# AGENDA

**JOINT REVIEW BOARD**

**Members**

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

| | | | |
|---|---|---|---|
| **Date and Time:** | August 11, 2026<br>3:00 PM | **Location:** | City / County Building<br>City Conference Room<br>1515 Strongs Avenue<br>Stevens Point, WI 54481 |

Opening Section:

1. Roll call.

Discussion and Possible Action on the Following:

2. Minutes from the Joint Review Board organization meeting of December 18, 2024.
3. Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts as required by Wis. Stat. 66.1105(4m)(f).
4. Closure of TIF #8
5. 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.

August 11, 2026
City of Stevens Point
TIF District Financial Summary

**Financial Information (Year End 2025)**

| District | FY 2025 Starting Balance | 2025 Increment Received | Other Revenues | Expenditures | FY 2025 Ending Balance |
|---|---|---|---|---|---|
| 5 (Northside) | 2,065,322 | 1,943,107 | 1,842,437 | 880,717 | 4,970,149 |
| 6 (Downtown) | 271,135 | 429,464 | 315,582 | 572,523 | 443,658 |
| 7 (AIG Travelguard) | 365,075 | 449,163 | 52,715 | 495,229 | 371,724 |
| 8 (Spectra Print) | 179,857 | 486,149 | 489,676 | 1,014,505 | 141,177 |
| 9 (East Park C.C.) | 843,035 | 2,947,783 | 528,691 | 2,916,326 | 1,403,183 |
| 10 (DT Transition) | -284,063 | 1,135,922 | 111,302 | 647,827 | 315,334 |
| 11 (North Overlay) | 5,119 | 599,463 | 1,622,758 | 299,317 | 1,928,023 |
| 12 (Southside) | 318,649 | 83,627 | 537,101 | 614,634 | 324,743 |
| 13 (Hwy 10 East) | 1,466 | 123,183 | 1,919 | 1,950 | 124,618 |
| 14 (East Prk Overlay) | -18,000 | 0 | 0 | 1,950 | -19,950 |

**Notes:**
TID 10 cleared its negative balance in 2025.
TID 14 has a negative balance because it is a new TIF District and had creation expenses. Expected to clear in 2026.

**Increment Information (By Payable/Budget Year)**

| District | 2025 Incremental Value | 2025 Increment Collected | 2026 Incremental Value | 2026 Increment Collected | Chg in Increment Collected |
|---|---|---|---|---|---|
| 5 (North) | 99,438,500 | 1,943,107 | 110,881,500 | 2,215,401 | 272,294 |
| 6 (Downtown) | 21,977,800 | 429,464 | 24,356,200 | 486,634 | 57,170 |
| 7 (AIG Travelguard) | 22,985,900 | 449,163 | 29,425,800 | 587,924 | 138,761 |
| 8 (Spectra Print) | 24,878,700 | 486,149 | 28,738,500 | 574,192 | 88,043 |
| 9 (East Park C.C.) | 150,852,800 | 2,947,783 | 191,994,000 | 3,836,021 | 888,238 |
| 10 DT Transition | 58,130,800 | 1,135,922 | 48,160,900 | 962,250 | -173,672 |
| 11 (Northside Overlay) | 30,677,500 | 599,463 | 25,805,000 | 515,581 | -83,882 |
| 12 (Southside) | 4,279,600 | 83,627 | 4,483,100 | 89,571 | 5,944 |
| 13 (Hwy 10 East) | 6,303,900 | 123,183 | 10,274,500 | 205,283 | 82,100 |
| 14 (East Park Overlay) | 0 | 0 | 3,290,800 | 65,749 | 65,749 |
| Total | 419,525,500 | 8,197,861 | 477,410,300 | 9,538,606 | 1,340,745 |

**Notes:**

TIDs 10 and 11 declined in incremental value due to prior year corrections.

**Valuation Information (By Payable/Budget Year)**

| District | Base Value | 2026 Value | 2027 Value | Chg in Value '24 to '25 |
|---|---|---|---|---|
| 5 (North) | 34,687,500 | 145,569,000 | 163,891,600 | 18,322,500 |
| 6 (Downtown) | 42,590,300 | 66,946,500 | 70,203,800 | 3,257,300 |
| 7 (AIG Travelguard) | 9,343,900 | 38,769,700 | 41,282,300 | 2,512,600 |
| 8 (Spectra Print) | 18,347,100 | 47,085,600 | 48,850,100 | 1,764,500 |
| 9 (East Park C.C.) | 53,133,500 | 245,127,500 | 262,635,800 | 17,508,300 |
| 10 (DT Transition) | 44,409,400 | 92,570,300 | 98,133,500 | 5,563,200 |
| 11 (Northside Overlay) | 22,935,900 | 48,740,900 | 52,020,300 | 3,279,400 |
| 12 (Southside) | 18,991,600 | 23,474,700 | 24,291,900 | 5,300,300 |
| 13 (Hwy 10 East) | 6,417,700 | 16,692,200 | 19,880,800 | 3,188,600 |
| 14 (East Park Overlay) | 24,124,600 | 27,415,400 | 34,941,900 | 7,526,500 |
| Total | 222,307,200 | 612,077,900 | 582,346,200 | -29,731,700 |

**Notes:**

Values based on budget year that it affects, actual construction/changes occurred earlier (2025 Construction=2027 Value).

| 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 |
| **49281** | **STEVENS POINT** | | **PORTAGE** | **07/01/2026** | **AMENDED** |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| **005** | **2** | **Northside** | **05/16/2005** | **05/16/2032** | **N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$2,065,322** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $1,943,107 |
| **Investment income** | $109 |
| **Debt proceeds** | $1,599,561 |
| **Special assessments** | |
| **Shared revenue** | $242,767 |
| **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)** | **$3,785,544** |

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

| Section 4 – Expenditures | | Amount |
|---|---|---|
| **Capital expenditures** | | $698,553 |
| **Administration** | | |
| **Professional services** | | $1,801 |
| **Interest and fiscal charges** | | $80,213 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | |
| **Principal on long-term debt** | | $100,000 |
| **Environmental costs** | | |
| **Real property assembly costs** | | |
| **Allocation to another TID** | | |
| TID number | 012 | $0 |
| TID number | 010 | $0 |
| **Developer grants** | | |
| Developer name | Northpoint Center LLC | $0 |
| **Transfer to other funds** | | |
| Fund | | |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$880,717** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$4,970,149** |
| **Future costs** | **$33,902,781** |
| **Future revenue** | **$28,932,632** |
| **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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **005** |
| Submission date | **05-27-2026 02:36 PM** |
| Confirmation | **TIDAR20251330A1779910592104** |
| Submission type | **AMENDED** |

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**49281** | Municipality<br>**STEVENS POINT** | | County<br>**PORTAGE** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**006** | TID type<br>**3** | TID name<br>**Downtown** | Creation date<br>**05/15/2006** | Mandatory termination date<br>**05/15/2033** | Anticipated termination date<br>**N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$271,135** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $429,464 |
| **Investment income** | |
| **Debt proceeds** | |
| **Special assessments** | |
| **Shared revenue** | $114,965 |
| **Sale of property** | |
| **Allocation from another TID** | |
| TID number 007 | $200,617 |
| **Developer guarantees** | |
| Developer name | |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source | |
| **Total Revenue (deposits)** | **$745,046** |

| Section 4 – Expenditures | | Amount |
|---|---|---|
| **Capital expenditures** | | $8,688 |
| **Administration** | | |
| **Professional services** | | $1,799 |
| **Interest and fiscal charges** | | $88,453 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | |
| **Principal on long-term debt** | | $463,433 |
| **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 | Principal on Lease Obligation | $10,000 |
| **Total Expenditures** | | **$572,523** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$443,658** |
| **Future costs** | **$6,104,490** |
| **Future revenue** | **$5,660,832** |
| **Surplus or deficit** | **$0** |

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

## 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) |
|---|---|---|---|---|
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

**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 |
|---|---|---|---|---|---|
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **006** |
| Submission date | **05-27-2026 02:39 PM** |
| Confirmation | **TIDAR20251330O1779909594142** |
| Submission type | **ORIGINAL** |

| 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 |
| **49281** | **STEVENS POINT** | | **PORTAGE** | **07/01/2026** | **ORIGINAL** |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| **007** | **6** | **AIG Travelguard** | **05/01/2008** | **05/01/2028** | **N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$365,075** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $449,163 |
| **Investment income** | |
| **Debt proceeds** | |
| **Special assessments** | |
| **Shared revenue** | $52,715 |
| **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)** | **$501,878** |

| Section 4 – Expenditures | | Amount |
| --- | --- | --- |
| **Capital expenditures** | | |
| **Administration** | | |
| **Professional services** | | $1,799 |
| **Interest and fiscal charges** | | $17,663 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | |
| **Principal on long-term debt** | | $275,000 |
| **Environmental costs** | | |
| **Real property assembly costs** | | |
| **Allocation to another TID** | | |
| TID number | 006 | $200,617 |
| **Developer grants** | | |
| Developer name | American International Realty Corp | $0 |
| **Transfer to other funds** | | |
| Fund | | |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$495,229** |

| Section 5 – Ending Balance | Amount |
| --- | --- |
| **TID fund balance at end of year** | **$371,724** |
| **Future costs** | **$4,705,883** |
| **Future revenue** | **$4,334,159** |
| **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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **007** |
| Submission date | **05-27-2026 03:15 PM** |
| Confirmation | **TIDAR20251330O1779911470887** |
| Submission type | **ORIGINAL** |

| 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 |
| **49281** | **STEVENS POINT** | | **PORTAGE** | **07/01/2026** | **ORIGINAL** |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| **008** | **6** | **Spectra Country Club Dr** | **05/17/2010** | **05/17/2030** | **N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$179,857** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $486,149 |
| **Investment income** | $2 |
| **Debt proceeds** | $414,622 |
| **Special assessments** | |
| **Shared revenue** | $71,644 |
| **Sale of property** | |
| **Allocation from another TID** | |
| TID number | |
| **Developer guarantees** | |
| Developer name | |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source Miscellaneous Revenue | $3,408 |
| **Total Revenue (deposits)** | **$975,825** |

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | $754,306 |
| **Administration** | |
| **Professional services** | $1,799 |
| **Interest and fiscal charges** | $8,236 |
| **DOR fees** | $150 |
| **Discount on long-term debt** | |
| **Debt issuance costs** | |
| **Principal on long-term debt** | $100,000 |
| **Environmental costs** | |
| **Real property assembly costs** | |
| **Allocation to another TID** | |
| TID number | |
| **Developer grants** | |
| Developer name KI Mobility | $150,014 |
| **Transfer to other funds** | |
| Fund | |
| **Other expenditures** | |
| Name | |
| **Total Expenditures** | **$1,014,505** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$141,177** |
| **Future costs** | **$26,497,905** |
| **Future revenue** | **$26,356,728** |
| **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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **008** |
| Submission date | **06-05-2026 12:29 PM** |
| Confirmation | **TIDAR20251330O1779913873245** |
| Submission type | **ORIGINAL** |

| 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 |
| **49281** | **STEVENS POINT** | | **PORTAGE** | **07/01/2026** | **ORIGINAL** |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| **009** | **5** | **East Park Commerce Center** | **05/20/2013** | **05/20/2033** | **N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$843,035** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $2,947,783 |
| **Investment income** | $7,647 |
| **Debt proceeds** | |
| **Special assessments** | |
| **Shared revenue** | $508,610 |
| **Sale of property** | |
| **Allocation from another TID** | |
| TID number | |
| **Developer guarantees** | |
| Developer name Growth Hotels LLC | $12,434 |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source | |
| **Total Revenue (deposits)** | **$3,476,474** |

| Section 4 – Expenditures | | Amount |
|---|---|---|
| **Capital expenditures** | | $240,653 |
| **Administration** | | |
| **Professional services** | | $12,300 |
| **Interest and fiscal charges** | | $125,985 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | |
| **Principal on long-term debt** | | $405,000 |
| **Environmental costs** | | |
| **Real property assembly costs** | | |
| **Allocation to another TID** | | |
| TID number | 010 | $0 |
| TID number | 012 | $500,000 |
| **Developer grants** | | |
| Developer name | Skyward | $642,539 |
| Developer name | Lineage SCS WI LLC | $733,602 |
| Developer name | Delta Dental | $256,097 |
| Developer name | Growth Hotels LLC | $0 |
| **Transfer to other funds** | | |
| Fund | | |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$2,916,326** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$1,403,183** |
| **Future costs** | **$89,459,123** |
| **Future revenue** | **$88,055,940** |
| **Surplus or deficit** | **$0** |

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

## 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)** |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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** |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| **Levy Increase Attributable to TID Net New Construction** | **Increase per $100,000** |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **009** |
| Submission date | **05-28-2026 02:50 PM** |
| Confirmation | **TIDAR20251330O1779997354488** |
| Submission type | **ORIGINAL** |

| 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 |
| **49281** | **STEVENS POINT** | | **PORTAGE** | **07/01/2026** | **ORIGINAL** |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| **010** | **3** | **Downtown Transition** | **04/15/2019** | **04/15/2047** | **N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$-284,063** |

| Section 3 – Revenue | | Amount |
|---|---|---|
| **Tax increment** | | $1,135,922 |
| **Investment income** | | |
| **Debt proceeds** | | |
| **Special assessments** | | |
| **Shared revenue** | | $94,531 |
| **Sale of property** | | |
| **Allocation from another TID** | | |
| TID number | 009 | $0 |
| **Developer guarantees** | | |
| Developer name | GenCap Stevens Point 88 LLC | $16,771 |
| **Transfer from other funds** | | |
| Source | | |
| **Grants** | | |
| Source | | |
| **Other revenue** | | |
| Source | | |
| **Total Revenue (deposits)** | | **$1,247,224** |

| Section 4 – Expenditures | | Amount |
|---|---|---|
| **Capital expenditures** | | $52,058 |
| **Administration** | | |
| **Professional services** | | $1,800 |
| **Interest and fiscal charges** | | $105,170 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | |
| **Principal on long-term debt** | | $260,000 |
| **Environmental costs** | | |
| **Real property assembly costs** | | |
| **Allocation to another TID** | | |
| TID number | | |
| **Developer grants** | | |
| Developer name | Northside Yard LLC | $224,452 |
| Developer name | Great Northern Distillery | $4,197 |
| **Transfer to other funds** | | |
| Fund | | |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$647,827** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$315,334** |
| **Future costs** | **$95,480,424** |
| **Future revenue** | **$95,165,090** |
| **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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **010** |
| Submission date | **05-28-2026 03:24 PM** |
| Confirmation | **TIDAR20251330O1779999540320** |
| Submission type | **ORIGINAL** |

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**49281** | Municipality<br>**STEVENS POINT** | | County<br>**PORTAGE** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**011** | TID type<br>**2** | TID name<br>**CONVENT N DIVISION** | Creation date<br>**07/20/2020** | Mandatory termination date<br>**07/20/2047** | Anticipated termination date<br>**N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$5,119** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $599,463 |
| **Investment income** | $175 |
| **Debt proceeds** | $1,594,983 |
| **Special assessments** | |
| **Shared revenue** | $27,600 |
| **Sale of property** | |
| **Allocation from another TID** | |
| TID number 009 | $0 |
| TID number 005 | $0 |
| **Developer guarantees** | |
| Developer name | |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source | |
| **Total Revenue (deposits)** | **$2,222,221** |

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

| Section 4 – Expenditures | | Amount |
|---|---|---|
| **Capital expenditures** | | $42,118 |
| **Administration** | | |
| **Professional services** | | $4,601 |
| **Interest and fiscal charges** | | $184,375 |
| **DOR fees** | | $150 |
| **Discount on long-term debt** | | |
| **Debt issuance costs** | | $13,862 |
| **Principal on long-term debt** | | |
| **Environmental costs** | | |
| **Real property assembly costs** | | |
| **Allocation to another TID** | | |
| TID number | | |
| **Developer grants** | | |
| Developer name | Gencap Danna Stevens Point 102 LLC | $422 |
| Developer name | 209 Division Street LLC | $53,789 |
| **Transfer to other funds** | | |
| Fund | | |
| **Other expenditures** | | |
| Name | | |
| **Total Expenditures** | | **$299,317** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$1,928,023** |
| **Future costs** | **$44,676,229** |
| **Future revenue** | **$42,748,206** |
| **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)** |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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** |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
| --- | --- |
| **Levy Increase Attributable to TID Net New Construction** | **Increase per $100,000** |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **011** |
| Submission date | **05-28-2026 04:12 PM** |
| Confirmation | **TIDAR20251330O1780002189239** |
| Submission type | **ORIGINAL** |

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

| Section 1 – Municipality and TID | | | | | |
|---|---|---|---|---|---|
| Co-muni code<br>**49281** | Municipality<br>**STEVENS POINT** | | County<br>**PORTAGE** | Due date<br>**07/01/2026** | Report type<br>**ORIGINAL** |
| TID number<br>**012** | TID type<br>**3** | TID name<br>**SOUTHSIDE** | Creation date<br>**08/10/2020** | Mandatory termination date<br>**08/10/2047** | Anticipated termination date<br>**N/A** |

| Section 2 – Beginning Balance | Amount |
|---|---|
| **TID fund balance at beginning of year** | **$318,649** |

| Section 3 – Revenue | Amount |
|---|---|
| **Tax increment** | $83,627 |
| **Investment income** | |
| **Debt proceeds** | |
| **Special assessments** | |
| **Shared revenue** | $37,101 |
| **Sale of property** | |
| **Allocation from another TID** | |
| TID number 009 | $500,000 |
| **Developer guarantees** | |
| Developer name | |
| **Transfer from other funds** | |
| Source | |
| **Grants** | |
| Source | |
| **Other revenue** | |
| Source | |
| **Total Revenue (deposits)** | **$620,728** |

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | $612,684 |
| **Administration** | |
| **Professional services** | $1,800 |
| **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** | **$614,634** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$324,743** |
| **Future costs** | **$15,911,298** |
| **Future revenue** | **$15,586,555** |
| **Surplus or deficit** | **$0** |

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

## 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) |
|---|---|---|---|---|
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

**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 |
|---|---|---|---|---|---|
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

**Current Year Actual TID NNC Impact to Municipal Levy**

| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
|---|---|
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **012** |
| Submission date | **05-29-2026 09:32 AM** |
| Confirmation | **TIDAR20251330O1780064811276** |
| Submission type | **ORIGINAL** |

| 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 |
| 49281 | STEVENS POINT | | PORTAGE | 07/01/2026 | ORIGINAL |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| 013 | 2 | HWY 10 EAST | 07/20/2020 | 07/20/2047 | N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $1,466 |

| Section 3 – Revenue | Amount |
|---|---|
| Tax increment | $123,183 |
| Investment income | |
| Debt proceeds | |
| Special assessments | |
| Shared revenue | $1,919 |
| 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) | $125,102 |

| Section 4 – Expenditures | Amount |
|---|---|
| **Capital expenditures** | |
| **Administration** | |
| **Professional services** | $1,800 |
| **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** | **$1,950** |

| Section 5 – Ending Balance | Amount |
|---|---|
| **TID fund balance at end of year** | **$124,618** |
| **Future costs** | **$23,053,522** |
| **Future revenue** | **$22,928,904** |
| **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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **013** |
| Submission date | **05-29-2026 09:40 AM** |
| Confirmation | **TIDAR20251330O1780065611264** |
| Submission type | **ORIGINAL** |

| 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 |
| 49281 | STEVENS POINT | | PORTAGE | 07/01/2026 | ORIGINAL |
| TID number | TID type | TID name | Creation date | Mandatory termination date | Anticipated termination date |
| 014 | 6 | East Park Overlay | 09/19/2024 | 09/19/2044 | N/A |

| Section 2 – Beginning Balance | Amount |
|---|---|
| TID fund balance at beginning of year | $-18,000 |

| 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 |

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

| Section 4 – Expenditures | Amount |
|---|---|
| Capital expenditures | |
| Administration | |
| Professional services | $1,800 |
| 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** | **$1,950** |

| Section 5 – Ending Balance | Amount |
|---|---|
| TID fund balance at end of year | **$-19,950** |
| Future costs | **$80,234,055** |
| Future revenue | **$80,254,005** |
| 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) |
| 005 | $244,500 | $0 | $0 | $244,500 |
| 006 | $994,400 | $0 | $0 | $994,400 |
| 007 | $0 | $0 | $0 | $0 |
| 008 | $1,308,700 | $-4,400 | $0 | $1,304,300 |
| 009 | $6,343,100 | $0 | $0 | $6,343,100 |
| 010 | $287,900 | $-351,600 | $0 | $-63,700 |
| 011 | $534,800 | $0 | $0 | $534,800 |
| 012 | $188,700 | $0 | $0 | $188,700 |
| 013 | $1,507,300 | $0 | $0 | $1,507,300 |
| 014 | $360,800 | $0 | $0 | $360,800 |
| **Total** | **$11,770,200** | **$-356,000** | **$0** | **$11,414,200** |

| 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 |
| 005 | $244,500 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 006 | $994,400 | $2,861,259,100 | 0.03 | $14,180,013 | $4,254 |
| 007 | $0 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 008 | $1,304,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 009 | $6,343,100 | $2,861,259,100 | 0.22 | $14,180,013 | $31,196 |
| 010 | $-63,700 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| 011 | $534,800 | $2,861,259,100 | 0.02 | $14,180,013 | $2,836 |
| 012 | $188,700 | $2,861,259,100 | 0.01 | $14,180,013 | $1,418 |
| 013 | $1,507,300 | $2,861,259,100 | 0.05 | $14,180,013 | $7,090 |
| 014 | $324,720 | $2,861,259,100 | 0.00 | $14,180,013 | $0 |
| **Total** | **$11,378,120** | **$2,861,259,100** | **0.39** | **$14,180,013** | **$55,302** |

| Current Year Actual TID NNC Impact to Municipal Levy | |
|---|---|
| Levy Increase Attributable to TID Net New Construction | Increase per $100,000 |
| $55,302 | $0.55302 |

| 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 | 005 | $2,621,900 | $2,810,324,500 | 0.09 | $12,952,314 | $11,657 |
| 2024 | 006 | $1,403,500 | $2,810,324,500 | 0.05 | $12,952,314 | $6,476 |
| 2024 | 007 | $0 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 008 | $28,700 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 009 | $4,038,300 | $2,810,324,500 | 0.14 | $12,952,314 | $18,133 |
| 2024 | 010 | $18,920,500 | $2,810,324,500 | 0.67 | $12,952,314 | $86,781 |
| 2024 | 011 | $15,447,300 | $2,810,324,500 | 0.55 | $12,952,314 | $71,238 |
| 2024 | 012 | $64,100 | $2,810,324,500 | 0.00 | $12,952,314 | $0 |
| 2024 | 013 | $8,410,700 | $2,810,324,500 | 0.30 | $12,952,314 | $38,857 |
| **2024** | **Total** | **$50,935,000** | **$2,810,324,500** | **1.80** | **$12,952,314** | **$233,142** |
| 2023 | 005 | $245,900 | $2,635,324,300 | 0.01 | $12,781,679 | $1,278 |
| 2023 | 006 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 007 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 008 | $5,304,000 | $2,635,324,300 | 0.20 | $12,781,679 | $25,563 |
| 2023 | 009 | $6,635,300 | $2,635,324,300 | 0.25 | $12,781,679 | $31,954 |
| 2023 | 010 | $34,200 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 011 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 012 | $0 | $2,635,324,300 | 0.00 | $12,781,679 | $0 |
| 2023 | 013 | $925,200 | $2,635,324,300 | 0.04 | $12,781,679 | $5,113 |
| **2023** | **Total** | **$13,144,600** | **$2,635,324,300** | **0.50** | **$12,781,679** | **$63,908** |

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

## Section 7 – Preparer/Contact Information

| | |
|---|---|
| Preparer name<br>**Corey Ladick** | Preparer title<br>**Treasurer** |
| Preparer email<br>**cladick@stevenspoint.com** | Preparer phone<br>**(715) 346-1574** |
| Contact name<br>**Corey Ladick** | Contact title<br>**Treasurer** |
| Contact email<br>**cladick@stevenspoint.com** | Contact phone<br>**(715) 346-1574** |

## Submission Information

| | |
|---|---|
| Co-muni code | **49281** |
| TID number | **014** |
| Submission date | **05-29-2026 10:16 AM** |
| Confirmation | **TIDAR20251330O1780067670859** |
| Submission type | **ORIGINAL** |

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

**Corey D. Ladick**
**Comptroller-Treasurer**

Phone: 715-346-1574
Fax: 715-346-1683

August 6, 2026

To: Joint Review Board

Subject: TIF District 8 Early Closure

Tax Incremental Financing (TIF) District 8 is located on the East side in the area of Country Club Dr./Hoover Ave. Every TIF District has a specific expenditure period, which ends 5 years before the mandatory closure date. Once the expenditure period closes, the TIF District is not allowed to incur new obligations or take on new projects, it can only collect increment and pay its remaining debts and obligations that are still outstanding.

In the case of TIF District 8, the expenditure period ended last year. A major success story of this district is the KI Mobility development. The final incentive payment on this development agreement will be paid this year, with no further obligations for any development incentive payments. In addition, the final debt service payments will come due in 2027. Therefore, starting in 2028, there will be nothing for this district to do other than accumulate funds until its mandatory closure in 2030.

This gives us the option to close the district early in 2028. The benefit of closing the district early is that it would provide a levy limit adjustment to both the City and the County, helping the operating budgets for both entities, and it would also spread the tax levy for all jurisdictions over a slightly larger base, putting downward pressure on the property tax rate.

While this is positive, I also want to manage expectations. The current incremental value in TIF District 8 is currently $30,503,000. This is a little less than 1% of the City's total equalized value, and would be a lesser percentage for the other, larger taxing jurisdictions. On the other hand, when we start closing our larger TIF districts in the mid-2030s, those impacts will be more substantial.

In addition, the City Council has also expressed interest in exercising the housing extension. This allows us to extend the district for an additional 2 years, with the revenues deposited into a fund specifically for housing. These funds for housing can be used anywhere in the City, they do not have to be used in that district specifically.

While this will delay the aforementioned benefits of the TIF closure, housing is an

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**Comptroller-Treasurer**

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important local priority. We currently have active housing programs that are managed by the Redevelopment Authority. A large source of the funding for these programs is profits from the Whitetail Subdivision that the City developed. This was a one-time transfer to the Redevelopment Authority, so these funds will need to be replenished at some point if we wish to keep these programs going at current levels. The TIF housing extension is a good way to accomplish that. Therefore, the City currently plans to move this TIF District into the housing extension phase in 2028, with full closure in 2030.

Finally, I will note that we won't need to make final decisions or take any actions until March of 2028. While we do have some time, we wanted to share our plans early so that there is time to provide input.