



**VILLAGE OF SUAMICO, WISCONSIN**  
**ANNUAL REPORT OF TAX INCREMENTAL DISTRICT #1A**  
**DECEMBER 31, 2019**

**Prepared by:**

Jessica Legois,  
Director of Administrative Services

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2019</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>05178</b>	Municipality <b>SUAMICO</b>		County <b>BROWN</b>	Due date <b>July 1, 2020</b>	Report type <b>ORIGINAL</b>
TID number <b>001</b>	TID type <b>2</b>	TID name <b>TID 1A</b>	Creation date <b>01/01/2004</b>	Mandatory termination date <b>01/01/2031</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$763,428</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	<b>\$839,896</b>
<b>Investment income</b>	<b>\$23,941</b>
<b>Debt proceeds</b>	
<b>Special assessments</b>	<b>\$4,432</b>
<b>Exempt computer aid</b>	<b>\$4,222</b>
<b>Sale of property</b>	<b>\$2,038</b>
<b>Allocation from another TID</b>	
<b>Developer guarantees name</b>	
<b>Transfer from other funds source</b>	
<b>Other grants sources</b>	
<b>Other revenue sources</b>	
Source                      Personal Property Aid	\$1,853
<b>Total Revenue (deposits)</b>	<b>\$876,382</b>

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Section 4 - Expenditures	Amount
Capital expenditures	\$634,725
Administration	\$32,453
Professional services	\$18,464
Interest and fiscal charges	\$40,400
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$245,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name Midwest Expansion	\$570,567
Transfer to other funds source	
Other expenditures source	
Name Midwest Expansion - Water/Sewer Bills	\$286
<b>Total Expenditures</b>	<b>\$1,542,045</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$97,765
Future costs	\$9,932,200
Future revenue	\$11,583,000
Surplus or deficit	\$1,748,565

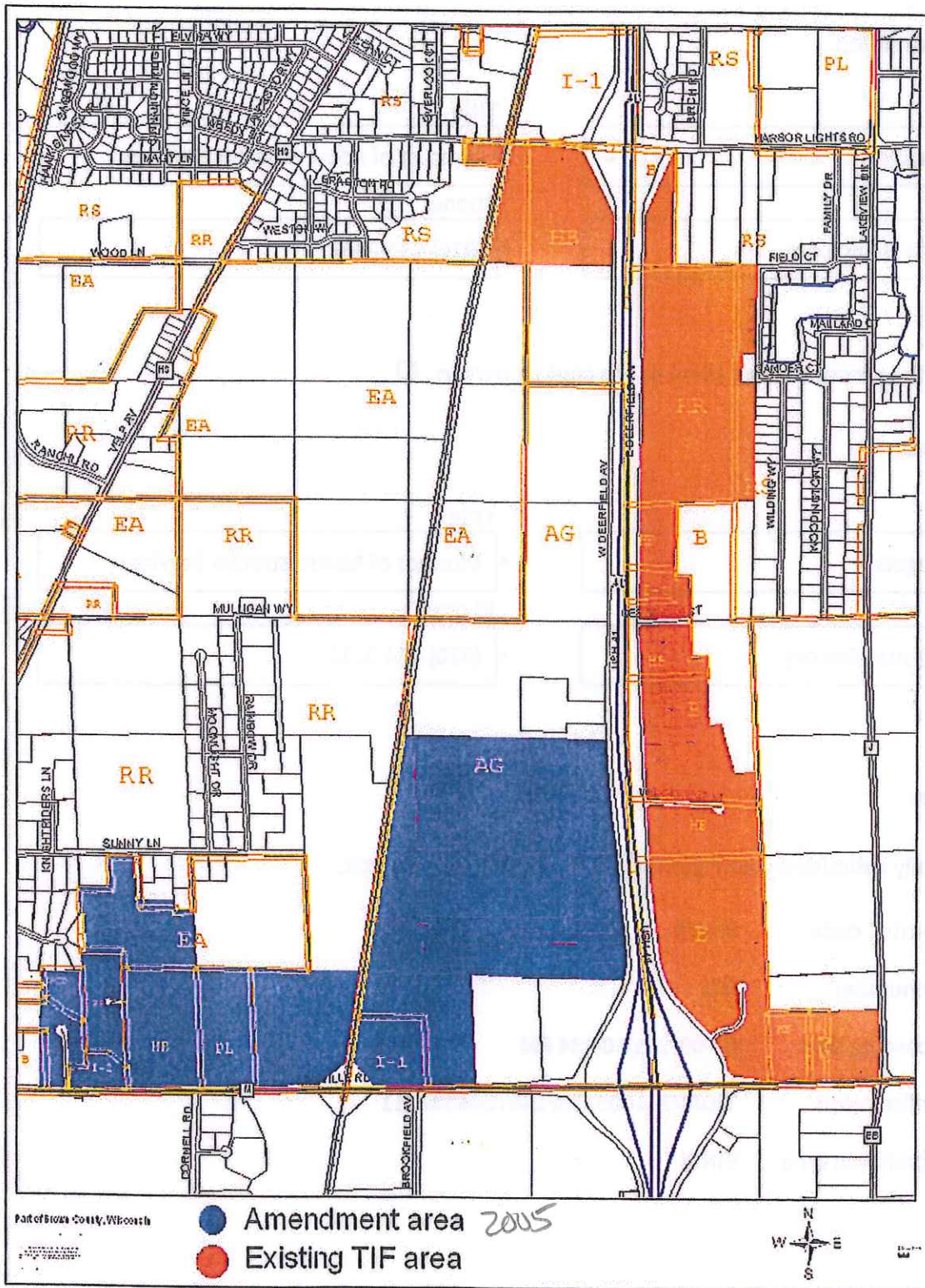
Section 6 - Preparer/Contact Information	
Preparer name Jessica Legois	Preparer title Director of Administrative Services
Preparer email jessical@suamico.org	Preparer phone (920) 434-2212
Contact name Jessica Legois	Contact title Director of Administrative Services
Contact email jessical@suamico.org	Contact phone (920) 434-2212

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<b>Submission Information</b>	
Co-muni code	<b>05178</b>
TID number	<b>001</b>
Submission date	<b>06-16-2020 12:28 PM</b>
Confirmation	<b>TIDAR20190119O1591905676157</b>
Submission type	<b>ORIGINAL</b>

**Village of Suamico, Wisconsin  
Tax Incremental District #1A  
Projected Future Projects**

	<i>Year</i>	<i>Cost</i>
Utilities Outlay – Lift Station Completion	2020	\$93,000
Lineville Street Lighting to Winona Foods	2020	40,000
Wetland Restoration Costs	2020+	<u>29,500</u>
Future Project Costs		\$162,500
Development Incentives	2020+	\$7,652,300
Professional Services	2020+	151,800
Long-Term Debt	2020+	1,686,400
Administrative Costs	2020+	<u>279,200</u>
Future Costs – Other		\$9,769,700
<b>Total Future TID #1 Costs</b>		<b>\$9,932,200</b>



**VILLAGE OF SUAMICO, WI**  
**Tax Incremental District #1A**  
**Financial Projections**

Account Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
TID Increment	\$ 839,896	\$ 842,573	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000	\$ 958,000
Special Assessments-Water Mains	\$ 2,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment - Revenue													
Special Assessments-Sewer Mains	\$ 1,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 23,829	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Interest Income-Specials	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property & Equipment Sales	\$ 2,038												
Exempt Computer Aid	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222	\$ 4,222
Personal Property Aid	\$ 1,853	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143
<b>Total Operating Revenue</b>	<b>\$ 876,382</b>	<b>\$ 859,438</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>	<b>\$ 974,865</b>
Administrative Salaries	\$ 17,785	\$ 23,507	\$ 24,235	\$ 24,987	\$ 25,761	\$ 26,560	\$ 27,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Wages	\$ 5,580	\$ 7,437	\$ 7,667	\$ 7,905	\$ 8,150	\$ 8,402	\$ 8,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative FICA	\$ 1,719	\$ 2,367	\$ 2,441	\$ 2,516	\$ 2,594	\$ 2,675	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Retirement (6.75% for 2020)	\$ 1,420	\$ 2,027	\$ 2,090	\$ 2,154	\$ 2,221	\$ 2,290	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Health Insurance	\$ 5,334	\$ 5,559	\$ 6,115	\$ 6,727	\$ 7,400	\$ 8,139	\$ 8,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees - TIF #1	\$ 15,787	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit	\$ 1,527	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 7,500
Engineering	\$ 1,150	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financial Consultant - TIF #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Postage & Tax bill processing	\$ 120	\$ 125	\$ 125	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees	\$ 220	\$ 310	\$ 310	\$ 310	\$ 310	\$ 310	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pubs/Subs/Dues	\$ 86	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel/Mileage	\$ 71	\$ 140	\$ 145	\$ 150	\$ 150	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training/Seminars	\$ 118	\$ 210	\$ 215	\$ 220	\$ 225	\$ 230	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Application/Amendment Fees	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150
Debt Issuance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities Outlay (Street Lighting)	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities Outlay - TIF#1A	\$ 629,330	\$ 93,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Notices	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkfield Court Development Outlay	\$ -	\$ 9,500	\$ 6,000	\$ 4,000	\$ 4,000	\$ 6,000							
Street Outlay	\$ 5,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>	<b>\$ 685,792</b>	<b>\$ 207,132</b>	<b>\$ 71,293</b>	<b>\$ 71,019</b>	<b>\$ 72,861</b>	<b>\$ 76,811</b>	<b>\$ 72,009</b>	<b>\$ 1,950</b>	<b>\$ 1,950</b>	<b>\$ 1,950</b>	<b>\$ 1,950</b>	<b>\$ 1,950</b>	<b>\$ 12,650</b>
2014 Bond - transfer to debt service	\$ 285,400	\$ 280,500	\$ 270,650	\$ 290,269	\$ 288,913	\$ 276,894	\$ 279,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Personal Property Tax Payment	\$ 120,229	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228	\$ 120,228
Developer Incentive - Real Estate	\$ 450,338	\$ 450,338	\$ 450,338	\$ 450,338	\$ 450,338	\$ 456,735	\$ 564,495	\$ 564,495	\$ 564,495	\$ 564,495	\$ 564,495	\$ 564,495	\$ 564,495
Developer Incentive	\$ 286												
<b>Total Principal &amp; Interest</b>	<b>\$ 856,253</b>	<b>\$ 851,066</b>	<b>\$ 841,216</b>	<b>\$ 860,835</b>	<b>\$ 859,479</b>	<b>\$ 853,857</b>	<b>\$ 963,848</b>	<b>\$ 684,723</b>	<b>\$ 684,723</b>	<b>\$ 684,723</b>	<b>\$ 684,723</b>	<b>\$ 684,723</b>	<b>\$ 684,723</b>
<b>Total Financing Uses</b>	<b>\$ 1,542,045</b>	<b>\$ 1,058,198</b>	<b>\$ 912,509</b>	<b>\$ 931,854</b>	<b>\$ 932,340</b>	<b>\$ 930,668</b>	<b>\$ 1,035,857</b>	<b>\$ 686,673</b>	<b>\$ 686,673</b>	<b>\$ 686,673</b>	<b>\$ 686,673</b>	<b>\$ 686,673</b>	<b>\$ 697,373</b>
<b>Net Resources over Uses</b>	<b>\$ (665,663)</b>	<b>\$ (198,760)</b>	<b>\$ 62,356</b>	<b>\$ 43,011</b>	<b>\$ 42,526</b>	<b>\$ 44,197</b>	<b>\$ (60,992)</b>	<b>\$ 288,192</b>	<b>\$ 288,192</b>	<b>\$ 288,192</b>	<b>\$ 288,192</b>	<b>\$ 288,192</b>	<b>\$ 277,492</b>
<b>Fund Balance - January 1</b>	<b>\$ 763,427</b>	<b>\$ 97,764</b>	<b>\$ (100,996)</b>	<b>\$ (38,640)</b>	<b>\$ 4,371</b>	<b>\$ 46,896</b>	<b>\$ 91,093</b>	<b>\$ 30,102</b>	<b>\$ 318,294</b>	<b>\$ 606,486</b>	<b>\$ 894,678</b>	<b>\$ 1,182,870</b>	<b>\$ 1,471,062</b>
<b>Fund Balance - December 31</b>	<b>\$ 97,764</b>	<b>\$ (100,996)</b>	<b>\$ (38,640)</b>	<b>\$ 4,371</b>	<b>\$ 46,896</b>	<b>\$ 91,093</b>	<b>\$ 30,102</b>	<b>\$ 318,294</b>	<b>\$ 606,486</b>	<b>\$ 894,678</b>	<b>\$ 1,182,870</b>	<b>\$ 1,471,062</b>	<b>\$ 1,748,554</b>