



AGENDA

JOINT REVIEW BOARD

- Members**
- City
 - County
 - School District
 - Technical College
 - Public

Date and Time	December 12, 2022 3:00 PM	Location	City / County Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481 OR Zoom https://us02web.zoom.us/j/88167761667?pwd=aEpVNHIWYzA2Vm5va0xCMDIhdG50QT09 Meeting ID: 881 6776 1667 Passcode: 346834
----------------------	------------------------------	-----------------	--

Opening Section

1. Roll call.

Discussion and Possible Action on the Following:

2. Minutes from the Joint Review Board meeting of August 18, 2021.
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.
4. Election and/or reaffirmation of Chairperson.
5. Review Annual PE-300 Reports and the performance and status of the City's active TID's.
6. Adjourn.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



MINUTES

JOINT REVIEW BOARD

Date and Time:	August 18, 2021 8:30 AM	Location:	933 Michigan Avenue Stevens Point, WI 54481 -and- Zoom Conference Call Meeting
-----------------------	----------------------------	------------------	--

Present: Member Mike Wiza (City of Stevens Point), Member Chris Holman (Portage County), Member Owens (Stevens Point Area School District), Member Greg Bruckbauer (Mid-State Technical College), and Member John Schlice (Public Member)

Also Present: Comptroller/Treasurer Ladick, City Attorney Beveridge, Dawn Gunderson.

Index

Discussion and possible action on the following:

1. Call to order
2. Roll call
3. Review and consideration of minutes from organizational meeting.
4. Review the public record, planning documents, Plan Commission resolution adopting amendment to project plan, and resolution passed by the Common Council approving the amendment.
5. Consideration and possible action on resolution approving Tax Incremental District No. 5 amendment.
6. Review Annual PE-300 Reports and the performance and status of the City's active TIDs.
7. Adjourn

-
1. Call to Order
 2. Roll Call

Present: Wiza (City of Stevens Point), Holman (Portage County), Owens (Stevens Point Area School District), Bruckbauer (Mid-State Technical College), Schlice (Public Member)

3. Review and consideration of minutes from organizational meeting.

**Motion by Mr. Schlice to approve the minutes from the organizational meeting; seconded by Mr. Owens.
Motion carried 5-0.**

4. Review the public record, planning documents, Plan Commission resolution adopting amendment to project plan, and resolution passed by the Common Council approving the amendment.

Comptroller/Treasurer Ladick explained that the Common Council had recently passed the resolution approving the amendment, and the Plan Commission Meeting Minutes, therefore it had not been included in the original packet. Copies had been provided via email, and hard copies to those attending in person.

No action was necessary.

5. Consideration and possible action on resolution approving Tax Incremental District No. 5 amendment.

Motion by Mr. Schlice to approve the resolution approving Tax Incremental District No. 5 amendment; seconded by Mr. Bruckbauer.

Motion carried 5-0.

6. Review Annual PE-300 Reports and the performance and status of the City's active TIDs.

Comptroller/Treasurer Ladick summarized the financial status of the six TID districts that were actively collecting increment for 2020:

1. TID 5 (Northside)
2. TID 6 (Downtown)
3. TID 7 (AIG Travelguard)
4. TID 8 (Spectra Print)
5. TID 9 (East Park C.C)
6. TID 10 (DT Transition)

Mr. Owens inquired on whether any TID Districts were coming to maturity within the next 10 years, to which Comptroller/Treasurer Ladick noted that TID 7 would come to the end of its life first in 2028, followed by several districts in the early 2030s.

There was a back-and-forth discussion amongst the board about the possibility of the City using one if its changes to release some of the value back to properties for the purpose of softening the decrease in state funding. While there would be some offset with additional tax base coming back online, the increase in district value would result in an overall decrease of funding from the state for the school district. It was further clarified that the change would not necessarily harm the taxpayer.

No action was necessary.

7. Adjourn

Meeting adjourned at 8:45 AM.

December 5, 2022
 City of Stevens Point
 TIF District Financial Summary

Financial Information (Year End 2021)

District	FY 2021 Starting Balance	2021 Increment Received	Other Revenues	Expenditures	FY 2021 Ending Balance
5 (Northside)	33,640	2,480,799	45,308	2,417,479	142,268
6 (Downtown)	-3,883,282	317,461	1,598,578	315,982	-2,283,225
7 (AIG Travelguard)	238,776	719,972	5,590	625,225	339,113
8 (Spectra Print)	-477,074	233,231	22,492	106,739	-328,090
9 (East Park C.C.)	522,389	2,525,097	1,305,630	3,724,469	628,647
10 (DT Transition)	1,615,760	38,153	3,677,842	2,388,617	2,943,138
11 (Northside Overlay)	-16,000	0	340,000	326,401	-2,401
12 (Southside)	-12,000	0	0	150	-12,150
13 (Hwy 10 East)	-9,850	0	0	150	-10,000

Notes:

TID 6 expected to clear negative balance in 2023.
 TIDs 11-13 started generating increment in 2022.
 Large ending balance in TID 10 due to unspent bond proceeds, subsequently used for a development incentive.

Valuation Information (By Payable/Budget Year)

District	Base Value	2021 Value	2022 Value	Chg in Value '21 to '22
5 (North)	37,940,700	144,609,300	149,843,400	5,234,100
6 (Downtown)	46,305,600	59,955,700	59,815,700	-140,000
7 (AIG Travelguard)	10,913,900	41,871,000	34,600,600	-7,270,400
8 (Spectra Print)	19,785,300	29,813,700	29,573,200	-240,500
9 (East Park C.C.)	58,229,400	166,802,700	197,387,100	30,584,400
10 (DT Transition)	49,132,300	50,772,800	56,216,400	5,443,600
11 (Northside Overlay)	24,116,400	24,116,400	24,999,500	883,100
12 (Southside)	20,492,300	20,492,300	21,187,000	694,700
13 (Hwy 10 East)	6,526,900	6,526,900	6,750,100	223,200
Total	222,307,200	493,825,200	527,436,400	33,611,200

Notes:

Values based on budget year that it affects, actual construction/changes occurred earlier (2020).
 Decrease in TID 7 due to portion of Aspirus on the East Side converting to hospital use, which is tax-exempt.
 Slight decreases in TIDs 6 and 8 due to the State overestimating values in the previous year.
 Increase in TID 9 due to the expansion of Lineage Logistics (refrigerated warehouse).

Increment Information (By Payable/Budget Year)

District	2021 Increment Value	2021 Increment Collected	2022 Increment Value	2022 Increment Collected	Chg in Increment Collected
5 (North)	106,668,600	2,480,799	111,902,700	2,522,283	41,484
6 (Downtown)	13,650,100	317,461	13,510,100	304,517	-12,944
7 (AIG Travelguard)	30,957,100	719,971	23,686,700	533,897	-186,074
8 (Spectra Print)	10,028,400	233,231	9,787,900	220,619	-12,612
9 (East Park C.C.)	108,573,300	2,525,096	139,157,700	3,136,609	611,513
10 DT Transition	1,640,500	38,153	7,084,100	159,675	121,522
11 (Northside Overlay)	0	0	883,100	19,905	19,905
12 (Southside)	0	0	694,700	15,659	15,659
13 (Hwy 10 East)	0	0	223,200	5,031	5,031
Total	269,877,500	6,314,711	298,045,100	6,717,925	441,367

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 005	TID type 2	TID name Northside	Creation date 05/16/2005	Mandatory termination date 05/16/2032	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$33,640

Section 3 - Revenue	Amount
Tax increment	\$2,480,799
Investment income	\$3
Debt proceeds	\$0
Special assessments	
Shared revenue	\$45,305
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$2,526,107

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$67,869
Administration	
Professional services	\$15,753
Interest and fiscal charges	\$90,166
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$865,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 006	\$990,000
TID number 011	\$340,000
Developer grants	
Developer name CMJM Properties LLC	\$0
Developer name Northpoint Center LLC	\$48,691
Developer name Pointer Plaza LLC	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,417,479

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$142,268
Future costs	\$5,990,779
Future revenue	\$5,848,511
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
--	--

Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 006	TID type 3	TID name Downtown	Creation date 05/15/2006	Mandatory termination date 05/15/2033	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,883,282

Section 3 - Revenue	Amount
Tax increment	\$317,461
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$75,401
Sale of property	
Allocation from another TID	
TID number 005	\$990,000
TID number 007	\$320,000
Developer guarantees	
Developer name HOTELS OF AMERICA	\$1,021
Transfer from other funds	
Source CITY PROPERTY FUND	\$141,932
Grants	
Source	
Other revenue	
Source LEASE REVENUE	\$70,224
Total Revenue (deposits)	\$1,916,039

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$41,796
Administration	
Professional services	\$1,600
Interest and fiscal charges	\$111,501
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$150,935
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name CAPITAL LEASE OBLIGATION	\$10,000
Total Expenditures	\$315,982

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,283,225
Future costs	\$7,904,729
Future revenue	\$10,187,954
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 007	TID type 6	TID name AIG Travelguard	Creation date 05/01/2008	Mandatory termination date 05/01/2028	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$238,776

Section 3 - Revenue	Amount
Tax increment	\$719,972
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$5,590
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$725,562

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$1,600
Interest and fiscal charges	\$38,475
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$265,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 006	\$320,000
Developer grants	
Developer name American International Realty Corp	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$625,225

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$339,113
Future costs	\$6,853,533
Future revenue	\$6,514,420
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 008	TID type 6	TID name Spectra Country Club Dr	Creation date 05/17/2010	Mandatory termination date 05/17/2030	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-477,074

Section 3 - Revenue	Amount
Tax increment	\$233,231
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$22,492
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$255,723

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$27,662
Interest and fiscal charges	\$9,900
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name KI Mobility	\$69,027
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$106,739

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-328,090
Future costs	\$28,160,472
Future revenue	\$28,488,562
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 009	TID type 5	TID name East Park Commerce Center	Creation date 05/20/2013	Mandatory termination date 05/20/2033	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$522,389

Section 3 - Revenue	Amount
Tax increment	\$2,525,097
Investment income	\$225
Debt proceeds	\$1,074,720
Special assessments	
Shared revenue	\$230,685
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$3,830,727

Section 4 - Expenditures	Amount
Capital expenditures	\$1,020,902
Administration	
Professional services	\$1,601
Interest and fiscal charges	\$53,911
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$12,114
Principal on long-term debt	\$1,200,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Skyward	\$806,732
Developer name Lineage SCS WI LLC	\$629,059
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$3,724,469

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$628,647
Future costs	\$108,764,937
Future revenue	\$108,136,290
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 010	TID type 3	TID name Downtown Transition	Creation date 04/15/2019	Mandatory termination date 04/15/2047	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,615,760

Section 3 - Revenue	Amount
Tax increment	\$38,153
Investment income	\$449
Debt proceeds	\$3,500,229
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name GENERAL CAPITAL GROUP	\$30,028
Transfer from other funds	
Source	
Grants	
Source NORTHSIDE YARD LLC	\$147,136
Other revenue	
Source	
Total Revenue (deposits)	\$3,715,995

Section 4 - Expenditures	Amount
Capital expenditures	\$258,182
Administration	
Professional services	\$1,598
Interest and fiscal charges	\$24,276
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$50,220
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Northside Yard LLC	\$54,191
Developer name WI Preservation Fund/General Capital Group	\$2,000,000
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$2,388,617

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$2,943,138
Future costs	\$102,454,706
Future revenue	\$99,511,568
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 011	TID type 2	TID name CONVENT N DIVISION	Creation date 07/20/2020	Mandatory termination date 07/20/2047	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-16,000

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number 005	\$340,000
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$340,000

Section 4 - Expenditures	Amount
Capital expenditures	\$326,230
Administration	
Professional services	\$21
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$326,401

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,401
Future costs	\$45,187,054
Future revenue	\$50,680,432
Surplus or deficit	\$5,490,977

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 012	TID type 3	TID name SOUTHSIDE	Creation date 08/10/2020	Mandatory termination date 08/10/2047	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-12,000

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

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
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	
TID number	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$150

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-12,150
Future costs	\$16,785,749
Future revenue	\$13,210,553
Surplus or deficit	\$-3,587,346

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 49281	Municipality STEVENS POINT		County PORTAGE	Due date 07/01/2022	Report type ORIGINAL
TID number 013	TID type 2	TID name HWY 10 EAST	Creation date 07/20/2020	Mandatory termination date 07/20/2047	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-9,850

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

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	
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	
TID number	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$150

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-10,000
Future costs	\$23,070,288
Future revenue	\$24,093,948
Surplus or deficit	\$1,013,660

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
------------------------	--------------------------	--

Section 6 - Contact Information	
Contact name Corey Ladick	Contact title Comptroller-Treasurer
Contact email cladick@stevenspoint.com	Contact phone (715) 346-1574