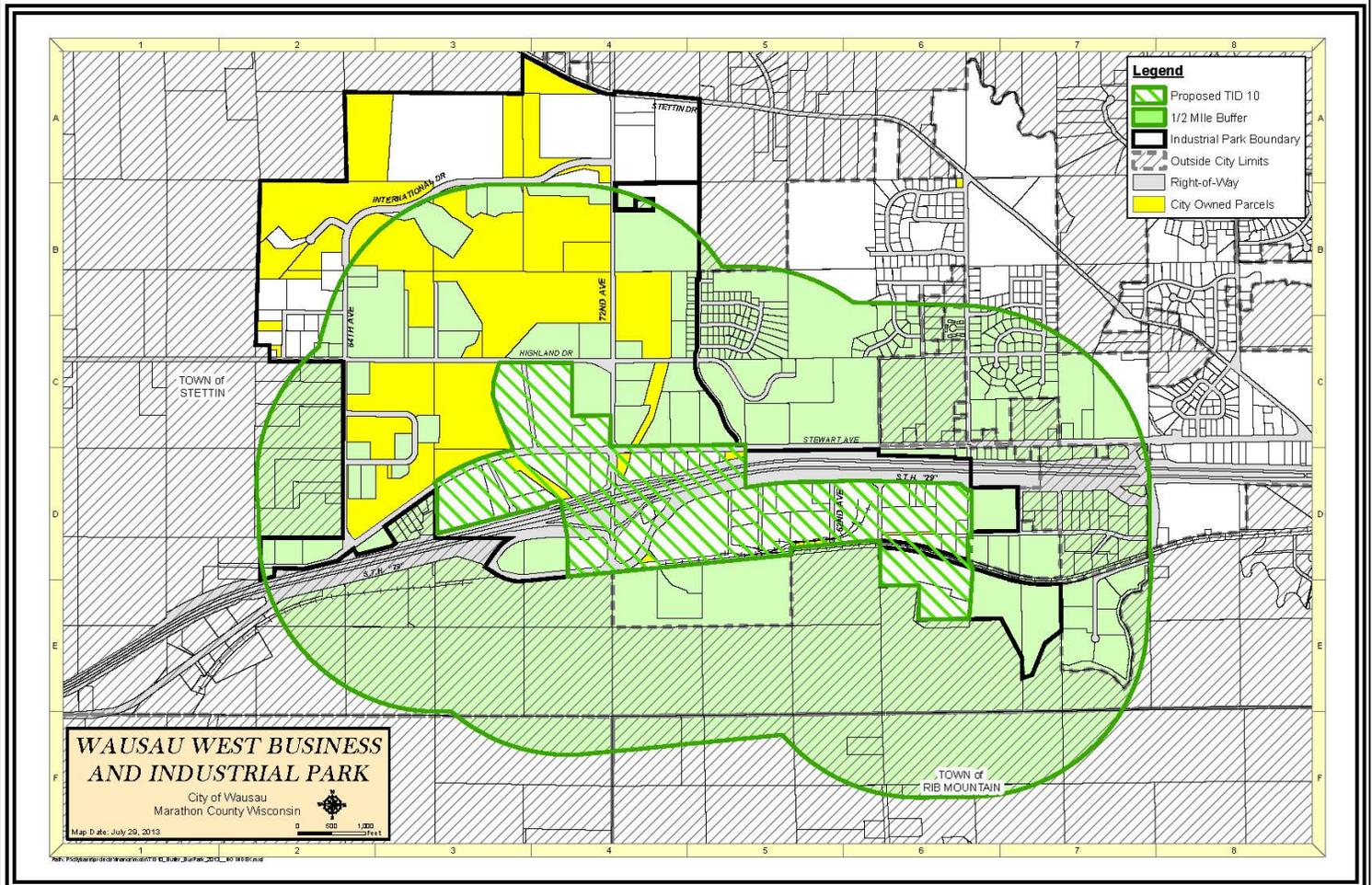


# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN



WAUSAU FINANCE

December 31, 2015

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

### HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES AND NET COSTS TO BE RECOVERED THROUGH TAX INCREMENTS

For the Year Ended December 31, 2015  
and From Date of Creation Through December 31, 2015

	<u>Year Ended</u>	<u>From Date of Creation</u>
<b>PROJECT COSTS</b>		
Capital expenditures	\$ 240,564	\$ 442,473
Developer Grants and Incentives	1,200,000	1,200,000
Administration	41,293	74,631
Interest and fiscal charges	42,672	42,672
Debt issuance costs and discounts	<u>12,660</u>	<u>17,786</u>
Total Project Costs	<u>\$ 1,537,189</u>	<u>\$ 1,777,562</u>
<b>PROJECT REVENUES</b>		
Tax increments	\$ 14,795	\$ 14,795
Investment Income	-	-
Exempt computer aid	18,206	18,206
Premium on Debt Issuance	<u>35,047</u>	<u>35,047</u>
Total Revenues	<u>\$ 68,048</u>	<u>\$ 68,048</u>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENTS</b>	<u><u>\$ 1,469,141</u></u>	<u><u>\$ 1,709,514</u></u>
<b>RECONCILIATION OF RECOVERABLE COSTS</b>		
General obligation debt		\$ 1,535,000
Less: fund balance (deficit)		<u>(174,514)</u>
<b>NET COSTS RECOVERABLE THROUGH TAX INCREMENTS</b>		<u><u>\$ 1,709,514</u></u>

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

### HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS

For the Year Ended December 31, 2015  
and From Date of Creation Through December 31, 2015

	<u>Year Ended</u>	<u>From Date of Creation</u>
<b>SOURCES OF FUNDS</b>		
Tax increments	\$ 14,795	\$ 14,795
Investment Income	-	-
Exempt computer aid	18,206	18,206
Premium on Debt Issuance	35,047	35,047
Proceeds from long-term debt	<u>1,225,000</u>	<u>1,535,000</u>
 Total Sources	 <u>\$ 1,293,048</u>	 <u>\$ 1,603,048</u>
 <b>USES OF FUNDS</b>		
Capital expenditures	\$ 240,564	\$ 442,473
Developers grants and incentives	1,200,000	1,200,000
Administration	41,293	74,631
Interest and fiscal charges	42,672	42,672
Debt issuance costs	12,660	17,786
Principal on long-term debt	<u>-</u>	<u>-</u>
 Total Uses	 <u>\$ 1,537,189</u>	 <u>\$ 1,777,562</u>
 BEGINNING FUND BALANCE (DEFICIT)	 <u>\$ 69,627</u>	 <u>\$ -</u>
 ENDING FUND BALANCE(DEFICIT)	 <u>\$ (174,514)</u>	 <u>\$ (174,514)</u>

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

ANNUAL

REPORT

## DETAILED SUMMARY OF PROJECT COSTS From Date of Creation Through December 31, 2015

	Actual	Project Plan Estimate
<b>PROJECT COSTS</b>		
Streets	\$ 411,511	\$ 1,022,000
Stormwater	30,674	
Streetscape, retaining walls, walkways	-	300,000
Contractual Services	288	
Wayfinding	-	85,000
Site Preparation	-	115,000
Development Grant and Incentives	1,200,000	710,000
Administration	74,631	36,200
Financing Costs	60,458	293,800
<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,777,562</b>	<b>\$ 2,562,000</b>

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

### ANNUAL SUMMARY OF PROJECT COSTS AND REVENUES From Date of Creation Through December 31, 2015

<b>PROJECT COSTS</b>	<b>1 2013</b>	<b>2 2014</b>	<b>3 2015</b>	<b>Totals</b>	<b>Project Plan Estimate</b>
Capital expenditures		\$ 201,909	\$ 240,276	\$ 442,185	\$ 1,522,000
Administrative (In-house)	1,000	32,338	41,293	74,631	36,200
Professional services		5,126	288	5,414	
Development grants/Incentives			1,200,000	1,200,000	710,000
Interest and fiscal charges			42,672	42,672	293,800
Interest on advance				-	
Transfer out to other funds				-	
Discount on long-term debt				-	
Debt issuance costs			12,660	12,660	
Refunds to overlying taxing jurisdictions				-	
Environmental costs				-	
Real property assembly costs				-	
<b>Total Costs</b>	<b>\$ 1,000</b>	<b>\$ 239,373</b>	<b>\$ 1,537,189</b>	<b>\$ 1,777,562</b>	<b>\$ 2,562,000</b>
<b>PROJECT REVENUES</b>					
Tax increments			\$ 14,795	\$ 14,795	
Exempt computer aid			18,206	18,206	
Intergovernmental grants				-	
Other grants				-	
Special assessments & charges				-	
Investment income				-	
Transfer in from other funds				-	
User fees				-	
Sale of Land				-	
Miscellaneous			35,047	35,047	
Premium on long term debt				-	
				-	
				-	
				-	
				-	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,048</b>	<b>\$ 68,048</b>	<b>\$ -</b>

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

### NOTE 1 – Tax Increment District Information:

The City of Wausau Tax Incremental District Number Ten (the "District") was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called tax increment.

Project costs may not be incurred longer than 5 years prior to the mandated termination date of the district. The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or until 20 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the municipality.

### Project plan and district objectives are:

- a. Enhance the development and foster renewal of industrial sites within and adjacent to the District.
- b. Accommodate new industries and the expansion of existing industries in the business park.
- c. Increase the employment opportunities available in the community.
- d. Increase per capita income in the community.
- e. Strengthen the economic well-being and economic diversity of the City.
- f. Provide appropriate financial incentives to encourage business expansion and attraction, thereby facilitating the creation of new jobs and increased tax base.
- g. Improve infrastructure, attractiveness and amenities of the business park to remain competitive within the market.
- h. Reduce the financial risk to the taxpayer by timing the implementation of the Project Plan with the creation of additional property value through business expansions and redevelopment.

	Creation Date	Last Date to Incur Project Costs	Final Dissolution Date
<b>District # 10</b>	9/10/2013	9/10/2028	9/10/2033

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

**NOTE 2 - Long-term Debt**

All general obligation bonds payable are backed by the full faith and credit of the City. Notes borrowed to finance District expenditures will be retired by current available resources or by tax increment generated by the TID fund. If those revenues are not sufficient, interfund temporary transfers will be utilized.

	Original Amount		Balance 12/31/2015
	Borrowed	Repaid	
2014B Community Development Bond	\$310,000	-	\$310,000
2015B Corporate Purpose Bonds	\$1,225,000		\$1,225,000
	<u>\$1,535,000</u>	<u>\$0</u>	<u>\$1,535,000</u>

Aggregate maturities of all long-term debt relating to the District is as follows:

	<u>Principal</u>		<u>Interest</u>		<u>Total</u>
2016	\$ -		\$ 44,300		\$ 44,300
2017	20,000		39,223		59,223
2018	105,000		37,973		142,973
2019	105,000		35,873		140,873
2020	105,000		33,773		138,773
2021	110,000		31,410		141,410
2022	115,000		28,723		143,723
2023	115,000		26,029		141,029
2024	120,000		23,210		143,210
2025	120,000		20,211		140,211
2026	120,000		16,910		136,910
2027	125,000		13,235		138,235
2028	130,000		9,410		139,410
2029	135,000		5,435		140,435
2030	110,000		1,705		111,705
	<u>\$ 1,535,000</u>		<u>\$ 367,420</u>		<u>\$ 1,902,420</u>

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## ANNUAL REPORT

**NOTE 3 - Valuation of District**

Annual valuation and percentage change for the District is as follows:

YEAR	EQUALIZED VALUATION	PERCENTAGE CHANGE
2013	\$46,509,200	
2014	47,065,400	1.20%
2015	48,180,500	2.37%

**NOTE 4 - Tax Increments**

YEAR	TAX INCREMENT
2015	\$ 14,795

The amount to be generated in 2016 is \$67,477.

**NOTE 5 – Developer Projects and Payments**

On September 9<sup>th</sup>, 2014 the City of Wausau entered into a developer agreement with Apogee Wausau Group, Inc. to provide incentives for the expansion of Linetec, Inc. The City agreed to make a developer payment of \$1,200,000 in exchange for the addition of 118,000 square feet and a construction cost of at least \$5,000,000 and equipment of \$10,000,000. In addition, Linetec will create and maintain additional full time positions annually until 2013 when the cumulative additions total 93.

	Authorized	Paid
Linetec		
Grant	\$ 1,200,000	\$ 1,200,000
	\$ 1,200,000	\$ 1,200,000

# CITY OF WAUSAU TAX INCREMENT DISTRICT NUMBER TEN

## CASH FLOW PROJECTION

Year	SOURCES OF FUNDS							Annual Surplus (Deficit)	Cumulative Balance	
	Debt Service	Administrative Costs	Developer Grant	Capital Expenditures	Other Income	Debt Proceeds	Existing Increment			
<b>ACTUAL</b>										
1	2013		\$1,000						(\$1,000)	(\$1,000)
2	2014		\$37,464		\$201,909		\$310,000		\$70,627	\$69,627
3	2015	\$55,332	\$41,293	\$1,200,000	\$240,564	\$18,206	\$1,260,047	\$14,795	(\$244,141)	(\$174,514)
<b>ESTIMATED</b>										
4	2016	\$44,300	\$41,293	125,000		11,365		\$67,477	(\$131,751)	(\$306,265)
5	2017	\$59,223	\$6,000			10,000		\$124,869	\$69,646	(\$236,619)
6	2018	\$142,973	\$6,000			10,000		\$125,181	(\$13,792)	(\$250,411)
7	2019	\$140,873	\$6,000			10,000		\$125,494	(\$11,379)	(\$261,790)
8	2020	\$138,773	\$6,000			10,000		\$125,808	(\$8,965)	(\$270,755)
9	2021	\$141,410	\$6,000			10,000		\$126,123	(\$11,287)	(\$282,042)
10	2022	\$143,723	\$6,000			10,000		\$126,438	(\$13,285)	(\$295,327)
11	2023	\$141,029	\$6,000			10,000		\$126,754	(\$10,275)	(\$305,602)
12	2024	\$143,210	\$6,000			10,000		\$127,071	(\$12,139)	(\$317,741)
13	2025	\$140,211	\$6,000			10,000		\$127,389	(\$8,822)	(\$326,563)
14	2026	\$136,910	\$6,000			10,000		\$127,707	(\$5,203)	(\$331,766)
15	2027	\$138,235	\$6,000			10,000		\$128,026	(\$6,209)	(\$337,975)
16	2028	\$139,410	\$6,000			10,000		\$128,346	(\$7,064)	(\$345,039)
17	2029	\$140,435	\$6,000			10,000		\$128,667	(\$7,768)	(\$352,807)
18	2030	\$111,705	\$6,000			10,000		\$128,989	\$21,284	(\$331,523)
19	2031		\$6,000			10,000		\$129,311	\$133,311	(\$198,212)
20	2032		\$6,000			10,000		\$129,634	\$133,634	(\$64,578)
21	2033		\$6,000			10,000		\$129,958	\$133,958	\$69,380
	2034		\$6,000			10,000		\$130,283	\$134,283	\$203,663
<b>TOTAL</b>		<b>\$1,957,752</b>	<b>\$228,050</b>	<b>\$1,325,000</b>	<b>\$442,473</b>	<b>\$209,571</b>	<b>\$1,570,047</b>	<b>\$2,378,320</b>		

ANNUAL REPORT