACKET	Creation date 03/19/2004	Mandatory termination date 03/19/2027	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-27,457

Section 3 - Revenue	Amount
Tax increment	$7,635
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	$4,079
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$11,714

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$312
Professional services	
Interest and fiscal charges	$620
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$9,116
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$10,198

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-25,941
Future costs	$67,330
Future revenue	$89,536
Surplus or deficit	$-3,735

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name JODIE OLSON	Contact title CITY ADMINISTRATOR/CLERK-TREASURER
Contact email JOLSON@CITYOFBERLIN.NET	Contact phone (920) 361-5400

Current Status

City of Berlin
Tax Increment District No. 1 (Environmental Remediation)
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2019 Gross Tax Rate (per $1000 Equal. Value)	$23.63
Investment rate for Inv. Proceeds	0.00%
Data above dashed line are actual	

Background Data					Revenues				Expenditures				TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
Val. Date	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Principal	Interest	Administrative Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
Base Value 2003	$615,300															
2012	$849,200		$230,500	$25.80												2012
2013	$845,800		$234,300	$26.04												2013
2014	$849,600		$318,500	$25.68												2014
2015	$933,800		$323,300	$25.79												2015
2016	$938,600		$332,300	$25.02												2016
2017	$947,600		$319,800	$23.71												2017
2018	$935,100		$303,700	$23.87												2018
2019	$919,000		$303,700	$23.63										($25,941)		2019
2020	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$7,212	$1,687	$462	$9,361	$1,831	($24,110)		2020
2021	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$7,613	$1,465	$462	$9,540	$1,652	($22,458)		2021
2022	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$7,813	$1,233	$462	$9,509	$1,683	($20,775)		2022
2023	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$8,214	$952	$462	$9,628	$1,564	($19,211)		2023
2024	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$8,415	$661	$462	$9,538	$1,654	($17,556)		2024
2025	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$8,815	$403	$462	$9,680	$1,512	($16,044)		2025
2026	$919,000		$303,700	$23.63	$7,176	$4,016	$0	$11,192	$9,016	$135	$462	$9,613	$1,579	($14,465)		2026
2027	$919,000			$23.63	$7,176	$4,016	$0	$11,192			$462	$462	$10,730	($3,735)		2027
		$0			$57,412	$32,124	$0	$89,536	$57,099	$6,535	$3,696	$67,330				

Type of TID: Environmental Remediation
- 2003 Base Certification
- 2004 TID Inception (3/19/04)
- 2018 Final Year to Incur TIF Related Costs.
- 2027 Maximum Legal Life of TID (23 Years)
- 2027 Final Revenue Collection

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 24206	Municipality BERLIN		County GREEN LAKE	Due date July 1, 2020	Report type AMENDED
TID number 002E	TID type 8	TID name DAVID WHITE	Creation date 07/11/2007	Mandatory termination date 07/11/2030	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$434

Section 3 - Revenue	Amount
Tax increment	$17,454
Investment income	$6
Debt proceeds	
Special assessments	
Exempt computer aid	$135
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$17,595

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$312
Professional services	
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	$0
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name State Bank of Chilton	$17,000
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$17,462

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$567
Future costs	$157,389
Future revenue	$228,658
Surplus or deficit	$71,836

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name JODIE OLSON	Contact title CITY ADMINISTRATOR/CLERK-TREASURER
Contact email JOLSON@CITYOFBERLIN.NET	Contact phone (920) 361-5400

Current Status

City of Berlin
Example Tax Increment District No. 2 (Environmental Remediation)
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2019 Gross Tax Rate (per $1000 Equal. Value)	$23.63
Investment rate for Inv. Proceeds	0.00%
Annual Adjustment to tax rate	0.00%
Data above dashed line are actual	

Example Developer Borrowing: $300,000 Developer Financing

Deferred TID Grants To Developer
Estimated Avg. Annual Grants: $16,821
Estimated Total Grants: $151,389

Background Data						Revenues				Expenditures				TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Val. Date	TIF District Valuation (January 1)	Inflation Increment	Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	100% of Tax Revenues (Maximum Grant to Developer)	Investment Proceeds	Total Revenues	Administrative Costs	Principal (12/31)	Combined Debt Service	Annual D/S (Deficit)/ Payback (1)	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
Base Value 2007	$105,000																
2007	$105,000			$698,900	$22.28												2007
2008	$803,900			$537,200	$22.57												2008
2009	$642,200			$645,000	$23.63												2009
2010	$750,000			$704,000	$24.14												2010
2011	$809,000			$645,500	$24.41												2011
2012	$750,500			$648,200	$25.80												2012
2013	$753,200			$662,800	$26.04												2013
2014	$767,800			$656,600	$25.68												2014
2015	$761,600			$753,800	$25.79												2015
2016	$858,800			$737,600	$25.02												2016
2017	$842,600			$731,100	$23.71												2017
2018	$836,100			$806,378	$23.87												2018
2019	$911,378	$0		$806,378	$23.63									$0	$567		2019
2020	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2020
2021	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2021
2022	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2022
2023	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2023
2024	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2024
2025	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2025
2026	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2026
2027	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$18,555	$18,555		$0	$567		2027
2028	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500	$2,951	$2,951		$15,604	$16,171	Expenditures Recovered	2028
2029	$911,378	$0		$806,378	$23.63	$19,055	$18,555	$0	$19,055	$500				$18,555	$34,726	Expenditures Recovered	2029
2030	$911,378				$23.63	$19,055	$18,555	$0	$19,055	$500				$18,555	$53,281	Expenditures Recovered	2030
2031						$19,055	$18,555	$0	$19,055	$500				$18,555	$71,836	Expenditures Recovered	2031
		$0	$0			$228,658	$222,658	$0	$228,658	$6,000	$151,389	$151,389	$0				

Type of TID: Enviromental Remediation
- 2007 Base Certification
- 2007 TID Inception (7/11/07)
- 2022 Final Year to Incur TIF Related Costs.
- 2030 Maximum Legal Life of TID (23 Years)
- 2031 Final Revenue Collection

(1) If the aggregate amount of Net Tax Increment available and appropriated to make payments on the TIF Bond during any budget year is less than the aggregate principal payments payable on the TIF Bond during that budget year, the amount due but not paid shall accumulate, and the City shall pay accumulated amounts from Net Tax Increment if, as and when it is available and appropriated for that purpose during the term of the TIF Bond.

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 24206	Municipality BERLIN		County GREEN LAKE	Due date July 1, 2020	Report type AMENDED
TID number 009	TID type 1	TID name NORTH RIVER BLOCK	Creation date 08/27/1991	Mandatory termination date 08/27/2021	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-114,271

Section 3 - Revenue	Amount
Tax increment	$11,858
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	$134
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$11,992

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$312
Interest and fiscal charges	$2,550
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	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$3,012

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-105,291
Future costs	$4,310
Future revenue	$39,448
Surplus or deficit	$-70,153

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name JODIE OLSON	Contact title CITY ADMINISTRATOR/CLERK-TREASURER
Contact email JOLSON@CITYOFBERLIN.NET	Contact phone (920) 361-5400

Current Status

City of Berlin
Tax Increment District No. 9
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2019 Gross Tax Rate (per $1000 Equalized Value)	$23.63
Investment rate for Inv. Proceeds	0.50%

Data above dashed line are actual

Background Data					Revenues				Expenditures			TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	
Val. Date	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Interest	Administrative Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)								(1)				(December 31)		
Base Value 1991	$129,300														
2005	$1,273,700		$1,169,100	$24.00											2005
2006	$1,298,400		$1,269,300	$22.54											2006
2007	$1,398,600		$1,259,300	$22.28											2007
2008	$1,388,600		$1,272,800	$22.57											2008
2009	$1,402,100		$591,200	$23.64											2009
2010	$720,500		$430,400	$24.14											2010
2011	$559,700		$506,400	$24.41											2011
2012	$635,700		$463,800	$25.80											2012
2013	$593,100		$474,400	$26.04											2013
2014	$603,700		$470,000	$25.68											2014
2015	$599,300		$498,300	$25.79											2015
2016	$627,600		$497,700	$25.02											2016
2017	$627,000		$496,700	$23.71											2017
2018	$626,000		$555,700	$23.87											2018
2019	$685,000		$555,700	$23.63								$0	($105,291)		2019
2020	$685,000		$555,700	$23.63	$13,131	$18	$0	$13,149	$1,053	$500	$1,553	$11,597	($93,694)		2020
2021	$685,000		$555,700	$23.63	$13,131	$18	$0	$13,149	$937	$500	$1,437	$11,713	($81,982)		2021
2022					$13,131	$18	$0	$13,149	$820	$500	$1,320	$11,830	($70,152)		2022
		$0			$39,394	$55	$0	$39,448	$2,810	$1,500	$4,310				

(1) Includes estimated interest charged on negative cumulative balance loaned from General Fund at 1.00%.

Type of TID: Blight Elimination
- 1991 Base Certification
- 1991 TID Inception (8/27/91)
- 2013 Final Year to Incur TIF Related Costs.
- 2021 Maximum Legal Life of TID (27 Years) + 3 Year Extension
- 2022 Final Revenue Collection

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\berlin cy\tif\tif 9\tif9 proforma berlin cy (2020 update).xls /jmt 6/22/2020

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 69206	Municipality BERLIN		County WAUSHARA	Due date July 1, 2020	Report type AMENDED
TID number 010	TID type 1	TID name N INDUSTRIAL PARK	Creation date 07/06/1993	Mandatory termination date 07/06/2023	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-1,186,735

Section 3 - Revenue	Amount
Tax increment	$180,559
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	$5,852
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$186,411

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$0
Professional services	$312
Interest and fiscal charges	$25,703
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	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$26,165

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-1,026,489
Future costs	$47,874
Future revenue	$1,117,562
Surplus or deficit	$43,199

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name JODIE OLSON	Contact title CITY ADMINISTRATOR/CLERK-TREASURER
Contact email JOLSON@CITYOFBERLIN.NET	Contact phone (920) 361-5400

Current Status (3 Yr Extension)

City of Berlin
Tax Increment District No. 10
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2019 Gross Tax Rate (per $1000 Equalized Value)	$24.02
Investment rate	0.50%
Data above dashed line are actual	

	Background Data				Revenues				Expenditures			TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Year	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Cum Balance Interest (1)	Administrative Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $49,300														
2009	$6,154,600		$5,431,100	$24.30											2009
2010	$5,480,400		$5,269,396	$24.69											2010
2011	$5,318,696		$5,242,061	$25.06											2011
2012	$5,291,361		$6,049,300	$26.00											2012
2013	$6,098,600		$6,526,800	$26.40											2013
2014	$6,576,100		$6,613,800	$26.22											2014
2015	$6,663,100		$6,497,900	$26.27											2015
2016	$6,547,200		$6,842,300	$25.70											2016
2017	$6,891,600		$7,384,100	$23.71											2017
2018	$7,433,400		$9,059,900	$24.45											2018
2019	$9,109,200		$9,059,900	$24.02								$0	($1,026,489)		2019
2020	$9,109,200		$9,059,900	$24.02	$217,661	$5,852	$0	$223,512	$15,397	$500	$15,897	$207,615	($818,874)		2020
2021	$9,109,200		$9,059,900	$24.02	$217,661	$5,852	$0	$223,512	$12,283	$500	$12,783	$210,729	($608,145)		2021
2022	$9,109,200		$9,059,900	$24.02	$217,661	$5,852	$0	$223,512	$9,122	$500	$9,622	$213,890	($394,254)		2022
2023	$9,109,200		$9,059,900	$24.02	$217,661	$5,852	$0	$223,512	$5,914	$500	$6,414	$217,099	($177,156)		2023
2024					$217,661	$5,852	$0	$223,512	$2,657	$500	$3,157	$220,355	$43,199		2024
		$0			$1,088,303	$29,259	$0	$1,117,562	$45,374	$2,500	$47,874				

(1) Includes estimated interest charged on negative cumulative balance loaned from General Fund at 1.50%.

Type of TID: Industrial

1993 Base Certification
1993 TID Inception (7/6/93)
2015 Final Year to Incur TIF Related Costs
2018 Final Expenditure Year Extended 3 Years due to SB 53 - Act 254
2020 Maximum Legal Life of TID (27 Years)
2021 Final Revenue Collection
2023 Maximum Legal Life of TID Extended 3 Years due to SB 53 - Act 254
2024 Final Revenue Collection Extended 3 Years due to SB 53 - Act 254

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 24206	Municipality BERLIN		County GREEN LAKE	Due date July 1, 2020	Report type AMENDED
TID number 014	TID type 6	TID name EAST SIDE APARTMENT COMPLEX	Creation date 09/20/2006	Mandatory termination date 09/20/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$36,989

Section 3 - Revenue	Amount
Tax increment	$64,920
Investment income	$388
Debt proceeds	
Special assessments	
Exempt computer aid	$578
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$65,886

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$312
Professional services	
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	$101,496
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$101,958

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$917
Future costs	$4,000
Future revenue	$582,125
Surplus or deficit	$579,042

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name JODIE OLSON	Contact title CITY ADMINISTRATOR/CLERK-TREASURER
Contact email JOLSON@CITYOFBERLIN.NET	Contact phone (920) 361-5400

Current Status

City of Berlin
Tax Increment District No. 14
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID..................................	0.00%
2019 Gross Tax Rate (per $1000 Equalized Value)..............	$23.63
Data above dashed line are actual	

Base Value: 2006 $192,300

Background Data					Revenues			Expenditures		TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	
Val. Date	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Total Revenues	Administrative Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
2006	$192,300		$178,300										
2007	$370,600		$1,367,800										2007
2008	$1,560,100		$1,806,100	$22.57									2008
2009	$1,998,400		$2,208,600	$23.64									2009
2010	$2,400,900		$2,397,800	$24.14									2010
2011	$2,590,100		$2,250,400	$24.41									2011
2012	$2,442,700		$2,598,700	$25.80									2012
2013	$2,791,000		$2,641,900	$26.04									2013
2014	$2,834,200		$2,620,600	$25.68									2014
2015	$2,812,900		$2,729,700	$25.79									2015
2016	$2,922,000		$2,722,400	$25.02									2016
2017	$2,914,700		$2,719,300	$23.71									2017
2018	$2,911,600		$3,078,700	$23.87									2018
2019	$3,271,000		$3,078,700	$23.63							$917	Expenditures Recovered	2019
2020	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$73,183	Expenditures Recovered	2020
2021	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$145,448	Expenditures Recovered	2021
2022	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$217,714	Expenditures Recovered	2022
2023	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$289,980	Expenditures Recovered	2023
2024	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$362,245	Expenditures Recovered	2024
2025	$3,271,000		$3,078,700	$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$434,511	Expenditures Recovered	2025
2026	$3,271,000			$23.63	$72,750	$16	$72,766	$500	$500	$72,266	$506,777	Expenditures Recovered	2026
2027					$72,750	$16	$72,766	$500	$500	$72,266	$579,042	Expenditures Recovered	2027
		$0			$582,000	$125	$582,125	$4,000	$4,000				

Type of TID: Mixed Use
2006 Base Certification
2006 TID Inception (9/20/06)
2021 Final Year to Incur TIF Related Costs.
2026 Maximum Unextended Legal Life of TID (20 Years) - Levy Year
2027 Final Revenue Collection

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6/23/2020

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code **24206**	Municipality **BERLIN**		County **GREEN LAKE**	Due date **July 1, 2020**	Report type **AMENDED**
TID number **015**	TID type **2**	TID name **DOWNTOWN**	Creation date **09/23/2008**	Mandatory termination date **09/23/2035**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$136,823

Section 3 - Revenue	Amount
Tax increment	$0
Investment income	$1,250
Debt proceeds	
Special assessments	
Exempt computer aid	$104,723
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$105,973

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$84,550
Administration	$312
Professional services	
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	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$85,012

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$157,784
Future costs	$8,500
Future revenue	$571,981
Surplus or deficit	$721,265

Section 6 - Preparer/Contact Information	
Preparer name Jodie Olson	Preparer title City Administrator/Clerk-Treasurer
Preparer email jolson@cityofberlin.net	Preparer phone (920) 361-5400
Contact name Jodie Olson	Contact title City Administrator/Clerk-Treasurer
Contact email jolson@cityofberlin.net	Contact phone (920) 361-5400

Current Status

City of Berlin
Tax Increment District No. 15
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2019 Gross Tax Rate (per $1000 Equalized Value)	$23.63
Investment rate	0.00%
Data above dashed line are actual	

Background Data					Revenues				Expenditures		TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Val. Date	TIF District Valuation (January 1)	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Administrative Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
Base Value 2008	$12,491,500													
2008	$12,491,500		$733,300	$22.57										2008
2009	$13,224,800		($491,000)	$23.64										2009
2010	$12,000,500		($182,900)	$24.14										2010
2011	$12,308,600		($1,003,200)	$24.41										2011
2012	$11,488,300		($699,000)	$25.80										2012
2013	$11,792,500		($607,900)	$26.04										2013
2014	$11,883,600		($856,900)	$25.68										2014
2015	$11,634,600		($570,600)	$25.79										2015
2016	$11,920,900		($687,800)	$25.02										2016
2017	$11,803,700		($875,900)	$23.71										2017
2018	$11,615,600		$483,400	$23.87										2018
2019	$12,974,900		$483,400	$23.63							$0	$157,784	Expenditures Recovered	2019
2020	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$190,930	Expenditures Recovered	2020
2021	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$224,076	Expenditures Recovered	2021
2022	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$257,222	Expenditures Recovered	2022
2023	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$290,368	Expenditures Recovered	2023
2024	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$323,514	Expenditures Recovered	2024
2025	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$356,660	Expenditures Recovered	2025
2026	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$389,806	Expenditures Recovered	2026
2027	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$422,952	Expenditures Recovered	2027
2028	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$456,097	Expenditures Recovered	2028
2029	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$489,243	Expenditures Recovered	2029
2030	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$522,389	Expenditures Recovered	2030
2031	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$555,535	Expenditures Recovered	2031
2032	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$588,681	Expenditures Recovered	2032
2033	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$621,827	Expenditures Recovered	2033
2034	$12,974,900		$483,400	$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$654,973	Expenditures Recovered	2034
2035	$12,974,900			$23.63	$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$688,119	Expenditures Recovered	2035
2036					$11,423	$22,223	$0	$33,646	$500	$500	$33,146	$721,265	Expenditures Recovered	2036
		$0			$194,188	$377,793	$0	$571,981	$8,500	$8,500				

Type of TID: Blight
2008 Base Certification
2008 TID Inception (9/23/2008)
2030 Final Year to Incur TIF Related Costs
2035 Maximum Legal Life of TID (27 Years)
2036 Final Tax Collection Year

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