CITY OF BERLIN
JOINT REVIEW BOARD
MEETING AGENDA
JULY 22, 2026, at 1:00 P.M.
CITY HALL COUNCIL CHAMBERS, 2nd FLOOR 108 N. CAPRON STREET
MEETING IS OPEN TO THE PUBLIC AND IS HANDICAPPED ACCESSIBLE

AGENDA

1. Call Meeting to Order

2. Roll Call

3. Approval of Agenda

4. Comments, Correspondence, and Concerns from the Public

5. Discussion/Action Items:

    1)Presentation of TID Annual Reports, Performance and Status of TIDs 001E, 002E, 15 and 16 for the 2025 Reporting Year.

    2)Performance and Status of TID 17

    3)Resolution acknowledging filing of annual report and compliance with annual meeting requirements.

6. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee

7. Adjournment

Public Notice: Questions regarding the nature of the agenda items or more detail on the items listed can be directed to Jessi Balcom, City Administrator, at CityAdministrator@cityofberlin.wi.gov. It is possible that members of and possibly a quorum of members of other governmental bodies may attend the meeting to gather information; no action will be taken by any governmental body other than the body specifically referred to above. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the City Administrators Office at 920-361-5400, or by writing to the City of Berlin, 108 N Capron St, P.O. Box 272, Berlin WI 54923. Copies of reports and other supporting documentation are available for review at city hall during operating hours.

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
24206	BERLIN		GREEN LAKE	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
001E	8	RIPON AWARD JACKET	03/19/2004	03/19/2027	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-12,781**

Section 3 – Revenue	Amount
Tax increment	$7,212
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$5,175
Sale of property	$0
Allocation from another TID	
TID number	$0
Developer guarantees	
Developer name	$0
Transfer from other funds	
Source	$0
Grants	
Source	$0
Other revenue	
Source	$0
Total Revenue (deposits)	**$12,387**

Section 4 – Expenditures	Amount
Capital expenditures	$0
Administration	$0
Professional services	$0
Interest and fiscal charges	$403
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$8,815
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
TID number	$0
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	$0
Other expenditures	
Name	$0
Total Expenditures	**$9,368**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-9,762**
Future costs	**$10,243**
Future revenue	**$35,165**
Surplus or deficit	**$15,160**

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)
001E	$0	$0	$0	$0
002E	$0	$0	$0	$0
015	$8,400	$0	$-822,400	$-814,000
016	$649,800	$0	$0	$649,800
Total	**$658,200**	**$0**	**$-822,400**	**$-164,200**

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
001E	$0	$428,483,600	0.00	$1,587,453	$0
002E	$0	$428,483,600	0.00	$1,587,453	$0
015	$-814,000	$428,483,600	-0.19	$1,587,453	$-3,016
016	$649,800	$428,483,600	0.15	$1,587,453	$2,381
Total	**$-164,200**	**$428,483,600**	**-0.04**	**$1,587,453**	**$-635**

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
2024	001E	$3,000	$396,649,000	0.00	$1,564,177	$0
2024	002E	$0	$396,649,000	0.00	$1,564,177	$0
2024	015	$1,515,100	$396,649,000	0.38	$1,564,177	$5,944
2024	**Total**	**$1,518,100**	**$396,649,000**	**0.38**	**$1,564,177**	**$5,944**
2023	001E	$0	$383,773,300	0.00	$1,557,977	$0
2023	002E	$0	$383,773,300	0.00	$1,557,977	$0
2023	010	$96,000	$383,773,300	0.03	$1,557,977	$467
2023	015	$21,200	$383,773,300	0.01	$1,557,977	$156
2023	**Total**	**$117,200**	**$383,773,300**	**0.04**	**$1,557,977**	**$623**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Jessi L Balcom**	Preparer title **Clerk/Treasurer**
Preparer email **cityadministrator@cityofberlin.wi.gov**	Preparer phone **(920) 361-5400**
Contact name **Debra Thiel**	Contact title **Clerk/Treasurer**
Contact email **dthiel@cityofberlin.wi.gov**	Contact phone **(920) 290-5394**

Submission Information

Co-muni code	**24206**
TID number	**001E**
Submission date	**06-16-2026 11:33 AM**
Confirmation	**TIDAR20250684O1775062009637**
Submission type	**ORIGINAL**

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%
2025 Gross Tax Rate (per $1000 Equal. Value)	$16.81
Investment rate for Inv. Proceeds	0.00%
Data above dashed line are actual	

Background Data						Revenues				Expenditures				TID Status			
(a)	(b)	(c)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
Val. Date	TIF District Valuation	Inflation Increment	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	Cost Recovery	
	(January 1)			(1)											(December 31)		
Base Value 2003	$615,300																
2025	$1,422,400			$807,100	$16.81								$0	$0	($9,762)	Per 2025 Audit	2025
2026	$1,422,400			$807,100	$16.81	$13,567	$4,015	$0	$17,582	$9,016	$135	$166	$9,317	$8,266	($1,496)		2026
2027	$1,422,400				$16.81	$13,567	$4,015	$0	$17,582			$926	$926	$16,656	$15,160	Expenditures Recovered	2027
		$0	$0			$27,135	$8,030	$0	$35,165	$9,016	$135	$1,092	$10,243				

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

(1) Statement of Changes in TID Value shows a 38% increase from 2024-2025 for a total dollar amount of $807,100 in TID Increment Value.

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **24206**	Municipality **BERLIN**		County **GREEN LAKE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **002E**	TID type **8**	TID name **DAVID WHITE**	Creation date **07/11/2007**	Mandatory termination date **07/11/2030**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$35,393**

Section 3 – Revenue	Amount
Tax increment	$13,444
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$0
Sale of property	$0
Allocation from another TID	
TID number	$0
Developer guarantees	
Developer name	$0
Transfer from other funds	
Source	$0
Grants	
Source	$0
Other revenue	
Source	$0
Total Revenue (deposits)	**$13,444**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

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

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$48,687**
Future costs	**$93,808**
Future revenue	**$0**
Surplus or deficit	**$-45,121**

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)**
001E	$0	$0	$0	$0
002E	$0	$0	$0	$0
015	$8,400	$0	$-822,400	$-814,000
016	$649,800	$0	$0	$649,800
Total	**$658,200**	**$0**	**$-822,400**	**$-164,200**

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**
001E	$0	$428,483,600	0.00	$1,587,453	$0
002E	$0	$428,483,600	0.00	$1,587,453	$0
015	$-814,000	$428,483,600	-0.19	$1,587,453	$-3,016
016	$649,800	$428,483,600	0.15	$1,587,453	$2,381
Total	**$-164,200**	**$428,483,600**	**-0.04**	**$1,587,453**	**$-635**

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**
2024	001E	$3,000	$396,649,000	0.00	$1,564,177	$0
2024	002E	$0	$396,649,000	0.00	$1,564,177	$0
2024	015	$1,515,100	$396,649,000	0.38	$1,564,177	$5,944
2024	**Total**	**$1,518,100**	**$396,649,000**	**0.38**	**$1,564,177**	**$5,944**
2023	001E	$0	$383,773,300	0.00	$1,557,977	$0
2023	002E	$0	$383,773,300	0.00	$1,557,977	$0
2023	010	$96,000	$383,773,300	0.03	$1,557,977	$467
2023	015	$21,200	$383,773,300	0.01	$1,557,977	$156
2023	**Total**	**$117,200**	**$383,773,300**	**0.04**	**$1,557,977**	**$623**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Jessi L Balcom**	Preparer title **Clerk/Treasurer**
Preparer email **cityadministrator@cityofberlin.wi.gov**	Preparer phone **(920) 361-5400**
Contact name **Debra Thiel**	Contact title **Clerk/Treasurer**
Contact email **dthiel@cityofberlin.wi.gov**	Contact phone **(920) 290-5394**

Submission Information

Co-muni code	**24206**
TID number	**002E**
Submission date	**06-16-2026 11:48 AM**
Confirmation	**TIDAR20250684O1775063865703**
Submission type	**ORIGINAL**

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%
2025 Gross Tax Rate (per $1000 Equal. Value)……………………	$16.81
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:	$18,898
Estimated Total Grants:	$113,389

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	Inflation Increment	Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	100% of Tax Revenues	Investment Proceeds	Total Revenues	Administrative Costs	Principal	Combined Debt Service	Annual D/S (Deficit)/ Payback	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)			(2)			(Maximum Grant to Developer)				(12/31)		(1)		(December 31)		
Base Value 2007	$105,000																
2025	$105,000	$0		$0	$16.81									$0	$48,687	Per 2025 Audit	2025
2026	$105,000	$0		$0	$16.81	$0	($150)	$0	$0	$150	($150)	($150)		$0	$48,687		2026
2027	$105,000	$0		$0	$16.81	$0	($150)	$0	$0	$150	($150)	($150)		$0	$48,687		2027
2028	$105,000	$0		$0	$16.81	$0	($150)	$0	$0	$150	($150)	($150)		$0	$48,687		2028
2029	$105,000	$0		$0	$16.81	$0	($150)	$0	$0	$150	($150)	($150)		$0	$48,687		2029
2030	$105,000				$16.81	$0	($150)	$0	$0	$150	($150)	($150)		$0	$48,687		2030
2031						$0	($150)	$0	$0	$150	$114,139	$114,139		($114,289)	($65,602)		2031
		$0	$0			$0	($900)	$0	$0	$900	$113,389	$113,389	$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.

(2) Statement of Changes in TID Value shows an 88% decrease from 2024-2025 shifting the increment value back to the 2007 base value.

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **24206**	Municipality **BERLIN**		County **GREEN LAKE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **015**	TID type **2**	TID name **DOWNTOWN**	Creation date **09/23/2008**	Mandatory termination date **09/23/2035**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$229,700**

Section 3 – Revenue	Amount
Tax increment	$286,272
Investment income	$162
Debt proceeds	$0
Special assessments	$0
Shared revenue	$40,729
Sale of property	$0
Allocation from another TID	
TID number	$0
Developer guarantees	
Developer name	$0
Transfer from other funds	
Source	$0
Grants	
Source	$0
Other revenue	
Source Miscellaneous	$0
Total Revenue (deposits)	**$327,163**

Section 4 – Expenditures		Amount
Capital expenditures		$0
Administration		$0
Professional services		$123
Interest and fiscal charges		$0
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$0
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
TID number		$0
Developer grants		
Developer name	N/A	$0
Transfer to other funds		
Fund		$0
Other expenditures		
Name	Miscellaneous	$78,551
Total Expenditures		**$78,824**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$478,039**
Future costs	**$2,192,368**
Future revenue	**$1,714,329**
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)
001E	$0	$0	$0	$0
002E	$0	$0	$0	$0
015	$8,400	$0	$-822,400	$-814,000
016	$649,800	$0	$0	$649,800
Total	**$658,200**	**$0**	**$-822,400**	**$-164,200**

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
001E	$0	$428,483,600	0.00	$1,587,453	$0
002E	$0	$428,483,600	0.00	$1,587,453	$0
015	$-814,000	$428,483,600	-0.19	$1,587,453	$-3,016
016	$649,800	$428,483,600	0.15	$1,587,453	$2,381
Total	**$-164,200**	**$428,483,600**	**-0.04**	**$1,587,453**	**$-635**

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
2024	001E	$3,000	$396,649,000	0.00	$1,564,177	$0
2024	002E	$0	$396,649,000	0.00	$1,564,177	$0
2024	015	$1,515,100	$396,649,000	0.38	$1,564,177	$5,944
2024	**Total**	**$1,518,100**	**$396,649,000**	**0.38**	**$1,564,177**	**$5,944**
2023	001E	$0	$383,773,300	0.00	$1,557,977	$0
2023	002E	$0	$383,773,300	0.00	$1,557,977	$0
2023	010	$96,000	$383,773,300	0.03	$1,557,977	$467
2023	015	$21,200	$383,773,300	0.01	$1,557,977	$156
2023	**Total**	**$117,200**	**$383,773,300**	**0.04**	**$1,557,977**	**$623**

Section 7 – Preparer/Contact Information

Preparer name **Jessi L Balcom**	Preparer title **Clerk/Treasurer**
Preparer email **cityadministrator@cityofberlin.wi.gov**	Preparer phone **(920) 361-5400**
Contact name **Debra Thiel**	Contact title **Clerk/Treasurer**
Contact email **dthiel@cityofberlin.wi.gov**	Contact phone **(920) 290-5394**

Submission Information

Co-muni code	**24206**
TID number	**015**
Submission date	**06-16-2026 12:08 PM**
Confirmation	**TIDAR20250684O1775064849269**
Submission type	**ORIGINAL**

Current Status

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

Assumptions	
Annual Inflation During Life of TID..	0.00%
2025 Gross Tax Rate (per $1000 Equalized Value)..	$16.81
Investment rate..	0.00%
Data above dashed line are actual	

Background Data						Revenues				Expenditures		TID Status			
(a)	(b)	(d)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Val. Date	TIF District Valuation	Inflation Increment	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	Cost Recovery	
	(January 1)			(1)									*(December 31)*		
Base Value															
2008	**$12,491,500**														
2025	$12,491,500	$0		$0	$16.81							$0	$478,039	Per 2025 Audit	2025
2026	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$132,574	$132,574	($110,351)	$367,688	Expenditures Recovered	2026
2027	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$132,574	$132,574	($110,351)	$257,337	Expenditures Recovered	2027
2028	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$132,574	$132,574	($110,351)	$146,986	Expenditures Recovered	2028
2029	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$95,884	$95,884	($73,661)	$73,325	Expenditures Recovered	2029
2030	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2030
2031	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2031
2032	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2032
2033	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2033
2034	$12,491,500	$0		$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2034
2035	$12,491,500			$0	$16.81	$0	$22,223	$0	$22,223	$22,223	$22,223	$0	$73,325	Expenditures Recovered	2035
2036						$0	$22,223	$0	$22,223	$23,223	$23,223	($1,000)	$72,325	Expenditures Recovered	2036
		$0	$0			$0	$244,453	$0	$244,453	$650,167	$650,167				

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

(1) Statement of Changes in TID Value shows an 57% decrease from 2024-2025 shifting the increment value back to the 2008 base value.

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\berlin cy\tif\tif 15\tif15 proforma9 berlin cy (2024 update).xls /jmt 7/15/2026

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code **24206**	Municipality **BERLIN**		County **GREEN LAKE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **016**	TID type **6**	TID name **Oak Street area**	Creation date **03/12/2024**	Mandatory termination date **03/12/2045**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-290,544**

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

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Section 4 – Expenditures	Amount
Capital expenditures	$280,369
Administration	$0
Professional services	$13,462
Interest and fiscal charges	$0
DOR fees	$0
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$0
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
TID number	$0
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	$0
Other expenditures	
Name	$0
Total Expenditures	**$293,831**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-584,375**
Future costs	**$2,095,264**
Future revenue	**$2,679,639**
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)
001E	$0	$0	$0	$0
002E	$0	$0	$0	$0
015	$8,400	$0	$-822,400	$-814,000
016	$649,800	$0	$0	$649,800
Total	**$658,200**	**$0**	**$-822,400**	**$-164,200**

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
001E	$0	$428,483,600	0.00	$1,587,453	$0
002E	$0	$428,483,600	0.00	$1,587,453	$0
015	$-814,000	$428,483,600	-0.19	$1,587,453	$-3,016
016	$649,800	$428,483,600	0.15	$1,587,453	$2,381
Total	**$-164,200**	**$428,483,600**	**-0.04**	**$1,587,453**	**$-635**

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
2024	001E	$3,000	$396,649,000	0.00	$1,564,177	$0
2024	002E	$0	$396,649,000	0.00	$1,564,177	$0
2024	015	$1,515,100	$396,649,000	0.38	$1,564,177	$5,944
2024	**Total**	**$1,518,100**	**$396,649,000**	**0.38**	**$1,564,177**	**$5,944**
2023	001E	$0	$383,773,300	0.00	$1,557,977	$0
2023	002E	$0	$383,773,300	0.00	$1,557,977	$0
2023	010	$96,000	$383,773,300	0.03	$1,557,977	$467
2023	015	$21,200	$383,773,300	0.01	$1,557,977	$156
2023	**Total**	**$117,200**	**$383,773,300**	**0.04**	**$1,557,977**	**$623**

Form PE-300	# TID Annual Report	2025 WI Dept of Revenue

Section 7 – Preparer/Contact Information

Preparer name **Jessi L Balcom**	Preparer title **Clerk/Treasurer**
Preparer email **cityadministrator@cityofberlin.wi.gov**	Preparer phone **(920) 361-5400**
Contact name **Debra Thiel**	Contact title **Clerk/Treasurer**
Contact email **dthiel@cityofberlin.wi.gov**	Contact phone **(920) 290-5394**

Submission Information

Co-muni code	**24206**
TID number	**016**
Submission date	**06-16-2026 12:35 PM**
Confirmation	**TIDAR20250684O1775065306258**
Submission type	**ORIGINAL**

Current Status

City of Berlin
Tax Increment District No. 16
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2025 Gross Tax Rate (per $1000 Equalized Value)	$16.81
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%
Data above dashed line are actual	

Potential Developer PAYGO'S	
$1,440,000 Developer Outlay / Repayment Beginning 2027	
Developer Outlay	$1,440,000
Total Int. Due to Developer	$0
Total Payments to Developer	$1,440,000
Shortfall to Developer	$0

	Background Data					Revenues				Expenditures				Expenditures		TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Tax Revenues Available to Developer	Developer Outlays	Interest Due to Developer	Annual (Shortfall)/ Surplus	Balance Due to Developer	Payment to Developers	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)		(1)	(3)					90%	(2)	EST. RATE= 0.00%						(December 31)		
	Base Value $2,387,500																		
2025	$3,221,000			$833,500	$16.81	$0	$0	$0	$0						$0	$0	($584,375)	Per 2025 Audit	2025
2026	$3,221,000	$32,210	$1,800,000	$2,665,710	$16.81	$14,011	$0	$14,011	$12,610	$1,440,000	$0	($1,427,390)	($1,427,390)	$12,610	$12,610	$1,401	($582,974)		2026
2027	$5,053,210	$50,532	$5,400,000	$8,116,242	$16.81	$14,011	$0	$14,011	$12,610		$0	$12,610	($1,414,780)	$12,610	$12,610	$1,401	($581,573)		2027
2028	$10,503,742	$105,037		$8,221,280	$16.81	$44,811	$0	$44,811	$40,330		$0	$40,330	($1,374,450)	$40,330	$40,330	$4,481	($577,092)		2028
2029	$10,608,780	$106,088		$8,327,367	$16.81	$136,434	$0	$136,434	$122,791		$0	$122,791	($1,251,660)	$122,791	$122,791	$13,643	($563,448)		2029
2030	$10,714,867	$107,149		$8,434,516	$16.81	$138,200	$0	$138,200	$124,380		$0	$124,380	($1,127,280)	$124,380	$124,380	$13,820	($549,628)		2030
2031	$10,822,016	$108,220		$8,542,736	$16.81	$139,983	$0	$139,983	$125,985		$0	$125,985	($1,001,295)	$125,985	$125,985	$13,998	($535,630)		2031
2032	$10,930,236	$109,302		$8,652,039	$16.81	$141,784	$0	$141,784	$127,606		$0	$127,606	($873,690)	$127,606	$127,606	$14,178	($521,452)		2032
2033	$11,039,539	$110,395		$8,762,434	$16.81	$143,603	$0	$143,603	$129,243		$0	$129,243	($744,446)	$129,243	$129,243	$14,360	($507,091)		2033
2034	$11,149,934	$111,499		$8,873,933	$16.81	$145,441	$0	$145,441	$130,897		$0	$130,897	($613,550)	$130,897	$130,897	$14,544	($492,547)		2034
2035	$11,261,433	$112,614		$8,986,548	$16.81	$147,297	$0	$147,297	$132,567		$0	$132,567	($480,983)	$132,567	$132,567	$14,730	($477,818)		2035
2036	$11,374,048	$113,740		$9,100,288	$16.81	$149,171	$0	$149,171	$134,254		$0	$134,254	($346,729)	$134,254	$134,254	$14,917	($462,900)		2036
2037	$11,487,788	$114,878		$9,215,166	$16.81	$151,064	$0	$151,064	$135,957		$0	$135,957	($210,772)	$135,957	$135,957	$15,106	($447,794)		2037
2038	$11,602,666	$116,027		$9,331,193	$16.81	$152,976	$0	$152,976	$137,678		$0	$137,678	($73,093)	$137,678	$137,678	$15,298	($432,496)		2038
2039	$11,718,693	$117,187		$9,448,380	$16.81	$154,907	$0	$154,907	$139,416		$0	$73,093	$0	$73,093	$73,093	$81,813	($350,683)		2039
2040	$11,835,880	$118,359		$9,566,738	$16.81	$156,857	$0	$156,857	$141,172					$0	$0	$156,857	($193,826)		2040
2041	$11,954,238	$119,542		$9,686,281	$16.81	$158,827	$0	$158,827	$142,945							$158,827	($34,998)		2041
2042	$12,073,781	$120,738		$9,807,018	$16.81	$160,817	$0	$160,817	$144,735							$160,817	$125,818	Expenditures Recovered	2042
2043	$12,194,518	$121,945		$9,928,964	$16.81	$162,826	$629	$163,455	$146,544							$163,455	$289,274	Expenditures Recovered	2043
2044	$12,316,464	$123,165		$10,052,128	$16.81	$164,856	$1,446	$166,302	$148,370							$166,302	$455,576	Expenditures Recovered	2044
2045	$12,439,628				$16.81	$166,906	$2,278	$169,184								$169,184	$624,760	Expenditures Recovered	2045
		$2,018,628	$7,200,000			$2,644,782	$4,353	$2,649,135	$2,230,088	$1,440,000	$0			$1,440,000	$1,440,000				

Type of TID: Mixed-Use
2024 TID Inception
2039 Final Year to Incur TIF Related Costs
2044 Maximum Legal Life of TID (20 Years)

(1) Per City development agreement apartment complex valued at $1,800,000
(2) Developer Incentive Payment based on $30,000 per unit with 12 units per complex
(3) Statement of Changes in TID Value shows a 35% increase from 2024-2025 for a total dollar amount of $833,500 in TID Increment Value

Current Status - JRB

City of Berlin

Tax Increment District No. 17

Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	1.00%
2025 Gross Tax Rate (per $1000 Equalized Value)	$16.81
Annual Adjustment to tax rate	0.00%
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)	(m)	(n)	(o)	(p)	(q)
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Tax Revenues Available for Developer	Future Infrastructure Debt Service	Payment to Developers	Recreational Improvements	Admin/ Legal Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery
	(January 1)		*(1)*					85%	*(1)*	*(1)*					*(December 31)*	
	Base Value $3,196,700															
2025	$3,196,700	$31,967	$0	$31,967	$17.42	$0		$0					$0	$0	($4,352)	per 2025 audit
2026	$3,228,667	$32,287	$850,000	$914,254	$16.81	$0	$0	$0				$2,500	$2,500	($2,500)	($6,852)	
2027	$4,110,954	$41,110	$850,000	$1,805,363	$16.81	$1,114	$1,114	$947				$2,500	$2,500	($1,386)	($8,238)	
2028	$5,002,063	$50,021	$9,600,000	$11,455,384	$16.81	$17,046	$17,046	$14,489				$2,500	$2,500	$14,546	$6,307	
2029	$14,652,084	$146,521	$9,600,000	$21,201,905	$16.81	$33,137	$33,137	$28,166	$631,914			$2,500	$634,414	($601,277)	($594,970)	
2030	$24,398,605	$243,986	$9,600,000	$31,045,891	$16.81	$201,814	$201,814	$171,542	$631,914			$2,500	$634,414	($432,600)	($1,027,570)	
2031	$34,242,591	$342,426	$9,000,000	$40,388,317	$16.81	$372,178	$372,178	$316,351	$631,914			$2,500	$634,414	($262,236)	($1,289,806)	
2032	$43,585,017	$435,850	$9,000,000	$49,824,167	$16.81	$544,245	$544,245	$462,608	$631,914			$2,500	$634,414	($90,169)	($1,379,974)	
2033	$53,020,867	$530,209	$4,000,000	$54,354,375	$16.81	$707,581	$707,581	$601,444	$631,914			$2,500	$634,414	$73,168	($1,306,807)	
2034	$57,551,075	$575,511	$4,250,000	$59,179,886	$16.81	$872,551	$872,551	$741,668	$631,914			$2,500	$634,414	$238,137	($1,068,670)	
2035	$62,376,586	$623,766	$4,250,000	$64,053,652	$16.81	$952,070	$952,070	$809,260	$631,914			$2,500	$634,414	$317,656	($751,013)	
2036	$67,250,352	$672,504	$4,250,000	$68,976,156	$16.81	$1,036,740	$1,036,740	$881,229	$631,914			$2,500	$634,414	$402,326	($348,688)	
2037	$72,172,856	$721,729		$69,697,884	$16.81	$1,122,256	$1,122,256	$953,917	$631,914			$2,500	$634,414	$487,842	$139,154	
2038	$72,894,584	$728,946		$70,426,830	$16.81	$1,208,627	$1,208,627	$1,027,333	$631,914			$2,500	$634,414	$574,213	$713,368	Expenditures Recovered
2039	$73,623,530	$736,235		$71,163,065	$16.81	$1,221,827	$1,221,827	$1,038,553	$631,914	$300,000	$175,000	$2,500	$1,109,414	$112,413	$825,781	
2040	$74,359,765	$743,598		$71,906,663	$16.81	$1,235,159	$1,235,159	$1,049,885	$631,914	$300,000	$175,000	$2,500	$1,109,414	$125,745	$951,526	
2041	$75,103,363	$751,034		$72,657,697	$16.81	$1,248,624	$1,248,624	$1,061,331	$631,914	$500,000		$2,500	$1,134,414	$114,211	$1,065,736	
2042	$75,854,397	$758,544		$73,416,241	$16.81	$1,262,224	$1,262,224	$1,072,891	$631,914	$500,000		$2,500	$1,134,414	$127,811	$1,193,547	Expenditures Recovered
2043	$76,612,941	$766,129		$74,182,370	$16.81	$1,275,960	$1,275,960	$1,084,566	$631,914	$500,000		$2,500	$1,134,414	$141,546	$1,335,093	Expenditures Recovered
2044	$77,379,070	$773,791		$74,956,161	$16.81	$1,289,834	$1,289,834	$1,096,359		$1,000,000		$2,500	$1,002,500	$287,334	$1,622,427	Expenditures Recovered
2045	$78,152,861	$781,529		$75,737,689	$16.81	$1,303,846	$1,303,846	$1,108,269		$900,000		$2,500	$902,500	$401,346	$2,023,773	Expenditures Recovered
2046						$1,317,998	$1,317,998						$0	$1,317,998	$3,341,771	Expenditures Recovered
		$10,487,689	$65,250,000			$17,224,831	$17,224,831	$13,520,808	$9,478,708	$4,000,000	$350,000	$50,000	$13,878,708			

Type of TID: Mixed-Use

2025 TID Inception

2040 Final Year to Incur TIF Related Costs

2045 Maximum Legal Life of TID (20 Years)

2046 Final Tax Collection Year

(1) *Per City estimate.*

Per Development estimate of 30 Lots valued at $375,000, 30 Lots valued at $400,000, and 30 Lots valued at $425,000. Second development valued at $25,000,000.

Estimating $7 Million Infrastructure Borrowing at 4.25% for 15 years.

PAYGO Figure is estimated of what could be given to potential developers in addition to infrastructure but infrastructure would be included in PAYGO calculation.