



AGENDA

JOINT REVIEW BOARD

Members

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

Date September
and 27, 2023
Time: 1:00 PM
Location: City / County Building
City Conference Room
1515 Strongs Avenue
Stevens Point, WI 54481

Via Zoom

<https://us02web.zoom.us/j/82196645694?pwd=QjJpbEt1c0JlbnUvdWZkT1N6SEVqUT09>
Meeting ID: 821 9664 5694
Passcode: 431056

Opening Section

1. Roll call.

Discussion and Possible Action on the Following:

2. Election and/or reaffirmation of Mayor Wiza as Chairperson.
3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member John Schlice.
4. Minutes from the Joint Review Board organization meeting of December 12, 2022.
5. Review Annual PE-300 Reports and the performance and status of the City's active TIDs.
6. Director's Report.
7. 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.



TO: Joint Review Board

FROM: Ryan Kernosky, Director of Community Development

DATE: September 18, 2023

RE: **Appointment of Chairperson & Appointment of JRB Public Member**

JRB Members –

Mayor Wiza has historically served as the chairperson for the Joint Review Board. Staff recommends his annual reappointment to this role.

Additionally, John Schlice has served as the Board’s public member for several years. Staff recommends his annual reappointment to the role.

Thank you, please let me know if you have any questions.

Ryan Kernosky



MINUTES

JOINT REVIEW BOARD

| | | | |
|-----------------------|------------------------------|------------------|--|
| Date and Time: | December 12, 2022 3:00 PM | Location: | 933 Michigan Avenue Stevens Point, WI 54481 -and- Zoom Conference Call Meeting |
|-----------------------|------------------------------|------------------|--|

Present: Member Mike Wiza (City of Stevens Point), Member John Pavelski (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, Director Kernosky

Index

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 TIDs.
6. Adjourn.

1. Roll Call

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

2. Minutes from the Joint Review Board meeting of August 18, 2021.

Motion by Mr. Schlice to approve the minutes from the Joint Review Board meeting of August 18, 2021; seconded by Mr. Bruckbauer.

Motion carried 5-0.

3. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

Motion by Mr. Owens to reaffirm Mr. John Schlice as the Joint Review Board's public member, seconded by Mr. Wiza.

Motion carried 5-0.

4. Election and/or reaffirmation of Chairperson.

Motion by Mr. Schlice to reaffirm Mr. Mike Wiza as Chairperson; seconded by Mr. Owens.

Motion carried 5-0.

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

Mr. Wiza inquired on what the PE-300 Reports were, to which Comptroller/Treasurer Ladick indicated it was the annual TID report submitted to the state's Department of Revenue.

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

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)
7. TID 11 (Northside Overlay)
8. TID 12 (Southside)
9. TID 13 (HWY 10 E)

Mr. Schlice inquired whether anything needed to be highlighted for the board regarding the districts.

Comptroller/Treasurer Ladick briefly noted the following:

- 2021 performance was largely impacted by the expansion of Lineage Logistics which bumped up the value of TID 9 by 30 million dollars.
- Another very significant development that would soon boost TID 9 was the new Delta Dental headquarters.
- TID 7 had seen a significant decrease of over 7 million dollars due to Aspirus going tax exempt with the opening of their hospital. The district itself included AIG Travel Guard, and previously Aspirus.

Motion by Mr. Schlice to approve the Annual PE-300 Reports and the performance and status of the City's active TIDs; seconded by Mr. Bruckbauer.

Motion carried 5-0.

6. Adjourn

Meeting adjourned at 3:09 PM.

August 2, 2023
 City of Stevens Point
 TIF District Financial Summary

Financial Information (Year End 2022)

| District | FY 2022 Starting Balance | 2022 Increment Received | Other Revenues | Expenditures | FY 2022 Ending Balance |
|------------------------|--------------------------|-------------------------|----------------|--------------|------------------------|
| 5 (Northside) | 142,268 | 2,522,282 | 29,965 | 1,814,421 | 880,094 |
| 6 (Downtown) | -2,283,225 | 304,517 | 1,506,205 | 307,952 | -780,455 |
| 7 (AIG Travelguard) | 339,113 | 533,897 | 10,046 | 545,642 | 337,414 |
| 8 (Spectra Print) | -328,090 | 220,619 | 18,888 | 119,127 | -207,710 |
| 9 (East Park C.C.) | 628,647 | 3,136,609 | 587,767 | 2,563,099 | 1,789,924 |
| 10 (DT Transition) | 2,943,138 | 159,675 | 156,868 | 2,939,138 | 320,543 |
| 11 (Northside Overlay) | -2,401 | 19,905 | 4,805,574 | 1,325,278 | 3,497,800 |
| 12 (Southside) | -12,150 | 15,658 | 0 | 9,057 | -5,549 |
| 13 (Hwy 10 East) | -10,000 | 5,031 | 0 | 2,092 | -7,061 |

Notes:

TID 6 expected to clear negative balance in 2023.

Large ending balance in TID 11 due to unspent bond proceeds, will be used for obligations under development agreements (upfront incentives).

Increment Information (By Payable/Budget Year)

| District | 2022 Increment Value | 2022 Increment Collected | 2023 Increment Value | 2023 Increment Collected | Chg in Increment Collected |
|------------------------|----------------------|--------------------------|----------------------|--------------------------|----------------------------|
| 5 (North) | 111,902,700 | 2,522,283 | 129,031,800 | 2,702,304 | 180,021 |
| 6 (Downtown) | 13,510,100 | 304,517 | 19,798,000 | 414,627 | 110,110 |
| 7 (AIG Travelguard) | 23,686,700 | 533,897 | 28,187,100 | 590,320 | 56,423 |
| 8 (Spectra Print) | 9,787,900 | 220,619 | 18,884,500 | 395,496 | 174,877 |
| 9 (East Park C.C.) | 139,157,700 | 3,136,609 | 196,270,700 | 4,110,483 | 973,874 |
| 10 DT Transition | 7,084,100 | 159,675 | 27,691,800 | 579,947 | 420,272 |
| 11 (Northside Overlay) | 883,100 | 19,905 | 3,411,400 | 71,443 | 51,538 |
| 12 (Southside) | 694,700 | 15,659 | 3,029,000 | 63,436 | 47,777 |
| 13 (Hwy 10 East) | 223,200 | 5,031 | 945,900 | 19,809 | 14,778 |
| Total | 298,045,100 | 6,918,195 | 392,172,100 | 8,213,230 | 1,495,305 |

Valuation Information (By Payable/Budget Year)

| District | Base Value | 2023 Value | 2024 Value | Chg in Value '23 to '24 |
|------------------------|-------------|-------------|-------------|-------------------------|
| 5 (North) | 37,940,700 | 166,972,500 | 142,735,900 | -24,236,600 |
| 6 (Downtown) | 46,305,600 | 66,103,600 | 61,365,200 | -4,738,400 |
| 7 (AIG Travelguard) | 10,913,900 | 39,101,000 | 37,641,300 | -1,459,700 |
| 8 (Spectra Print) | 19,785,300 | 38,669,800 | 44,411,600 | 5,741,800 |
| 9 (East Park C.C.) | 58,229,400 | 254,500,100 | 258,572,300 | 4,072,200 |
| 10 (DT Transition) | 49,132,300 | 76,824,100 | 67,351,600 | -9,472,500 |
| 11 (Northside Overlay) | 24,116,400 | 27,527,800 | 26,332,500 | -1,195,300 |
| 12 (Southside) | 20,492,300 | 23,521,300 | 21,080,000 | -2,441,300 |
| 13 (Hwy 10 East) | 6,526,900 | 7,472,800 | 6,600,400 | -872,400 |
| Total | 222,307,200 | 642,171,100 | 612,077,900 | -30,093,200 |

Notes:

Values based on budget year that it affects, actual construction/changes occurred earlier (2022).

Citywide revaluation for 2024 is reducing TIF values overall, since residential properties have appreciated more than commercial properties.

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
|------------------------|--------------------------|-----------------------------------|

| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|------------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$142,268 |

| Section 3 - Revenue | Amount |
|------------------------------------|--------------------|
| Tax increment | \$2,522,282 |
| Investment income | \$26 |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$29,939 |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$2,552,247 |

| Section 4 - Expenditures | Amount |
|---|--------------------|
| Capital expenditures | \$17,204 |
| Administration | |
| Professional services | \$2,092 |
| Interest and fiscal charges | \$84,700 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | \$610,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| TID number 006 | \$1,049,632 |
| TID number 011 | \$0 |
| Developer grants | |
| Developer name Northpoint Center LLC | \$50,793 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$1,814,421 |

| Section 5 - Ending Balance | Amount |
|--|--------------------|
| TID fund balance at end of year | \$880,094 |
| Future costs | \$4,176,358 |
| Future revenue | \$3,296,264 |
| Surplus or deficit | \$0 |

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

| | | |
|------------------------|--------------------------|--|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
|------------------------|--------------------------|--|

| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 005 |
| Submission date | 06-27-2023 03:40 PM |
| Confirmation | TIDAR20221330O1684253315512 |
| Submission type | ORIGINAL |

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|-----------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$-2,283,225 |

| Section 3 - Revenue | Amount |
|-------------------------------------|--------------------|
| Tax increment | \$304,517 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$68,737 |
| Sale of property | |
| Allocation from another TID | |
| TID number 005 | \$1,049,632 |
| TID number 007 | \$245,375 |
| Developer guarantees | |
| Transfer from other funds | |
| Source City Property Fund | \$141,932 |
| Grants | |
| Other revenue | |
| Source Misc Revenue | \$529 |
| Total Revenue (deposits) | \$1,810,722 |

| Section 4 - Expenditures | Amount |
|--|------------------|
| Capital expenditures | \$35,423 |
| Administration | |
| Professional services | \$2,090 |
| Interest and fiscal charges | \$107,736 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | \$152,703 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name n/a | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Name Lease Obligation | \$10,000 |
| Total Expenditures | \$307,952 |

| Section 5 - Ending Balance | Amount |
|--|--------------------|
| TID fund balance at end of year | \$-780,455 |
| Future costs | \$7,596,777 |
| Future revenue | \$8,377,232 |
| Surplus or deficit | \$0 |

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

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 006 |
| Submission date | 06-27-2023 03:41 PM |
| Confirmation | TIDAR20221330O1687877568739 |
| Submission type | ORIGINAL |

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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|------------------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$339,113 |

| Section 3 - Revenue | Amount |
|------------------------------------|------------------|
| Tax increment | \$533,897 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$10,046 |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$543,943 |

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| Section 4 - Expenditures | Amount |
|--|------------------|
| Capital expenditures | |
| Administration | |
| Professional services | \$2,092 |
| Interest and fiscal charges | \$33,175 |
| DOR fees | |
| 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 | \$245,375 |
| Developer grants | |
| Developer name American International Realty Corp | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$545,642 |

| Section 5 - Ending Balance | Amount |
|--|--------------------|
| TID fund balance at end of year | \$337,414 |
| Future costs | \$6,307,891 |
| Future revenue | \$5,970,477 |
| Surplus or deficit | \$0 |

| Section 6 - Preparer/Contact Information | |
|---|---|
| Preparer name Corey Ladick | Preparer title Treasurer |
| Preparer email cladick@stevenspoint.com | Preparer phone (715) 346-1574 |
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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 007 |
| Submission date | 06-27-2023 03:39 PM |
| Confirmation | TIDAR20221330O1687898333647 |
| Submission type | ORIGINAL |

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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|--|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$-328,090 |

| Section 3 - Revenue | Amount |
|------------------------------------|------------------|
| Tax increment | \$220,619 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$18,888 |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$239,507 |

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Section 4 - Expenditures | Amount |
|-------------------------------|------------------|
| Capital expenditures | |
| Administration | |
| Professional services | \$42,850 |
| Interest and fiscal charges | \$9,900 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name KI Mobility | \$66,377 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$119,127 |

| Section 5 - Ending Balance | Amount |
|---------------------------------|--------------|
| TID fund balance at end of year | \$-207,710 |
| Future costs | \$28,041,345 |
| Future revenue | \$28,249,055 |
| Surplus or deficit | \$0 |

| Section 6 - Preparer/Contact Information | |
|---|---|
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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 008 |
| Submission date | 06-27-2023 03:51 PM |
| Confirmation | TIDAR20221330O1687899085942 |
| Submission type | ORIGINAL |

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|--|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$628,647 |

| Section 3 - Revenue | Amount |
|------------------------------------|--------------------|
| Tax increment | \$3,136,609 |
| Investment income | \$29 |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | \$123,781 |
| Sale of property | \$463,957 |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$3,724,376 |

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|----------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Section 4 - Expenditures | Amount |
|-------------------------------------|--------------------|
| Capital expenditures | \$687,525 |
| Administration | |
| Professional services | \$2,091 |
| Interest and fiscal charges | \$19,470 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | \$120,000 |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name Skyward | \$810,630 |
| Developer name Lineage SCS WI LLC | \$923,383 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$2,563,099 |

| Section 5 - Ending Balance | Amount |
|---------------------------------|---------------|
| TID fund balance at end of year | \$1,789,924 |
| Future costs | \$106,201,838 |
| Future revenue | \$104,411,914 |
| Surplus or deficit | \$0 |

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

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|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 009 |
| Submission date | 06-27-2023 04:03 PM |
| Confirmation | TIDAR20221330O1687899697286 |
| Submission type | ORIGINAL |

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
|------------------------|--------------------------|------------------------------------|

| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|--|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$2,939,138 |

| Section 3 - Revenue | Amount |
|--|------------------|
| Tax increment | \$159,675 |
| Investment income | \$17,714 |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Developer name General Capital | \$36,290 |
| Transfer from other funds | |
| Grants | |
| Source Grant for Northside Yard Project | \$102,864 |
| Other revenue | |
| Total Revenue (deposits) | \$316,543 |

| | | |
|----------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
|----------------|--------------------------|-----------------------------------|

| Section 4 - Expenditures | Amount |
|---|--------------------|
| Capital expenditures | \$198,654 |
| Administration | |
| Professional services | \$3,211 |
| Interest and fiscal charges | \$90,433 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name Northside Yard LLC | \$2,534,340 |
| Developer name Great Northern Distillery | \$112,500 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$2,939,138 |

| Section 5 - Ending Balance | Amount |
|--|---------------------|
| TID fund balance at end of year | \$316,543 |
| Future costs | \$99,515,568 |
| Future revenue | \$99,199,025 |
| Surplus or deficit | \$0 |

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

| | | |
|------------------------|--------------------------|-----------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 010 |
| Submission date | 06-28-2023 10:57 AM |
| Confirmation | TIDAR20221330O1687967693768 |
| Submission type | ORIGINAL |

| | | |
|------------------------|--------------------------|------------------------------------|
| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
|------------------------|--------------------------|------------------------------------|

| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|---------------------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | \$-2,401 |

| Section 3 - Revenue | Amount |
|--|--------------------|
| Tax increment | \$19,905 |
| Investment income | \$3,487 |
| Debt proceeds | \$3,912,087 |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| TID number 005 | \$0 |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Source CDBG Grant-Convent Project | \$890,000 |
| Other revenue | |
| Total Revenue (deposits) | \$4,825,479 |

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|------------------------|--------------------------|-----------------------------------|
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| Section 4 - Expenditures | Amount |
|---|--------------------|
| Capital expenditures | \$427,815 |
| Administration | |
| Professional services | \$2,154 |
| Interest and fiscal charges | \$5,309 |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name Pass through CDBG Grant-Convent Project | \$890,000 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$1,325,278 |

| Section 5 - Ending Balance | Amount |
|--|---------------------|
| TID fund balance at end of year | \$3,497,800 |
| Future costs | \$49,352,753 |
| Future revenue | \$45,854,953 |
| Surplus or deficit | \$0 |

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

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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 011 |
| Submission date | 06-28-2023 11:12 AM |
| Confirmation | TIDAR20221330O1687968162650 |
| Submission type | ORIGINAL |

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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|------------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | -\$12,150 |

| Section 3 - Revenue | Amount |
|------------------------------------|-----------------|
| Tax increment | \$15,658 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$15,658 |

| | | |
|----------------|--------------------------|-----------------------------------|
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| Section 4 - Expenditures | Amount |
|------------------------------|----------------|
| Capital expenditures | \$6,965 |
| Administration | |
| Professional services | \$2,092 |
| Interest and fiscal charges | |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name NA | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$9,057 |

| Section 5 - Ending Balance | Amount |
|---------------------------------|--------------|
| TID fund balance at end of year | \$-5,549 |
| Future costs | \$16,776,692 |
| Future revenue | \$16,782,241 |
| Surplus or deficit | \$0 |

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

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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 012 |
| Submission date | 06-30-2023 12:30 PM |
| Confirmation | TIDAR20221330O1688146242325 |
| Submission type | ORIGINAL |

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| Section 1 - Municipality and TID | | | | | |
|---|--------------------------------------|--------------------------------|------------------------------------|---|---|
| Co-muni code 49281 | Municipality STEVENS POINT | | County PORTAGE | Due date 07/03/2023 | 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 | -\$10,000 |

| Section 3 - Revenue | Amount |
|------------------------------------|----------------|
| Tax increment | \$5,031 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | |
| Sale of property | |
| Allocation from another TID | |
| Developer guarantees | |
| Transfer from other funds | |
| Grants | |
| Other revenue | |
| Total Revenue (deposits) | \$5,031 |

| Section 4 - Expenditures | Amount |
|------------------------------|----------------|
| Capital expenditures | |
| Administration | |
| Professional services | \$2,092 |
| Interest and fiscal charges | |
| DOR fees | |
| Discount on long-term debt | |
| Debt issuance costs | |
| Principal on long-term debt | |
| Environmental costs | |
| Real property assembly costs | |
| Allocation to another TID | |
| Developer grants | |
| Developer name NA | \$0 |
| Transfer to other funds | |
| Other expenditures | |
| Total Expenditures | \$2,092 |

| Section 5 - Ending Balance | Amount |
|---------------------------------|--------------|
| TID fund balance at end of year | \$-7,061 |
| Future costs | \$23,068,196 |
| Future revenue | \$23,075,257 |
| Surplus or deficit | \$0 |

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

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| Form PE-300 | TID Annual Report | 2022 WI Dept of Revenue |
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| Submission Information | |
|-------------------------------|------------------------------------|
| Co-muni code | 49281 |
| TID number | 013 |
| Submission date | 06-30-2023 12:36 PM |
| Confirmation | TIDAR20221330O1688146575479 |
| Submission type | ORIGINAL |